

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-10-14	File(s): A325/20 Ward: 2
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.

Application Details

The applicant requests the Committee to approve a minor variance to allow additions and renovations on the subject property proposing:

1. A garage projection of 2.74m (approx. 8.99ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
2. An interior side yard of 1.36m (approx. 4.46ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 3.00m (approx. 9.84ft) in this instance;
3. A front yard measured to the garage of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
4. An exterior side yard measured to a window well of 2.54m (approx. 8.33ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a window well of 6.89m (approx. 22.60ft) in this instance; and
5. An exterior side yard of 3.05m (approx. 10.01ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 1325 Ambleside 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

Preliminary Zoning Review: 20-1563

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Lorne Park Road and Truscott Drive. The neighbourhood is entirely residential consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey dwelling with vegetation in the front and exterior side yard.

The application proposes a new attached garage and additions, requiring variances related to garage projection, front yard setbacks and interior and exterior side yard setbacks.



The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings. As per Section 16.5.1.4 (Infill Housing), infill housing is encouraged to fit the scale and character of the surrounding area and to ensure that new development has minimal impact on its adjacent neighbours. The proposed garage projection and additions respect the designated land use,

and has regard for the distribution of massing on the property as a whole, maintaining the existing context of the surrounding neighbourhood. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variances #1 and 3 propose a garage projection and deficient front yard setback. 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. The immediate area contains examples of dwellings that are situated closer to the front lot line, maintaining a similar setback as the proposed variance. The front yard setback is measured to the garage and does not continue throughout the entire front façade of the dwelling. The remaining portion of the dwelling maintains the required front yard setback. Furthermore, the application proposes a single car garage lessening the visual massing of the dwelling and does appear to be a dominant feature of the dwelling. Finally, the front covered porch is in line with the garage projection minimizing any further impact from the projection. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 proposes an interior side yard setback of 1.36 m whereas a minimum of 3 m is required. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. The neighbourhood is characterized by similar existing deficiencies. The proposed variance maintains the existing context of the neighbourhood and contains a sufficient buffer to the neighbouring property. Furthermore, the dwelling is one storey, minimizing potential massing impacts from the reduced side yard. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The remaining variances proposes deficient exterior side yard setbacks measured to the addition and window well. The window well and addition do not add any significant massing to the dwelling and maintains similar existing setbacks of the dwelling. As such, staff is of the opinion that the variances raise no concerns of a planning nature and is appropriate to be handled through the minor variance process.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed dwelling maintains the context of the existing neighbourhood as the immediate area contains dwellings with similar front yard setbacks. The front covered porch is in line with the proposed garage projection, lessening the visual impact of the projection. Furthermore, the application proposes a single car garage reducing the visual massing of the garage which does not appear to be the main feature of the dwelling. Regarding the deficient side yard, the immediate area has similar deficiencies. As such, the proposed variance will not be out of context with the planned and existing character of the neighbourhood. 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.

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 additions will be addressed through the future Site Plan/Building Permit Application process.





Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department is currently processing a preliminary zoning review application under file 20-1563. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the October 22nd, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: A-316/20, A-318/20, A-319/20, A-320/20, A-321/20, A-322/20, A-323/20, A-324/20, A-325/20, A-328/20, A-356/20.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8243 or by email at diana.guida@peelregion.ca.

Comments Prepared by: Diana Guida, Junior Planner