



Committee of Adjustment

The following staff reports are current as of November 15th, 2019 at 9:00am.

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

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



**COMMITTEE OF
ADJUSTMENT
AGENDA**

**PLEASE TURN OFF ALL
CELL PHONES DURING
THE COMMITTEE HEARING**

Location: COUNCIL CHAMBERS
Hearing: NOVEMBER 21, 2019 AT 1:30 P.M.

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-073/19	2206016 ONTARIO INC	2085 NORTH SHERIDAN WAY	2

DEFERRED APPLICATIONS (CONSENT)

NONE

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-436/19	ETHICAL WEALTH CORP	1155 INDIAN RD	2
A-440/19	KEVIN RYANS & JACQUELINE TAYLOR	1445 NORTHAVEN DR	1
A-441/19	PENNY GOLIAS	997 MISSISSAUGA HEIGHTS DR	7
A-442/19	25 & 75 WATLINE LTD C/O BENTALL GREEN OAK (CANADA) LP	25 WATLINE AVE	5
A-443/19	DAVID MOSS , HELEN SKELTON	307 WILDGRASS RD	7
A-444/19	GIANCARLO DI GIAMBATTISTA	1617 CAMELFORD RD	2
A-445/19	CHRISTIANE DEVAUD	7016 FRONTIER RDGE	11
A-446/19	CHANDRA MOHAN UDDANDAM & SARADA DEVI PENDYALA	7639 REDSTONE RD	5
A-447/19	2685994 ONTARIO INC	7044 JUSTINE DR	5

DEFERRED APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-207/19	HARDCO REAL ESTATE HOLDINGS LTD	1180 AEROWOOD DR	5
A-372/19	945324 ONTARIO INC	4665 CENTRAL PKY E	4

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 12, 2019

File: C of A – 'B' 73/19
(Ward 2 – 2085 North Sheridan Way)

Agenda: **November 21, 2019**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Sheridan Community Node
Designation: Office

Zoning By-law 0225-2007

Zoning: **0-1 (Office)**

Comments

Zoning

No development is proposed through this application. We advise that the severed and retained lands must comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing buildings, on-site parking, etc., or alternatively, that any minor variances is approved, final and binding and/or the demolition of any existing buildings is complete.

Planning

The subject property is located northwest of the Erin Mills Parkway off ramp to the QEW, in the Sheridan Community Node Character Area. The subject property currently contains a five storey hotel fronting onto North Sheridan Way with mature vegetation on the northern portion of the site fronting Erin Mills Parkway. To the south of the property is the QEW and a carpool lot, , and to the north there are commercial and residential uses including a long term care residence. Parcels of land in the vicinity of the property vary both in lot area and frontage. The applicant

proposes to sever the existing parcel and create access easements in order to create a new lot abutting Erin Mills Parkway.

The severed lot proposes to have a lot frontage of approximately 67.37 m and lot area of approximately 7,373.90 m². The retained lot will have a lot frontage of 56.98 m with a lot area of approximately 6,039.51 m². The creation of the easement will be used for vehicular and pedestrian access.

The Growth Plan for the Greater Golden Horseshoe promotes economic development by making more efficient use of existing employment areas and underutilized employment lands which can increase employment densities as a result. The proposal to create a new lot is consistent with the policies outlined in the Growth Plan.

The subject site is designated "Office" in Schedule 10 of the Mississauga Official Plan (MOP) which permits major office, secondary office and accessory uses. Community Nodes are to provide for a mix of population and employment uses and provide access to a multitude of uses that are required for daily living. Pursuant to Section 9.1 (Introduction), appropriate infill within intensification areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms. The proposed application promotes efficient development of the land and creates a parcel that is compatible with the surrounding area.

Based on the preceding information, staff is of the opinion that the consent application maintains Section 51(24) of the *Planning Act*, more specifically that it conforms to the official plan and is suitable for the purposes for which it is to be subdivided.

The Planning and Building Department has no objections to the requested consent application.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 8, 2019

RE: **Applicant:** 2206016 Ontario Inc.
 Date of Hearing: November 21, 2019
 Location: 2085 North Sheridan Way
 Our File: 'B' 73/19, Ward 2 (Z-18)

This Department has no objections to the applicant's request to sever a parcel of land to create a new lot along with pedestrian and vehicular access easements. We note that the subject lands were previously before the Committee under File 'B' 12/18; however, conditions of approval were not fulfilled and the consent application lapsed.

Should Committee see merit in the applicant's current request, we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Servicing Plan

We request that the applicant submit a Functional Servicing Proposal and Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for both the severed and retained lands. It is to show the location of all existing services to the existing buildings. Upon the review of the Servicing Plan, it may be determined that further easements are required.

2. 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.

3. Site Plan Requirement

An overall Site Plan (for the entire lands) depicting the existing building/structures on site, access geometrics, parking spaces, driveways and access areas, etc. is to be provided in order to confirm the required access and servicing easements.

4. Existing Easements

The applicant is to supply the necessary documentation/plans showing all of the existing easements on both the severed and residual lands along with a schedule indicating the purpose of the easement and to whom it is in favor of.

The severed land does not have frontage onto North Sheridan Way, Leanne Boulevard or Erin Mills Parkway. Should there be no existing easements for access, a private pedestrian and vehicular access easement in favour of the severed land will be required over the private driveway of the retained land to the North Sheridan Way and Leanne Boulevard accesses.

5. Required Easement(s)

Upon the review of items A1 through A4 above, and the confirmation of the required easement(s), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

6. Road Widening on North Sheridan Way

The applicant is to gratuitously dedicate to the City of Mississauga a road allowance widening towards the ultimate 20.0 m right-of-way for North Sheridan Way as identified in the City's Official Plan. The dimensions related to right-of-way width and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The applicant's surveyor is to prepare and submit two draft reference plans (detailing the required lands) to this section for review and approval. Following this approval, the applicant's surveyor should deposit the accepted draft reference plan and forward a copy of the registered plan to the City's Legal Services Section to finalize the process. This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

Should the applicant require more information with regards to the above, please contact Christopher Fiacco from our Traffic Section at 905 615-3200 ext. 3923.

7. Environmental Site Assessment (ESA) for Road Widening on North Sheridan Way

As a road widening across the North Sheridan Way frontage is being requested, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to the development approval.

Should additional clarification be required with regard to the Environmental Site Assessment (ESA), please contact Valeriya Danylova, P.Eng, Environmental Technologist at 905 615-3200 ext. 5930 or valeriya.danylova@mississauga.ca should you require further information.

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

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. 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.

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

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

c; mrogers@jdrplan.com

B 073/19



B 073/19



B 073/19



B 073/19



B 073/19



City of Mississauga
Memorandum



DATE: November 6, 2019

FILE: "B" 73/19

SUBJECT: CONSENT APPLICATION
2085 NORTH SHERIDAN WAY
2206016 ONTARIO INC.
WARD 2
NOVEMBER 21, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

1. Requirements for Municipal Boulevard tree protection securities and protective hoarding will be addressed during the Site Plan Control Process.
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, 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

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Consent Application: B-073/19

Traffic Development: Catherine Barnes (905) 791-7800 x7999

- Please note that the Ministry of Transportation, Ontario (MTO) has jurisdiction within 800 metres from their ramp terminals, which this property falls under. Therefore, the Region of Peel will request that the MTO acquire the following lands and provide the Region of Peel with a copy of the transfer documents to confirm the land dedications to the MTO;
- The Region requires the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 1 (Erin Mills Parkway), which has a right-of-way of 50.5 metres, 25.25 metres from the centreline of the road allowance;
- The Region requires the gratuitous dedication of a 0.3m reserve behind the property line along Regional Road 1 (Erin Mills Parkway);
- The applicant is to dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer, including preparation of the necessary reference plan are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and a draft reference plan for review and approval prior to deposit;
- The Region requires that provisions be put in place by way of easements for interconnectivity between the two lots for access onto North Sheridan Way or Leanne Boulevard. No new accesses will be permitted onto Erin Mills Parkway.
- A draft reference plan will be required for our review comment prior to being deposited.

Should the Committee see merit in this consent application, we request the following be included in the conditions of approval:

Condition: Satisfactory arrangements shall be made between the owner and the Region regarding land dedication and access configuration.

Public Works

10 Peel Centre Dr.
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peelregion.ca

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. There is a Regional watermain on the subject property that is not currently protected by a regional easement. Please be advised that the Region will require an easement over the watermain.

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to required service easements.

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

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: B-073/19 - 905-19-409 - 2085 North Sheridan Way
Date: Thursday, October 24, 2019 7:50:58 AM
Attachments: [905-14-409.pdf](#)

Dear Sir/Madam,

Re File:

- Severance
- B-073/19
- 2085 North Sheridan Way

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 12, 2019

File: C of A – 'A' 436/19
(Ward 2 – 1155 Indian Road)

Agenda: November 21, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Other Applications:

Occupancy Permit: 09-6610

Comments

Zoning

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 09-6610. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

Planning

The subject property is located on Indian Road, east of Birchview Drive, in the Clarkson Lorne-Park Neighbourhood Character Area. The surrounding area includes single detached dwellings as well as a corridor for electrical transmission lines to the north with significant mature

vegetation. The subject property contains a former Place of Religious Assembly known as St. Mary's Church which ceased operation in 2004. The subject property has operated as an office use since 2007 which has had no major concerns regarding parking. The applicant is requesting to allow the continuation of the office use.

Through previously approved minor variance applications ('A' 142/10 & 'A' 433/19), the temporary use of an office on the subject property has been established through the Committee of Adjustment. Planning staff have previously stated that the application is not consistent with the official plan and zoning by-law. 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 as well as residential related uses such as accessory office, home occupation, etc. However, pursuant to Section 16.5.2.1 (Land Use) in the Clarkson-Lorne Park Character Area, lands designated Residential Low Density I only permits detached dwellings. Similarly, the subject property is zoned R2-4 (Residential) which only permits detached dwellings other than a home occupation which is meant to be incidental and secondary to the residential use.

Planning staffs previous recommendations requesting that the application proceed through way of Official Plan Amendment and Rezoning application still stands and has no further comment regarding the subject application.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

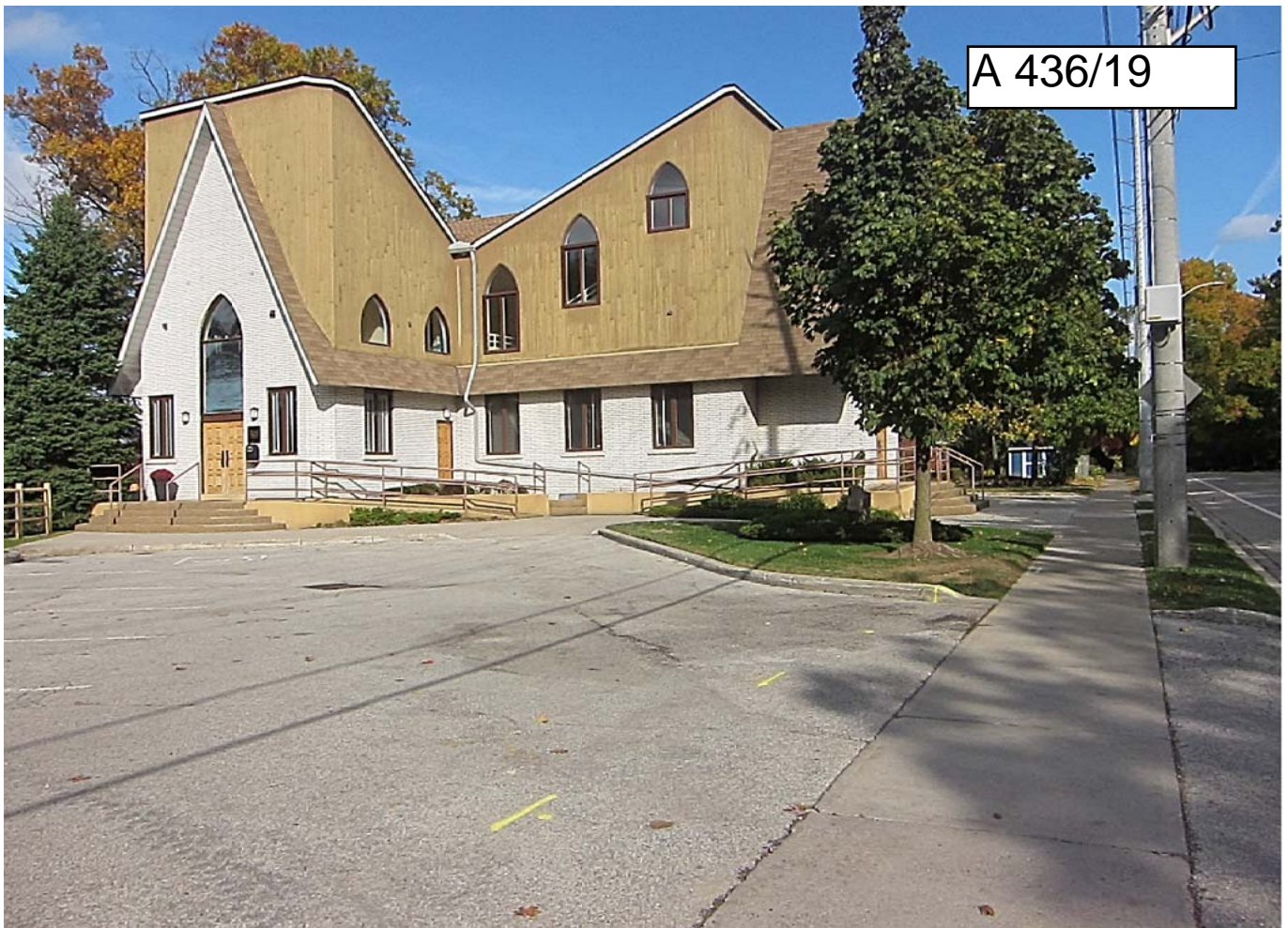
RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT-November 21, 2019

This Department has no objections; comments or requirements with respect to C.A. 'A' 207, 372, 436 and 442/19.

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

A 436/19



Public Works

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peelregion.ca

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Minor Variance Application: A-436/19
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

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 12, 2019

File: C of A – 'A' 440/19
(Ward 1 – 1445 Northaven Drive)

Agenda: November 21, 2019

New Item

Recommendation

The Planning and Building Department has no objections to variances #1 and 2, however, recommend that variance #3 be refused.

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 (Residential)

Other Applications:

Site Plan: 19-110

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file 19-110. 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 within the Mineola Neighbourhood Character Area, northwest of Cawthra Road and Arbor Road. The immediate area consists predominantly of detached

bungalows and has sparse mature vegetation. The subject property contains a bungalow with no mature vegetation. The application proposes to construct a two storey addition, requiring variances for a deficient combined side yard width, driveway setback and increased driveway width.

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. The policies within Section 16.18.1 in the Mineola Neighbourhood Character Area of the Mississauga Official Plan, speak to urban design policies in regards to infill housing and states that new housing is encouraged to fit the scale and character of the surrounding area. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing on the property as a whole, maintaining the character of the neighbourhood. The requested variances maintain the purpose and general intent of the official plan.

The application proposes a combined side yard width of 3.57 m whereas 6.14 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. In this instance, the combined side yard width is measured to the narrowest point of the addition (1.80 m) and existing dwelling (1.77 m). The remaining portion of the proposed addition maintains a greater setback and at the widest point, providing a greater combined side yard width than what the zoning by-law requires. The proposed variance represents similar existing conditions throughout the immediate neighbourhood. As such, the proposed addition is sufficiently setback from the neighbouring property and does not restrict access to the rear yard. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Regarding variance #2 and 3, the application proposes a driveway width of 7.36 m whereas 6 m is permitted. The intent of this portion of the By-law is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaping (front yard). In this instance, the driveway width is measured to the widest point which is at the top portion of the driveway. The remaining portion of the driveway narrows to maintain the permitted driveway width. Due to part of the garage projecting further than the remaining portion of the addition, the proposed width would not allow for three vehicles to be parked side by side. Furthermore, the application proposes a soft landscaped area of 55.6%, greater than the required 40% contained within the by-law. Staff is of the opinion that the variance maintains the general intent and purpose of the zoning by-law.

Concerning variance #3, the application proposes a driveway setback of 0 m whereas 0.60 m is required. The intent of this portion of the by-law is to ensure that an adequate visual buffer exists between properties and that it is large enough to mitigate any potential drainage concerns. A minimum setback of 0.30 m is required to accommodate a drainage swale, should one be required in the future. Staff is of the opinion that the variance does not meet the general intent and purpose of the by-law.

The application proposes a two storey addition on the westerly portion of the dwelling. The existing one storey dwelling is to remain. The deficient combined side yard width is measured to the narrowest point of the addition. In this instance, the remaining portion of the proposed addition maintains a greater setback than what the zoning by-law requires. Regarding the proposed driveway, the configuration does not allow for three vehicles to be parked side by side and does not propose excessive hard surfacing in the front yard as the soft landscaped area exceeds zoning by-law requirements. However, staff cannot support a 0 m driveway setback as 0.30 m width is necessary to accommodate a drainage swale should one be required in the future. Staff is of the opinion that the application excluding variance #3 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 variances #1 and 2, however, recommend that variance #3 be refused.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: C.A. 'A' 440/19
Kevin Ryans & Jacqueline Taylor
1445 Northaven Dr
Ward 1

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SPI-19/110.

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

A 440/19



Public Works

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November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Minor Variance Application: A-440/19

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

There is a Regional easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

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

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 12th, 2019

File: C of A – 'A' 441/19
(Ward 7 – 997 Mississauga Heights Drive)

Agenda: November 21st, 2019

New Item

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.

Background

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-8 (Residential)

Other Applications:

Building Permit: 19-8099

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-8099. Based upon review of this application, Staff notes that the variance, as requested, is correct.

Planning

The Applicant is proposing to demolish the existing rear yard wooden deck and replace it with a concrete porch of a similar size. As a result of the proposed construction, the Applicant has requested the following relief from By-law 0225-2007, as amended, permitting:

1. A lot coverage of 25.95% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00%, 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.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: C.A. 'A' 441/19
Penny Golias
997 Mississauga Heights Dr
Ward 7

This department has no objections to the proposed rear deck as it will not impact on the existing drainage pattern for this property.

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







City of Mississauga
Memorandum



DATE: November 6, 2019

FILE: "A" 441/19

SUBJECT: MINOR VARIANCE APPLICATION
997 MISSISSAUGA HEIGHTS DRIVE
PENNY GOLIAS
WARD 7
NOVEMBER 21, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application and has no objections:

Should the application be approved, Community Services notes the following:

1. Park #361 (not named) abuts the rear of the applicant's property.
2. Construction access from the park is not permitted, however a Park Access Permit can be submitted to the City for review and approval.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

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

Public Works

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L6T 4B9
tel: 905-791-7800

peelregion.ca

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 21st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-372/19

Minor Variance Applications: A-441/19, A-442/19, A-443/19, A-444/19, A-445/19

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

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 12th, 2019

File: C of A – 'A' 442/19
(Ward 5 – 25 Watline Avenue)

Agenda: **November 21st, 2019**

New Item

Recommendation

The Planning and Building Department has no objection to the variance, as requested; however, the Applicant may wish to defer the application to submit a Certificate of Occupancy Application.

Background

Mississauga Official Plan

Character Area: Gateway Corporate Centre
Designation: Office

Zoning By-law 0225-2007

Zoning: E1 (Employment)

Other Applications:

None

Comments

Zoning

This Department notes no change of use has been proposed which would necessitate a parking reduction. If the Applicant is proposing a new use, a Zoning Certificate of Occupancy is required to determine whether or not a parking deficiency is present.

Planning

The subject property is a multi-tenant commercial plaza located north-east of the Hurontario Street and Matheson Boulevard East intersection. The immediate context area is comprised of a mix of commercial retail outlet locations and multi-storey office structures. The Applicant is proposing to operate a take-out restaurant within one of the existing units located on the subject lands.

As a result of the proposed conversion, the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

1. 362 parking spaces; whereas, By-law 0225-2207, as amended, requires a minimum of 404 parking spaces, in this instance.

The site is located within the Gateway Corporate Centre Character Area, and is designated Office by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.7(c) (Office) this designation shall permit restaurant services, when accessory to an office use. The Applicant's proposal of a take-out restaurant within the existing office structure meets the general purpose and intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned E1 (Employment), which permits a take-out restaurant, when accessory to an office use. In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), this zone regulates the required number of parking spaces.

The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 404 parking spaces are required; whereas, the Applicant is providing 362. As per the Parking Justification Letter (October 30th, 2019) submitted by the Applicant, the proposed 362 parking spaces are suitable to adequately accommodate the peak parking demands of the subject site. The variance, as requested, maintains the purpose and general intent of the Zoning By-law.

The subject property has ample room to accommodate the proposed parking. The structure remains self-sufficient, with the entirety of parking handled on-site, and the requested variance serving to pose no significant negative impact on the surrounding neighbourhood. The variance, as requested, results in both the orderly development of the lands, and whose impacts are minor in nature.

Based upon the preceding information, it is the opinion of Staff that the variance, as requested, meets the general intent and purpose of both MOP and the Zoning By-law; is minor in nature; and, is desirable for the orderly development of the lands. The Planning and Building Department has no objection to the variance, as requested; however, the Applicant may wish to defer the application to submit a Certificate of Occupancy Application.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT-November 21, 2019

This Department has no objections; comments or requirements with respect to C.A. 'A' 207, 372, 436 and 442/19.

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

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 21st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-372/19

Minor Variance Applications: A-441/19, A-442/19, A-443/19, A-444/19, A-445/19

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

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 12th, 2019

File: C of A – 'A' 443/19
(Ward 7 – 307 Wildgrass Road)

Agenda: November 21st, 2019

New Item

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.

Background

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM5-18 (Residential)

Other Applications:

Building Permit: 19-7537

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-7537. Based upon review of this application, Staff notes that the variance, as requested, is correct.

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 of 0.74m; whereas, By-law 0225-2007, as amended, requires a minimum interior side yard of 1.2m, 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.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: C.A. 'A' 443/19
David Moss, Helen Skelton
307 Wildgrass Rd
Ward 7

We are noting 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 443/19



Public Works

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

peelregion.ca

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 21st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-372/19

Minor Variance Applications: A-441/19, A-442/19, A-443/19, A-444/19, A-445/19

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

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 12, 2019

File: C of A – 'A' 444/19
(Ward 2 – 1617 Camelford)

Agenda: November 21, 2019

New Item

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: R2-4 (Residential)

Other Applications:

Building Permit: 19-7095

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 19-7095. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

Planning

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of South Sheridan Way and Clarkson Road North. The subject property is a corner lot containing a one storey detached dwelling with mature vegetation within the exterior side yard. The immediate neighbourhood is exclusively residential and consists of detached one and two storey dwellings with mature vegetation. The applicant is proposing two driveways (one on Camelford Road and one on Wenbury Road) whereas one driveway is permitted.

It should be noted that the Transportation and Works Department is requesting that the applicant meet the 15 m corner clearance for the access onto Wenbury Road whereas the proposed clearance distance is 13.3 m.

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.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: C.A. 'A' 444/19
Giancarlo Di Giambattista
1617 Camelford Rd
Ward 2

Enclosed for Committee's easy reference are some photos of the existing property. We note for Committee's information that this department does not support the second driveway as proposed. The proposed access on Wembury Road does not meet the minimum corner clearance of 15.0m as identified in TAC Standard 3.2.8.2.. The current clearance distance is approximately 13.3m. Acknowledging that the existing driveway is not in an ideal location in close proximity to the intersection, this department cannot support an additional driveway in a substandard location.

We also note for Committee's information that a previous site plan submission was submitted and withdrawn which proposed a new dwelling with attached garage facing Wembury Avenue. At that time the applicant was not requesting access to Wembury Avenue.

Should Committee see merit in the applicants request to permit a second driveway, we would request that any approval be contingent on modification to the driveway such that the minimum corner clearance be 15.0m and that the request be in accordance with the plans such that if any future site plan application (other than the current site plan) were to submitted, this department would have the ability to further evaluate the need for the existing driveway or request it's removal.

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

A 444/19



A 444/19



A 444/19



Public Works

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

peelregion.ca

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 21st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-372/19

Minor Variance Applications: A-441/19, A-442/19, A-443/19, A-444/19, A-445/19

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

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 12th, 2019

File: C of A – 'A' 445/19
(Ward 11 – 7016 Frontier Ridge)

Agenda: November 21st, 2019

New Item

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.

Background

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM5-12 (Residential)

Other Applications:

Building Permit: 19-7980

Comments

Zoning

The Building Department is currently processing a building permit application under file 19-7980. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The Applicant is proposing to construct a one-storey rear addition to the existing detached dwelling. Due to the presence of the existing rail line, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. A setback to the railway right of way of 11.8m; whereas, By-law 0225-2007, as amended, requires a minimum setback to the railway right of way of 30.0m, 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.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: C.A. 'A' 445/19
Christiane Devaud
7016 Frontier Rdge
Ward 11

This department has no objections to the requested reduction in setback and notes 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 445/19

Public Works

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

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 21st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-372/19

Minor Variance Applications: A-441/19, A-442/19, A-443/19, A-444/19, A-445/19

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

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 12th, 2019

File: C of A – 'A' 446/19
(Ward 5 – 7639 Redstone Road)

Agenda: **November 21st, 2019**

New Item

Recommendation

The Planning and Building Department has no objection to the variances, as requested; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Background

Mississauga Official Plan

Character Area: Malton 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 property is located north of the Airport Road and Thamesgate Drive intersection. The immediate neighbourhood is primarily detached dwellings; however, semi-detached dwellings are also present. Architecturally, the area is comprised mainly of post-war, 1 and 1.5 storey bungalows; however, this area of Malton has seen recent residential development, with new construction being prevalent on both Redstone Road, as well as within the surrounding neighbourhood as a whole. The properties within the immediate area possess lot frontages of +/-16m. The Applicant is proposing to demolish the existing structure and replace it with a larger detached dwelling. 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. A lot coverage of 32.2%; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0%, in this instance; and,
2. A gross floor area of 344.51m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 289.35m², in this instance.

