

City of Mississauga Department Comments

Date Finalized: 2024-01-04	File(s): A290.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-01-11 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 a dwelling proposing:

1. A front yard setback of 6.48m (approx. 21.26ft) whereas By-law 0225-2007, as amended requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
2. An interior side yard setback (north) of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
3. An interior side yard setback (south) of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
4. A combined side yard width of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended requires a minimum combined side yard width of 3.65m (approx. 11.98ft) in this instance;
5. A lot coverage of 38.65% whereas By-law 0225-2007, as amended permits a maximum lot coverage of 35.00% in this instance;
6. A gross floor area of 393.09sq m (approx. 4231.19sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 306.00sq m (approx. 3293.76sq ft) in this instance; and,
7. An eaves height of 6.85m (approx. 22.47ft) whereas By-law 0225-2007, as amended permits a maximum eaves height of 6.40m (approx. 21.00 ft) in this instance.

Background

Property Address: 609 Montbeck Cres

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

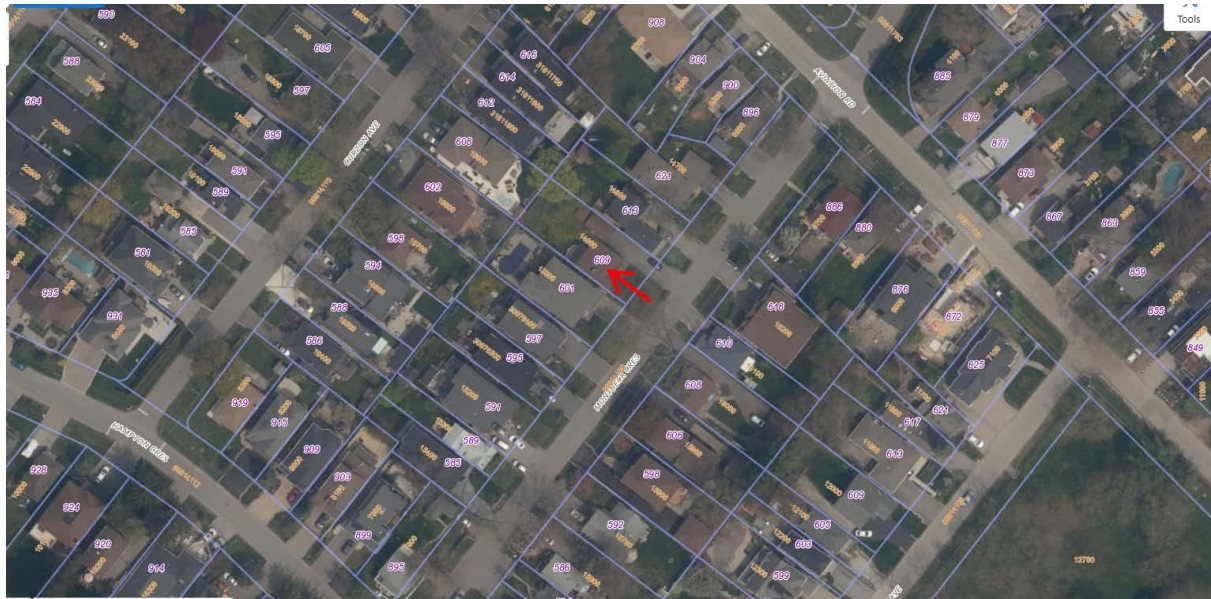
Zoning: R3-75- Residential

Other Applications: Preliminary Zoning Review application PRE APP 22-965.

Site and Area Context

The subject property is located within the Lakeview Neighbourhood, south west of the Aviation Road and Lakeshore Road West intersection. The immediate neighbourhood is entirely residential consisting of one, two and three-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing to demolish the existing dwelling and construct a new two-storey detached dwelling. The proposal requires variances for setbacks, combined side yard width, lot coverage, gross floor area and eaves 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 are as follows:

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings with individual frontages.

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the proposed gross floor area (GFA) is excessive. Furthermore, the GFA will create

a dwelling that does not meet the intent of the infill regulations, maintain compatibility with the existing dwellings in the neighbourhood or preserve the neighbourhood's existing character.

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 dwelling will be addressed through the future Building Permit Process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Preliminary Zoning Review application PRE APP 22-965. Based on review of the information available in this 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 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-23-290M / 609 Montbeck Cres

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