

City of Mississauga Department Comments

Date Finalized: 2022-08-17	File(s): A400.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-08-25 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

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

1. A gross building area of 415.65sq m (approx. 4474sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross building area of 336.29sq m (approx. 3619.80sq ft) in this instance; and,
2. A building height to the underside of the eavestrough of 6.83m (approx. 22.41ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of the eavestrough of 6.40m (approx. 21.00ft) in this instance.
3. A lot coverage of 38% (approx. 279.36sq.m) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (approx. 256.01 sq.m) of the lot area in this instance; and,
4. A front yard setback of 5.78m (approx. 18.96ft) whereas By-law 0225-2007, as amended, requires a front yard setback of 7.5m (approx. 24.6ft) in this instance.

Amendments

While Planning Staff are not in a position to provide an interpretation of the Zoning By-law; Staff would note variances #1, 3 and 4 should be amended as follows:

1. A gross floor area of 415.65sq m (approx. 4474sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 336.29sq m (approx. 3619.80sq ft) in this instance;
3. A lot coverage of 38.2% (approx. 279.36sq.m) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (approx. 256.01sq.m) of the lot area in this instance; and,

4. A front yard setback of 5.26m (approx. 17.26ft) whereas By-law 0225-2007, as amended, requires a front yard setback of 7.5m (approx. 24.6ft) in this instance.

Background

Property Address: 1625 Trotwood Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

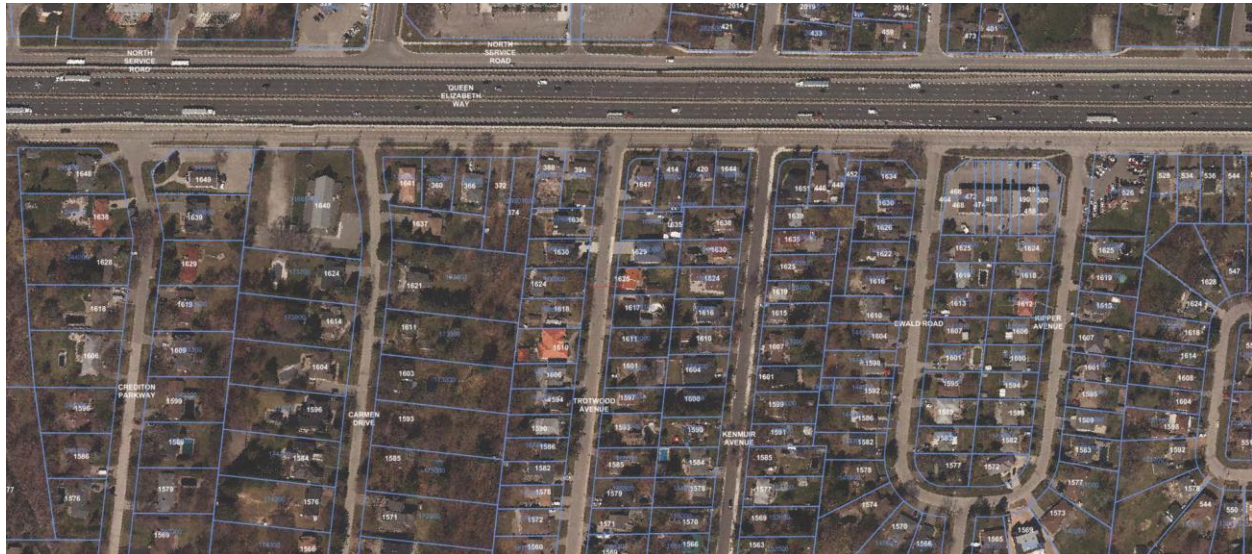
Zoning: R3-1 - Residential

Other Applications: PREAPP 22-2512

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 two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new detached dwelling requiring variances for gross floor area, eave height, lot coverage, and front yard setback.



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, duplex, triplex and other forms of low rise dwellings with individual frontages.

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

Staff recommend that the application be deferred 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 dwelling will be addressed through the future Site Plan approval process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 22-2512. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 06/20/2022 and 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: Jeanine Benitez, Zoning Examiner

Appendix 3 – Region of Peel

Comments: 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 contact Servicing Connections at siteplanservicing@peelregion.ca

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared by: Joseph Filice, Junior Planner