

City of Mississauga Department Comments

Date Finalized: 2023-10-11	File(s): A350.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-10-19 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 an addition proposing:

1. A projection of the garage beyond the front wall or exterior side wall of the first storey of 4.27m (approx. 14.01ft) whereas By-law 0225-2007, as amended, permits a projection of 0m in this instance; and,
2. A combined side yard setback of 7.15m (approx. 23.46ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 7.82m (approx. 25.66ft) in this instance.

Background

Property Address: 1104 Caldwell Ave

Mississauga Official Plan

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

Zoning By-law 0225-2007

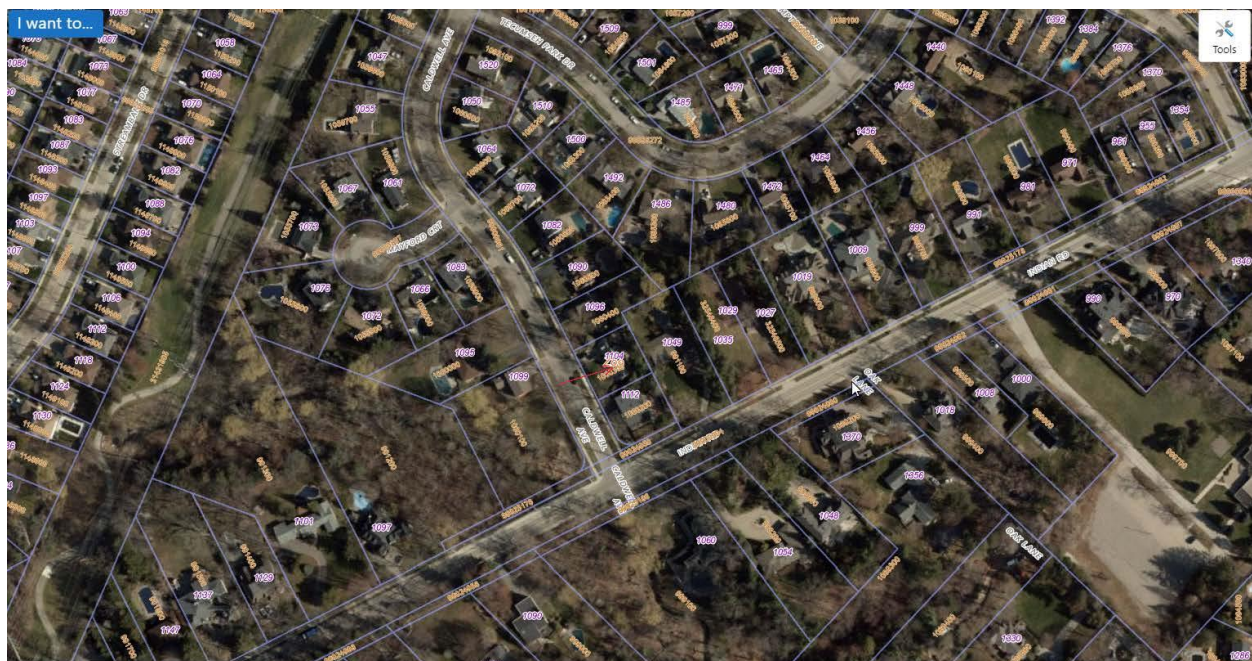
Zoning: R2-4- Residential

Other Applications: BP 9ALT-23/7473.

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of the Tecumseh Park Drive and Indian Road intersection. The immediate neighbourhood contains utility and residential uses. Residential uses consist of one and two-storey 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 applicant is proposing an addition requiring variances for garage projection and combined 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 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 and duplex dwellings.

Variance #1 is for a garage projection. The intent of the zoning by-law is to maintain a consistent streetscape while ensuring the garage is not the dominant feature of the dwelling. Planning staff note that the existing dwelling contains a double car garage with no garage projection.

Staff are of the opinion that the applicant's proposal for a projecting garage will emphasize the garage as the main focal point of the dwelling and therefore directly contradict the intent of zoning by-law regulation. Staff is also of the opinion that the proposal will negatively impact the streetscape. Although other examples of projecting garages can be found in the immediate area, staff note that these appear to have smaller projections and are not newly constructed. Staff have no immediate concerns with variance #2.

As such, staff recommend that the application be deferred to allow the applicant the opportunity to discuss the proposal with Planning staff and to redesign the proposed dwelling.

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 addition are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT-23/7473.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file BP 9ALT 23-7473. Based on review of the information currently available in this application, the variances, as requested are correct.

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

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner