



Committee of Adjustment

The following staff reports are current as of October 22nd, 2018 at 10:00am.

Any staff reports received after this time may be obtained by
emailing committee.adjustment@mississauga.ca

Please note: resident comments are not posted online and may be obtained by
emailing the above.

Location: COUNCIL CHAMBERS
Hearing: NOVEMBER 01, 2018 AT 1:30 P.M.

1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS - (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-072/18	ENERSOURCE HYDRO MISSISSAUGA INC. C/O ALECTRA UTILITIES	15 SQUARE ONE DR	4

NEW APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-406/18	2312651 ONTARIO INC	3417- 3427 DERRY RD E	5
A-407/18	MILENA TESIC	3156 BENTLEY DR	10
A-408/18	LEA & JOHN TSEREPAS	1463 DAVENTRY CRT	11
A-410/18	LAN FRANK SHANMUGANATHAN, MATHANGI SELVANAYAGAM	2381 BANKSIDE DR	11

DEFERRED APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-328/18	IMH 2185 SHERIDAN & 2250 HOMELANDS LTD	2250 HOMELANDS DR & 2185 SHERIDAN PARK DR.	2

Date: October 19, 2018

File: C of A – 'B' 72/18
(Ward 4 – 15 Square One Drive)

Agenda: November 1, 2018

New Item

Recommendation

The Planning and Building Department has no objection to the requested consent application as amended.

Background

Mississauga Official Plan

Character Area: Downtown Core
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: H-CC2(2) (City Centre)

Comments

Zoning

This Division notes that the severed and retained lands should comply with the provisions of Zoning By-law 225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to existing buildings, etc.

Notwithstanding the above it appears the purpose of this consent is a lot addition. The notice and/or decision should reflect the intent as opposed to the current wording which states it is the creation of a new lot.

Planning

The subject site is located within the Downtown Core Neighbourhood Character Area, near the intersection of Hurontario Street and Square One Drive. The applicant is requesting to sever a

parcel of land having an area of 940 m² and transfer it to the adjacent plaza to the north owned by Oxford.

The application states that the severed parcel of land will be for the creation of a new lot. However, in discussion with the applicant, the severed parcel is a lot addition and will be transferred to the adjacent parcel of land. No development is proposed on the lot addition at this time. The application states that the severed parcel may be used for additional parking and could be subject to a future development application.

We advise that the requested consent application should be amended as follows:

"The applicant requests the approval of the Committee to sever a parcel of land for the purpose of a lot addition. The transferred parcel will have an area of approximately 940 sq.m (approx. 10118.10 ft.)."

The Planning and Building Department are of the opinion that the requested consent application has regard to Section 51(24) of the *Planning Act*, specifically that the application conforms to the official plan and is suitable for the purposes of a lot addition.

Based on the preceding information, the Planning and Building Department has no objection to the requested consent application as amended.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 19, 2018

RE: **Applicant:** **Enersource Hydro Mississauga Inc.**
 Date of Hearing: **November 1, 2018**
 Location: **15 Square One Drive**
 Our File: **'B' 72/18, Ward 4 (Z-29)**

