

City of Mississauga Department Comments

Date Finalized: 2023-07-05	File(s): A220.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-07-13 3:30:00 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 an new dwelling proposing:

1. A gross floor area of 742.92sq m (approx. 7996.72sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 419.44sq m (approx. 4514.81sq ft) in this instance;
2. A lot coverage of 44.7% (512.30sq m (approx. 5514.35sq ft)) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% (344.16sq m (approx. 3704.51sq ft)) in this instance;
3. An eaves height of 7.79m (approx. 25.56ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance;
4. A dwelling depth of 21.57m (approx. 70.77ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
5. 2 garages whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance;
6. A garage gross floor area of 188.80sq m (approx. 2032.23sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage gross floor area of 75.00sq m (approx. 807.29sq ft) in this instance; and,
7. A garage wall projection of 1.84m (approx. 6.04ft) whereas By-law 0225-2007, as amended, permits a maximum garage wall projection of 0.00m in this instance.

Background

Property Address: 1515 Lorne Wood Road

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

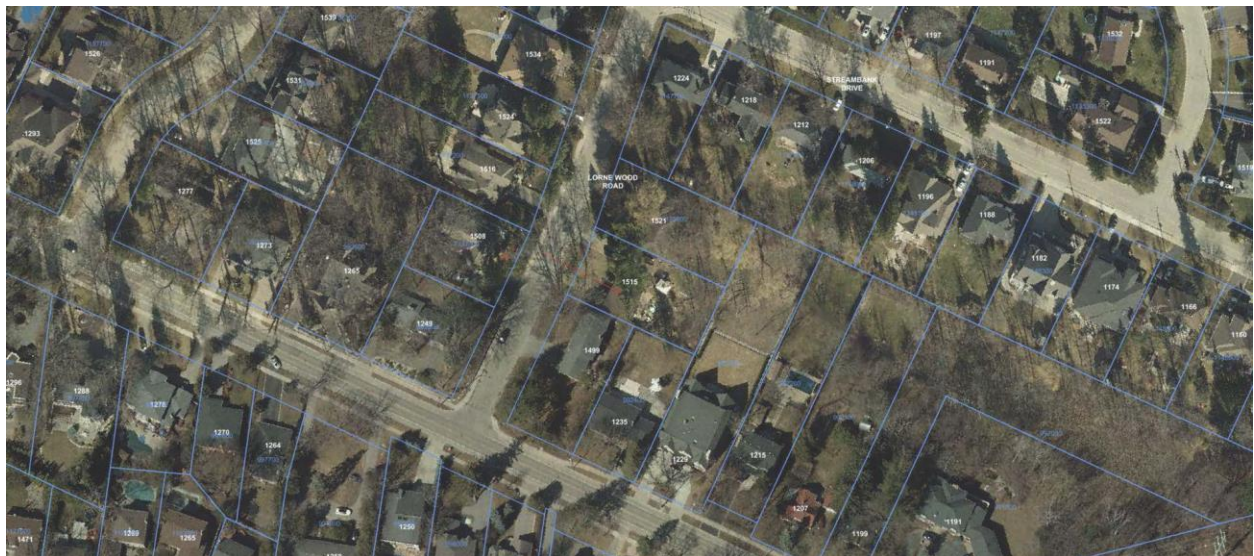
Zoning: R2-4 - Residential

Other Applications: Site Plan Application under file SPI 22-68.

Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the Indian Road and Lorne Park Road intersection. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new two-storey detached dwelling requiring variances for lot coverage, gross floor area, dwelling depth, eave height, dwelling depth, number of garages, garage area and projection.



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 in the Clarkson-Lorne Park Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached, duplex and triplex dwellings.

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the gross floor area (GFA) and proposed eave height are excessive. Staff have evaluated the applicant's proposal and note that 147.8m² (1590.91ft²) of the total gross floor area is attributable to the below grade garage. That being said, Planning staff are still of the opinion that even without the below grade garage, the proposed gross floor area is excessive. Furthermore, the GFA and eave height will create a dwelling that does not meet the intent of the infill regulations, maintain compatibility with the existing dwellings in the neighbourhood or preserve the neighbourhood's existing character. Staff are also of the opinion that the proposed dwelling will cause significant massing issues that will directly impact neighbouring properties. Planning staff have no immediate concerns with the remaining variances.

As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to redesign the proposal.

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

The Building Department is currently processing a Site Plan Application under file SPI 22-68. 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: Alana Zheng, Planner Zoning Examination

Appendix 3 – Region of Peel

Minor Variance: A-23-220M – 1515 Lorne Wood 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.
- 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.
- 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.

Comments Prepared by: Patrycia Menko, Junior Planner