

City of Mississauga Department Comments

Date Finalized: 2023-08-16	File(s): A287.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-08-24 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 a dwelling proposing:

1. An eaves height of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance;
2. A highest ridge height of 9.62m (approx. 31.56ft) whereas By-law 0225-2007, as amended permits a maximum height of 9.00m (approx. 29.53ft) in this instance;
3. A gross floor area of 439.80sq m (approx. 4733.97sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 325.76sq m (approx. 3506.45sq ft) in this instance;
4. An interior side yard setback of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended permits a maximum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
5. A combined side yard width of 2.42m (approx. 7.94ft) whereas By-law 0225-2007, as amended requires a minimum combined side yard width of 3.80m (approx. 12.47ft) in this instance;
6. A setback to the AC Unit of 0.37m (approx. 1.21ft) whereas By-law 0225-2007, as amended requires a minimum setback of 0.61m (approx. 2.00ft) in this instance; and,
7. An eaves setback of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended requires a minimum eaves setback of 1.36m (approx. 4.46ft) in this instance.

Background

Property Address: 1492 Trotwood Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

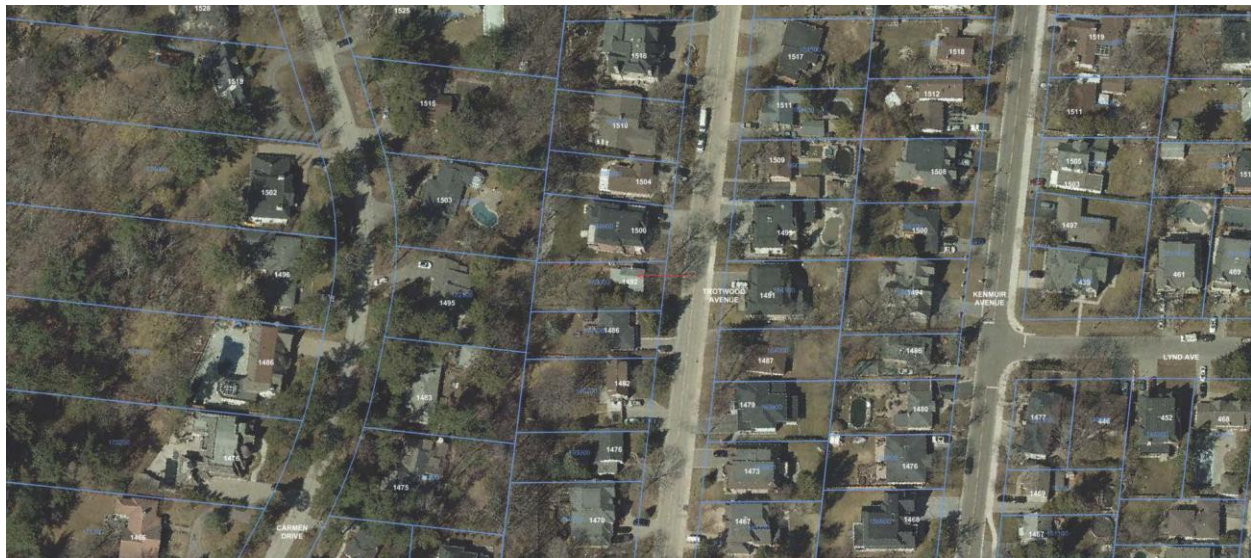
Zoning: R3-1 - Residential

Other Applications: BP 9NEW 23-6663.

Site and Area Context

The subject property is located in the Mineola Neighbourhood Character Area, southwest of the Kenmuir Avenue and South Service Road intersection. The immediate neighbourhood primarily consists of a mix of older and newer one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant proposes a new two-storey detached dwelling requiring variances related to dwelling height, eave height, setbacks and gross floor area.



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*.

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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).

Upon the review of new two storey-detached dwellings in the neighbourhood, staff are of the opinion that the proposed gross floor area is excessive and out of character. Staff note that the size of the lot directly influences the amount of gross floor area that is permitted. Lots of this size are common in the immediate area and new infill development with lower gross floor areas has been accommodated.

Furthermore, the proposal requires additional variances for height and setbacks. Staff note that individually these variances are of no immediate concern, however, in tandem with the proposed gross floor area, the additional variances will exacerbate the overall massing of the dwelling and directly impact neighbouring properties and the streetscape.

Planning staff recommend the application be deferred to give the applicant an opportunity to redesign the dwelling.

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 are being addressed by our Development Construction Section through the Building Permit process BP9 NEW-23/6663.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file BP 9NEW 23-6663. Based on review of the information currently available in this application, the variances, as requested are correct.

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

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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: Gary Gagnier; Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance Application: A-23-287M – 1492 Trotwood Avenue

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Comments:

- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Patrycia Menko, Junior Planner