

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-11-11	File(s): A375/20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-19

## 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 on the subject property proposing:

1. A lot coverage of 42.61% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance;
2. A height of 11.11m (approx. 36.45ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.16ft) in this instance;
3. A height measured to the eaves of 7.90m (approx. 25.92ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
4. A side yard of 0.70m (approx. 2.30ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

## Background

**Property Address:** 880 Seventh Street

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** RM1-26 (Residential)

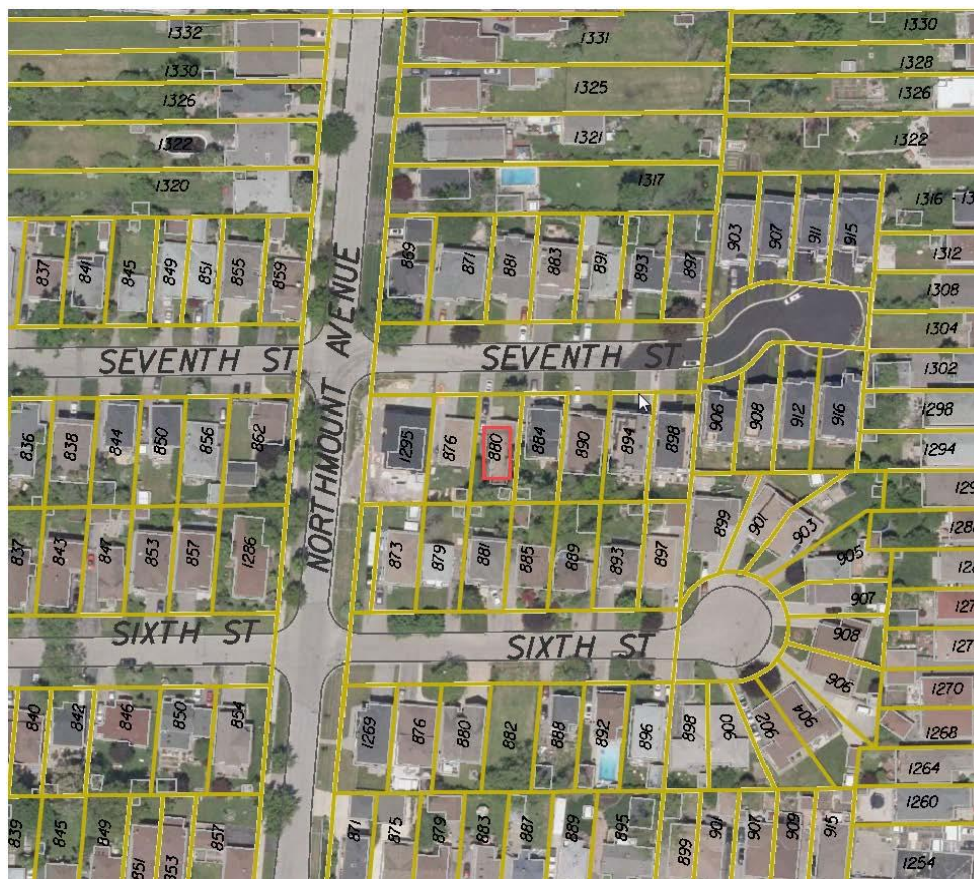
## Other Applications

Preliminary Zoning Review: 20-2819

## Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Cawthra Road and Atwater Avenue. The neighbourhood is predominantly residential consisting of one storey and newer two storey detached and semi-detached dwellings. A Rezoning application was approved on April 15<sup>th</sup>, 2015 which proposed to extend Seventh Street to allow for 8 new detached dwellings. It should be noted that these dwellings are zoned R5-48 (Residential) which is different than the surrounding area. The R5-48 zone allows for larger dwelling heights for sloped roof dwellings. The subject property contains an existing one storey detached dwelling with mature vegetation.

The applicant is proposing a new two storey dwelling requiring variances related to lot coverage, height and deficient side yards.



## 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 subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan. The subject property is within the Orchard Heights boundary of the Central Residential Neighbourhood Precinct. As per Section 10.3 (Built Form) of the Lakeview Local Area Plan, new housing should maintain the existing character of the area. Although a rezoning application was approved on Seventh Street which allowed for 8 detached dwellings to have higher sloped roof dwellings than the remaining street, the proposed dwelling is subject to the infill regulations and contains an eave and sloped roof height higher of those that were newly constructed. As such staff recommends that the application be deferred to reduce the dwelling height.

### Conclusion

The Planning and Building Department recommends that the application be deferred.

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 future Building Permit 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 20-2819. 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 3 – 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](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Diana Guida, Junior Planner