

City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A459.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 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 lot coverage of 25.56% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A height to the underside of eaves (dormers) of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;
3. A driveway width of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
4. A dwelling depth of 22.30m (approx. 73.16ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and,
5. A gross floor area of 520.56sq m (approx. 5603.26sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 471.91sq m (approx. 5079.60sq ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9NEW 23-7918. Based on review of the information available in this application, Zoning staff advise that following amendment(s) is/are required:

1. A lot coverage of 25.56% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A height to the underside of eaves (dormers) of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;

3. A driveway width of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;

4. A gross floor area of 520.56sq m (approx. 5603.26sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 471.91sq m (approx. 5079.60sq ft) in this instance.

Background

Property Address: 68 Maplewood Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

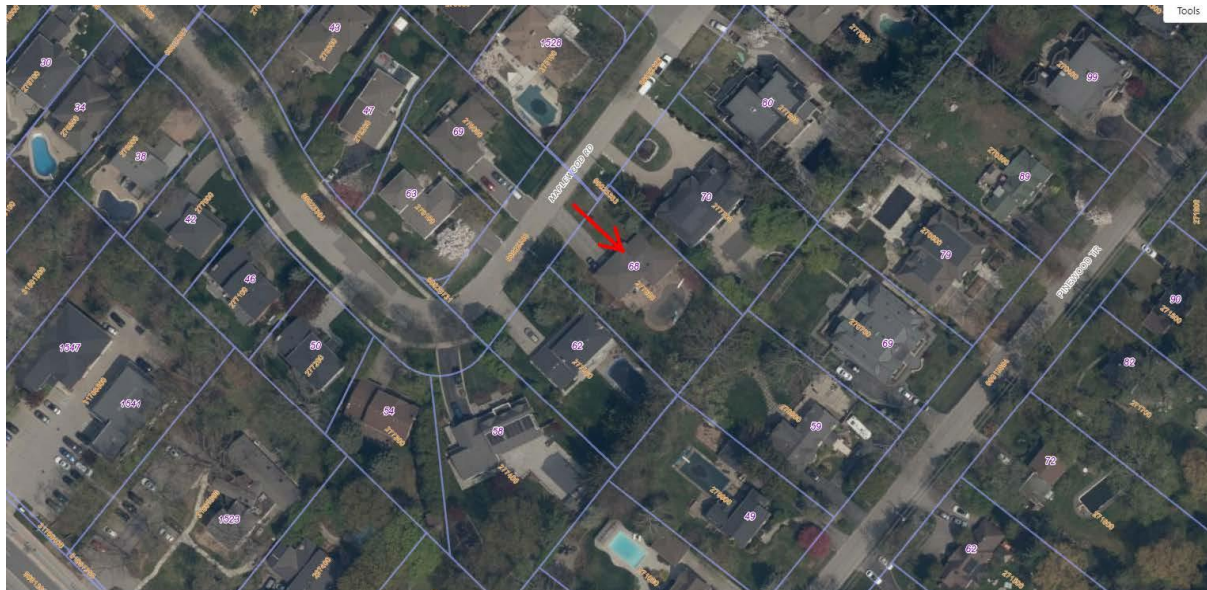
Zoning: R1-1- Residential

Other Applications: BP 9NEW 23-7918

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of the Hurontario Street and South Service Road intersection. The immediate neighbourhood is entirely residential, consisting of one, one and a half and two-storey detached dwellings with mature vegetation and landscape elements in the front yard. The subject property contains a one and a half-storey dwelling with mature vegetation in the property's front and side yards.

The applicant is proposing a new two-storey dwelling requiring variances related to lot coverage, eaves height, driveway width and gross floor area.



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 Mineola 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. Planning staff are of the opinion that the proposed built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Further, staff are satisfied that the proposal respects the designated and surrounding land uses. Therefore, planning staff are of the opinion that the general intent and purpose of the official plan are maintained.

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

Variance #1 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 20.44% of the total lot coverage in this instance, which under the maximum permissible lot coverage of 25%.

Further, the front and rear porches represent 4.68% of the proposed lot coverage. Staff note that the application requests an overall increase of only 0.56% from the permissible regulation, which can be attributed to the porches and the pool enclosure. Staff are of the opinion that these elements do not pose the same massing impacts as an enclosed structure and present negligible massing concerns. Staff are satisfied that the requested increase in the overall lot coverage represents a minor deviation from the zoning by-law requirements.

Variance #2 relates to eaves height. The intent of restricting eaves height is to lessen the visual massing of the dwelling while lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground, thus keeping the dwelling within a human scale. Staff note that the proposed eave height is not required for the full depth of the dwelling as a portion of the dwelling is one-storey in height. Staff also note that no overall height variance is required. Staff are of the opinion that the proposed eave height represents a minor deviation from the regulation.

Variance #3 pertains to driveway width. Staff note that the applicant is proposing a circular driveway providing access to a 3-car garage. Under the zoning by-law, the maximum driveway width permitted on a property of this size, is 10.5 metres (34.45ft) within 6 metres (19.69ft) of the garage face, if it provides direct access to the garage and 8.5 metres (27.89ft) beyond 6 metres (19.69ft.) of the garage face. The intent of this provision is to facilitate the entrance into a 3-car garage, while also limiting the width closer to the street in order to mitigate impacts to the streetscape. Staff note that the proposed driveway meets the regulations for a circular driveway. Further, staff note that the proposed width of 10.5m (34.45ft) is measured diagonally from the widest access point of the circular driveway. Staff are satisfied that the majority of the driveway's width meets the required regulations. Staff are of the opinion that the driveway does not appear excessive when viewed from the street and that it maintains the intent of the regulation by limiting the width closer to the street. Furthermore, the proposed driveway does not require additional variances for setbacks or soft landscaping.

Zoning staff note that variance #4 is not required.

Variance #5 requests an increase in 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 are satisfied that the design of the proposed dwelling is sympathetic to both the planned character of the area and existing dwellings. Staff are also satisfied that the design of the dwelling has been done in a manner that breaks up the dwelling's massing by staggering the main walls and limiting a portion of the dwelling height to one-storey. Staff are of the opinion that the proposed design limits its impacts to both abutting properties and the streetscape.

Given the above, Staff are satisfied that the intent and purpose of the zoning by-law is maintained.

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 proposal poses no massing concerns on abutting properties. Staff are of the opinion that the application maintains the existing and planned context of the surrounding

area. Further, staff are satisfied that the variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties.

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 9NEW-23/7918.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 23-7918. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

1. A lot coverage of 25.56% whereas By-law 0225-2007, as amended, permits a maximum

lot coverage of 25.00% in this instance;

2. A height to the underside of eaves (dormers) of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;

3. A driveway width of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;

4. A gross floor area of 520.56sq m (approx. 5603.26sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 471.91sq m (approx. 5079.60sq ft) in this instance.

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: Gary Gagnier; Zoning Examiner

Appendix 3 – Metrolinx

68 Maplewood Road - A459.23

Metrolinx is in receipt of the minor variance application for 68 Maplewood Rd to facilitate the construction of a new detached dwelling. Metrolinx's comments on the subject application are noted below:

Advisory Comments:

- The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hurontario LRT.
- At this stage Metrolinx doesn't have any major comments but any work within Metrolinx ROW or within 60 m of the HuLRT will require approval and coordination with Metrolinx through circulation by the City of Mississauga

Comments Prepared by: Farah Faroque, Project Analyst

Appendix 4 – Region of Peel

Minor Variance: A-23-459M / 68 Maplewood 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