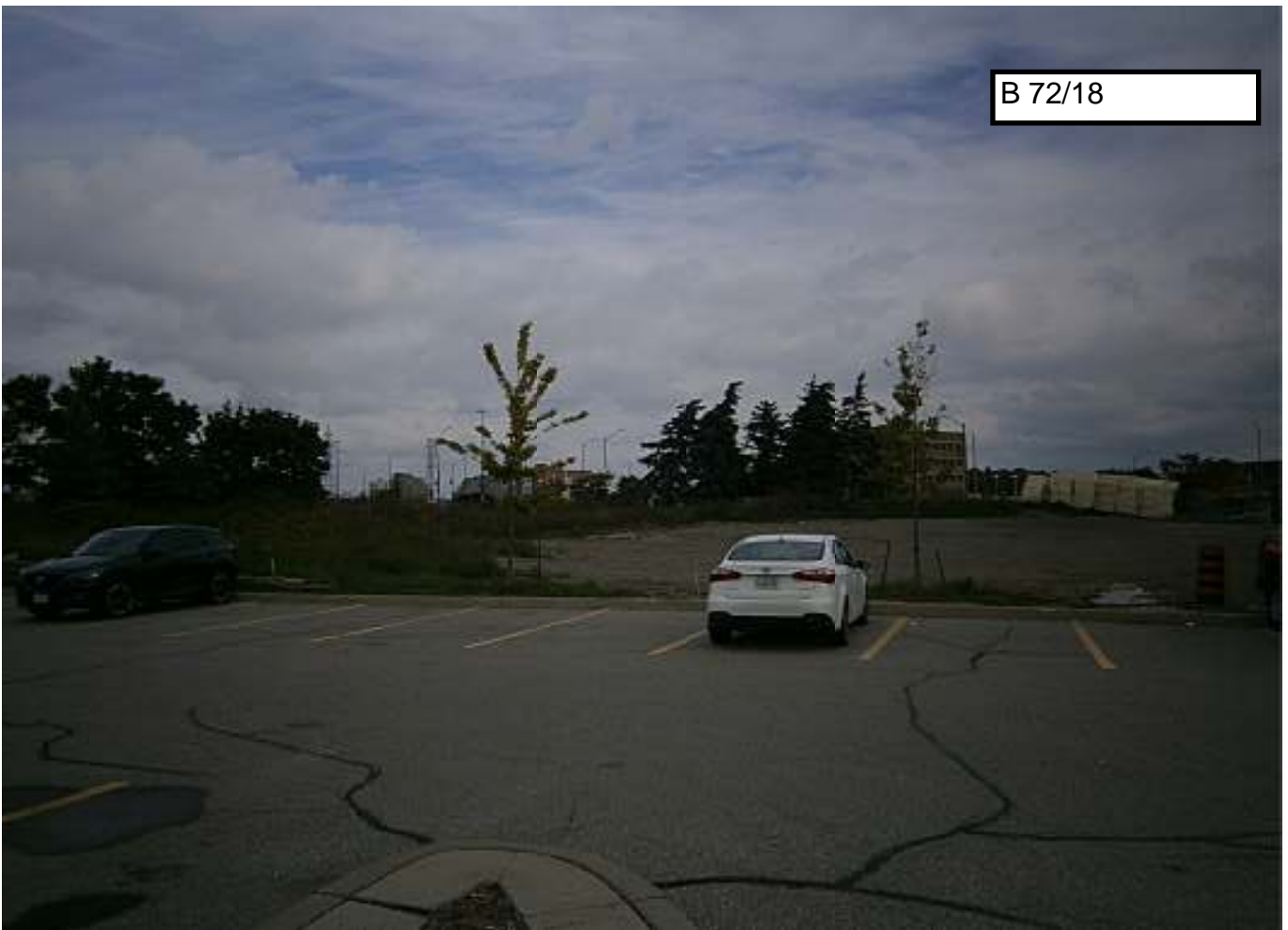
This Department has no objections to the applicant's request where the intent would be to facilitate the severance of a portion of the subject property (identified as Part 1 on the provided Draft 43R-Plan) in order that the severed parcel can be attached to the neighbouring commercial development. It should also be noted that any Transportation and Works Department requirements for the severed lands or retained lands will also be addressed through the Site Plan Approval Process.

D. Martin
Supervisor, Development Engineering South
905-615-3200, ext. 5833

B 72/18



B 72/18



B 72/18



B 72/18



Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

October 22nd, 2018

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
November 1st, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 1st, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-328/18

Consent Application: B-072/18

Minor Variance Applications: A-407/18, A-408/18, A-410/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga
 Marylu Javed, City of Mississauga
 Umar Mahmood, City of Mississauga

Date: October 19, 2018

File: C of A – 'A' 406/18
(Ward 5 – 3417-3427 Derry Road East)

Agenda: November 1, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be deferred in order to submit a parking utilization study.

