

City of Mississauga Department Comments

Date Finalized: 2023-08-09	File(s): A258.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-08-17 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 39.62% (243.00sq m (approx. 2615.63sq ft)) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (215.00sq m (approx. 2314.24sq ft)) in this instance;
2. A sloped height of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum sloped height of 9.50m (approx. 31.17ft) in this instance;
3. A left side yard setback of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) in this instance;
4. A right side yard setback of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) in this instance;
5. A combined side yard setback of 2.81m (approx. 9.22ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 4.20m (approx. 13.78ft) in this instance;
6. A garage projection of 7.03m (approx. 23.06ft) whereas By-law 0225-2007, as amended, permits a garage projection of 0.00m in this instance; and,
7. A driveway width of 7.97m (approx. 26.15ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 1584 Holburne Road

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75 - Residential

Other Applications: none

Site and Area Context

The subject property is located within the Lakeview Neighbourhood, southwest of the Dixie Road and Queen Elizabeth Way overpass. The immediate area is residential consisting of detached dwellings on lots with mature vegetation in the front and side yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The application is for a new two-storey detached dwelling requiring variances for lot coverage, height, setbacks garage projection and driveway width.



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 II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached dwellings.

Planning staff have evaluated the applicant's request and have identified concerns with variances #1, 6 and 7. The remaining variances are of no concern at this time.

Variance #1 pertains to lot coverage. Planning staff note that the proposed lot coverage does not match the lot coverage provided on the drawing's submitted. Furthermore, staff are of the opinion that the proposed lot coverage represents an overdevelopment of the property as the dwelling's footprint alone (inclusive of the attached garage) covers 37% of the subject property. The remaining lot coverage is attributable to a front porch and eave overhangs which do not pose massing concerns.

Variance #6 is for a garage projection. Staff have conducted a review of existing detached dwellings in the immediate area and note that garage projections are fairly common. Furthermore, staff note that the proposed covered porch reduces some of the impact of the garage projection. However, staff are still of the opinion that the projection is excessive and that the overall design of the dwelling emphasizes the garage, which negatively impacts the streetscape.

Variance #7 pertains to driveway width. The intent of regulating driveway widths is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaping (front yard). Staff are of the opinion that the proposed driveway can accommodate more than the required number of parking spaces. Furthermore, staff are concerned that the proposed driveway width would create a significant amount of hardscaping in the front yard, resulting in the driveway being the predominant feature of the front yard.

As such, Planning staff recommend deferral of the application in order to give the applicant an opportunity to redesign the proposal and discuss a revised proposal with Zoning staff that will ensure the accuracy of the requested variances and that no additional variances would be required. In the redesign of the proposal, staff recommend that the applicant consider increasing the proposed side yard setbacks and reducing the proposed garage projection to reduce the coverage attributable to the dwelling's footprint.

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.

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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: Sibila Lass Weldt, Zoning Examiner

Appendix 3- Region of Peel Comments

Minor Variance: A-23-258M / 1584 Holbourne Rd

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.
- 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: Ayoola Ayooluwa, Junior Planner