

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-11-18	File(s): A389/20 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-26

## Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to redesign the accessory structure (treehouse).

## Application Details

The Applicant requests the Committee to approve a minor variance to allow a treehouse, proposing a building height of an accessory structure of 5.70m (approx. 18.70ft); whereas, By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m (approx. 9.84ft), in this instance.

## Background

**Property Address:** 3680 Glencolin Court

### Mississauga Official Plan

Character Area: Erindale Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

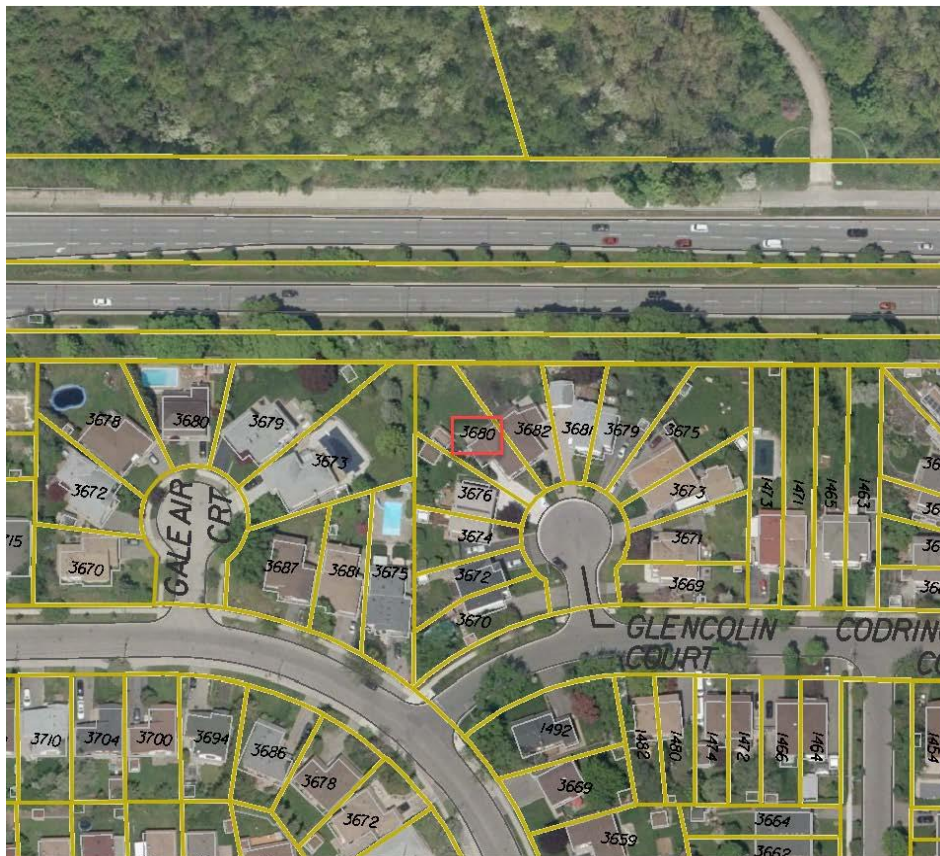
**Zoning:** RM1 (Residential)

### Other Applications:

None

## Site and Area Context

The subject property is located south-west of the Burnhamthorpe Road West and Erindale Station Road intersection, and currently houses a two-storey, semi-detached dwelling. The site is contiguous to an open space / landscaped trail to the rear. Contextually, the area is comprised of a mixture of detached and semi-detached residential structures. The properties within the immediate area possess lot frontages of approximately +/- 10.5m, with moderate vegetative / natural landscaped elements within the front yards. The subject property is an interior parcel, with a lot area of approximately +/- 690.0m<sup>2</sup> and a lot frontage of approximately +/- 9.1m.



Staff comments concerning this minor variance request are as follows:

Planning Staff would echo the Zoning Department's concern regarding the absence of any formal permit applications at this time and would reiterate that a comprehensive zoning review has yet to be completed.

The Applicant is requesting relief to permit the existing treehouse, proposing a building height for an accessory structure of 5.70m; whereas, a maximum height of 3.0m is permitted, in this instance.

The general intent of the Zoning By-law in regulating the height of an accessory structure is to both reduce the visual impact from a massing perspective that occurs as a results of such construction; as well as to ensure that each accessory structure remains clearly subordinate to the primary dwelling.

Planning Staff note, the solid board-on-board design, coupled with the minimal integration of the adjacent tree, results in significant and observable massing within the rear yard. Further, this aforementioned design, utilizing elevated "stilts", and with the majority of the structure being visibly exposed, creates discernable overlook / privacy concerns – especially when viewed in relation to the requested relief which seeks to substantially increase the permitted height of this structure.

Planning Staff would further note, the requested relief (5.7m) permits a maximum building height more in line with a two-storey dwelling than with an accessory structure.

While the placement of the treehouse to the rear-most portion of the yard, coupled with the structure's location adjacent to a municipal easement and major right-of-way (Burnhamthorpe Road West), does potentially support some manner of height increase, in this instance; any resultant design should nevertheless be more sympathetic from a massing perspective, as well as more respectful to the identified Zoning By-law regulations.

## Conclusion

Based on the preceding, Planning Staff cannot support the proposal, as submitted. The Planning and Building Department recommends that the application be deferred in order for the applicant to redesign the accessory structure (treehouse).

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note from our site inspection that we observed no grading and drainage related issues with the existing treehouse.









Comments Prepared by: David Martin, Supervisor Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is not in receipt of any permit applications at this time. In the absence of any permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

Comments Prepared by: Brian Bonner, Zoning Examiner

## **Appendix 5 – Region of Peel Comments**

Regional Planning staff have reviewed the applications listed on the November 26<sup>th</sup>, 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