The site is located within the Malton Neighbourhood Character Area, and designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings; and, duplex dwellings. 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 subject lands are to be used for residential purposes. The proposed dwelling respects the designated residential land use, and, despite the variances, has regard for the distribution of massing on the property as a whole. The variances, as requested, meet the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned R3-69 (Residential). Pursuant to Table 4.2.4.69(1) (R3 Exception Zones), the Zoning By-law permits a maximum lot coverage of 30.0%; whereas, the Applicant has proposed 30.8%. The general intent of this portion of the By-law is to ensure that individual lots are not visibly and disproportionately developed as it pertains to the overall size of the property. Staff note, no subsequent variances are required as it pertains to either building height or the associative setback regulations. As such, it is the opinion of Planning Staff that no additional undue impact is created as a result of the requested variance. Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Table 4.2.4.69(2) (R3 Exception Zones), this zone regulates a detached dwelling's maximum gross floor area. The general intent of this portion of the By-law, as it pertains to infill development, is to ensure that individual properties are not overdeveloped, and that additional massing resultant of construction will not negatively impact the character of the neighbourhood. Despite requiring relief to permit the proposed increase in gross floor area; the detached dwelling remains modest in size and whose massing is well-hidden by multiple defined sections – the projecting bay windows and porch areas; varied and multiple roofline sections, etc. – resulting in an unobtrusive design from a streetscape perspective. Variance 2, as requested, maintains the purpose and general intent of the Zoning By-law.

While the resident design of this neighbourhood has historically been single storey, or storey and a half structures, the proposed dwelling is in scale with the overall property as a whole, and, does not result in the over massing of the site. Staff further note, while infill zoning regulations were enacted to restrict over-massing of dwellings within this community, the presence of larger developments within the immediate contextual area, especially as it pertains directly to the neighboring properties, predate these regulations and support the proposal of a larger structure in this instance. The variances, as requested, result in both the orderly development of the lands, and whose impacts are minor in nature.

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as requested; however, 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 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: C.A. 'A' 446/19
Chandra Mohan Uddandam & Sarada Devi Pendyala
7639 Redstone Rd
Ward 5

We are noting that any Transportation and Works Department requirements for the proposed new two storey dwelling will be addressed through the Building Permit Process.

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

A 446/19





Public Works

10 Peel Centre Dr.
Suite A
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peelregion.ca

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Minor Variance Application: A-446/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@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

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 12th, 2019

File: C of A – 'A' 447/19
(Ward 5 – 7044 Justine Drive)

Agenda: November 21st, 2019

New Item

Recommendation

The Planning and Building Department recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information pertaining to the accessory structure.

Background

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-69 (Residential)

Other Applications:

Building Permit: 19-7918

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-7918. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Planning

The property is located north-west of the Derry Road East and Goreway Drive intersection, and currently houses a two-storey detached dwelling, with attached carport. Contextually, the immediate area is comprised of a mixture of post-war, 2-storey American Colonial-esqe detached dwellings, intermingled with 1970's one-storey detached dwellings. The subject property is an interior parcel, with a lot area of approximately 705m², and a frontage of 15.1m.

The Applicant is proposing to demolish the existing structure and replace it with a larger detached dwelling. 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. A lot coverage of 30.8% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area, in this instance;
2. A sloped roof height of 9.23m, whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of 9.0m, in this instance;
3. A gross floor area of 331.0m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 289.35m², in this instance;
4. A gross floor area for an accessory structure of 32.67m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area for an accessory structure of 10.0m², in this instance; and,
5. A height of an accessory structure of 4.50m; whereas, By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.0m, in this instance.

The site is located within the Malton Neighbourhood Character Area, and designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings; and, duplex dwellings. 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 subject lands are to be used for residential purposes. The proposed dwelling respects the designated residential land use, and, despite the variances, has regard for the distribution of massing on the property as a whole. The variances, as requested, meet the purpose and general intent of the Official Plan.

