

City of Mississauga Department Comments

Date Finalized: 2024-10-03	File(s): A433.24 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-10-10 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

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

1. An eave height of 7.24m (approx. 23.75ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance; and,
2. A height to the highest ridge of 10.05m (approx. 32.87ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.00m (approx. 29.53ft) in this instance;
3. A gross floor area of 430.61sq m (approx. 4635.09sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 329.58sq m (approx. 3547.60sq ft) in this instance;
4. A lot coverage of 30.09% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance.

Amendments

The Building Department is processing Building Permit application 24-2702. Based on review of the information available in this application, we advise that following amendment is required:

1. An eave height of 7.28m (approx. 23.88ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;

Background

Property Address: 111 Vista Blvd

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

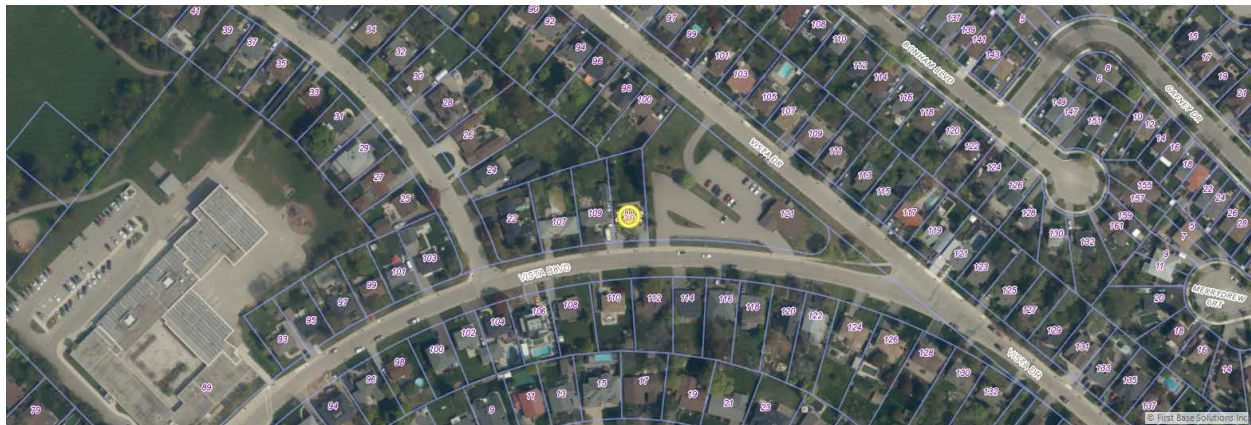
Zoning: R2-50 - Residential

Other Applications: BP 24-2702

Site and Area Context

The subject property is located north-east of the Thomas Street and Erin Mills Parkway intersection in the Streetsville Neighbourhood Character Area. It is an interior lot containing a one-storey detached dwelling. The subject property has an approximate lot area of +/- 897.68m² (9,662.54ft²). Mature vegetation is present in the rear yard. The surrounding context is exclusively residential, consisting of detached dwellings on lots of varying sizes. Additionally, the Streetsville Baptist Church directly abuts the subject property to the east.

The applicant is proposing the construction of a new dwelling requiring variances for dwelling and eave height, gross floor area and lot coverage.



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:

The subject property is located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. This designation permits only detached dwellings in this instance. Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context and the landscape of the character area.

In 2009 the City passed Zoning By-law 0380-2009, amending the zoning of the subject property and surrounding area to R2-50 from the previous R2-7 zone. This by-law amendment had the effect of reducing the maximum permitted lot coverage from 30% to 25% and introduced a maximum gross floor area provision. The intent of the newer by-law was to limit the overall massing of dwellings and maintain compatibility with the neighbourhood. The application proposes increases in gross floor area that is not consistent with the neighbourhood and does not maintain the intent of the regulations. This variance will create a dwelling with significant massing that will negatively influence the neighbourhood's existing and planned context. As such, staff are of the opinion that the requested variances are not appropriate for the subject neighbourhood and recommends that the application be deferred for redesign.

Comments Prepared by: Daniel Grdasic, 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 new dwelling will be addressed through the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-2702. Based on review of the information available in this application, we advise that following amendment is required:

1. An eave height of 7.28m (approx. 23.88ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;

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: Sibila Lass Weldt, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel

Minor Variance Application: A-24-433M / 111 Vista Boulevard

Development Engineering: Brian Melnyk (905) 791-7800 x3602

Comments:

- 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 by email at siteplanservicing@peelregion.ca.
- 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 by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner