

City of Mississauga Department Comments

Date Finalized: 2024-04-03	File(s): A162.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-11 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 wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

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

1. A flat roof height of 7.99 m (approx. 26.22 ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50 m (approx. 24.61 ft) in this instance; and,
2. A lot coverage of 35.84% (267.83 sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (263 sq m) in this instance.

Background

Property Address: 2155 Wedgewood Road

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

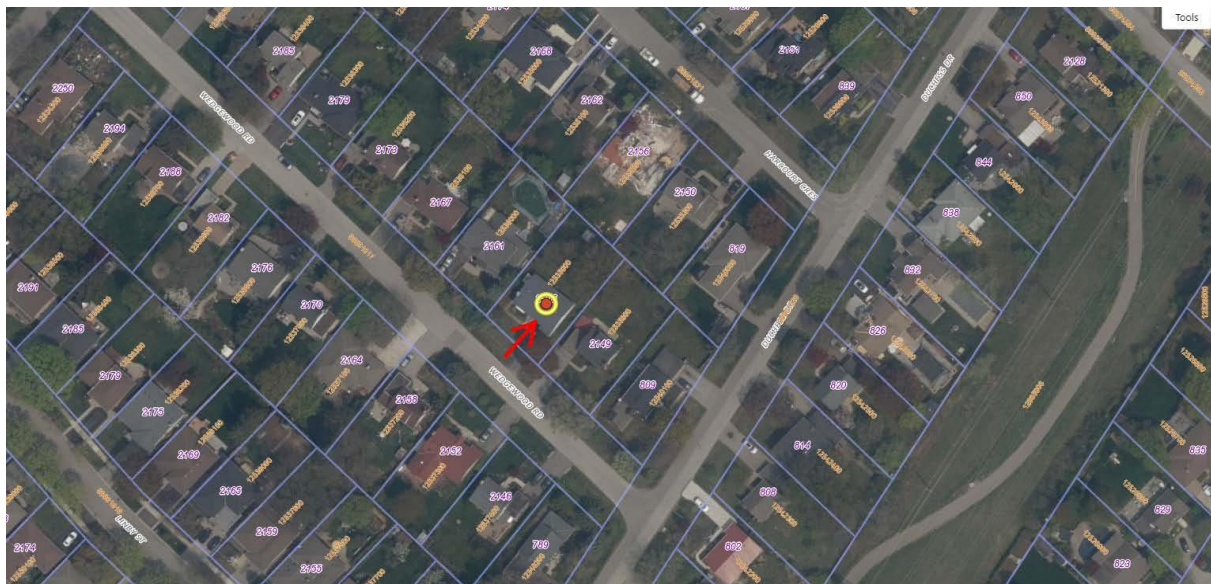
Zoning: R3-75 - Residential

Other Applications: Building Permit application 24-3.

Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, northeast of the Cawthra Road and North Service Road intersection. The immediate neighbourhood consists of older one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The application proposes a new two-storey detached dwelling requesting variances for lot coverage and flat roof 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 request are as follows:

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings.

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Variance #1 is for a flat roof height of 7.99m (26.22ft), where a maximum height of 7.50m (24.61 ft) is permitted.. The proposal is for a two-storey flat roofed dwelling where the average grade is approximately 0.22m (0.72ft) below finished grade. Therefore, when standing in the front yard of the subject property, the dwelling would appear to be 7.77m (25.49ft) high which represents a minor increase from the maximum flat roof height permission.

Variance #2 is for a lot coverage of 35.84%, where a maximum lot coverage of 35% is permitted. Staff note that the dwelling's footprint covers approximately 31.68% of the subject property. The remaining coverage would be attributed to the second-floor projections, balconies, roof projection over the rear deck, covered porch and a roof trellis, which do not pose any significant massing concerns. Furthermore, the proposed dwelling also contains staggered walls and clearly defined architectural features that will break up the first and second storeys. The combination of these factors minimizes any massing impact of the dwelling.

Through a detailed review of the application, staff is 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: 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 detached dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-24/3.

We advise that as per the Development Construction Comments through the Building Permit, the proposed retaining wall that encroaches into the Municipal Boulevard of Wedgewood Road must be removed. No encroachments will be allowed within the Municipal boulevard.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-3. 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: Sibila Lass Weldt, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-24-162M / 2155 Wedgewood Road

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. 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.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

Comments Prepared by: Ayooluwa Ayoola, Planner