

City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A135.24 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 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 the construction of a new house proposing:

1. A rear yard setback of 2.58m (approx. 8.46ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A setback to a balcony of 7.90m (approx. 25.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a balcony of 8.00m (approx. 26.25ft) in this instance;
3. A lot coverage of 32.17% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
4. A front porch setback of 7.395m (approx. 24.26ft) whereas By-law 0225-2007, as amended, requires a minimum front porch setback of 7.40m (approx. 24.28ft) in this instance; and,
5. A gross floor area (infill residential) of 493.82sq m (approx. 5315.43sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 399.60sq m (approx. 4301.26sq ft) in this instance.

Background

Property Address: 1598 Steveles Cres

Mississauga Official Plan

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

Zoning By-law 0225-2007

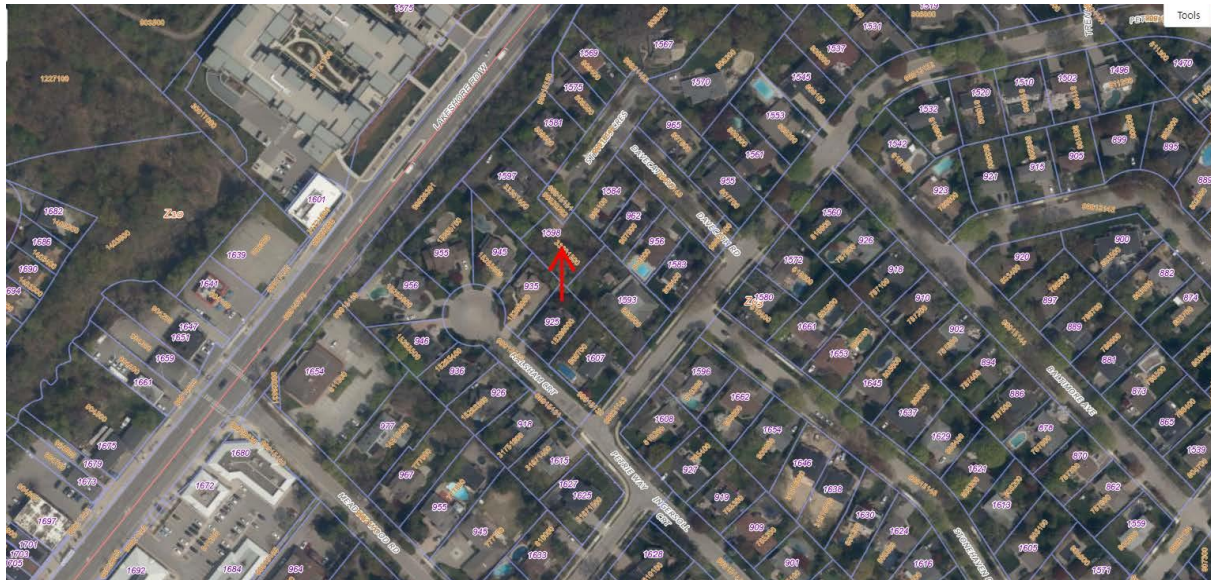
Zoning: R2-1- Residential

Other Applications: B35.21 (Consent) and A704.22

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, east of Lakeshore Road West and Clarkson Road North. The immediate neighbourhood is entirely residential consisting of one and two-storey detached dwellings with significant mature vegetation throughout. The subject property contains a two-storey detached dwelling with mature vegetation throughout the lot.

The applicant is requesting minor variances to facilitate the development of a new two-storey detached dwelling. The variances are for gross floor area, lot coverage and setbacks.



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 Committee approved application A704.22 in 2023, granting the applicant variances to facilitate the development of a new two-storey detached dwelling. The variances were for gross

floor area, lot coverage, front and rear yard setbacks and dwelling heights. Planning staff recommended deferral of application A704.22 for concerns related to the proposed gross floor area.

Planning staff note that the applicant has submitted a new application to accommodate revisions to the original proposal. The applicant has increased the proposed gross floor area by 23.52m² (253.17 ft²) from 478.30m² (5148.38ft²) to 493.82m² (5315.43ft²). According to the applicant's agent, this increase is required for a new walk-in closet. The subject application was first heard on March 21, 2024. The application was deferred in response to concerns raised regarding gross floor area and to allow the applicant an opportunity to provide additional drawings.

Staff note that the applicant has not reduced the proposed gross floor area from what was previously heard on March 21, 2024. The applicant has provided additional drawings as requested by the Committee. As such, staff continue to oppose the gross floor area proposed as it is excessive, does not maintain compatibility with the existing dwellings in the neighbourhood. The proposal does not preserve the neighbourhood's character.

As such, Planning staff recommend that the application be deferred to redesign the proposal.

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 by our Development Construction Section through Building Permit BP 9ALT-24/51.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT 24-51. Based on the review of the information available in this application, the requested variances are correct.

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: Gary Gagnier; Zoning Examiner

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Petrele Francois, Junior Planner