

# City of Mississauga Department Comments

Date Finalized: 2022-10-26	File(s): A255.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-11-03 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 9.068m (approx. 29.751ft) 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 7.01m (approx. 23.00ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) 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

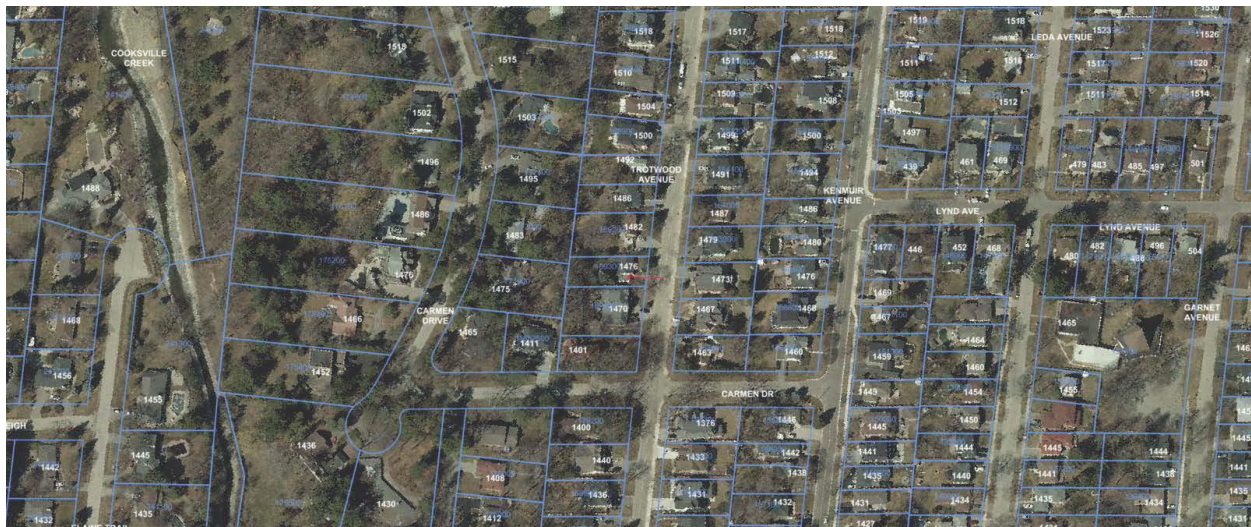
**Zoning:** R3-1 - Residential

**Other Applications:** Site Plan Infill Approval application under file SPI 21-10

## 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 variances 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 Committee of Adjustment previously deferred this application on June 2<sup>nd</sup>, 2022, to allow the applicant an opportunity to redesign the proposal to reduce the height of the proposed dwelling. Staff note that the applicant has reduced the overall roof and eave heights from 9.45m (31.00ft) to 9.07m (29.76ft) and 7.39m (24.25ft) to 7.01m (23.00ft). Furthermore, the proposed gross floor area remains the same.

Staff have no concerns with the applicant's revised heights, however, staff is unable to accurately evaluate Variance #1, as the applicant has provided an incomplete set of floorplan drawings. Furthermore, staff is of the opinion that the calculation of gross floor area (GFA) – infill residential may be incorrect.

---

City Council passed a City-initiated zoning by-law amendment on August 10<sup>th</sup> 2022. The zoning by-law amendment revised the definition of gross floor area (GFA) – infill residential, to include the area of “void in a floor”. Further, Subsection 4.1.22 was added to Section 4.1 to permit applicants a maximum reduction of up to 10% to account for the area of void in a floor depending on the proposed GFA. Any additional void in the floor area that exceeds 10% is now included in the overall calculation of maximum GFA - infill residential.

Despite the effect of Subsection 4.1.22, staff is unable to determine if the applicant’s calculations are correct based off the drawings provided.

Staff recommend that the application be deferred to allow the applicant to confirm the accuracy of the requested variances and to provide the requested information.

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 Site Plan Application process, File SPM-21/101.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill application under file SPI 21-101. 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.

We advise that based on By-law 0208-2022, which is in full force and effect, the GFA calculation needs to be updated and recalculated as required.

Please note that comments reflect those provided through the above permit application 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: Sherri Takaloo, Zoning Examiner

### Appendix 3- Region of Peel

Please apply previous comments.

Comments Prepared by: Patrycia Menko, Junior Planner