

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-11	File(s): A252/20 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-19

Consolidated Recommendation

The City 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.

Application Details

The Applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling, proposing:

1. A gross floor area of 356.93m² (approx. 3841.96sq.ft); whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 297.80m² (approx. 3205.49sq.ft), in this instance; and,
2. A lot coverage of 27.88%; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00%, in this instance.

Background

Property Address: 94 Vista Boulevard

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-50 (Residential)

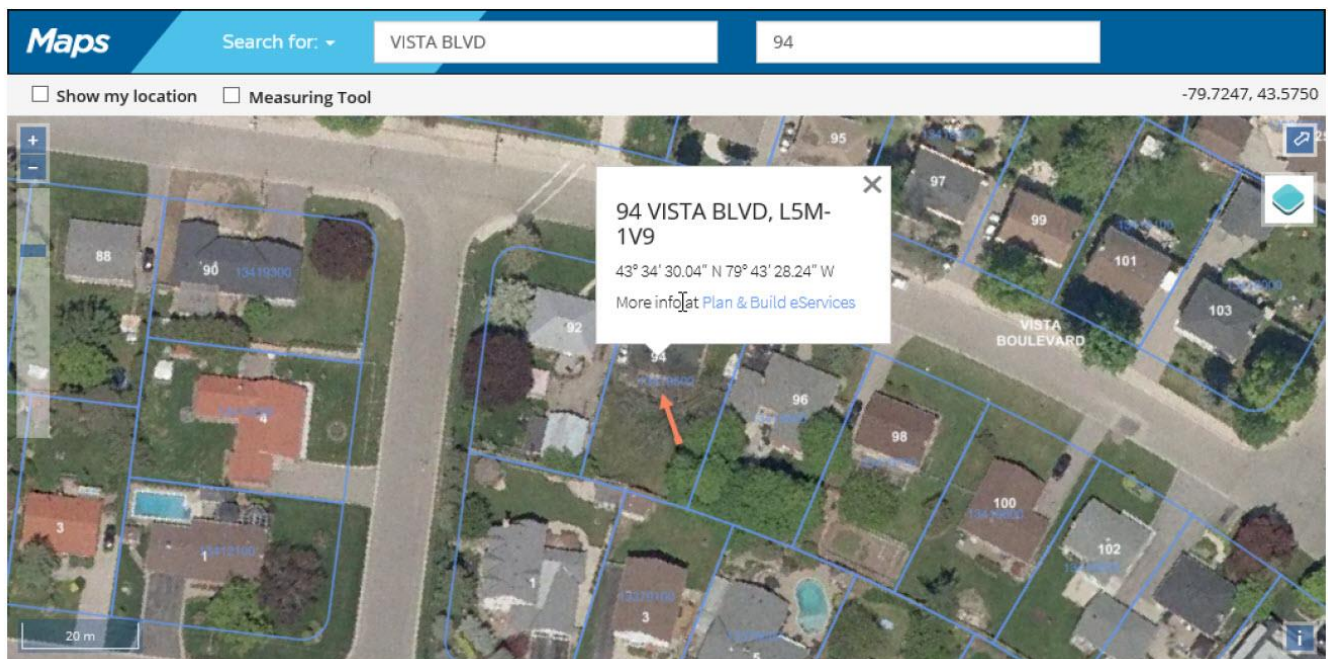
Other Applications:

Pre-Zoning: 20-751

Site and Area Context

The property is located north-east of the Erin Mills Parkway and Thomas Street intersection, and currently houses a single-storey detached dwelling. Contextually, the surrounding neighbourhood consists exclusively of detached dwellings. While new construction is present, it is not prevalent in this instance. The properties within the immediate area are situated upon large parcels, possessing lot frontages of +/- 22.5m, with moderate vegetative / natural landscaped elements within the front yards.

The subject property is an interior parcel, with a lot area of approximately +/-739m² and a lot frontage of approximately +/- 21.34m.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance application are as follows:

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

The site is located within the Streetsville Neighbourhood Character Area, and designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings; and, duplex dwellings. Section 9 of 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.

The subject lands are to be used for residential purposes. The proposed dwelling 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?

Variances 1 (Gross Floor Area)

As per Zoning By-law 0225-2007, the subject property is zoned R2-50 (Residential). Pursuant to Table 4.2.3.50.2 (R2 Exception Zones), this zone regulates a detached dwelling's maximum gross floor area. The general intent of this portion of the Zoning By-law, as it pertains to infill development, is to ensure that individual properties are not overdeveloped, and that additional massing as a result of construction will not negatively impact the character of the neighbourhood.

Despite requiring relief to permit the proposed increase in gross floor area; the detached dwelling remains appropriate in size and whose massing is well-hidden by multiple defined sections of the proposed dwelling – the recessed front wall façade contrasting against the projecting entrance area; the multiple gable / roof sections, etc. – resulting in an unobtrusive design from a streetscape perspective.

Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

Variance 2 (Lot Coverage)

As per Zoning By-law 0225-2007, the subject property is zoned R2-50 (Residential). Pursuant to Table 4.2.3.50.1 (R2 Exception Zones), the Zoning By-law permits a maximum lot coverage of 25.0%; whereas, the Applicant has proposed 27.88%. The general intent of this portion of the Zoning By-law is to ensure that individual lots are not visibly or disproportionately developed as it pertains to the overall size of the property.

Planning Staff would note the slight pie-shaped nature of the property, which tapers to rear, and results in the site being somewhat smaller from an overall lot area perspective than it would appear from the street. As no side yard variances are required to facilitate this proposal, any additional development resultant of Variance 2 can be assumed to occur within the rear yard, where it is inherently less problematic and more evenly distributed. As such, the proposal results in the suitable allocation of horizontal structural-massing when viewed from a streetscape perspective.

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?

Despite the requested variances, Planning Staff cannot identify any additional undue impact created as a result of the proposed increase size of the dwelling, with no subsequent variances requested as it pertains to either increased height, or reduced yard regulations. The application results in both the orderly development of the lands, and whose impacts are minor in nature.

Conclusion

Based upon the preceding information, it is the opinion of Planning 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

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.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Pre-Zoning Review application under file 20-751. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

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.

Comments Prepared by: Diana Guida, Junior Planner