

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-10-21	File(s): A330/20 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-10-29

Consolidated Recommendation

The City has no objection to the variances, as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The Applicants request the Committee to approve a minor variance to allow the construction of an addition on the subect property, proposing:

1. A lot coverage of 42% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 40% of the lot area, in this instance; and,
2. A rear yard of 4.8m (approx. 15.75ft); whereas, By-law 0225-2007, as amended, requires a minimum rear yard of 7.5m (approx. 24.6ft), in this instance.

Background

Property Address: 6981 Cordingley Crescent

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM2-2 (Residential)

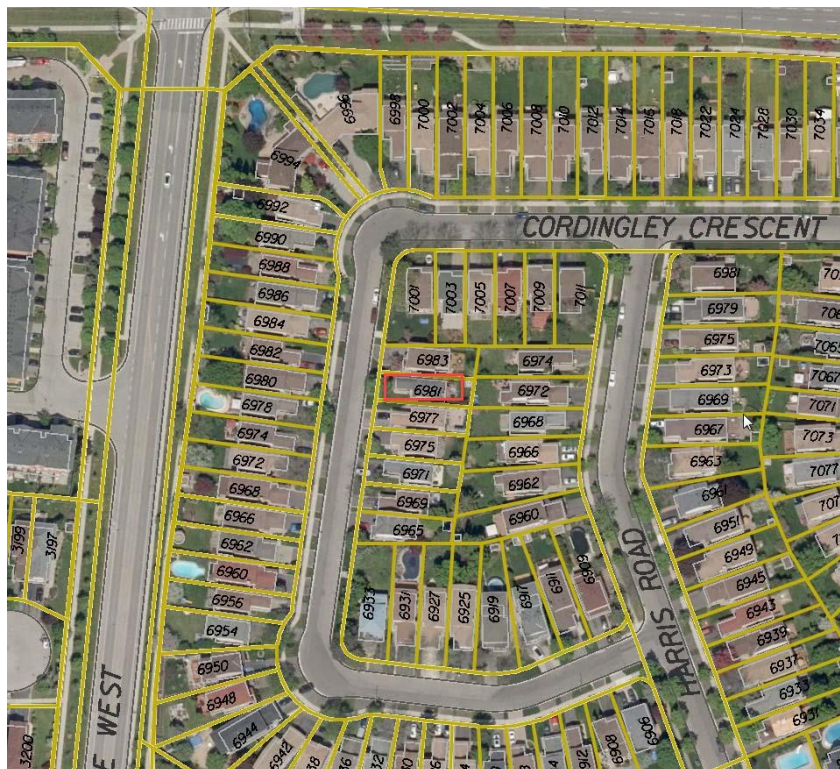
Other Applications:

None

Site and Area Context

The subject property is located south-east of the Derry Road West and Tenth Line West intersection, and currently houses a two-storey detached dwelling with an attached single-car garage. Contextually, the surrounding neighbourhood is comprised exclusively of detached dwellings exhibiting a shared 1980's subdivision architectural style. The properties within the immediate area possess lot frontages of +/-8.4m, with moderate vegetative / natural landscaped elements within the front yards.

The subject property is an interior parcel, with a lot area of 275m² and a lot frontage of 9.0m.



Planning Staff would echo the Zoning Department's concern regarding the absence of any formal permit applications at this time and would reiterate that a comprehensive zoning review has yet to be completed.

While Planning Staff are not in a position to provide an interpretation of the Zoning By-law; Staff would note, the RM2-2 (Residential) Zone permits a lot coverage of 45%, as-of-right.

Does the proposal maintain the general intent and purpose of the Official Plan?

The site is located within the Meadowvale Neighbourhood Character Area, and designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings; duplex dwellings; and, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages.

The subject lands are to be used for residential purposes. The proposed addition respects the designated residential land use, and, despite the variances, has regard for the distribution of massing on the property as a whole. The variances, as requested, meet the purpose and general intent of the Official Plan.

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

Varaince 2 (Rear Yard)

As per Zoning By-law 0225-2007, the subject property is zoned RM2-2 (Residential). Pursuant to Table 4.8.1(9.0) (RM1 and RM2 Permitted Uses and Zone Regulations), a detached dwelling is required to maintain a rear yard setback of 7.5m; whereas, the Applicant has requested 4.8m, in this instance. The general intent of this portion of the Zoning By-law is to both ensure that an adequate buffer area exists between the massings of primary structures on adjoining properties, as well as create an appropriate amenity space within the rear yard.

While the proposed addition will encroach closer into the rear yard than setback regulations currently allow; the proposed design, utilizing both a sloped roof, as well as increased setbacks from the existing structure's footprint, will mitigate massing concerns and serve to mask the resulting intensification. Further, the resulting rear yard is suitable in providing an ample buffer between the rear-facing neighbours, as well as creating an adequate rear yard amenity space, in this regard. Variance 2, as requested, maintains the purpose and general intent of the Zoning By-law.

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

The resulting dwelling is in scale with the overall property as a whole and does not result in the over massing of the site. Planning Staff note, the requested variance is measured to a pinch-point and that suitable amenity space, as well as visual buffering, remains within the required yard. To this end, Planning Staff cannot identify any additional undue impact created as a result

of the proposed construction. The application, as requested, results in both the orderly development of the lands, and whose impacts are minor in nature.

Variance 1 (Lot Coverage)

Through a detailed review, Staff is of the opinion that Variance 1, as requested, is appropriate to be handled through the minor variance process. Further, the aforementioned variance raises no concerns of a planning nature. Planning Staff note, the RM2-2 (Residential) Zone permits a lot coverage of 45%, as-of-right, and that the requested variance (42%) may not be required.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as requested; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the proposed addition and note that any Transportation and Works Department concerns/requirements will be addressed through the Building Permit application process.





Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time. In the absence of any permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the October 29th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-425/19, DEF-A-201/20, DEF-A-202/20

Consent Applications: B-49/20, B-50/20

Minor Variance Applications: A-330/20, A-331/20, A-334/20

Comments Prepared by: Diana Guida, Junior Planner