

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-01-20	File(s): A34.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-01-28

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 475.00sq.m (approx. 5112.86ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 435.26sq.m (approx. 4685.10sq.ft) in this instance;
2. A lot coverage of 35.50% (435.30 sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (367.89sq.m) in this instance;
3. A building height measured to a flat roof of 8.98m (approx. 29.46ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.61ft) in this instance; and
4. A building height measured to the underside of the eaves of 8.10m (approx. 26.57ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 765 Bexhill Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

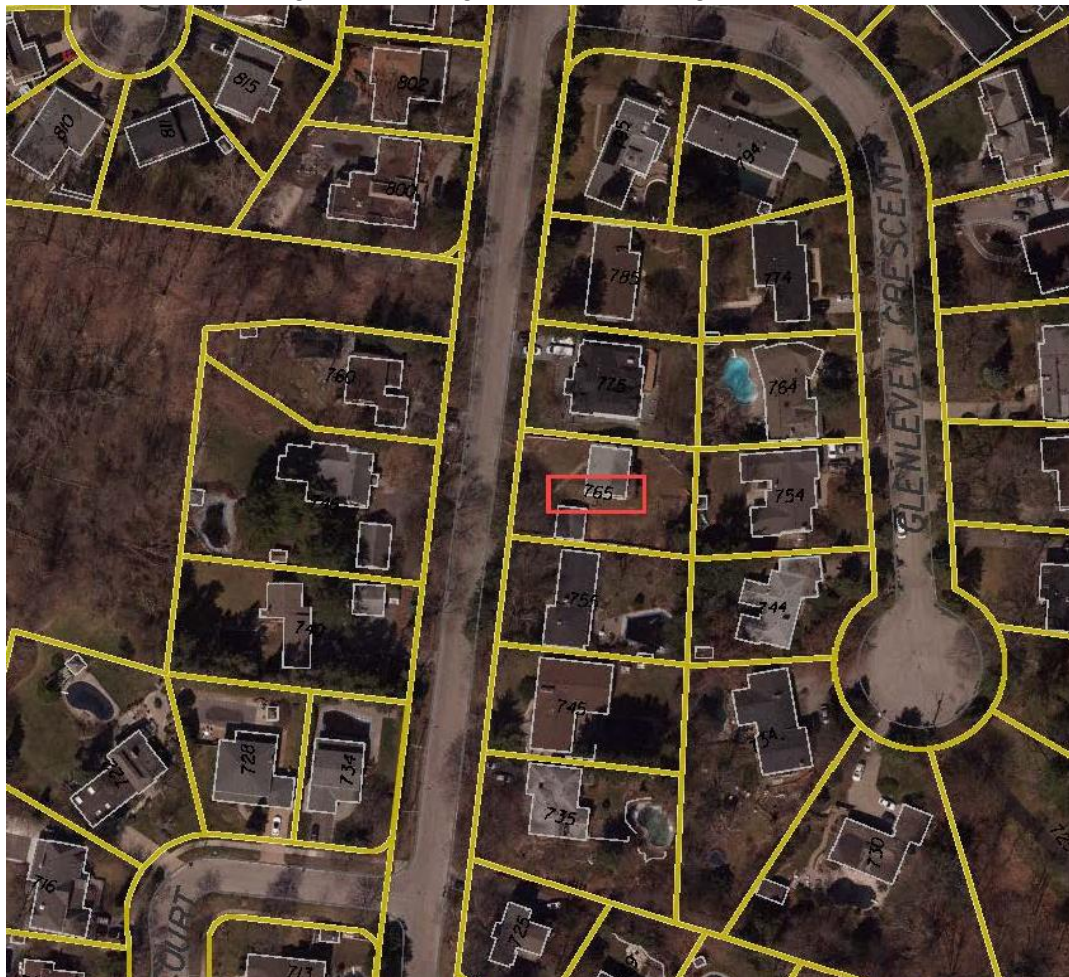
Other Applications

Site Plan Application: 20-18

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of Lorne Park Road and Lakeshore Road West. The neighbourhood is entirely residential consisting of large lots containing one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey detached dwelling with little vegetation.

The applicant is proposing a new two storey dwelling that requires variances related to gross floor area, flat roof height, eave height and lot coverage.



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 16.15.1.4 (c) of the Clarkson-Lorne Park Neighbourhood Character Area policies, new housing is encouraged to fit the scale and character of the surrounding area. The proposed dwelling requires an increase in gross floor area with a large amount of open to below space which is not accounted for within the variance. The applicant is also proposing an increased flat roof 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 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file SP 18-20. 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.

Information pertaining to established grade, number of kitchens and AC location was requested through application comments. The drawings submitted with this variance application are not the same as the drawings in the site plan file.

It should be noted that the drawings submitted with this variance application differ from the drawings commented on through the site plan application.

Our comments are based on the plans received by Zoning staff on October 20, 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. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Sandra Morrison, Zoning Examiner

Appendix 4 – Heritage

No Heritage Concerns

Comments Prepared by: John Dunlop, Manager, Heritage Planning

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the January 28th, 2021 Committee of Adjustment Agenda. We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner