

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-04 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A261/20 Ward 2
	Meeting date: 2020-11-12

Consolidated Recommendation

The City has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and ensure additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A building height measured to the eaves of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
2. A garage projection of 2.08m (approx. 6.82ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance; and
3. A front yard measured to a porch of 7.29m (approx. 23.92ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 7.40m (approx. 24.28ft) in this instance.

Background

Property Address: 881 Edistel Crescent
Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

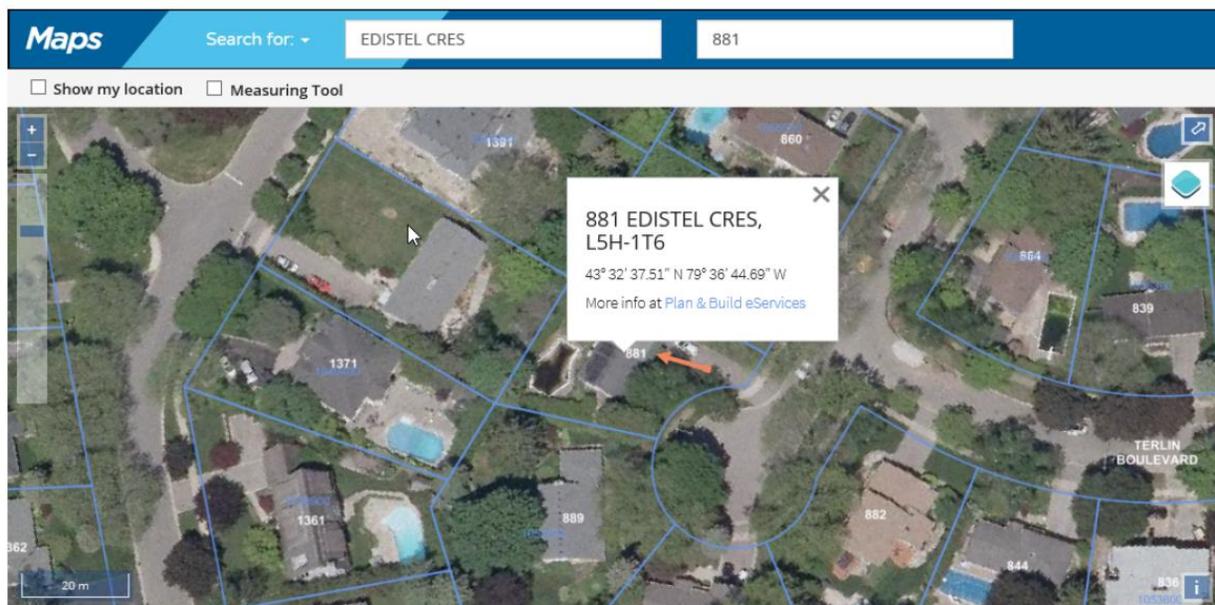
Other Applications

Site Plan Application: 20-56

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of Indian Road and Woodeden Drive. The neighbourhood is entirely residential consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing two storey dwelling with mature vegetation within the front and side yards.

The application proposes a new two storey dwelling, requiring variances related to eave height, garage projection and front yard setback.



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:

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

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. As per Section 16.5.1.4 (Infill Housing), infill housing is encouraged to fit the scale and character of the surrounding area and to ensure that new development has minimal impact on its adjacent neighbours. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing on the property as a whole, maintaining the existing and planned character of the neighbourhood. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

Variance #1 proposes an increased eave height of 6.70 m whereas a maximum of 6.40 m is permitted. The intent of the zoning by-law is to lessen the visual massing of the dwelling and bring the edge of the roof closer to the ground, thereby keeping the dwelling within a human scale. The proposed eave height is measured to average grade which slightly below established grade, making up a portion of the increased eave height. The proposed dwelling contains a staggered front façade which breaks up the overall massing of the dwelling and reduces the overall impact of the increased height. Furthermore, the overall dwelling height maintains the maximum permitted height within the by-law. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 proposes a garage projection of 2.08 m whereas a maximum of 0 m is permitted. 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. The dwelling currently contains an existing garage projection. Although the proposed projection extends further than what is existing, the staggered front façade of the dwelling minimizes the overall impact of the projection due to the step-back design. Furthermore, the proposed projection would not create an inconsistent streetscape as dwellings within the immediate area are situated closer to or further from the front lot line. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Regarding variance #3, the proposed front yard setback is measured to the steps of the porch while the remaining portion of the dwelling maintains the required front yard setback of 7.50 m. The proposed variance is a minor deviation from the by-law and does not cause any significant impact to the streetscape character. As such, staff is of the opinion that this variance is appropriate to be handled through the minor variance process and raises no concerns of a planning nature.

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

The proposed dwelling contains architectural design features that break up the first and second storey, lessening the overall massing of the dwelling. Furthermore, the overall dwelling height maintains the maximum permitted height of 9.50 m, mitigating the impact on the streetscape character. The proposed garage projection does not pose a significant impact to the streetscape character as dwellings within the immediate area are situated closer to and farther from the front lot line, representing an inconsistent streetscape. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Conclusion

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and ensure additional variances are not required.

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 addition are being addressed through the Site Plan Application process, File SPI-20/056.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department notes that no new information has been received through application 20-56. The applicant shall submit the requested information in order to receive finalized Zoning comments. As such, staff cannot confirm the requested variances or if additional variances will be required.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the November 12th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: DEF-A-261/20, A-346/20, A-347/20, A-353/20, A-354/20, A-357/20, A-360/20, A-363/20, A-364/20, A-365/20, A-367/20, A-368/20, A-370/20, A-372/20

Comments Prepared by: Diana Guida, Junior Planner