

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-20	File(s): A60.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:3/27/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, subject to the amendment.

Application Details

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

1. A garage projection of 2.29m (approx. 10.30ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 2.00m (approx. 6.56ft) in this instance;
2. A height – flat roof of 8.88m (approx. 29.13ft) whereas By-law 0225-2007, as amended, permits a maximum height – flat roof of 7.50m (approx. 24.61ft) in this instance;
3. A gross floor area – infill residential of 392.47sq m (approx. 4,224.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 341.45sq m (approx. 3,384.71sq ft) in this instance; and
4. A height of eaves of 7.04m (approx. 23.10ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

Amendments

Should Committee find merit in the application, Planning staff advise that the following amendment is required:

3. A height to the highest ridge – sloped roof of 9.53m (approx. 31.26ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.00m (approx. 29.52ft) in this instance;

Background

Property Address: 39 De Jong Dr

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

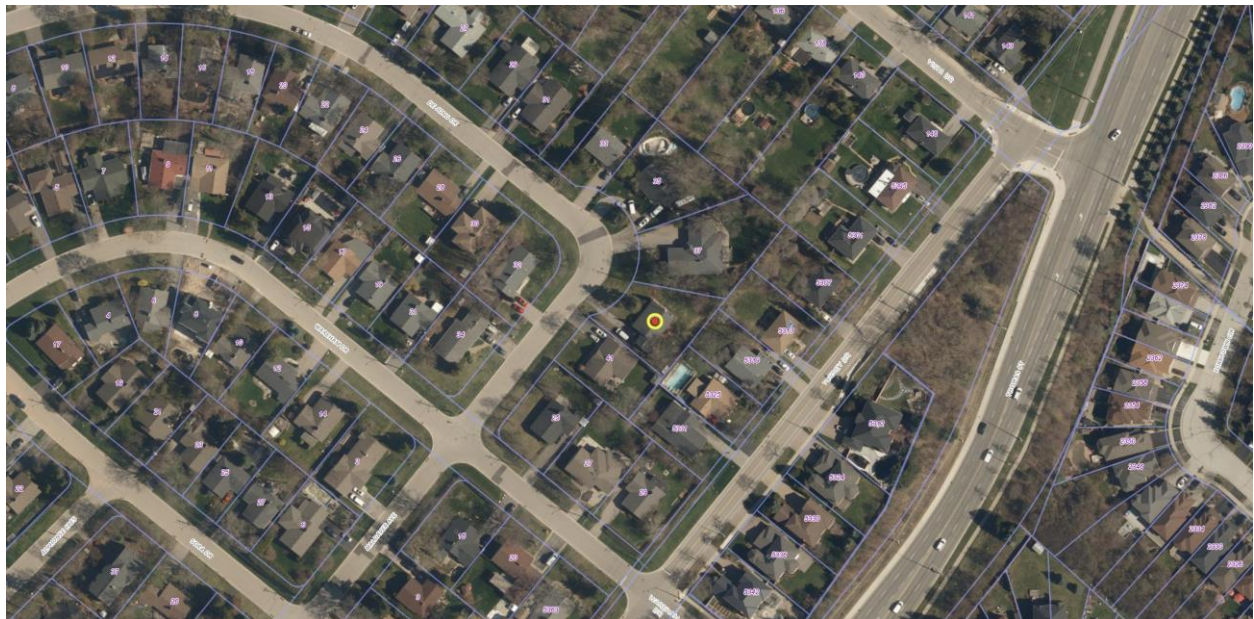
Zoning: R2-50-Residential

Other Applications: BP 9NEW 25-5625

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 one-storey detached dwelling with an attached garage. Limited landscaping materials and mature vegetation are present throughout the subject property. The surrounding context is exclusively residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing to construct a new dwelling requiring variances for garage projection, dwelling height, gross floor area 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 noted concerns to the applicant regarding the proposed flat roof height variance and cited potential massing impacts on the abutting properties. The applicant has worked diligently with staff to redesign the original flat roof design to a sloped roof design. Revised drawings were submitted capturing the revised sloped roof design to staff's satisfaction.

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.

Variance 1 pertains to garage projection. The intent of the zoning by-law is to maintain a consistent streetscape, while ensuring the garage is not the dominant feature of the dwelling. Staff note that the dwelling has been designed in a manner that includes a projected, front porch which balances off the garage projection. Staff are satisfied that the projected porch minimizes the impact of the garage projection, ensuring the garage is not the dominant feature of the dwelling.

Variance 2, as amended, and variance 4 pertain to an increase for the sloped roof and eaves height. Staff note the revised drawings depict a dwelling height of 9.53m (31.26ft). The intent of restricting height to the highest ridge and eaves is to lessen the visual massing of the dwelling. This keeps the overall height of the dwelling within human scale. Staff note the average grade is 0.08m (0.26ft) below the finished grade of the dwelling, thereby making the proposed dwelling appear shorter than requested. Staff are of the opinion that the impacts of the proposed dwelling and eave height are negligible and represent a minor deviation from what the by-law envisions. The proposed increases are appropriate for the subject property and are reflective of the neighbourhood. Staff are satisfied that the proposal maintains a human scale and does not exacerbate the visual massing of the dwelling.

Variance 3 requests an increase in gross floor area. 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 and maintain the character of

the area. 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.

Upon review of the application, staff are satisfied that the proposal maintains the general intent and purpose of the official plan and zoning by-law thereby representing 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 (BP 9NEW 25-5625).





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing a Building Permit application BP 9NEW 25-5675. 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: Maria Fernandez, 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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – 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. Regional Site Servicing Connection approvals may be required prior to the local municipality issuing full building permit. 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 servicingconnections@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 at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca
- 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 at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner