

City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A476.23 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area (infill residential) of 353.06sq m (approx. 3800.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 331.47sq m (approx. 3567.91sq ft) in this instance;
2. A lot coverage of 33.70% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and,
3. A driveway width of 10.70m (approx. 35.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 1257 Crestdale Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-1- Residential

Other Applications: BP 9ALT 23-9242

Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the South Sheridan Way and Indian Road intersection. The immediate neighbourhood contains a mix of one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with an attached garage.

The applicant is proposing a second storey addition to the dwelling requiring variances for gross floor area, lot coverage 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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

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). This designation permits detached, semi-detached and duplex dwellings. Section 9 of 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. It is staff's opinion that the proposed second-storey addition respects the designation and surrounding land use. Further, the proposal is consistent with the surrounding two-storey detached dwellings. Staff are satisfied that these variances maintain the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 requests an increase in the gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings in order to ensure the existing and planned character of a neighbourhood is preserved. Staff note that no changes have been proposed to the existing dwelling's footprint. Variance #1 is required to accommodate additional area on the second floor. Staff are satisfied that the second storey addition is sympathetic to both the planned character of the area and existing dwellings. Staff are of the opinion that the proposed increase is minor in nature and has limited impacts to both abutting properties and the streetscape.

Variance #2 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the dwelling's footprint represents 25.7% of the total lot coverage in this instance, which is below the maximum permissible lot coverage. Therefore, staff are of the opinion that the variance is required to only accommodate elements like porches, shed/pergolas, and floor projections, some of which are already existing and do not present new massing impacts. It is staff's opinion that the new porches being proposed are primarily open structures which do not create the same massing impact as compared to an enclosed structure. As such, staff are satisfied that the proposal does not represent an overdevelopment of the subject property.

Variance #3 requests an increase in the driveway width. The intent of this portion of the by-law is to permit a driveway large enough to suitably accommodate the required number of parking spaces for a dwelling, with the remainder of lands being soft landscaping. Staff note that the requested width of 10.70m (35.10ft) is only for a portion of the driveway close to the garage face. The majority of the driveway maintains a width of 6.30m (20.66ft), which represents a very minor increase from the permissible width of 6m (19.69ft). Further, staff are of the opinion that due to the staggered walkway design of the driveway, the parking of an additional vehicle will not be accommodated. Staff note that no variance for soft landscaping is proposed and that the dwelling maintains an appropriate soft landscaping in the front yard. Staff are satisfied that the variance meets the general intent and purpose of the zoning by-law.

Given the above, staff are satisfied that the requested variances maintain the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposed addition does not pose massing concerns on abutting properties and that the proposed driveway width is appropriate for the subject property. The variances, both

individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties or the planned or existing character of the area.

Comments Prepared by: Shivani Chopra, Planner in Training

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 9ALT-23/9242.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9ALT 23-9242. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These

comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments. Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-23-476M / 1257 Crestdale Road

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