

City of Mississauga Department Comments

Date Finalized: 2022-05-25	File(s): A255.22 Ward 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

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

1. A gross floor area infill of 374.39sq.m (approx. 4,029.90sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area infill of 335.86sq.m (approx. 3,615.17sq.ft) in this instance;
2. A height of 9.45m (approx. 31.00ft) measured to highest ridge whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m (approx. 29.53ft) measured to highest ridge in this instance; and,
3. A height of eaves of 7.39m (approx. 24.25ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

Amendments

The Building Department is currently processing a Site Plan Infill Approval application under file SPI 21-101. Based on review of the information currently available for this application, the variances # 2 and 3, as requested are correct. Furthermore, variance # 1 should be amended as follows:

1. A gross floor area infill of 374.90sq.m (approx. 4,035.40sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area infill of 335.86sq.m (approx. 3,615.17sq.ft) in this instance.

Background

Property Address: 1476 Trotwood Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

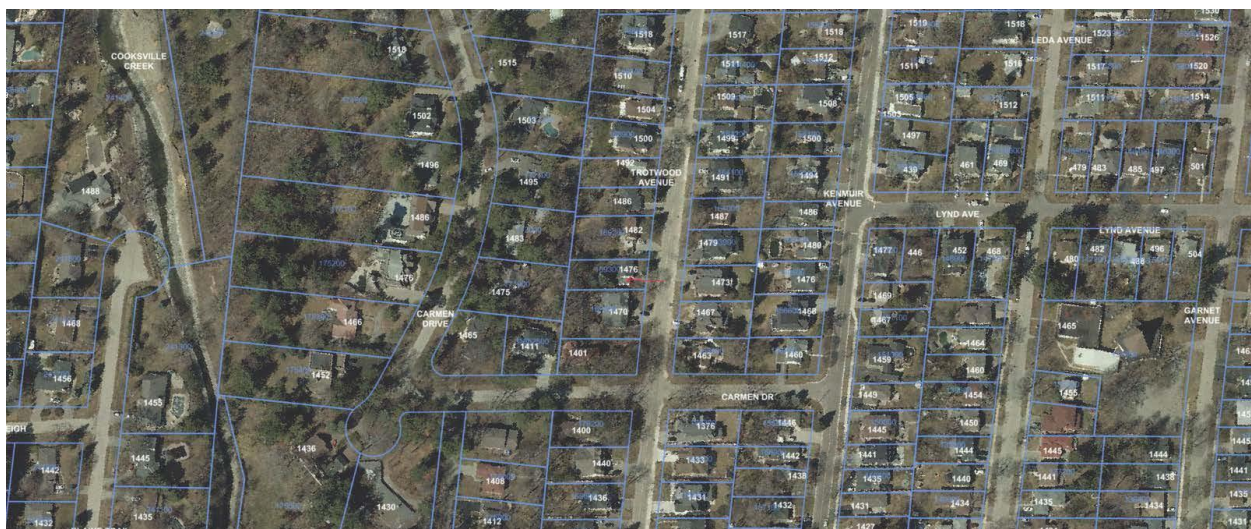
Zoning: R3-1 - Residential

Other Applications: Site Plan Infill Approval application under file SPI 21-101.

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south of the South Service Road and Trotwood Avenue intersection. The immediate area consists of a mix of older and newer two-storey detached dwellings with mature vegetation throughout the properties. The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new detached dwelling requiring a variance for gross floor area and heights.



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 on Schedule 10 of the Mississauga Official Plan (MOP), which permits detached dwellings.

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the dwelling heights proposed are excessive, do not maintain compatibility with the existing dwellings in the neighbourhood, and do not preserve the neighbourhood's character.

Staff are also concerned that increasing the dwelling's gross floor area in combination with the increase in the dwelling's height will cause significant massing issues and will directly impact neighbouring properties.

Staff recommend that the proposal be deferred for redesigned in order to address the concerns raised above.

Comments Prepared by: Connor DiPietro, 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 new dwelling will be addressed through the Site Plan Application process, File SPI-21/101.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill Approval application under file SPI 21-101. Based on review of the information currently available for this application, the variances # 2 and 3, as requested are correct. Furthermore, variance # 1 should be amended as follows:

1. A gross floor area infill of 374.90sq.m (approx. 4,035.40sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area infill of 335.86sq.m (approx. 3,615.17sq.ft) in this instance.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Sherri Takaloo, Zoning Examiner