

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-10-14	File(s): A317/20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-10-22

Consolidated Recommendation

The City does not object to the requested variances. However, the applicant may choose to defer the application to verify the requested variances and ensure additional variances are not required.

Application Details

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

1. A sideyard (easterly) measured to the eaves of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to the eaves of 0.75m (approx. 2.46ft) in this instance;
2. A sideyard (westerly) measured to the eaves of 0.64m (approx. 2.10ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to the eaves of 0.75m (approx. 2.46ft) in this instance; and
3. A garage projection of 2.10m (approx. 6.89ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance.

Background

Property Address: 42 Minnewawa Road

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)

Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R15-8 (Residential)

Other Applications

Building Permit: 20-2163

Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, southeast of Lakeshore Road East and Cumberland Drive. The neighbourhood consists of one and two storey detached dwellings with mature vegetation. The subject property is located on the north side of Minnewawa Road and contains a one storey detached dwelling with vegetation in the front and rear yard.

The application proposes a new two storey dwelling, requiring variances for eave setback and garage projection.



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 of the four tests to this minor variance request are as follows:

Through a detailed review of the application, staff is of the opinion that variances #1 and 2 is appropriate to be handled through the minor variance process and do not raise any concerns of a planning nature as the proposed eave setbacks represent a minor deviation from the zoning by-law and do not add significant massing to neighbouring properties.

Variance #3 proposes a garage projection of 2.10 m whereas a maximum of 0 m is permitted. The intent of the zoning by-law is to maintain a consistent streetscape while minimizing the impact of long walls on neighbouring lots and ensure the garage is not the dominant feature of the dwelling. In this instance, the proposed dwelling contains a front covered porch which maintains a similar projection to the garage, minimizing the overall garage projection. As such, the garage projection combined with the covered porch maintains the existing character of the streetscape. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed dwelling maintains the context of the existing neighbourhood as the front covered porch is in line with the proposed garage projection, preserving a consistent streetscape and mitigating the impact of the garage projection. Furthermore, the application proposes a single car garage, which lessens the visual massing of the garage in relation to the dwelling and its principle use. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Conclusion

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the requested variances and ensure additional variances are not required.

Comments Prepared by: Lucas Petricca, 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 Building Permit process, BP 9NEW-20/2163.



Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department is currently processing a building permit application under file 20-2163. Based on review of the information currently available for this building

permit, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Development Engineering: Camila Marczuk (905) 791-7800 x8230

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 call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Comments Prepared by: Diana Guida, Junior Planner