Background

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C2 (Commercial)

Other Applications

Site Plan Application: 14-59

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file SP 14-59 W5. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

Planning

The subject site is located within the Malton Neighbourhood Character Area, at the intersection of Derry Road East and Goreway Drive. The applicant is requesting a variance for a parking deficiency, proposing 190 parking spaces whereas 260 parking spaces are required.

As new tenants are occupying units within the commercial plaza, a minor variance was required to ensure that there is sufficient parking on-site to accommodate new tenants. However, as the new tenants have not been identified, we are unable to determine what types of uses are going into the commercial plaza and if the proposed 190 parking spaces are sufficient. Staff notes that a parking utilization study is required to justify the reduction in parking.

Based on the preceding information, the Planning and Building Department recommends the application be deferred in order to submit a parking utilization study.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 19, 2018

RE: Takebacks - November 1, 2018
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- November 1, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 406/18 and 'A' 410/18.

D. Martin
Supervisor Development Engineering South
905-615-3200 ext. 5833

A 406/18



A 406/18



Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
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peelregion.ca

October 22nd, 2018

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 1st, 2018**

Minor Variance Application: A-406/18
Development Planning: Tracy Tang (905) 791-7800 x8047

The subject land is located within an area the Regional Official Plan (ROP) designates as a Core Woodland and Core Valley of the Greenlands System in Peel, under Policy 2.3.2. The subject land is also located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA). Within these designations, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the TRCA for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga
 Marylu Javed, City of Mississauga
 Umar Mahmood, City of Mississauga

October 19, 2018

CFN 59073.11
X-Ref CFN 50302.07, 53050

BY EMAIL: committee.adjustment@mississauga.ca

Mr. Sean Kenney
Committee of Adjustments
City of Mississauga
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Dear Mr. Kenney:

**Re: Committee of Adjustment Minor Variance Application A 406/18
3417-3427 Derry Road East
City of Mississauga
2312651 Ontario Inc. c/o Allan Nawar (Agent: Peter Jaruczik of Arc Design
Development Services)**

This letter will acknowledge receipt of the above noted application. Thank you for the opportunity to review this application (received on October 1, 2018). Toronto and Region Conservation Authority (TRCA) staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014 (PPS)*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memoranda of Understanding (MOU) with the City of Mississauga and the Region of Peel wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of this application is to permit:

1. A reduction in parking for the commercial plaza on the subject property proposing a total of 190 parking spaces for all uses on site; whereas By-law 0255-207, as amended, requires a total of 625 parking spaces for all uses on site in this instance.

Recommendation

On the basis of the comments noted below, TRCA staff has no objection to the above noted application.

Application Specific Comments

Applicable TRCA Policies and Regulation:

The majority of the subject property is located within TRCA's Regulated Area of the Mimico Creek Watershed and is therefore subject to Ontario Regulation 166/06 (as amended) and the policies within TRCA's LCP. The subject property is traversed by a valley corridor and Regulatory Floodplain associated with the adjacent Mimico Creek. A TRCA permit will be required prior to any works commencing within the Regulated Area of the Mimico Creek Watershed.

It is the understanding of TRCA staff that the requested variance is required in order to permit reduced parking on site. Based on our review, no new development is proposed for the property and the existing parking lot is to remain unchanged. As such, a permit pursuant to Ontario Regulation 166/06 is not required at this time and our policy interests do not appear to be impacted. However, TRCA staff has an interest in any future development on the subject property and future development may be subject to a TRCA permit.

Fees

In addition to regulatory responsibilities, TRCA has a role as a commenting agency for Planning Act applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA.

By copy of this letter, TRCA staff thanks the applicant for providing the \$1100.00 (Minor Variance – Industrial/Commercial/Subdivision/Institutional) review fee to this office.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Yours truly,



Colleen Bain
Planner I
Planning and Development
Tel: (416) 661-6600, Ext.5657
colleen.bain@trca.on.ca

CB/am

Cc (by email): Sean Kenney, City of Mississauga
Allison Morris, City of Mississauga
Alexander Davies, City of Mississauga

Date: October 19, 2018

File: C of A – 'A' 407/18
(Ward 10 – 3156 Bentley Drive)

Agenda: November 1, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be deferred to verify the accuracy of the proposed front yard.

Background

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1-1 (Residential)

Other Applications

Building Permit: 18-2294

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 18-2294. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

Planning

The subject property is located within the Churchill Meadows Neighbourhood Character Area, near the intersection of Tenth Line West and Thomas Street. The applicant is requesting Committee to approve a front yard of 3.29 m whereas 4.50 m is required.

The applicant is proposing an addition to the dwelling in the side yard. The addition entails closing off the porch which currently exists in the side yard. Enclosing a portion of the porch would not have a negative impact to the neighbouring property or neighbourhood. The variance required is due to an already existing encroachment of the front porch. There are dwellings in the immediate area that have similar existing front yards. Having a reduced front yard in this instance would maintain the character of the neighbourhood and the general intent and purpose of the zoning by-law.

However, Zoning has noted that there may be an error in the calculation of the front yard. The measurement does not seem to be made from the narrowest portion of the front lot line.

Based on the preceding information, the Planning and Building Department recommends the application be deferred to verify the accuracy of the proposed front yard.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 19, 2018

RE: Takebacks - November 1, 2018
File - C.A. Agendas

Re: C.A. 'A' 407/18
Milena Tesic
3156 Bentley Dr
Ward 10

It's our understanding from the information submitted with the application that the proposed addition will enclose the existing front porch area and this should not impact on the existing grading and drainage pattern for the property. In view of the above we have no objections to the request and note that any Transportation and Works Department requirements will be addressed through the Building Permit Process.

D. Martin
Supervisor Development Engineering South
905-615-3200 ext. 5833





A 407/18



Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

October 22nd, 2018

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 1st, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 1st, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-328/18

Consent Application: B-072/18

Minor Variance Applications: A-407/18, A-408/18, A-410/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga
 Marylu Javed, City of Mississauga
 Umar Mahmood, City of Mississauga

Date: October 19, 2018

File: C of A – 'A' 408/18
(Ward 11 – 1463 Daventry Court)

Agenda: **November 1, 2018**

New Item

Recommendation

The Planning and Building Department recommends the application be refused.

Background

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: **RM2-14** (Residential)

Comments

Zoning

This Division notes that a building permit is not required in this instance. It should be noted that a full zoning review has not been completed, however, variance #2 should be removed. The proposed reconfiguration is not deemed to be a hammerhead. A hammerhead is defined in the by-law as an area attached to a driveway that is to be used solely for facilitating the turning of a motor vehicle. The angle and size proposed clearly eliminates both of the intended purposes of a hammerhead.

It is noted that additional variances may be required, in regards to the walkway attachment. The zoning by-law permits a maximum of one walkway attachment with a width of 1.5 m. Based on information provided with this application, we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required.

Planning

The subject property is located within the Meadowvale Village Neighbourhood Character Area. The applicant is requesting minor variances for an increased driveway width and size of a hammerhead driveway.

In regards to variance #1 for an increased driveway width of 10.97 m whereas 5.20 m is required, staff cannot support more than a double increase in width. The subject property has a frontage of approximately 13 m. The proposed driveway width would take up about 84% of the frontage on Daventry Court. When looking at the context of the neighbourhood, the proposed design and increase in width is out of character for the area. Driveways in the immediate and general area have a significantly lesser width than what is being proposed. The proposed width would also allow for 3 vehicles to be parked on the driveway. The intent of the zoning by-law was to allow for two vehicles to be parked side by side.

Zoning has noted that variance #2 should be removed as the proposed configuration is not deemed to be a hammerhead. The sole use of a hammerhead driveway is to facilitate the turning of a vehicle. Due to the proposed angle and size, the function of the proposed hammerhead driveway is eliminated in this instance. Zoning has also noted that an additional variance for a walkway attachment may be required.

The Planning and Building Department is of the opinion that the proposed driveway width does not maintain the character of the neighbourhood as well as the general intent and purpose of the zoning by-law. Based on the preceding information, the Planning and Building Department recommends the application be refused.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 19, 2018

RE: Takebacks - November 1, 2018
File - C.A. Agendas

Re: C.A. 'A' 408/18
Lea & John Tserepas
1463 Daventry Crt
Ward 11

This department cannot support the applicant's request. From our site inspection and enclosed photos it is evident that the applicant has widened the existing municipal curb without the City's approval and constructed the parking area partially within the City owned municipal boulevard. The constructed parking area is also located in very close proximity to an existing light standard where typically at least a 1.5M setback is required to any utilities. As this is a corner property and the constructed driveway is located on an angle we also have significant traffic related concerns with site manoeuvrability and access. For corner properties the access location must be located as far removed from the intersection as possible.

It should also be acknowledged that variance #2 which makes reference to a "Hammerhead Driveway" is incorrect. The purpose of a Hammerhead Driveway is to accommodate for a vehicle turnaround and not to facilitate an additional parking space. A Hammerhead Driveway must also be located within private property. Requirements for a Hammerhead driveway are clearly outlined in Section 4 (4.1.9.5-4.1.9.6) of the Zoning By-Law.

In view of the above noted concerns, the Transportation and Works cannot support the requested variances. At the same time we would request that satisfactory arrangements be made with the City of Mississauga to re-instate the widened curb cut since it has not been approved nor constructed by the City and re-instate any City owned portion of the boulevard with topsoil and sod.

Should you require any additional information regarding the above comments, please contact Tony Iacobucci at tony.iacobucci@mississauga.ca or at 905 615 3200 ext. 5129.

D. Martin
Supervisor Development Engineering South
905-615-3200 ext. 5833



2018 aerial image of vehicle
within boulevard municipal

A 408/18





A 408/18





A 408/18



Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

October 22nd, 2018

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
November 1st, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 1st, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-328/18

Consent Application: B-072/18

Minor Variance Applications: A-407/18, A-408/18, A-410/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga
Marylu Javed, City of Mississauga
Umar Mahmood, City of Mississauga

Date: October 19, 2018

File: C of A – 'A' 410/18
(Ward 11 – 2381 Bankside Drive)

Agenda: November 1, 2018

New Item

Recommendation

The Planning and Building Department has no objection to the requested variance.

Background

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R5 (Residential)

Other Applications

Building Permit: 18-2331

Comments

Zoning

The Building Department is currently processing a building permit application under file 18-2331. Based on review of the information currently available for this building permit, we advise that the following variance be amended as follows:

"A minor variance to allow a deck proposing a lot area of 43.79%, whereas By-law 0225-2007, as amended, permits a maximum lot area of 40% in this instance."

Planning

The subject property is located within the Central Erin Mills Neighbourhood Character Area, near the intersection of Erin Mills Parkway and Thomas Street. The applicant is requesting relief from the zoning by-law, proposing a lot coverage of 42.90 % whereas 40 % is permitted. Due to the proposed deck having an area greater than 10 m², it contributes to the total lot coverage on the subject property.

Zoning has noted that the application should be amended to propose a lot area of 43.79 %. Although the deck is raised, it maintains the character of the existing neighbourhood. Many dwellings within the immediate area have similar raised decks which could result in a similar variance. The increase in lot coverage would not have a negative impact on neighbouring properties. The requested variance is a minor increase from what is permitted and would still maintain the intent and purpose of the zoning by-law.

Based on the preceding information, the Planning and Building Department has no objection to the requested variance.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 19, 2018

RE: Takebacks - November 1, 2018
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- November 1, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 406/18 and 'A' 410/18.

D. Martin
Supervisor Development Engineering South
905-615-3200 ext. 5833

A 410/18



Public Works

10 Peel Centre Dr.
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October 22nd, 2018

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Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
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**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
November 1st, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 1st, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-328/18

Consent Application: B-072/18

Minor Variance Applications: A-407/18, A-408/18, A-410/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga
Marylu Javed, City of Mississauga
Umar Mahmood, City of Mississauga

Date: October 19, 2018

File: C of A – 'A' 328/18
(Ward 2 – 2250 Homelands Drive and 2185 Sheridan Park Drive)

Agenda: November 1, 2018

Deferred Item

Recommendation

The Planning and Building Department has no objection to the requested variances, as amended, but the applicant may choose to defer the application in order to verify the accuracy of the requested variances.

Background

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: RA4-2 (Residential)

Other Applications

Site Plan Application: SP 17-183

Comments

Zoning

The Building Division is currently processing a site plan approval application under file 17-183. Based on review of the information currently available for this application, we advise that the following variances should be amended as follows:

To allow the addition of a 17 storey rental apartment building with 152 units on the site proposing a site total of 516 parking spaces (72 visitor) whereas By-law 0225-2007, as amended, requires a minimum of 702 parking spaces (96 visitor) in this instance.

The applicant is advised that should they wish to proceed, the Parking statistics calculation has not yet been reviewed through site plan to confirm accuracy.

Planning

The application was deferred at the September 6, 2018 hearing. The applicant hosted a community meeting on October 16, 2018. Staff and the applicant have been in discussion, and no revisions to the application are anticipated at this time.

Our previous comments remain applicable:

The subject lands include two apartment buildings located in the Sheridan Neighbourhood near the intersection of Sheridan Park Drive and Erin Mills Parkway. A site plan application proposes an additional apartment building on the subject lands; high density residential is permitted in the official plan and the zoning by-law in this instance. The requested variance is for a reduction in required parking.

A parking utilization study was submitted and reviewed by staff. The study included a survey of existing utilization which found the utilization rate of 0.85 spaces per unit and 0.04 spaces per unit for visitor parking. The parking spaces are not bundled with the residential units. Additional parking could be provided on the subject lands if necessary. Due to the observed parking demand, and the unbundled parking spaces, it is our opinion that the reduction in required parking spaces is appropriate in this instance.

However, Planning notes that the proposed reduction in visitor parking spaces is significant in comparison to the required amount. In order that the visitor parking does not impact the surrounding neighbourhood, staff has been in discussion with the applicant to increase the amount of visitor parking. This department recommends reducing the resident parking to 444 spaces, and increasing the visitor parking to 72 spaces, however, the overall number of parking spaces remains the same at 516 parking spaces.

Based on the preceding, the Planning and Building Department has no objection to the requested variance, as amended, but the applicant may choose to defer the application in order to verify the accuracy of the requested variances.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 19, 2018

RE: Takebacks - November 1, 2018
File - C.A. Agendas

Re: C.A. 'A' 328/18
IMH 2185 Sheridan & Homelands Ltd
2250 Homelands Dr & 2185 Sheridan Park Dr.
Ward 2

We note for Committee's information that the City is currently processing a Site Plan Application for this property, Reference SP-17/183. Transportation and Works Department concerns/requirements for this property will be addressed through the Site Plan Process.

D. Martin
Supervisor Development Engineering South
905-615-3200 ext. 5833

Public Works

10 Peel Centre Dr.
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tel: 905-791-7800

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October 22nd, 2018

Sean Kenney, Secretary Treasurer
Committee of Adjustment
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**Re: Region of Peel Consolidated Comments
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Consent Application: B-072/18

Minor Variance Applications: A-407/18, A-408/18, A-410/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga
 Marylu Javed, City of Mississauga
 Umar Mahmood, City of Mississauga