

# City of Mississauga Department Comments

Date Finalized: 2023-07-05	File(s): A473.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-07-13 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve minor variances to allow the construction of a new dwelling proposing:

1. A flat roof height for roof 1 of 9.44m (approx. 30.97ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
2. A flat roof height for roof 2 of 8.94m (approx. 29.33ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
3. A flat roof height for roof 3 of 8.57m (approx. 28.12ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
4. A dwelling depth of 22.40m (approx. 78.49ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.61ft) in this instance;
5. A gross floor area of 549.88 sq.m (approx. 5918.866sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 494.25 sq.m (approx. 5320.06ft) in this instance;
6. A side loaded garage in conjunction with a circular driveway whereas By-law 0225-2007, as amended, does not permit a side loaded garage in conjunction with a circular driveway in this instance; and,
7. A side yard setback of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 2.41m (approx. 7.91ft) in this instance.

## Background

**Property Address:** 1644 Glenburnie Road

**Mississauga Official Plan**

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning: R2-4-Residential**

**Other Applications:** Site Plan application under file SPI 22-37

### Site and Area Context

The subject property is located northwest of the Hurontario Street and Pinetree Way intersection, south of the Queen Elizabeth Way. The surrounding area context is primarily residential, consisting of a mix of one and two-storey detached dwellings on lots of varying sizes. The subject property currently contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a 2.5 storey detached dwelling requiring variances related to flat roof height, gross floor area, a side loaded garage, a circular driveway and side yard setback.



## 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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

Following discussions with Zoning staff, Planning staff note that variances #2 and 3 are not required. Furthermore, Variance #6 appears to be inaccurate. Staff recommend that the applicant review the proposal with Zoning staff to ensure the accuracy of the variances requested.

Planning staff has identified additional concerns with variance #1 for flat roof height. The intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling to bring it more in line with the massing of a sloped roof dwelling and to minimize negative impacts on the streetscape and neighbouring properties. Furthermore, the regulation is intended to restrict the height of flat roof dwellings, which would have been permitted to a maximum height of 10.70m (35.1ft). The proposed height would ultimately be able to accommodate a three-storey dwelling due to its architectural style. The proposed dwelling contains 2 storeys with an overall height of 9.44m (approx. 30.97ft) measured from average grade. Staff note that proposed dwelling contains multiple rooflines and each roof exceeds the flat roof height requirement.

Staff have concerns that the proposed height is excessive and the massing of the dwelling will negatively impact the streetscape and adjacent properties to the north and south. Furthermore, when viewing the dwelling from portions of the sides, the dwelling appears to contain three-storeys.

As such, staff recommend deferral of the application to allow for a redesign of the dwelling and discuss the proposal with Zoning staff to verify the accuracy of the requested variances.

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.

We advise the applicant to make appropriate arrangements with Alectra for the relocation of the existing hydro pole where the access is proposed.







Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department processed a Site Plan Application under file SPI 20-119. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 09/01/2022 and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

### **Appendix 3 – CVC**

CVC staff has reviewed the minor variance application (A473.22) for subject property at 1644 Glenburnie Road, Mississauga and have determined that the drainage feature located on the subject property is no longer CVC regulated. As such, a CVC permit is not required for development on this property and we do not need to review and comment on the proposed Minor Variance application.

Comments Prepared by: Stuti Bhatt, Junior Planner

### **Appendix 4 – Region of Peel**

#### **Minor Variance: A-22-473M – 1644 Glenburnie Road**

Development Engineering: Camila Marczuk (905) 791-7800 x8230

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Planning: Patrycia Menko (905) 791-7800 x3114

#### **Comments:**

- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

Comments Prepared by: Patrycia Menko, Junior Planner