

City of Mississauga Department Comments

Date Finalized: 2024-03-28	File(s): A145.24
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2024-04-04 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. The applicant may choose to defer the application to verify the accuracy of the requested variances and to determine if additional variances are required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing a garage projection beyond the front wall or exterior sidewall of the first storey of 3.68m (approx. 12.07ft) whereas By-law 0225-2007, as amended permits a maximum garage projection of 0m in this instance.

Amendments

The Building Department is processing Building Permit application 24-382. Based on review of the information available in this application, we advise that following amendments are required:

Add the following variances:

- To allow a dwelling unit depth of 21.49m, whereas a dwelling unit depth of maximum 20.0m is permitted.
- To allow a height of eaves of 6.87m, whereas a maximum height of eaves of 6.4m is permitted.

Background

Property Address: 1456 Chriseden Drive

Mississauga Official Plan

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

Zoning By-law 0225-2007

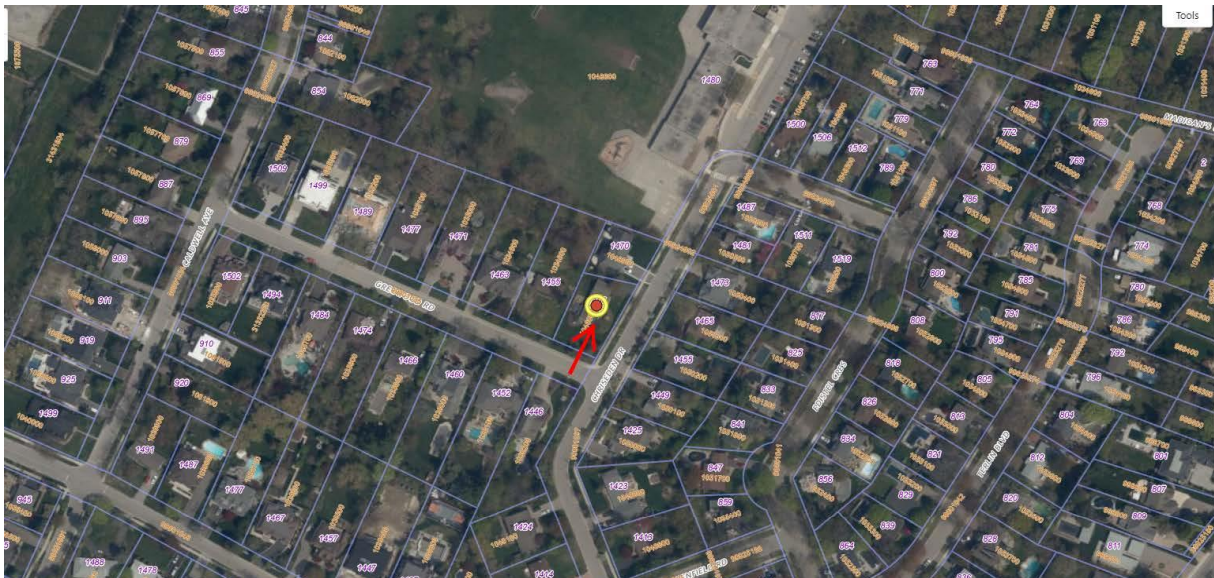
Zoning: R2-4- Residential

Other Applications: None

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of the Queen Elizabeth Way and Indian Grove. The neighbourhood is entirely residential consisting of older one storey and newer two storey detached dwellings on lots with significant mature vegetation in both the front and rear yards. Abutting the subject property to the east is Tecumseh Public School. The subject property is a corner lot containing an existing two-storey detached dwelling with mature vegetation in both the front and rear yards.

The applicant is proposing to construct a new two-storey detached dwelling requiring variances for garage projection, eaves height and dwelling depth.



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 site is located within the Clarkson-Lorne Park Neighbourhood and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings

The requested variance pertains to a garage projection. The intent of the zoning by-law is to maintain a consistent streetscape, while ensuring the garage is not the dominant feature of the dwelling. Staff note that the property is a corner lot. For corner lots the yard facing a street with lesser frontage is considered the front yard. In this instance the front yard functions as the exterior side yard and contains the garage projection. The dwelling's façade and entry way to the dwelling is located in the property's exterior side yard. As such, the garage's projection does not dominate the appearance of the dwelling.

Zoning staff have also identified two additional variances required for eave height and dwelling depth.

The proposal requires a variance for an increase in height to the eaves. The intent of restricting height to the eaves is to lessen the visual massing of dwelling by bringing the edge of the roof closer to the ground. This lowers the overall pitch of the roof and keeps the dwelling within a human scale. Staff are satisfied that the proposed increase in height is appropriate for the subject property. While the exact figure for finished grade is not provided on the plans, staff note that the average grade is below the finished grade, further mitigating any potential impacts from the increased height.

The proposal requires a variance for dwelling depth. The intent of the by-law is to minimize any impact of long walls on neighbouring lots as a direct result of the building massing. Dwelling depth is calculated from the outside of the front wall to the outside of the rear wall. In this instance the front yard technically functions as an exterior side yard with the exterior side yard. Staff are of the opinion that this variance is technical in nature as the depth from the façade of the dwelling to the back wall is actually 16.43m (+/- 21ft) and has a minimal impact on neighbouring lots.

Through a detailed review of the application, staff are of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process and that the application raises no concerns of a planning nature.

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 are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW 24/382.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-382. Based on review of the information available in this application, we advise that following amendments are required:

Add the following variances:

- To allow a dwelling unit depth of 21.49m, whereas a dwelling unit depth of maximum 20.0m is permitted.
- To allow a height of eaves of 6.87m, whereas a maximum height of eaves of 6.4m is permitted.

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: Sibila Lass Weldt, Zoning Examiner