

City of Mississauga Department Comments

Date Finalized: 2023-01-09	File(s): A255.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-01-26 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

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 369.27sq.m (approx. 3,974.79sq.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

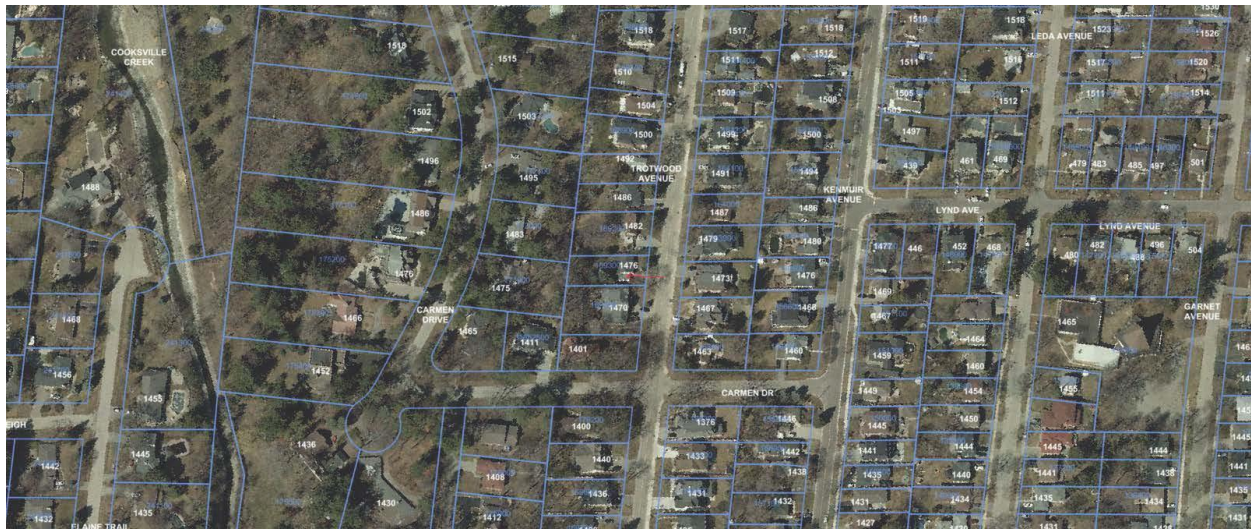
Zoning: R3-1 - Residential

Other Applications: Site plan 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 two-storey 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 2nd, 2022, to allow the applicant an opportunity to redesign the proposal to reduce the height of the proposed dwelling. The Committee of Adjustment deferred the application again on November 3rd, 2022,

to allow the applicant to confirm the accuracy of the requested variances and to provide additional drawings to staff for review.

Since the applicant's first submission, staff note that overall roof and eave heights have been reduced from 9.45m (31.00ft) to 9.068m (29.75ft) and 7.39m (24.25ft) to 7.01m (23.00ft) respectively. The applicant has also reduced the proposed gross floor area from 374.39m² (4,029.9m²) to 369.27m² (3,974.79ft²). Staff is of the opinion that the applicant's resubmission addresses both staff's and the Committee's concerns. Furthermore, the requested height variances represent a minor deviation from the zoning by-law's requirements and the proposed dwelling contains architectural features, which break up the first and second storey, mitigating the impacts of the building massing, making it compatible with the existing streetscape and neighbouring properties. As such, staff is of the opinion that the proposal does not pose a negative impact to the character of the neighbourhood.

Through a detailed review of the application, staff is of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process. The application raises no concerns of a planning nature.

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 by our Development Construction Section through the future Building Permit process.

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.

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