

City of Mississauga Department Comments

Date Finalized: 2024-01-10	File(s): A26.24
To: Committee of Adjustment	Ward: 11
From: Committee of Adjustment Coordinator	Meeting date:2024-01-18 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

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

1. A projection of the garage face of a detached garage beyond any portion of the first floor front wall or exterior side wall of 4.97m (approx. 16.31ft) whereas the By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
2. A driveway width of 5.50m (approx. 18.04ft) whereas the By-law 0225-2007, as amended, permits a maximum driveway width of 3.00m (approx. 9.84ft) in this instance; and,
3. A garage height of 7.07m (approx. 23.20ft) whereas the By-law 0225-2007, as amended, permits a maximum garage height of 3.50m (approx. 11.48ft) in this instance.

Background

Property Address: 7025 Pond Street

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

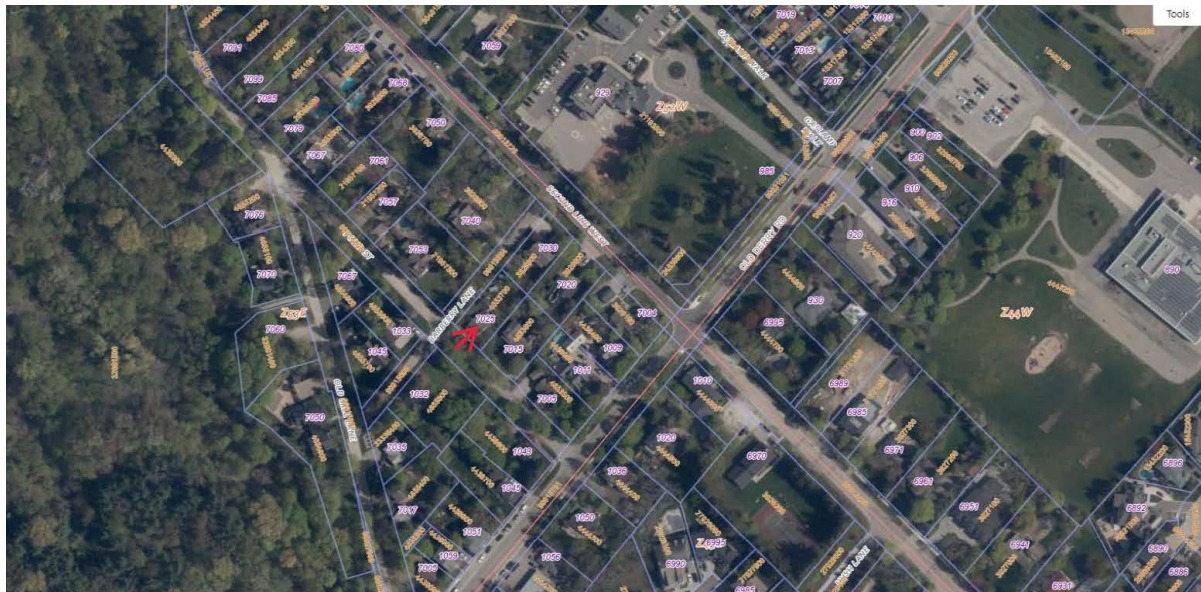
Zoning: R1-32- Residential

Other Applications: None

Site and Area Context

The subject property is located north-west of the Second Line West and Old Derry Road intersection in the Meadowvale Village Neighbourhood Character Area. It is a corner lot and currently contains a one and a half-storey detached dwelling with a one-storey detached garage in the rear yard. It has an approximate lot area of +/- 809.34m² (8,711.66ft²) and a lot frontage of 20.25m (66.43ft). Mature vegetation exists throughout the subject property and the grade slopes severely from rear to front. The surrounding context is predominantly residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing the construction of a two-storey detached garage in the rear yard requiring variances for a projection of the garage face, driveway width and garage height.



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 designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits only detached dwellings. Section 16.17.2.9 of the MOP, (Meadowvale Village Neighbourhood policies), states the presence of garages should be minimized to create an attractive streetscape.

Staff have identified concerns with respect to the proposed height of the detached garage as it does not conform to the general character of the Meadowvale Village area.

The intent of the zoning by-law provisions regarding detached garage height is to reduce the overall massing of the structure and minimize any negative impacts on the streetscape. Additionally, the provisions ensure the structure is proportional to the primary dwelling on the lot and that the function of the garage remains for the parking of motor vehicles.

The height of the proposed two-storey detached garage is more than double the maximum height permitted. Staff note the average grade is below the grade of the proposed detached garage, however the garage height remains excessive and is not reflective of other detached garages in the Meadowvale Village area. Although the applicant has not provided the height of the existing primary dwelling on the lot, staff note that it is one and a half-storey and the proposed detached garage will appear larger than the existing primary dwelling, especially when considering the grade of the property.

Staff note the existing dwelling is one and a half-storeys in height while the proposed detached garage is two storeys. Based on the grade calculations provided, the proposed detached garage would be 1.23m (4.03ft) taller than the primary dwelling. The overall massing of the proposed detached garage would be similar to the massing of the primary dwelling, raising concerns whether the proposed detached garage would represent overdevelopment of the lot. Furthermore, the severe rear to front sloped grading of the property emphasizes the presence of the proposed detached garage and its visual presence when comparing it to the primary dwelling.

Staff are of the opinion that the proposed detached garage will present negative impacts both on the existing dwelling and the established streetscape as a result of the height, size and site topography.

Under a previous application (A327.14), the Committee approved an exterior side yard setback of 6.05m (19.85ft) for the existing detached garage. It appears based on the drawings provided, the applicant is proposing a setback of 2.86m (9.38ft), requiring an additional variance. Staff suggest the applicant contact zoning staff to confirm if an additional variance is required.

As such, Planning staff recommend that the application be deferred for a redesign the proposal and allow the applicant time to confirm whether additional variances are required.

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 replacement garage will be addressed through the Building Permit Process. From our site inspection of the property, we note that we do not foresee any drainage related concerns with the proposal as there will be no drainage impacts to any abutting properties.





Comments Prepared by: Tony Iacobucci, 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.

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: Minan Song, Planner in Training

Appendix 3 – Region of Peel

Minor Variance: A-24-026M / 7025 Pond St

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

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. Regional Site Servicing Connection approvals are required prior to the Local Municipality issuing full Building Permit. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections 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 may be required prior to the Local Municipality issuing Building Permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca

Comments Prepared by: Ayooluwa Ayoola, Junior Planner