

# City of Mississauga Department Comments

Date Finalized: 2023-07-05	File(s): A203.23
To: Committee of Adjustment	Ward: 2
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 a minor variance to allow a dwelling proposing:

1. A lot coverage of 32.49% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.49% in this instance;
2. A building depth of 25.95m (approx. 85.14ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance;
3. A building height of 9.89m (approx. 32.45ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance;
4. An underside eaves height of 7.87m (approx. 25.82ft) whereas By-law 0225-2007, as amended, permits a maximum underside eaves height of 6.40m (approx. 21.00ft) in this instance;
5. A combined side yard setback of 5.17m (approx. 16.97ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 8.09m (approx. 26.54ft) in this instance;
6. An allowable balcony area in the rear yard of 88.43sq m (approx. 951.82sq ft) whereas By-law 0225-2007, as amended, permits a maximum balcony area of 10.00sq m (approx. 107.64sq ft) in this instance;
7. A driveway width of 9.43m (approx. 30.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
8. A garage area of 97.57sq m (approx. 1050.23sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.30sq ft) in this instance;
9. A gross floor area (infill residential) of 706.07sq m (approx. 7600.07sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 497.63sq m (approx. 5356.44sq ft) in this instance.

## Background

**Property Address:** 1236 Echo Drive

### Mississauga Official Plan

Character Area: Clarkson Lorne Park 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 Clarkson-Lorne Park Neighbourhood Character Area, east of the Lakeshore Road West and Owenwood Drive. The immediate neighbourhood is entirely residential consisting of one and two-storey detached dwellings, on large lots with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in both of the front and rear yards.

The applicant is requesting permission to construct a new two-storey detached dwelling requiring variances related to lot coverage; dwelling depth; building and eave heights combined side yard setback, balcony area, driveway width and area, and gross floor area.



## 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 on Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings.

Planning staff have identified concerns with variances 4, 6, 8 and 9. The requested variances do not meet the intent of the infill regulations and present significant massing concerns that will directly affect abutting properties and the streetscape. While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the proposed dwelling does not maintain compatibility with the existing dwellings in the neighbourhood, and does not preserve the neighbourhood's character. Furthermore, the variances requested are excessive in nature. Lastly, planning staff are concerned that variance #6 will present significant noise, privacy and overlook concerns.

Planning staff also note that the requested variances may be inaccurate and additional variances may be required.

---

Based on the preceding information, staff recommend that the application be deferred to allow the applicant an opportunity to discuss the proposal with Planning staff and to redesign the dwelling to address the concerns raised above. Planning staff also recommend that the applicant meet with Zoning staff to ensure 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 are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-23/6254.







Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Building Permit under file BP 9NEW 23-6254. 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 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: Gary Gagnier, Zoning Examiner

### Appendix 3 – CVC

Although our online mapping indicates that the subject site at 1236 Echo Drive is regulated by CVC, we have had a chance to review and the subject property is not located within CVC's Regulated Area. 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-23-203M – 1236 Echo Drive

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 property 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