

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-23	File(s): A602.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/30/2025 1:00:00 PM

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 dwelling proposing:

1. A lot coverage of 33.90% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance;
2. A combined width of side yards of 5.61m (approx. 18.41ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.17m (approx. 20.24ft) in this instance;
3. A gross floor area of 414.90sq.m (approx. 4,465.95sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 366.11sq.m (approx. 3,940.78sq.ft) in this instance;
4. A height measured to the underside of the eaves of 7.88m (approx. 25.85ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance; and
5. A height to the highest ridge of 9.86m (approx. 32.35ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance.

Background

Property Address: 143 Glenview Dr

Mississauga Official Plan

Character Area: Mineola Neighborhood
Designation: Residential Low Density I

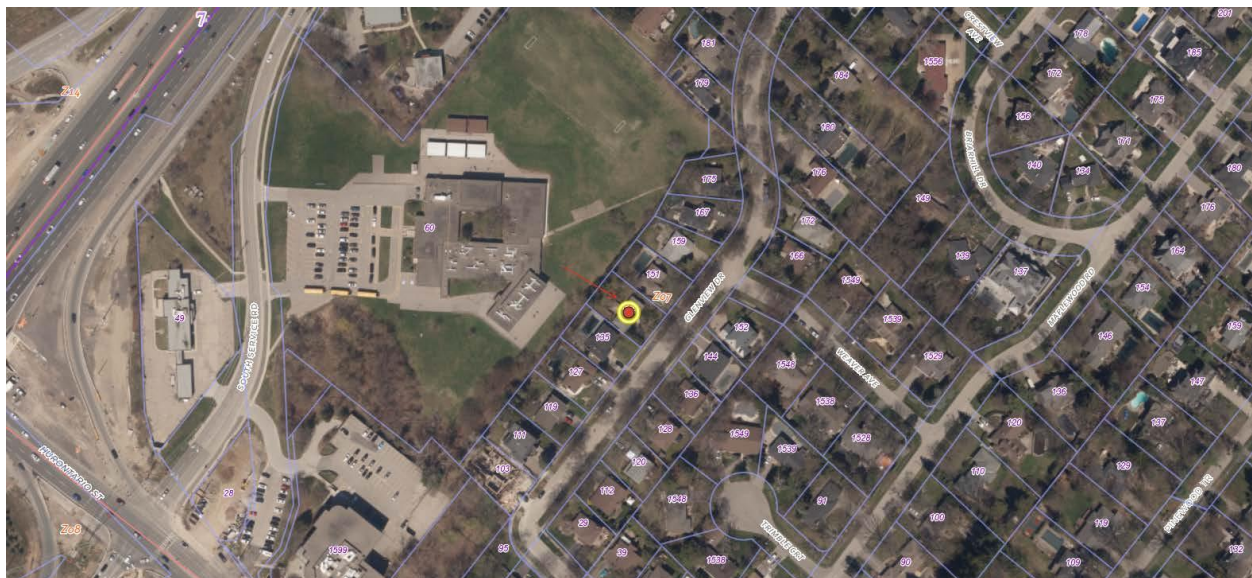
Zoning By-law 0225-2007

Zoning: R1-1 - Residential
Other Applications: None

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south of the Queen Elizabeth Way and west of Hurontario Street. The surrounding neighbourhood is primarily residential consisting of one, one and a half and two-storey detached dwellings with mature vegetation in both the front and rear yards. The subject property contains an existing two-storey dwelling with vegetation in the front yard. The property abuts Queen Elizabeth Sr. Public School towards the rear.

The applicant is proposing a new two-storey detached dwelling requesting variances related to gross floor area, lot coverage, combined width of side yards, dwelling height and eaves height.



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 site is located within the Mineola Neighbourhood and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation only permits detached dwellings in this instance.

The proposal requests variances for an increase in lot coverage, gross floor area (GFA), eave height, combined width of side yards and dwelling height. Staff note that the applicant had a pre-consultation meeting with City staff regarding variances pertaining to gross floor area, lot coverage and combined width of side yards. At that time, Planning staff recommended that the massing of the dwelling be reduced. To date no changes to the plans have been made to address staff's concerns regarding the necessary variances. In addition to the original application, additional variances for height and dwelling height are now also required with this application.

The intent in restricting GFA is to maintain compatibility between existing and new dwellings, ensuring the existing and planned character of a neighbourhood is preserved and to lessen the visual massing of the dwelling. Staff are of the opinion that the proposed GFA represents a substantial departure from the maximum permissions, posing massing impacts on adjacent properties and the streetscape. Further, staff are of the opinion that the proposal will create a dwelling that does not meet the intent of the infill regulations, maintain compatibility with the existing dwellings in the neighbourhood or preserve the neighbourhood's existing character.

Planning staff have concerns with the current application and its proposed variances believe that it represents an overdevelopment of the lot. The cumulative impact of the reduced combined width of side yards along with the proposed increase in lot coverage and gross floor area is not minor in staff's opinion. Furthermore, staff are of the opinion that the eave height is excessive and exacerbates massing impacts from the other variances to both the streetscape and abutting properties.

Staff are of the opinion that these variances will create a dwelling with significant massing and will negatively impact the neighborhood's character.

Given the above, staff recommend the application be deferred to allow the applicant an opportunity to redesign the proposal.

Comments Prepared by: Shivani Chopra, 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 by our Development Construction Section through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Emily Majeed, Planner-in-Training

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)

Forestry Comments

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.

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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 – Heritage

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)

Appendix 5 – Region of Peel Comments

- 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.
- Installation of and alterations to property line water valves require inspection by the Region of Peel.
- 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.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure please contact Records by e-mail at PWServiceRequests@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 6- Conservation Authority Comments

"[Entert CA comments]"

Comments Prepared by: Click here to insert name, title...

Appendix 7 – MTO

The subject site described above appears to be located within the MTO Permit Control Area for the QEW; as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works.

Information regarding the application process, forms and the policy can be found at the following link: <https://www.ontario.ca/page/highway-corridor-management>

Comments Prepared by: Nicole Hajjar, Corridor Management Officer

Schedule 1

Conditions

- None