

City of Mississauga Department Comments

Date Finalized: 2024-02-07	File(s): A72.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-02-15 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing a lot coverage of 48.37% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.0% in this instance.

Amendments

The Building Department is processing Building Permit application 23-10261. Based on review of the information available in this application, Zoning staff advise that following amendment(s) is/are required:

A proposed Lot Coverage of 48.37%; whereas By-Law 0225-02007, as amended, permits a maximum lot coverage of 45% in this instance.

Background

Property Address: 727 Esprit Cres

Mississauga Official Plan

Character Area: **Hurontario Neighbourhood**
Designation: **Residential Low Density II**

Zoning By-law 0225-2007

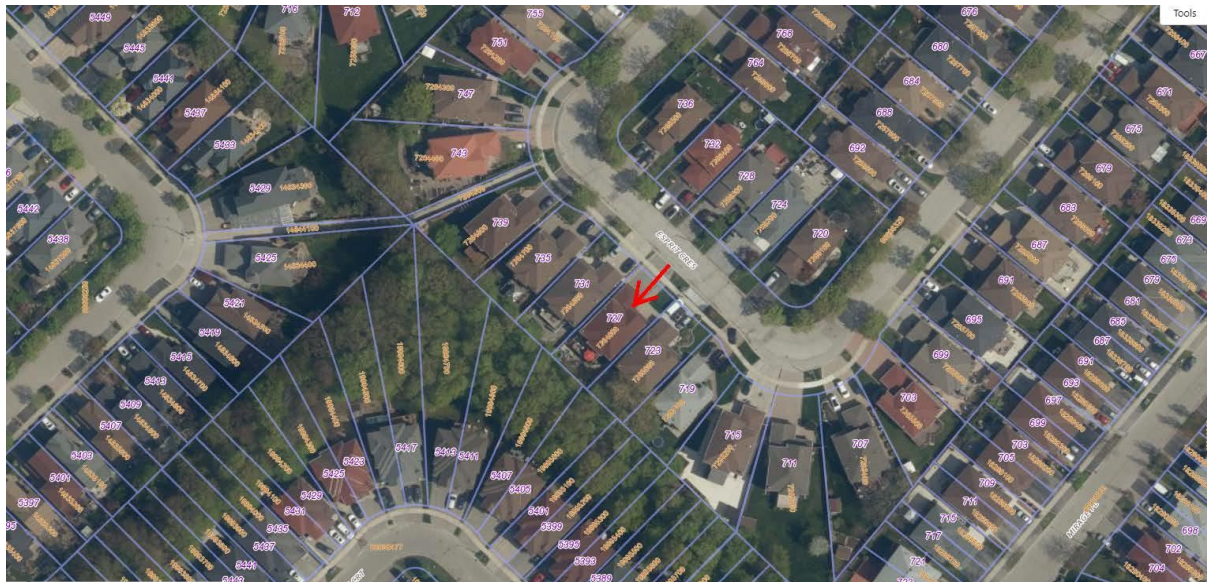
Zoning: R4-19- Residential

Other Applications: Building Permit application 23-10261

Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, northeast of the Mavis Road and Bristol Road West intersection. The immediate neighbourhood primarily consists of a two-storey detached dwellings with vegetation in the front yards. Semi-detached dwellings are present in the vicinity. The subject property contains a two-storey detached dwelling with minimal vegetation in the front yard.

The applicant is proposing an addition to facilitate basement entry requiring a variance for lot coverage.



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 designated Residential Low Density II on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The sole requested variance proposes 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 the dwelling itself represents 40.28% of the lot coverage, which is well within the maximum permissible lot coverage of 45%. Therefore, staff are of the opinion that the variance is required to accommodate a proposed basement entry, an existing front porch and an existing deck. The existing deck represents 6.38% of the lot coverage and the proposed basement entrance represents 1.37%. It is staff's opinion that primarily the existing deck pushes the lot coverage over the permissible regulations. Further, Staff are of the opinion that the proposed addition in the rear yard will not be visible from the streetscape and does not propose any exterior changes. Staff are satisfied that these features do not negatively impact the dwelling's massing. As such, staff are satisfied that the proposal does not represent an overdevelopment of the subject property and is in line with dwellings in the surrounding context.

Given the above, Planning staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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 addition 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 addition.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 23-10261. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

A proposed Lot Coverage of 48.37%; whereas By-Law 0225-02007, as amended, permits a maximum lot coverage of 45% in this instance.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Candice Williams, Zoning Examiner

Appendix 3 - Region of Peel

Minor Variance: A-24-072M -727 Esprit Cres

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

Comments:

- The subject land is located within a Potential Natural Area and Corridor (PNAC) of the Greenlands Systems in Peel designated under Policy 2.14.19 of the Regional Official Plan. The boundaries and/or development limitations of the PNAC must be shown on a future site plan.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner