

City of Mississauga Department Comments

Date Finalized: 2023-09-13	File(s): A360.23
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2023-09-21 3:30:00 PM

Consolidated Recommendation

The City recommends that the application be deferred for redesign.

Application Details

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

1. An interior side yard setback to the second floor of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the second floor of 1.80m (approx. 5.91ft) in this instance;
2. An interior side yard setback to the garage of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the garage of 1.20m (approx. 3.94ft) in this instance;
3. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance; and,
4. A lot coverage of 44% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

Background

Property Address: 3303 Candela Drive

Mississauga Official Plan

Character Area: Mississauga Valleys Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1- Residential

Other Applications: BP 9ALT 23-6902

Site and Area Context

The subject property is located south-west of the Bloor Street and Cawthra Road intersection and currently houses a semi-detached dwelling with a detached garage. Contextually, the surrounding neighbourhood consists of detached dwellings, semi-detached dwellings and townhouse dwellings. The subject property is an interior lot with a lot frontage of +/- 9.10m (29.85ft) and a lot area of approximately +/- 490.63m² (5,281.10ft²). It contains limited vegetative and landscaping elements in the front and rear yards.

The applicant is proposing an addition requiring variances for side yard setbacks, number of kitchens and lot coverage.



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 of the four tests to this minor variance request are as follows:

The subject property is located in the Mississauga Valleys Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the MOP promotes development with appropriate urban form and site design,

regulating that such development is compatible with the existing site conditions, the surrounding context and the landscape of the character area.

The applicant is proposing a variances to the maximum permitted lot coverage and side yard setbacks. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot, to limit any massing impacts to the streetscape and abutting properties, to maintain compatibility between existing and new dwellings and lessen the visual massing of the dwelling.

The proposed lot coverage represents a notable increase from the existing permissions. When combined with the setback variances, the impacts to the streetscape and abutting properties is not minor in nature in the opinion of staff.

Given the above, staff recommend that the application be deferred in order to allow the applicant to redesign the proposed dwelling.

Comments Prepared by: Daniel Grdasic, 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 addition will be addressed by our Development Construction Section through the Building Permit Process.

Comments Prepared by: Joe Alava, T&W Development Engineering









Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 23-6902. 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 – Region of Peel

Minor Variance: A-23-360M / 3303 Candela Drive

Development Engineering: Brian Melnyk (905)-791-7800 x3602**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: Ayooluwa Ayoola, Junior Planner