

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-12-09	File(s): A414/20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-12-17

Consolidated Recommendation

The City recommends that the application be deferred for redesign.

Application Details

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

1. A gross floor area of 363.90sq.m (approx. 3916.99sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 297.15sq.m (approx. 3198.50sq.ft) in this instance;
2. A lot coverage of 35.86% whereas By-law, as amended, permits a maximum lot coverage of 35.00% in this instance;
3. An encroachment of a porch into the front yard of 2.08m (approx. 6.82ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of a porch into the front yard of 1.60m (approx. 5.25ft) in this instance;
4. An interior side yard of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance;
5. A combined width of side yards of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m (approx. 11.81ft) in this instance; and
6. A building height measured to the eaves of 7.09m (approx. 23.26ft) 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.

Background

Property Address: 130 Angelene Street

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 (Residential)

Other Applications:

Pre-Application: 20-1972

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and Mineola Road East. The neighbourhood is predominantly residential, consisting of one and two storey detached dwellings with some mature vegetation. Institutional uses are located north of the subject property. The subject property contains an existing one storey dwelling. The applicant is proposing a new two storey dwelling, requiring variances related to gross floor area, lot coverage, interior and combined side yard width and eave 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 are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. 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 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. 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 subject property will be addressed through the future Site Plan Approval and Building Permit process.



Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department is currently processing a building permit application under file 20-1972. Based on review of the information currently available for this building permit, the variances, as requested are correct.

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Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 5 – Region of Peel Comments

Development Engineering: Camila Marczuk (905) 791-7800 x8230

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. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Diana Guida, Junior Planner