

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A433.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 1:00:00 PM

### Consolidated Recommendation

The City has no objections to the application.

### Application Details

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

1. A lot coverage of 28.42% (255.21sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (224.48sq m) in this instance;
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. 29.47ft) in this instance;
3. An eave height of 7.28m (approx. 23.89ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance; and,
4. A gross floor area (infill residential) of 399.70sq m (approx. 4302.37sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area (infill residential) of 329.58sq m (approx. 3547.60sq ft) 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

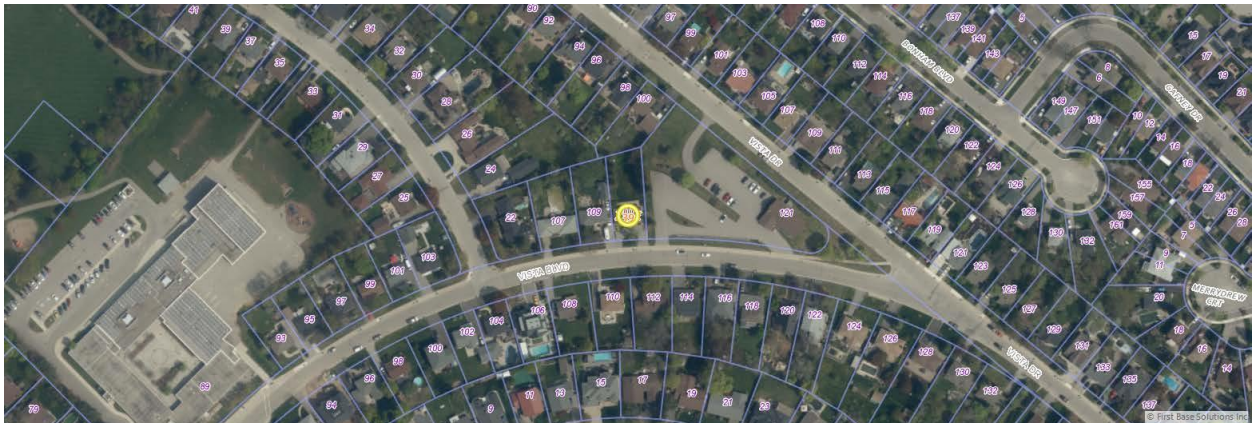
**Zoning: R2-50 - Residential**

**Other Applications: Building Permit application 24-2702**

### Site and Area Context

The subject property is located north-east of the Erin Mills Parkway and Thomas Street intersection in the Streetsville Neighbourhood Character Area. It is an interior lot and currently contains a two-storey detached dwelling with an attached garage. Limited vegetation and landscaping elements are present throughout the subject property. The surrounding context is exclusively residential, consisting of detached dwellings on lots of varying sizes. Additionally, the Streetsville Baptist Church directly abuts the property to the east.

The applicant is proposing the construction of a new dwelling requiring variances for lot coverage, gross floor area, dwelling 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 of the four tests to this minor variance request are as follows:

Planning staff note the applicant deferred the application at the October 10<sup>th</sup>, 2024 Committee of Adjustment hearing due to Planning staff's concerns with the proposed dwelling's gross floor

area and subsequent massing impacts. The applicant has worked with staff to reduce the gross floor area to a satisfactory figure.

### **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 only detached 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. Staff are of the opinion that the proposal represents compatible development that is in line with the planned character of the area and meets the general intent and purpose of the official plan.

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

Variance 1 represents an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the proposed dwelling's lot coverage is generally in line with other new builds in the surrounding area. The dwelling represents 24.27% of the proposed lot coverage with the front covered porch and rear covered deck accounting for the remaining 4.15%. Staff are satisfied that the proposed lot coverage represents an appropriate balance between the existing and planned character of the area in this instance.

Variances 2 and 3 relate to the dwelling and eaves height of the proposed dwelling. The intent of restricting height is to lessen the visual massing of the dwelling and to keep the dwelling within human scale. While the proposed height variance seems excessive, staff note the subject property slopes severely from front to back. Furthermore, the average grade is 0.75m (2.46ft) below the finished grade of the dwelling, thereby making the proposed dwelling height appear shorter than requested. Staff note the dwelling height from the finished grade of the dwelling measures at 9.29m (30.48ft) and the eaves height measures at 6.53m (21.42ft) where the variance requests 10.05m (32.87ft) and 7.28m (23.89ft) respectively. Due to the variance between average grade and finished grade, staff are of the opinion that the proposed heights are negligible and amount to minor increases to the zoning by-law permissions. Staff are satisfied that the height request's impacts are minor and minimized by the varying heights of the roof and the difference between average grade and finished grade of the property.

Variance 4 requests an increase in gross floor area. Staff initially had concerns with the proposed gross floor area but worked with the applicant to reduce the overall gross floor area to be more reflective of the neighbourhood. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings, ensuring that the existing and planned character of a neighbourhood is preserved. Staff note that the subject property is one of the largest in the surrounding area and can accommodate a larger dwelling. The proposed dwelling meets all setback requirements and staff are satisfied that the footprint and massing of the dwelling are situated appropriately for the subject property. Furthermore, staff are satisfied the proposed variance will not negatively impact the character of the surrounding area. Staff are therefore of the opinion that the gross floor area represents an appropriate balance between the existing and planned character of the area in this instance.

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

Upon review of the application, staff are satisfied that the proposal represents appropriate development of the subject lands. The variances, both individually and cumulatively, are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area.

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 dwelling will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit application 24-2702. Based on the review of the information available in this application, the requested variances are correct.

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**

### 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.
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.

An 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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician