



## **Committee of Adjustment**

**The following staff reports are current as of November 8<sup>th</sup>, 2019 at 9:30pm.**

**Any staff reports received after this time may be obtained by  
emailing [committee.adjustment@mississauga.ca](mailto: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 14, 2019 AT 1:30 P.M.**

**NEW APPLICATIONS (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-068/19 TO B071/19 A-427/19 TO A-430/19	NICOLA GERASOLO	0 TORQUAY MEWS, 971 AVIATION RD, 645 BYNGMOUNT AVE	1
B-072/19 A-432/19 A-433/19	TINA JAIN	5 PINE AVE N	1

**DEFERRED APPLICATIONS (CONSENT)**  
**NONE**
**NEW APPLICATIONS (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-425/19	PAULO MEDEIROS & ANDREIA CAETANO	1259 HAIG BLVD	1
A-431/19	MADELEINE WELTON	892 MEADOW WOOD RD	2
A-434/19	LOREDANA LANE	1183 KANE RD	2
A-435/19	PASCAL CESARIO	1417 SHADOWA RD	2
A-437/19	PORT CREDIT WEST VILLAGE PARTNERS INC	70 MISSISSAUGA RD S & 181 LAKESHORE RD W	1
A-438/19	NADEZDA BELOGOLOVA & ABDALLAH KHATATBEH	1771 PICKMERE CRT	3
A-439/19	WILLIAM P & ANNE BERGEN	36 RIVER RD	11

**DEFERRED APPLICATIONS (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-181/19	CATHOLIC CEMETERIES & FUNERAL SERVICES-ARCHDIOCESE OF TORONTO	6933 TOMKEN RD	5

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)

Date: November 7, 2019

File: C of A – 'B' 68/19 to 'B' 71/19 & 'A' 427/19 to 'A' 430/19  
(Ward 1 – 0 Torquay Mews, 971 Aviation Road & 645 Byngmount Avenue)

Agenda: **November 14, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department has no objections to the requested consent and associated minor variance applications. The applicant may choose to defer the application to verify the accuracy of the requested variances.

## **Background**

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Low Density II

### **Zoning By-law 0225-2007**

Zoning: **R3-75** (Residential)

## **Comments**

### **Zoning**

This Division notes that no development is proposed through this application and that a zoning review has not been completed. As a result, the Zoning Division cannot confirm the accuracy of the requested variances and if additional variances will be required.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition;

The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

### **Planning**

The subject properties are located within the Lakeview Neighbourhood Character Area, southwest of Lakeshore Road East and Cawthra Road. The subject properties are currently vacant, however, with the exception of 0 Torquay Mews; the properties previously contained detached dwellings. The parcel known as 0 Torquay Mews was the former laneway lands between 971 Aviation Road and 644 Lakeshore Road East. Other than shrubs lining the perimeter of the properties and two mature trees, there is very little vegetation on the subject properties. The context of the surrounding neighbourhood includes detached dwellings with little mature vegetation and commercial uses to the north along Lakeshore Road East.

The applications propose to sever a portion of the former laneway parcel which is to be added to the commercial property at 644 Lakeshore Road East with the remainder of the laneway lands being added to 971 Aviation Road. Following the lot additions, the applicants then propose to create four lots from the two existing lots, with one lot fronting onto Aviation Road and three lots fronting onto Byngmount Avenue.

The proposed applications are similar to the consent and minor variance applications that were previously approved during the June 15<sup>th</sup>, 2017 Committee of Adjustment hearing. The previous approval lapsed and as a result, the consent and associated minor variance application have been resubmitted.

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex and other forms of low rise residential dwellings with individual lot frontages. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan in the Lakeside boundary of the South Residential Neighbourhood Precinct. Pursuant to Section 6.1.3 (Neighbourhood Character Areas) of the Lakeview Local Area Plan, intensification will be sensitive to the existing character of the residential areas and the planned context. Similarly, 10.1 (Neighbourhoods) plans to ensure that development is sensitive to the existing low rise context and reinforce the planned character of the area. The proposed severances are compatible with the surrounding neighbourhood as the proposed severance reflects the existing lot fabric of the neighbourhood. As such, the proposed severance would not negatively impact the character of the area as the proposed lots are appropriately sized and are generally consistent within the broader area.

Staff is of the opinion that the proposed consent application conforms to Section 51(24) of the *Planning Act*, more specifically that the application conforms to the official plan and is suitable for the purpose of residential development.

Minor variance applications "A" 427/19 to "A" 430/19, propose reduced lot frontages and lot areas for the new lots. The proposed lots fronting onto Byngmount Avenue are slightly shallower than the adjacent lots along the street; and will not create any significant concerns with the siting of the dwellings in relation to other dwellings on the street, as the immediate neighbourhood consists of an eclectic streetscape with dwellings situated closer to and further from the front lot line. The proposed lot frontages and areas maintain the existing and planned



area context and do not negatively impact the character streetscape. Staff is of the opinion that the requested variances maintain the general intent and purpose of the zoning by-law.

The minor variance applications also propose interior side yard setbacks of 1.81 m whereas 2.41 m is required. In addition to the interior side yard setback, the proposed corner lot on Byngmount Avenue also requires a variance for an exterior side yard setback, proposing 4 m whereas 6 m is required. The general intent of the by-law is to ensure that an adequate buffer exists between the massing of principle structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered as well as maintains an appropriate buffer to the street. In this instance, deficient exterior side yards are common within the neighbourhood and do not negatively impact the existing and planned streetscape of the area. The width of the boulevard is approximately 5 m which also acts as a buffer and sufficiently separates the proposed dwelling to the street. The reduced interior side yards still allow for sufficient access to the rear yard on either side of the dwellings and are appropriately separated from adjacent dwellings. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Concerning the variances related to the increased flat roof height and eave height, the applications propose a flat roof height of 9.50 m. The zoning by-law permits a maximum flat roof height of 7.50 m and eave height of 6.40 m. The intent in restricting height to the flat roof was to reduce the overall massing of a flat roof dwelling compared to a sloped roof dwelling and to minimize negative impacts on the streetscape and neighbouring properties. The intent of limiting flat roof height is to restrict large flat roof dwellings that were permitted up to a height of 10.70 m which could permit a three storey dwelling. In this instance, the proposed dwellings contain a rooftop terrace that is setback 1.20 m from the edge of the dwelling. In order to facilitate an entrance to the rooftop terrace, a stair enclosure is being proposed. As a result, the flat roof height is measured to the top of the stair enclosure which is 9.50 m. Excluding this enclosure, the height of the flat roof measured to the top of the parapet is 7.90 m which is a minor deviation from the zoning by-law and would not negatively impact the character of the neighbourhood. The stair enclosure is located towards the middle of the dwelling and does not continue along the entire length of the dwelling, minimizing the impact of the increased height. Also, due to the location of the dwelling, the stair enclosure would not cause any negative impact to the neighbouring properties to the rear of the subject property as the severed lot is shallower than the neighbouring lot and is sufficiently separated from abutting properties. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The consent and associated minor variance applications propose intensification by creating four lots where two previously existed within the Lakeview Neighbourhood Character Area. Intensification within neighbourhoods is to be sensitive to the planned area context and will reinforce the low rise character of the area. The intent of the severance is to create four new lots where two previously existed for the development of four new detached dwellings reinforcing the low rise context of the area. The proposed lots maintain the existing lot fabric of the area and are generally consistent with newer development within the broader neighbourhood. The proposed variances are consistent within the immediate neighbourhood and as a result, will not

negatively impact the character streetscape. Staff is of the opinion that the proposed minor variance applications represent orderly development of the lands and are minor in nature.

Based on the preceding information, the Planning and Building Department has no objections to the requested consent and associated minor variance applications. The applicant may choose to defer the application to verify the accuracy of the requested variances.

# City of Mississauga

# Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:**           **Applicant:** Nicola Gerasolo  
              **Date of Hearing:** November 14, 2019  
              **Location:** 971 Aviation Road  
              **Our File:** 'B' 68/19, Ward 1 (Z-1)

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This Department has no objections to the applicant's request to attach the severed lands to the property immediately to the north known as 644 Lakeshore Road East (also owned by Nicola Gerasola, (Navic Holdings Inc.))

In view of the above, we have no objections to the applicant's request. We would recommend that the owner of the subject lands review their records and be satisfied that any underground services to either the severed or retained lands are located such that the services are confined within the limits of their own property. Should it be determined that there are any services which will conflict with the new property limits, the owner would have the option of abandoning that service(s) and arranging for the construction of a new service(s) in the proper location, or alternatively protect it by means of a private easement.

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 1, 2019

RE:           Applicant:           Nicola Gerasolo  
              Date of Hearing:   November 14, 2019  
              Location:        971 Aviation Road  
              Our File:         'B' 69/19, Ward 1 (Z-1)

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Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

**A.     Items Required Prior to the Issuance of Final Consent**

1.     Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan for the proposed remainder lot which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2.     Servicing Plan

A full scale Servicing Plan is to be submitted for our review/approval which would clearly identify the location of any existing underground services. Upon the review of the Servicing Plan the location and width of any required easements can be addressed.

**B.     GENERAL INFORMATION**

1.     Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage

plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Aviation Road. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@mississauga.ca)

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 1, 2019

RE:       **Applicant:**           Angela Gerasolo  
             **Date of Hearing:**   November 14, 2019  
             **Location:**       645 Byngmount Avenue  
             **Our File:**         'B' 70-71/19, Ward 1 (Z-1)

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This Department has reviewed the request to create new parcels of land for residential purposes fronting onto Byngmount Avenue. Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

**A.       Items Required Prior to the Issuance of Final Consent**

1.       Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2.       Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3.       Conceptual Site Plan Detailing Proposed Driveway Locations

The applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of all utilities on site as well as the proposed locations of the driveway entrances and proposed building footprints. We note that the driveway location for the new corner lot at Aviation

Road and Bynngmount Ave. must be located as far removed from the intersection as possible.

4. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or [susie.tasca@mississauga.ca](mailto:susie.tasca@mississauga.ca)

## GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lots on Bynngmount Ave.. In this regard, we advise that all dwellings to be constructed on the both the severed and retained lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@mississauga.ca)

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)



City of Mississauga  
**Memorandum**



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 427-430/19  
Nicola Gerasolo  
971 Aviation Road, 645 Byngmount Ave.  
Ward 1

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Applications 'B' 68 to 71/19.

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



B 068/19





B 69/19





B 069/19





B 070/19





B 070/19





# City of Mississauga Memorandum



DATE: October 31, 2019

FILE: "B" 69/19

SUBJECT: CONSENT APPLICATION  
971 AVIATION ROAD  
NICOLA GERASOLO  
WARD 1  
NOVEMBER 14, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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The Park Planning Section of the Community Services Department has reviewed the above noted consent application and advises as follows:

Additionally, City of Mississauga Forestry Staff have attended the site and identified the following City owned tree within the municipal boulevard:

- One (1) Silver Maple - Good Condition

Given that the subject lands are not subject to site plan control, should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall ensure that the future driveway does not impact or require the removal of the above noted tree.
2. The applicant shall provide horizontal tree hoarding to the dripline of the above noted trees to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

1. Forestry holds tree securities for the site taken as part of application A 269/17 in the amount of \$16,000.00 for the above noted tree and will be held until completion of works.
2. Please be advised that upon the completion of the works, securities may be held for up to two years as determined by City of Mississauga Forestry Staff.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and By-Laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538.

# City of Mississauga Memorandum



DATE: October 31, 2019

FILE: "B" 70/19  
"B" 71/19

SUBJECT: CONSENT APPLICATIONS  
645 BYNGMOUNT AVENUE  
NICOLA GERASOLO  
WARD 1  
NOVEMBER 14, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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The Park Planning Section of the Community Services Department has reviewed the above noted consent applications and advises as follows:

City of Mississauga Forestry Staff have attended the site and identified the following City owned tree within the municipal boulevard:

- One (1) Silver Maple - Good Condition

Given that the subject lands are not subject to site plan control, should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall ensure that the future driveway does not impact or require the removal of the above noted tree.
2. The applicant shall provide horizontal tree hoarding to the dripline of the above noted trees to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

1. Forestry holds tree securities for the site taken as part of application A 270/17 in the amount of \$15,800.00 for the above noted tree and will be held until completion of works.
2. Please be advised that upon the completion of the works, securities may be held for up to two years as determined by City of Mississauga Forestry Staff.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and By-Laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538.



## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

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**Consent Applications: B-068/19, B-069/19, B-070/19, B-071/19**  
**Development Planning: Tracy Tang (905) 791-7800 x7190**

The subject land is located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area 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 CVC 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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

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**Minor Variance Applications: A-427/19, A-428/19, A-429/19, A-430/19**  
**Development Planning: Tracy Tang (905) 791-7800 x7190**

The subject land is located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area 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 CVC 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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

**From:** [Gordon, Carrie](#)  
**To:** [Committee Adjustment](#)  
**Subject:** 0 Torquay Mews, 971 Aviation Rd., 645 Byngmount Ave - 905-19-407 - B-068/19 to B-071/19  
**Date:** Tuesday, October 22, 2019 2:30:38 PM  
**Attachments:** [905-14-407.pdf](#)

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Dear Sir/Madam,

Re File:

- Severance
- B-068/19 to B-071/19
- 0 Torquay Mews, 971 Aviation Rd., 645 Byngmount Ave

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you,

*Carrie Gordon*



External Liaison – Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600

Date: November 7, 2019

File: C of A – 'B' 72/19, 'A' 432/19 & 'A' 433/19  
(Ward 1 – 5 Pine Avenue North)

Agenda: **November 14, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department recommends that the applications be deferred to address dwelling height and depth concerns.

## **Background**

### **Mississauga Official Plan**

Character Area: Port Credit Neighbourhood (West)  
Designation: Residential Low Density II

### **Zoning By-law 0225-2007**

**Zoning:** RM7-5 (Residential)

### **Other Applications:**

Pre-Application: 19-7598

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a building permit application under file 19-7598. Based on review of the information currently available for this building permit, variances #1 and 3 are correct on application 'A' 432/19. Through minor variance application 'A' 433/19, variances #1 and 4 are correct.

We also advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition;

The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

## **Planning**

The subject property is located within the Port Credit Neighbourhood Character Area, west of Mississauga Road and Lakeshore Road West. Currently the subject property contains a detached dwelling and detached garage with little mature vegetation. The surrounding area includes a mix of residential uses, including detached and semi-detached and apartment dwellings with little mature vegetation. Commercial uses are also present along Lakeshore Road West. The applicant proposes to sever the lot for the purpose of constructing semi-detached dwellings which requires variances related to lot frontage, eave height, flat roof height and dwelling depth.

The retained parcel proposes a lot frontage of approximately 6.44 m and lot area of 270 m<sup>2</sup>. The severed parcel proposes a lot of approximately frontage of 6.51 m and lot area of 281 m<sup>2</sup>. The zoning by-law requires a lot frontage of 6.80 m and lot area of 200 m<sup>2</sup>.

The Provincial Policy Statement 2014 (PPS 2014) and Growth Plan for the Greater Golden Horseshoe promotes efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

Since 1961, the Village of Port Credit Zoning By-law No. 1227 has permitted a variety of housing types for the subject lands including detached, duplex, triplex, double duplex, double triplex, fiveplex, converted dwelling and boarding or lodging house. In 1997, City Plan (the Official Plan) was adopted, permitting detached, semi-detached, duplex and other forms of dwellings with individual frontages on a public street. In 2007, the City undertook a zoning by-law conformity and consolidation exercise including public consultation, which adopted the current RM7 zone provisions.

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. The official plan policies for lands within the Port Credit Neighbourhood Character Area are contained within the Port Credit Local Area Plan and are within the North Residential Neighbourhood precinct (Shawnmarr/Indian Heights). Lands within the North Residential Neighbourhoods are predominately stable residential areas that allow for infill development that is compatible with and enhances the existing character of the area. The zoning by-law allows for a mix of residential uses and lot sizes, creating an eclectic lot fabric within the immediate and broader neighbourhood. The proposed consent

application is consistent with the existing lot fabric which consists of lot frontages ranging from approximately +/- 6.80 m to +/- 14 m.

Staff is of the opinion that the proposed application has due regard for Section 51(24) of the *Planning Act*, specifically that it conforms to the official plan and the dimensions of the shapes are consistent with the existing lot fabric.

Regarding minor variance applications 'A' 432/19 and 'A' 433/19, variance #1 on both applications propose reduced lot frontages. The proposed lot frontages are a minor deviation from the zoning by-law and would not create any additional undue impact to the lot fabric and character of the neighbourhood. The neighbourhood consists of detached and semi-detached dwellings, creating a varied lot fabric. The proposed variances are consistent with the existing and planned area context and maintain the character of the neighbourhood. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The remaining variances propose a flat roof height of 8.99 m whereas 7.50 m is permitted, an eave height of 7.40 m whereas 6.40 m is permitted and a dwelling depth of 25.22 m whereas 20 m is permitted. The intent of the zoning by-law was to reduce the overall massing of a flat roof compared to a sloped roof as well as minimizing impacts of long walls on neighbouring lots. In this instance, the proposed variances contribute to an overall massing that has a negative impact to the character streetscape and the neighbouring property.

Based on the preceding information, the Planning and Building Department recommends that the applications be deferred to address dwelling height and depth concerns.

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 1, 2019

RE:       Applicant: Tina Jain  
          Date of Hearing: November 14, 2019  
          Address: 5 Pine Ave. North  
          Our File: 'B' 72/19 Ward 1 (Z-8)

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Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

**A. Items Required Prior to the Issuance of Final Consent**

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or [susie.tasca@mississauga.ca](mailto:susie.tasca@mississauga.ca).

## B. GENERAL INFORMATION

### 1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

### 2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

### 3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

### 4. Storm Sewer Outlet

The applicant is advised that the storm sewer outlet for these lands is the existing 525mm dia. Storm sewer on Pine Ave. North.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@mississauga.ca)

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

c: [dan@dadesigninc.ca.com](mailto:dan@dadesigninc.ca.com)



City of Mississauga  
**Memorandum**



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 432-433/19  
Tina Jain  
5 Pine Ave.  
Ward 1

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 72/19.

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







B 072/19





B 072/19





City of Mississauga  
**Memorandum**



DATE: October 31, 2019

FILE: "B" 72/19

SUBJECT: CONSENT APPLICATION  
5 PINE AVENUE NORTH  
TINA JAIN.  
WARD 1  
NOVEMBER 14, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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The Park Planning Section of the Community Services Department has reviewed the above noted consent application and advises as follows:

Given that the subject lands are not subject to site plan control, should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$574.50 for the planting of one (1) street tree on Pine Avenue North. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Parks Planner, Community Services Department at 905-615-3200 ext. 8538.

## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

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**Consent Application: B-072/19**  
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWSERVICERequests@peelregion.ca](mailto:PWSERVICERequests@peelregion.ca)

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.     Marylu Javed, City of Mississauga  
         Umar Mahmood, City of Mississauga  
         Lucas Petricca, City of Mississauga  
         Roberto Vertolli, City of Mississauga

## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 14<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Minor Variance Applications:** A-425/19, A-432/19, A-433/19, A-434/19, A-435/19, A-438/19, A-439/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

**From:** [Gordon, Carrie](#)  
**To:** [Committee Adjustment](#)  
**Subject:** 5 Pine Ave N - 905-19-408 - B-072/19  
**Date:** Tuesday, October 22, 2019 2:32:51 PM  
**Attachments:** [905-14-408.pdf](#)

---

Dear Sir/Madam,

Re File:

- Severance
- B-072/19
- 5 Pine Ave N

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you,

*Carrie Gordon*



External Liaison – Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600



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Date: November 7, 2019

File: C of A – 'A' 425/19  
(Ward 1 – 1259 Haig Boulevard)

Agenda: **November 14, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department recommends that the application be deferred.

## **Background**

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density I

### **Zoning By-law 0225-2007**

**Zoning:** **R3-75** (Residential)

### **Other Applications:**

Building Permit: 19-7407

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a building permit application under file 19-7407. 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 variances or determine whether additional variances will be required.

### **Planning**

The subject property is located in the Lakeview Neighbourhood Character Area, situated west of Dixie Road and north of Atwater Avenue. The surrounding area consists predominantly of single detached dwellings with little mature vegetation. Further south of the subject property are also

semi-detached and townhouse dwellings. The subject property contains a two storey dwelling with no mature vegetation. The application proposes a rear covered patio and requires variances related to lot coverage and rear yard setback.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are located within the Serson Terrace boundary of the Central Residential Neighbourhood Precinct.

Through discussions with the Zoning Division, it appears that additional variances are required for an increased driveway width, walkway attachment and deficient hardscaping setbacks within the rear yard.

Based on the preceding information, the Planning and Building Department recommends that the application be deferred.

# City of Mississauga

# Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 425/19  
Paulo Medeiros & Andreia Caetano  
1259 Haig Blvd  
Ward 2

Attached are photos where the covered patio is to be constructed. We ask that the roof structure be equipped with an eaves trough and downspout directed in such a manor as to not impact the adjacent lots.

Also, we understand that our Development Construction Section has been on site recently. The applicant has been instructed to reinstate the swale along the rear property limit which was intended to accept the surface drainage from the lot to the north (1261 Haig Blvd.) in order to reach the existing catch basin on the applicant's property.

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

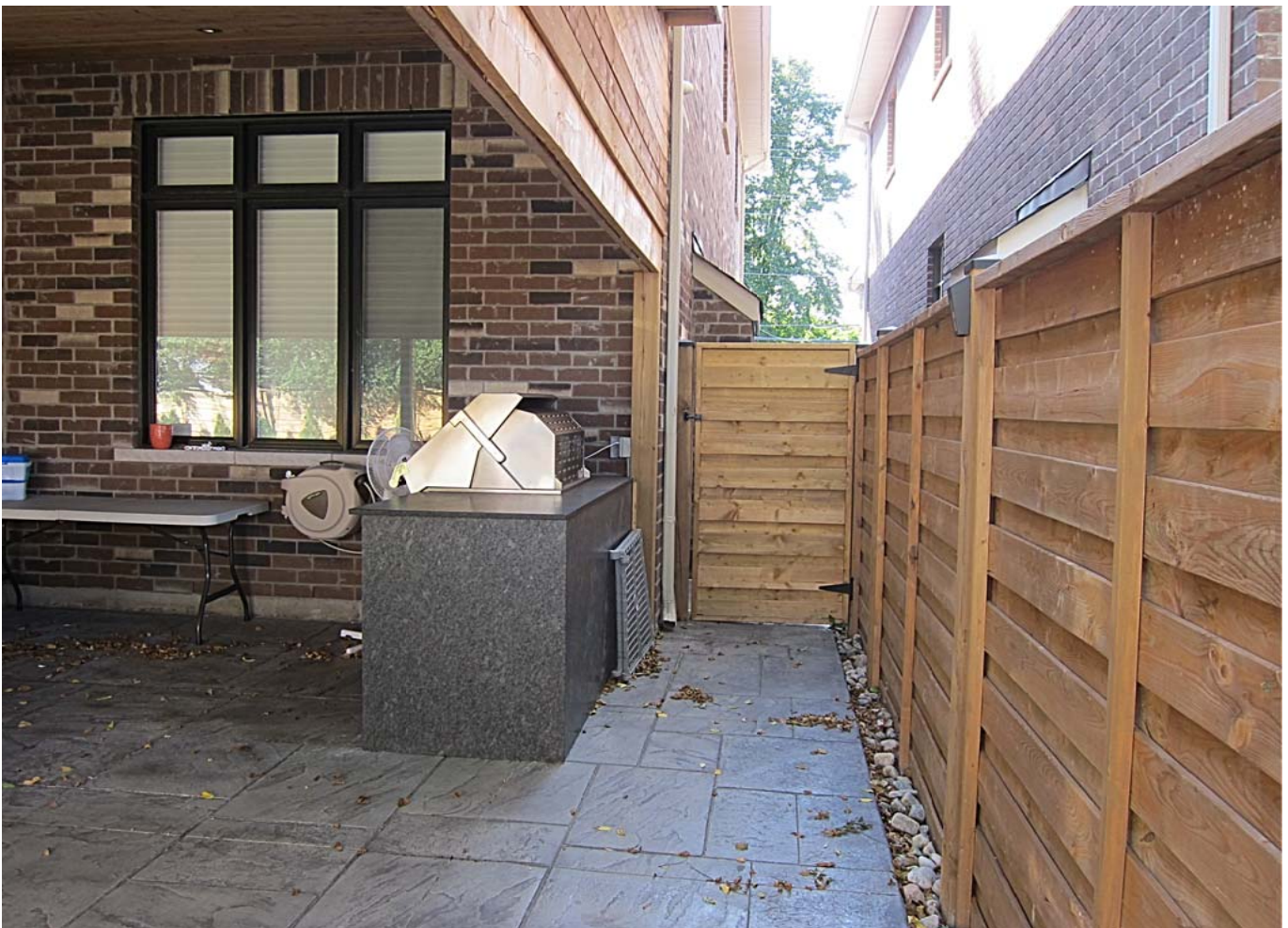


A 425/19





A 425/19



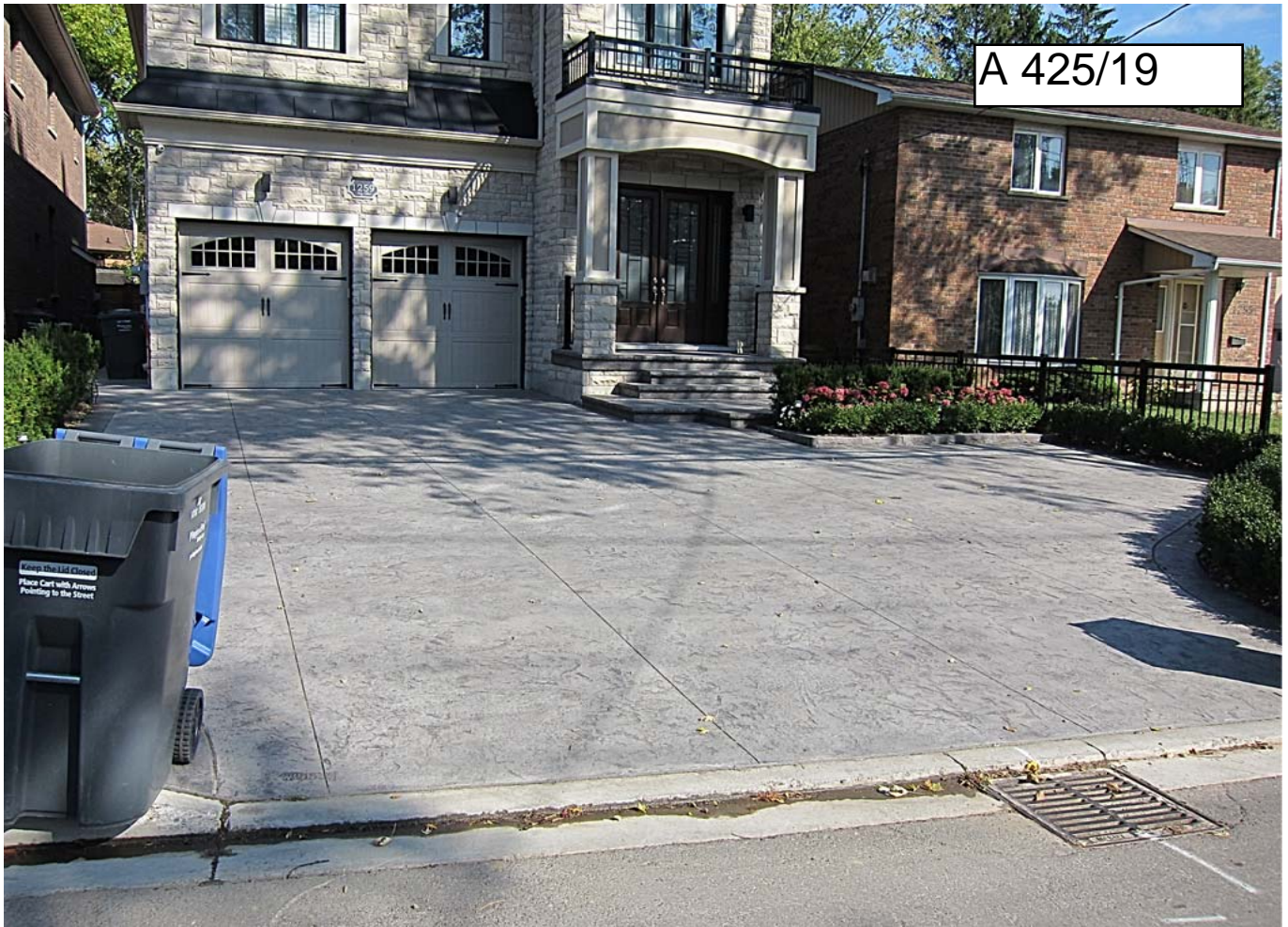


A 425/19





A 425/19



## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                      Region of Peel Consolidated Comments  
                            City of Mississauga Committee of Adjustment Hearing  
                            November 14<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 14<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Minor Variance Applications:** A-425/19, A-432/19, A-433/19, A-434/19, A-435/19, A-438/19, A-439/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga



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Date: November 7, 2019

File: C of A – 'A' 431/19  
(Ward 2 – 892 Meadow Wood Road)

Agenda: **November 14, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

## **Background**

### **Mississauga Official Plan**

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I

### **Zoning By-law 0225-2007**

**Zoning:** R2-5 (Residential)

## **Comments**

### **Zoning**

This Division notes that a building permit is not required in this instance. It should be noted that the variances, as requested, has been reviewed based on information provided, however a full zoning review has not been completed. 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 on the west side of Meadow Wood Road, south of Lakeshore Road West and north of the Sheridan Creek. The subject property contains a two storey detached dwelling with mature vegetation along the front property line abutting Meadow Wood Road. The surrounding area consists of single detached dwellings including newer and older

housing stock with significant mature vegetation. The application proposes to legalize the existing constructed walkway attachment.

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

Based on the preceding information, the Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

# City of Mississauga

# Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 431/19  
Madeleine Welton  
892 Meadow Wood Rd  
Ward 2

Enclosed for Committee's information you will find pictures of the area of the existing paver stone walkway.

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



A 431/19





## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

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**Minor Variance Application: A-431/19**  
Development Planning: Tracy Tang (905) 791-7800 x7190

Please be notified that the subject land is located within an area the Regional Official Plan (ROP) designates as a Core Woodland, Core Valley, and Natural Areas and Corridors (NAC) Woodland 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 Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development 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 CVC 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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga



October 31, 2019

Committee of Adjustment – Office of the City Clerk  
Corporate Services Department  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

**Attention: Sean Kenney**

Dear Mr. Kenney:

**Re: CVC File No. A 19/431  
Municipality File No. A 431/19  
Madeleine Welton  
892 Meadow Wood Road  
Part of Lot 28, Concession 3 SDS  
City of Mississauga**

---

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the Planning Act - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2014);
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

October 31, 2019

Re: CVC File No. A 19/431  
Municipality File No. A 431/19  
Madeleine Welton  
892 Meadow Wood Road  
Part of Lot 28, Concession 3 SDS  
City of Mississauga

---

#### **SITE CHARACTERISTICS:**

The subject property is regulated because of a valley slope associated with a tributary of Sheridan Creek. In addition, the property is located partially within the Region of Peel Core Greenland. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

#### **ONTARIO REGULATION 160/06:**

The property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

#### **PROPOSAL:**

It is our understanding that the applicant requests the Committee approve a minor variance to allow a widened walkway on the subject property proposing;

1. A walkway attachment to the driveway of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment to the driveway of 1.50m (approx. 4.92ft) in this instance.

#### **COMMENTS:**

Based on the review of the information, CVC staff have **no objection** to the approval of this minor variance by the Committee at this time.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 296) should you have any further questions or concerns.

October 31, 2019

Re: CVC File No. A 19/431  
Municipality File No. A 431/19  
Madeleine Welton  
892 Meadow Wood Road  
Part of Lot 28, Concession 3 SDS  
City of Mississauga

---

Sincerely,

A handwritten signature in black ink, appearing to read 'Iftekhar Ahmad', with a stylized flourish at the end.

Iftekhar Ahmad  
Junior Planner

Cc:

Dan Welton  
[weldanproperties@rogers.com](mailto:weldanproperties@rogers.com) (via email only)





---

Date: November 7, 2019

File: C of A – 'A' 434/19  
(Ward 2 – 1183 Kane Road)

Agenda: **November 14, 2019**

**New Item**

---

## **Recommendation**

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and ensure that additional variances are not required.

## **Background**

### **Mississauga Official Plan**

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I

### **Zoning By-law 0225-2007**

**Zoning:** R2-1 (Residential)

## **Comments**

### **Zoning**

This Division notes that a building permit application and a site plan approval application are required. In the absence of one of these permit applications we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required. It should be noted that a zoning review has not been completed.

### **Planning**

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, south of the Mississauga Road and Indian Road. The surrounding area consists of single detached dwellings ranging in one and two storeys with mature vegetation. The subject property contains an existing bungalow with vegetation in the front yard. The application seeks to permit

a second storey addition onto the existing dwelling, requiring variances related to combined side yard widths, and interior side yards measured to the second storey.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. Pursuant to Section 9.5.1.1 (Context) of MOP, buildings and site design will be compatible with site conditions, the surrounding context and landscape of the existing and planned character of the area. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing on the property as a whole. The requested variances meet the purpose and general intent of the official plan.

The application proposes a combined side yard of 16.50% (3.02 m) whereas 27% (4.94 m) is required and deficient interior side yards of 1.31 m and 1.71 m whereas 2.41 m is required. The general intent of this portion of the By-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. The application proposes a second storey addition on the existing building foundation. The existing side yards are being maintained and the proposed second storey will not encroach further into the side yards. The application maintains a sufficient buffer to neighbouring lots and preserves the existing access to the rear yard. The development pattern in the neighbourhood consists of similar deficiencies, resulting in a consistent streetscape. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed variances represent existing deficiencies. The required interior side yard setbacks increase to 2.41 m due to the proposed second storey. The proposed addition maintains the existing building footprint and does not encroach further into the side yards. Similar deficiencies are present throughout the neighbourhood. The proposed addition is sufficiently separated from neighbouring properties, mitigating any concerns regarding massing. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and ensure that additional variances are not required.



City of Mississauga  
**Memorandum**



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 434/19  
Loredana Lane  
1183 Kane Rd  
Ward 2

We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the future Site Plan/Building Permit Process.

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



A 434/19





## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                      Region of Peel Consolidated Comments  
                            City of Mississauga Committee of Adjustment Hearing  
                            November 14<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 14<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Minor Variance Applications:** A-425/19, A-432/19, A-433/19, A-434/19, A-435/19, A-438/19, A-439/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
           Umar Mahmood, City of Mississauga  
           Lucas Petricca, City of Mississauga  
           Roberto Vertolli, City of Mississauga



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Date: November 7, 2019

File: C of A – 'A' 435/19  
(Ward 2 – 1417 Shadowa Road)

Agenda: **November 14, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department recommends that the application be deferred for redesign.

## **Background**

### **Mississauga Official Plan**

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density I

### **Zoning By-law 0225-2007**

**Zoning:** R1-2 (Residential)

### **Other Applications:**

Site Plan: 19-73

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a site plan approval application under file 19-73. Based on review of the information currently available for this application, variance #1 is correct. More information is required to verify the remaining variances or determine if additional variances are required.

### **Planning**

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of the Mississauga road and Indian Road. The surrounding area consists of single

detached dwellings ranging in one and two storeys with mature vegetation in the front yard. The subject property contains an existing bungalow with some vegetation in the front yard. The application seeks to permit a second storey addition, requiring variances related to gross floor area (GFA), combined side yard width, height, accessory structures and walkway attachment.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. The Clarkson-Lorne Park Character Area policies refer to infill housing and encourage new housing to fit the scale and character of the surrounding area and also states that the building mass, side yards and rear yards should respect and relate to those of adjacent lots. In this instance, the surrounding area is characterized by older one storey and compatible two storey dwellings that provide an appropriate transition to neighbouring lots and maintain the planned area context. The proposed two storey dwelling requests a significant increase in GFA that does maintain compatibility with the surrounding area. Additionally, the increased GFA combined with the additional variances will further exacerbate the overall massing of the dwelling.

Based on the preceding information, the Planning and Building Department recommends that the application be deferred for redesign.

# City of Mississauga

# Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 435/19  
Pascal Cesario  
1417 Shadowa Rd  
Ward 2

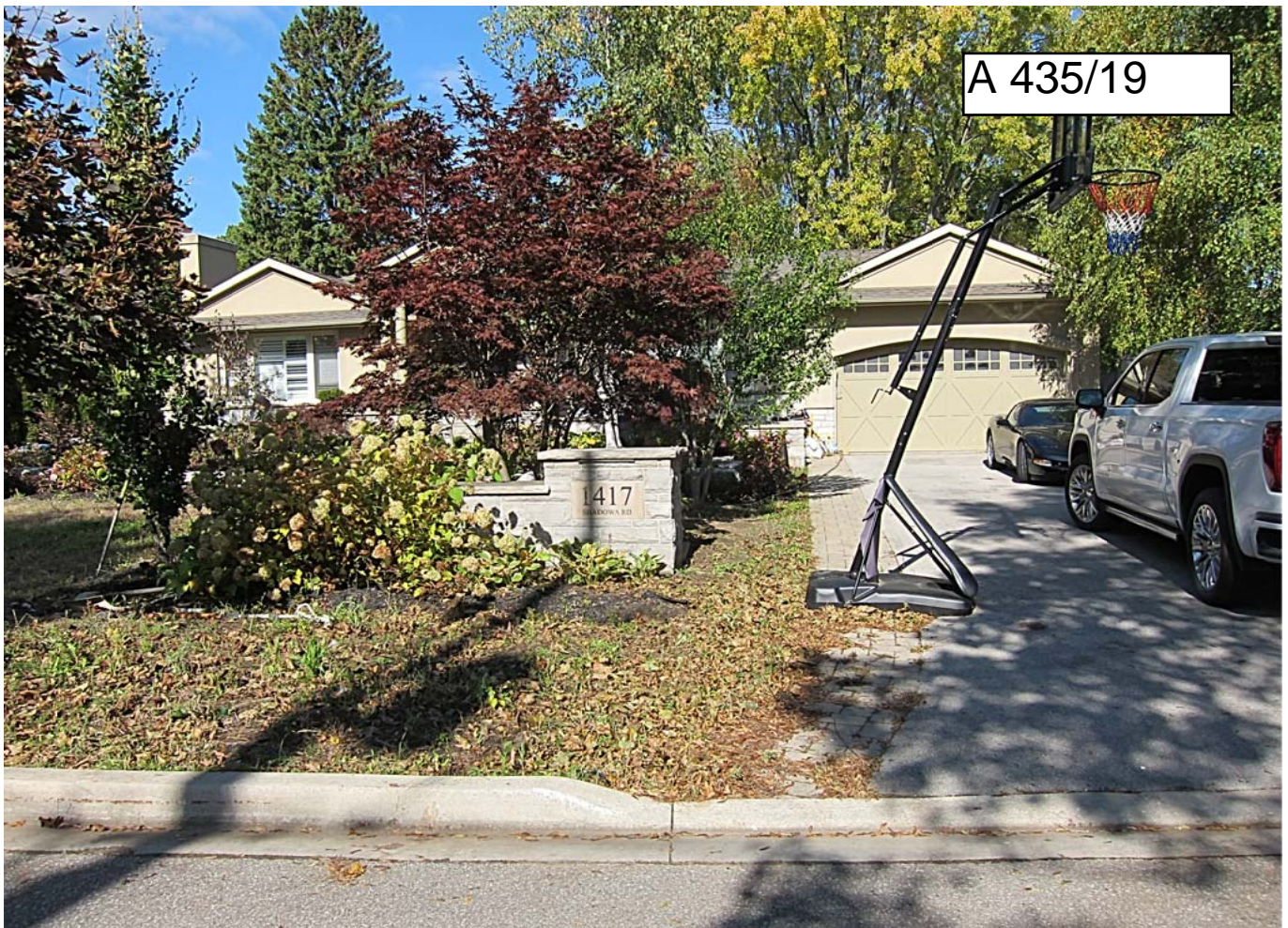
We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed property are being addressed through the Site Plan Application process, File SP-19/073.

Also, we draw attention to the existing shed. The down spout that is located at the rear wall of the shed must be relocated so that the drainage from the roof top of the shed is not directed onto the neighbouring lands.

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

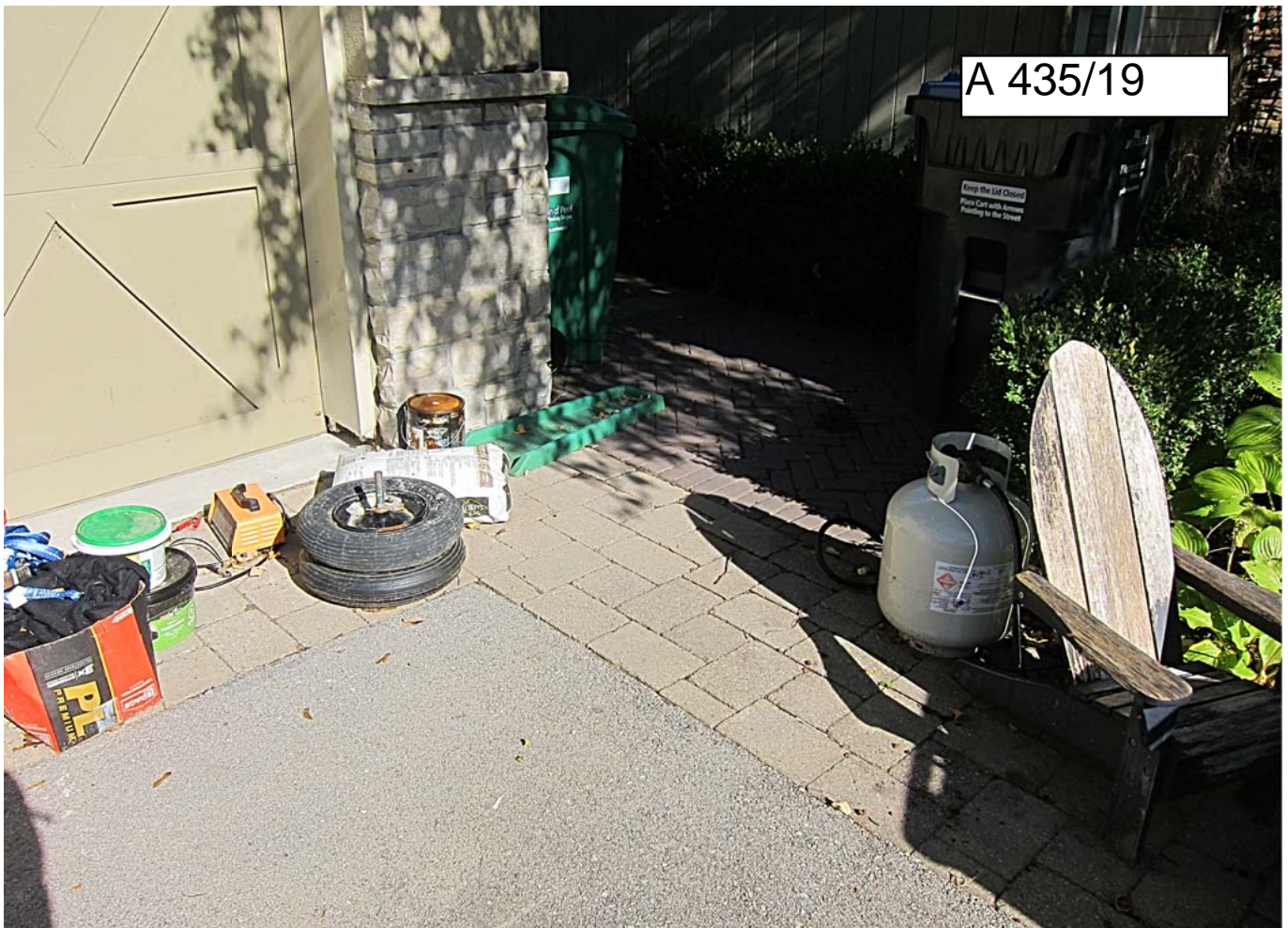


A 435/19





A 435/19





A 435/19





A 435/19





A 435/19



## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 14<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Minor Variance Applications:** A-425/19, A-432/19, A-433/19, A-434/19, A-435/19, A-438/19, A-439/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga



Date: November 7, 2019

File: C of A – 'A' 437/19  
(Ward 1 – 70 Mississauga Road South & 181 Lakeshore Road West)

**Agenda: November 14, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances.

## **Background**

### **Mississauga Official Plan**

Character Area: Port Credit Neighbourhood (West)  
Designation: Greenlands, Motor Vehicle Commercial, Open Space, Special Waterfront

### **Zoning By-law 0225-2007**

**Zoning: C5, D & G1** (Commercial, Development & Greenlands)

### **Other Applications:**

Rezoning/Official Plan Amendment: 17-201  
Draft Plan of Subdivision: 17004

## **Comments**

### **Zoning**

This Division notes that a building permit application and a site plan approval application are required. In the absence of one of these permit applications we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required. It should be noted that a zoning review has not been completed.

### **Planning**

The subject property is located within the Port Credit Neighbourhood Character Area, in the south west quadrant of Mississauga Road South and Lakeshore Road West. The site contains a decommissioned gas station with a pending an LPAT decision regarding the Zoning By-law (ZBA) and Official Plan Amendment (OPA) applications. The immediate area consists of a range of residential, commercial, and recreational uses. The application seeks to permit a sales centre with an increased building height.

The purpose of the development applications is to permit a mixed use redevelopment of an existing waterfront brownfield site. A range of residential, commercial, institutional and open space uses are being proposed.

The subject property has a mix of designations which include Greenlands, Motor Vehicle Commercial, Open Space and Special Waterfront. The proposed variances only relate to the Motor Vehicle Commercial designation, which permits a gas bar, motor vehicle repair, service station and wash facility. The OPA seeks to re-designate Motor Vehicle Commercial designation to Special Waterfront – Special Site 3 which represents a majority of the land use designation on the site.

Variance #1 proposes a sales centre for the sale, lease or rent of dwelling units which currently is not permitted. The zoning by-law only permits a temporary sales centre incidental to ongoing construction. It should be noted that the proposed OPA and ZBA were appealed on March 1<sup>st</sup>, 2018. A settlement was reached on August 7<sup>th</sup>, 2019 resulting in the applications being approved in principle by the Local Planning Appeal Tribunal (LPAT), however, the final tribunal order has not yet been received. Based on the planned development for the property, the 'C5' (Commercial) zone and Motor Vehicle Commercial designation must be amended to reflect these uses. As a result, the proposed sales centre would be compatible with the OPA and ZBA application. As such, the general intent and purpose of the official plan and zoning by-law are maintained.

Regarding variance #2, the application proposes a height of 9 m whereas 6 m is permitted. The subject site has a lot frontage of approximately 400 m on Lakeshore Road West. The sales centre will be located on the corner of Lakeshore Road West and Mississauga Road. The existing building having a height of 4.62 m measured to the top parapet will remain. The increased height of the sales centre will not negatively impact abutting properties as there is a significant buffer from the proposed sales centre to neighbouring properties. Furthermore, the area mostly consists of low density residential buildings, such as two storey buildings, however, townhouse dwellings and high rise apartment dwellings are also present along Lakeshore Road West, resulting in a mix of building heights. Thus, the proposed building is compatible with the surrounding area. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The subject property is currently undergoing an OPA and ZBA with the purpose of creating a mixed use community. A settlement between City staff and the applicants was reached on August 7<sup>th</sup>, 2019 approving the applications in principle; however, the final order from LPAT regarding the settlement approval has not been received. The intent of the settlement is to bring

the site in conformity with the official plan, where the proposed use would be compatible with the policies, acting as a temporary use supporting the transition and implementation of the planned development. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application 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:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 437/19  
Port Credit West Village Partners Inc  
70 Mississauga Rd S & 181 Lakeshore Rd W  
Ward 1

This department has no objections to the applicant's request to permit the sales centre. Transportation and Works Department conditions/requirements will be addressed through the future site plan application for the sales centre.

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

A 437/19





A 437/19





A 437/19



City of Mississauga  
**Memorandum**



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Date: 2019/11/05

To: Chair, Committee of Adjustment  
S. Kenney, Secretary-Treasurer, Committee of Adjustment

From: Heritage Planning  
Culture Division, Community Services

Meeting Date: 2019/11/14

Subject: "A" 437/19 (Ward 1)  
Minor Variance Application  
70 Mississauga Rd S & 181 Lakeshore Rd W  
Port Credit West Village partners Inc.

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No Heritage Concerns, an HIA was submitted and accepted by Heritage Planning Staff.

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Heritage Planning  
T: 905-615-3200 x 4061  
[Heritage.planning@mississauga.ca](mailto:Heritage.planning@mississauga.ca)

## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

---

**Minor Variance Application: A-437/19**  
Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area 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 CVC 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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga



# City of Mississauga

## Planning and Building Department



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Date: November 6<sup>th</sup>, 2019

File: C of A – 'A' 438/19  
(Ward 3 – 1771 Pickmere Court)

**Agenda: November 14<sup>th</sup>, 2019**

### **New Item**

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### **Recommendation**

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application 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.

### **Background**

#### **Mississauga Official Plan**

Character Area: Applewood Neighbourhood  
Designation: Residential Low Density II

#### **Zoning By-law 0225-2007**

**Zoning:** R3 (Residential)

#### **Other Applications:**

None

### **Comments**

#### **Zoning**

This Department notes that a Building Permit application is required. In the absence of a Building Permit application, this Department is unable to confirm the accuracy of the information

provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

## **Planning**

The Applicant is proposing to construct a second storey addition on the existing footprint. No changes or alterations have been proposed to the first storey. As a result of the proposed design, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. An interior side yard measured to the second storey of 1.38m; whereas, By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m, in this instance.

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application 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.

# City of Mississauga

# Memorandum



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 438/19  
Nadezda Belogolova & Abdallah Khatatbeh  
1771 Pickmere Crt  
Ward 3

We are noting for Committee's information that any Transportation and Works Department requirements for the proposed addition will be addressed through the Building Permit Process.

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



A 438/19





## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 14<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Minor Variance Applications:** A-425/19, A-432/19, A-433/19, A-434/19, A-435/19, A-438/19, A-439/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

---

Date: November 6<sup>th</sup>, 2019

File: C of A – 'A' 439/19  
(Ward 11 – 36 River Road)

**Agenda: November 14<sup>th</sup>, 2019**

### **New Item**

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### **Recommendation**

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application 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.

### **Background**

#### **Mississauga Official Plan**

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

#### **Zoning By-law 0225-2007**

**Zoning: R3-69 (Residential)**

#### **Other Applications:**

None

### **Comments**

#### **Zoning**

This Department notes that a Building Permit application is required. In the absence of a Building Permit application, this Department is unable to confirm the accuracy of the information



provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

## **Planning**

The Applicant is proposing a garage and second storey addition on the existing structure's footprint. The Applicant is requesting that the second storey remain in line with the ground floor, thus avoiding a "stepped" or "wedding cake" design. As a result, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. An interior side yard measured to the second storey of 1.07m; whereas, By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m, in this instance.

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application 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.

City of Mississauga  
**Memorandum**



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 439/19  
William P & Anne Bergen  
36 River Rd  
Ward 11

We are noting for Committee's information that any Transportation and Works Department requirements for the proposed addition will be addressed through the Building Permit Process.

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



A 439/19





A 439/19



## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 14<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 14<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Minor Variance Applications:** A-425/19, A-432/19, A-433/19, A-434/19, A-435/19, A-438/19, A-439/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

---

Date: May 10, 2019

File: C of A – 'A' 181/19  
(Ward 5 – 6919 & 6933 Tomken Road)

Agenda: May 23, 2019

### New Item

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## Recommendation

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

## Background

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Private Open Space

### Zoning By-law 0225-2007

Zoning: OS3 (Open Space)

### Other Applications:

Site Plan File: 19-15

## Comments

### Zoning

The Building Department is currently processing a Site Plan Approval application under file 19-15. Based upon review of this application, Staff notes that the variance, as requested, is correct.



## Planning

The property is a cemetery, located south-east of the intersection of Derry Road East and Tomken Road. The immediate neighbourhood is an industrial area, comprised of various employment uses. The Applicant is proposing to erect a 3 storey, 1,395m<sup>2</sup> mausoleum. As a result of the proposed design, the Applicant has requested the following relief from By-law 0225-2007, as amended, to permit:

1. A maximum building height of 13.53m; whereas, By-law 0225-2007, as amended, permits a maximum building height of 10.7m, in this instance.

The site is located within the Northeast Employment Character Area, and designated Private Open Space by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.4.3(a) (Open Space), lands designated Private Open Space shall permit a cemetery. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The proposed mausoleum respects the designated land use, and has regard for the distribution of massing on the property as a whole. The requested variance meets the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned OS3 (Open Space). In accordance with Table 9.2.1 (OS1 to OS3 Permitted Uses and Zone Regulations), this zone restricts a maximum building height to 10.7m; whereas the Applicant is proposing 13.53m.

The intent of this regulation is ultimately to limit the overall heights of building – ensuring that structures do not become overbearing from a streetscape or massing perspective to the detriment of neighbouring properties. While an increased building height is typically mitigated by architectural features (sloped roofs, multiple building sections, etc.), Staff note that given the nature of the proposed use of the structure, such a design would be inappropriate for such structure. While the proposal represents a 2.83m increase to the height provisions of the By-law, the structure will be sufficiently setback (+/- 500m) from the closest adjacent property and will be situated directly opposite a shared entrance to an industrial plaza, where the visual concerns resulting from this increase in height are mitigated. Furthermore, Planning Staff note that the proposed building's location meets or exceeds all setback regulations in this regard – minimizing the visual impact of the requested increase. The variance as requested, maintains the variance, as requested, maintains the purpose and general intent of the Zoning By-law.

The proposed construction is in scale with the overall property as a whole, and does not result in the over amassing of the site. While the Applicant is required to seek relief to permit the requested height; such an amendment is nominal in nature and neither poses a significant negative impact to neighbouring properties; not are the resulting impacts made worse due to the requested variance. As such, this application results in both the orderly development of the lands, and whose impacts are minor in nature.

Based on the preceding information, it is the opinion of Staff that the application meets the general intent and purpose of both the MOP and Zoning By-law; is minor in nature; and, is desirability for the orderly developments of the lands. The Planning and Building Department has no objection to the variances, as requested.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/November/November 14/RV. Nov 14.docx>

City of Mississauga  
**Memorandum**



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 1, 2019

**RE:** Takebacks – November 14, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 181/19  
Catholic Cemeteries & Funeral Services-Archdiocese of Toronto  
6933 Tomken Rd  
Ward 5

We are noting for Committee's information that Transportation and Works Department concerns/requirements for this property are being addressed through the Building Permit Process.

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



## Public Works

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

[peelregion.ca](http://peelregion.ca)

**November 1, 2019**

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

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
November 14<sup>th</sup>, 2019**

---

**Deferred Minor Variance Application: DEF-A-181/19**  
Traffic Development: Catherine Barnes (905) 791-7800 x7999

The applicant is advised that all traffic related comments are being addressed through the on-going associated site plan application SP-19-015M.

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

As per Region of Peel Storm Sewer Design Criteria 2.0, No additional storm drainage shall be conveyed to the Region of Peel's Right of Way.

As per Region of Peel Storm Sewer Design Criteria 2.0 "No grading will be permitted within any Region of Peel Right-of-Way to support adjacent development"

As per Region of Peel Storm Sewer Design Criteria 3.0 "Post-Development flows must be equal to or less than Pre-Development levels"

Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area 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 CVC 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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

## Public Works

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

[peelregion.ca](http://peelregion.ca)

cc. Marylu Javed, City of Mississauga  
Umar Mahmood, City of Mississauga  
Lucas Petricca, City of Mississauga  
Roberto Vertolli, City of Mississauga

## Alexander Davies

---

**From:** Nicholas Cascone <Nicholas.Cascone@trca.ca>  
**Sent:** 2019/10/15 9:49 AM  
**To:** Alexander Davies; Umar Mahmood  
**Subject:** RE: Committee of Adjustment agenda - A181/19 - 6933 Tomken Road

Hello Alex and Umar,

Further to TRCA's past comments on Minor Variance Application A181/19 (6933 Tomken Road), the applicant has successfully addressed our outstanding concerns through Site Plan application SP 19-15. Furthermore, the applicant has remitted TRCA's Planning Services Review fee of \$1,100 for this minor variance. As such, TRCA staff have no concerns with this application.

Regards,

**Nick Cascone, M.Sc.(PI)**  
Planner  
Development Planning and Permits | Development and Engineering Services

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**From:** Marylu Javed <[Maryl.Javed@mississauga.ca](mailto:Maryl.Javed@mississauga.ca)>  
**Sent:** October-10-19 1:49 PM  
**To:** Andrea Terella <[Andrea.Terella@trca.ca](mailto:Andrea.Terella@trca.ca)>  
**Subject:** Committee of Adjustment agenda for November 14, 2019 at 1:30 pm

Please find attached Committee of Adjustment agenda for November 14, 2019 at 1:30 PM for your records.

### COMMENT DUE DATE

Kindly provide any staff Comments by Friday November 1st and forward them to Alexander Davies and Umar Mahmood. ([alexander.davies@mississauga.ca](mailto:alexander.davies@mississauga.ca) & [umar.mahmood@mississauga.ca](mailto:umar.mahmood@mississauga.ca) )

Regards,



**Maryl Javed**  
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