

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-18	File(s): A379/20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-26

Consolidated Recommendation

The City recommends that the application be deferred for redesign.

Application Details

The applicants request the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing:

1. A gross floor area of 541.33sq.m (approx. 5,826.83sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 467.01sq.m (approx. 5,026.85sq.ft) in this instance;
2. A lot coverage of 26.88% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
3. A height of 10.40m (approx. 34.12ft) to the ridge whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.16ft) in this instance;
4. A height of 7.30m (approx. 23.95ft) to the eaves whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) in this instance;
5. A dwelling depth of 22.49m (approx. 73.79ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
6. A front yard measured to a porch, inclusive of stairs, of 10.05m (approx. 32.97ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch, inclusive of stairs, of 10.40m (approx. 34.12ft) in this instance.

Background

Property Address: 185 Maplewood Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-2 (Residential)

Other Applications

Site Plan Application: 20-95

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and South Service Road. The neighbourhood is entirely residential consisting of large lots containing one and newer two storey detached dwellings with mature vegetation. The subject property contains an existing one storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new two storey dwelling, requiring variances related to gross floor area, height, lot coverage, front yard setback, and dwelling depth.



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 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 16.18.1 of the Mineola Neighbourhood Character Area policies, new housing is encouraged to fit the scale and character of the surrounding area. The proposed dwelling is requesting an increase in gross floor area, height to the highest ridge and eave height which adds to the overall massing of the dwelling. Collectively, the variances propose a built form that does not maintain the intent of the infill regulations, which guides development to maintain compatibility within the existing and planned character of a neighbourhood. As such, staff recommends that the application be deferred for redesign.

Conclusion

The Planning and Building Department recommends that the application be deferred for redesign.

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 dwelling are being addressed through the Site Plan Application process, File SP-20/095.



Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file 20-95. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Our comments are based on the plans received by Zoning staff on 10/01/2020 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the November 26th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: A-369/20, A-379/20, A-384/20, A-385/20, A-386/20, A-387/20, A-389/20

Comments Prepared by: Diana Guida, Junior Planner