

City of Mississauga Department Comments

Date Finalized: 2023-06-14	File(s): A192.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-06-22 3:30:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow a dwelling proposing:

1. A total gross floor area of 510.13sq m (approx. 5490.99sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 505.92sq m (approx. 5445.68sq ft) in this instance; and,
2. An underside of eaves height of 6.57m (approx. 21.56ft) whereas By-law 0225-2007, as amended, permits a maximum underside of eaves height of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 1263 Woodland ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

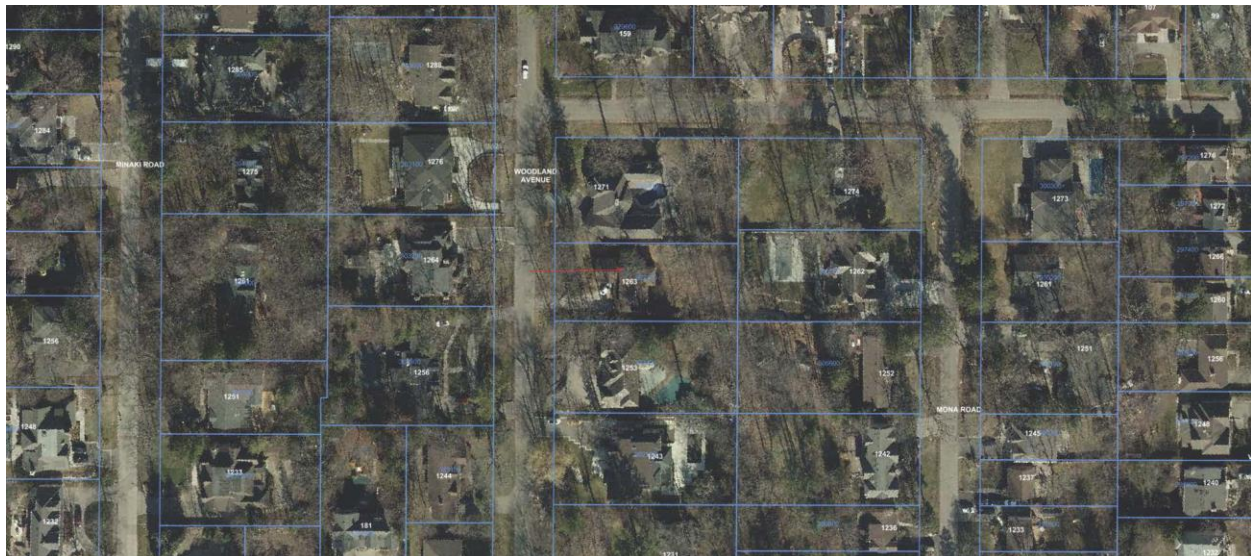
Zoning: R2-5 - Residential

Other Applications: none

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of the Mineola Road West and Woodland Avenue intersection. The surrounding neighbourhood consists of one, one and a half and two storey-detached dwellings on large lots with mature vegetation in both the front and rear yards. The subject property contains an existing two-storey dwelling with mature vegetation in the front yard.

The applicant is proposing a new two-storey detached dwelling requiring variances related to gross floor area, eave height and setbacks.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located within the Mineola Neighbourhood Area and is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings.

Variance #1 pertains to gross floor area. The intent of the zoning by-law regarding gross floor area is to maintain compatibility between existing and newer dwellings, while also ensuring that the existing and planned character of a neighbourhood is preserved. The proposed dwelling

contains architectural features that breaks up the first and second storey, resulting in the visual of the overall massing of the dwelling being minimized and compatible with the existing streetscape and neighbouring properties. The proposal does not pose a negative impact to the character of the neighbourhood and represents a minor deviation from the maximum requirement.

Variance #2 pertains to eave height. The intent of restricting height to the eaves is to lessen the visual massing of dwelling by bringing the edge of the roof closer to the ground. By lowering the overall pitch of the roof, it will keep the dwelling within human scale. Staff note that no overall height variance has been requested. Furthermore, the eave height requested is a minor deviation from the zoning by-law's requirement.

Through a detailed review of the application, staff is of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process. The application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner