

CTS Planning & Land Development Services
110 Bedford Park Ave
Toronto, Ontario
M5M 1J1

March 19, 2016

1556 Kenmuir Ave, Mississauga

As requested, please find the following short report on the City of Mississauga zoning regulations that apply to this existing residential property.

We understand from City of Mississauga records that the subject property is 922.16 m² (9,926.3 ft²) in total lot area with a lot frontage of 22.9 m (75.1 feet) and a lot depth of 40.23 m (131.9 feet).

This subject property is zoned R 3 – 1 in the Mississauga Zoning By-law and is subject to the Section 4.2.4 R 3 Infill Exception Regulations and Table attached to this report.

- The R 3 zoning regulations list a residential detached house as a permitted use;
- The maximum permitted gross floor area for infill residential construction is defined in the attached regulation 4.2.4 Line 7.0 as 190 m² (2,045 ft²) plus 0.20 times the lot area which in this case adds another (9,926.3 x .20) 1,985.26 ft² for a total potential gross floor area of 4,030.26 ft²;
- Gross Floor Area (GFA) – Infill Residential as defined in the Mississauga Zoning By-law means the sum of the areas of each storey of a building above grade measured from the exterior of the outside walls, including an attached garage or any part of the building used for motor vehicle parking;
- There are however various other zoning regulations which may ultimately determine the final residential dwelling GFA that could be constructed including regulations that control the minimum side yard setbacks from neighbouring lot lines and the maximum building height;
- Any plans to construct a new residential dwelling on this subject property will be reviewed by the Mississauga Building Department to determine whether they satisfy all of the applicable zoning regulations;
- Any property owners may also apply to the City of Mississauga's Committee of Adjustment to vary zoning regulations in order to build their preferred residential dwelling.

Conclusions:

Given the existing zoning regulations, it is possible to substantially increase the size of the residential dwelling on this subject property.

When building plans are being prepared, CTS Planning & Land Development Services would, in consultation with the property owners and an architect, review the building plans to determine whether the zoning by-laws regulations have been satisfied or whether they need to be varied through the Committee of Adjustment process.

Any application to the Mississauga Committee of Adjustment is subject to City staff review and a public hearing which must be attended by the applicants or a designated agent - a consulting service offered by CTS Planning & Land Development Services.

We trust that you will find the information in this report to helpful. Should you have any questions, please contact me for further information or clarification.

Yours sincerely,

Chris Stoyanovich, MCIP,RPP
CTS Planning & Land Development Services

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4.2.4 R3 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

In addition to the uses and regulations of Table 4.2.1 - R1 to R5 Permitted Uses and Regulations, the regulations of Table 4.2.4 - R3 Infill Exception Regulations shall apply where specified by an R3 Exception Zone.

Table 4.2.4 - R3 Infill Exception Regulations

Column A		B
Line		
1.0	MINIMUM INTERIOR SIDE YARD	
1.1	Interior lot - lot having a lot frontage less than 18.0 m	1.2 m + 0.61 m for each additional storey or portion thereof above one (1) storey
1.2	Interior lot - lot having a lot frontage equal to or greater than 18.0 m	1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey
2.0	MINIMUM COMBINED WIDTH OF SIDE YARDS	
2.1	One (1) storey detached dwelling - interior lots having a lot frontage less than 18.0 m	2.4 m + 0.2 m for each 0.5 m the lot exceeds 15.0 m
2.2	Dwelling having more than one (1) storey - interior lots having a lot frontage less than 18.0 m	3.6 m + 0.2 m for each 0.5 m the lot exceeds 15.0 m
2.3	One (1) storey detached dwelling - interior lots having a lot frontage equal to or greater than 18.0 m	20% of the lot frontage
2.4	Dwelling having more than one (1) storey - interior lots having a lot frontage equal to or greater than 18.0 m	27% of the lot frontage
3.0	MAXIMUM HEIGHT - HIGHEST RIDGE: lots having a lot frontage equal to or greater than 22.5 m sloped roof	9.5 m
4.0	MAXIMUM HEIGHT - HIGHEST RIDGE: lots having a lot frontage less than 22.5 m sloped roof	9.0 m
5.0	MAXIMUM HEIGHT: flat roof	7.5 m
6.0	MAXIMUM HEIGHT OF EAVES: from average grade to lower edge of the eaves	6.4 m
7.0	MAXIMUM GROSS FLOOR AREA - INFILL RESIDENTIAL	190 m ² plus 0.20 times the lot area
8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008), (0308-2011)	0.0 m
9.0	MAXIMUM DWELLING UNIT DEPTH	20.0 m

10.0	Driveways may be constructed of a permeable type of material	✓
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