Variances 1 & 3 (Ground Floor Area & Lot Coverage)

As per Zoning By-law 0225-2007, the subject property is zoned R3-69 (Residential). Pursuant to Table 4.2.4.69(2) (R3 Exception Zones), this zone regulates a detached dwelling's maximum gross floor area. The general intent of this portion of the By-law, as it pertains to infill development, is to ensure that individual properties are not overdeveloped, and that additional massing resultant of construction will not negatively impact the character of the neighbourhood. While, from an architectural perspective, the design itself does little to mitigate the increased massing; Planning Staff note, the requested increase remains modest and that the aforementioned design is reflective of the existing "American Colonial-esqe" style prevalent along this portion of Justine Drive – resulting in an unobtrusive contemporary design in-line with

the neighbouring properties. Further, the proposed layout is efficient, with little redundancy. Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Table 4.2.4.69(1) (R3 Exception Zones), the Zoning By-law permits a maximum lot coverage of 30.0%; whereas, the Applicant has proposed 30.8%. The general intent of this portion of the By-law is to ensure that individual lots are not visibly and disproportionately developed as it pertains to the overall size of the property. Staff note, were the area associated with the open-faced deck (24.75m²) – a structural feature that does not lend itself to “true massing” – removed from this calculation, the proposal would not require a variance for lot coverage (27.3%). Variance 2, as amended, maintains the purpose and general intent of the Zoning By-law.

Variance 2 (Height)

Pursuant to Table 4.2.4.69(3) (R3 Exception Zones), this zone regulates a detached dwelling's maximum height, measured to a sloped roof, of 9.0m; whereas the Applicant has proposed 9.23m. The intent in restricting the overall height of a roof is to lessen the visual massing of a dwelling, where, in the absence of such regulations, such a design can become over-bearing from a streetscape perspective. While a variance is required, the requested relief remains nominal, and the resulting roof slope is appropriate. Variance 2, as requested, maintains the purpose and general intent of the Zoning By-law.

The proposed dwelling is in scale with the overall property as a whole, and, does not result in the over massing of the site. While the Applicant is required to seek relief from multiple portions of the By-law, when viewed either individually or collectively, these are nominal in nature, and do not pose significant negative impacts; nor are the impacts resultant of the proposed construction made worse due to the requested variances. Variances 1 - 3, as requested, result in both the orderly development of the lands, and whose impacts are minor in nature.

Variances 4 and 5 (Accessory Structure)

Planning Staff note, while the existing shed appears to be appropriately sized and located, in the absence of elevation and floor plan drawings specific to the structure, Planning Staff are unable to determine whether the amended variances meet the criteria established by Section 45 of the Planning Act.

To this end, the Planning and Building Department recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information pertaining to the accessory structure.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: C.A. 'A' 447/19
2685994 Ontario INC
7044 Justine Dr
Ward 5

We are noting that any Transportation and Works Department requirements for the proposed new two dwelling will be addressed through the Building Permit Process. We are also noting that we have no objections to allow the existing structure to remain.

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



A 447/19



A 447/19



City of Mississauga
Memorandum



DATE: November 6, 2019

FILE: "A" 447/19

SUBJECT: MINOR VARIANCE APPLICATION
7044 JUSTINE DRIVE
2685994 ONTARIO INC
WARD 5
NOVEMBER 21, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application and has no objections:

Should the application be approved, Community Services notes the following:

1. Derry Greenway (Park #125) abuts the rear of the applicant's property.
2. Construction access from the park is not permitted, however a Park Access Permit can be submitted to the City for review and approval.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

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

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Minor Variance Application: A-447/19
Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA). The Region relies on the environmental expertise of the TRCA 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 TRCA and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at 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 21, 2019

CFN 60813.12

BY EMAIL: sean.kenny@mississauga.ca

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

Dear Mr. Kenney:

**Re: Committee of Adjustment Minor Variance Application A447/19
7044 Justine Drive
Lot 5, Reg. Plan 566
City of Mississauga
2685994 Ontario Inc. c/o Dan & Ruanne Skjodt (Agent: Heather Dubbledam)**

This letter will acknowledge receipt of the above noted application, received on October 15, 2019. Toronto and Region Conservation Authority (TRCA) staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014 (PPS)*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memoranda of Understanding (MOU) with the City of Mississauga and the Region of Peel wherein we provide technical environmental advice.

Purpose of the Application

The purpose of this Minor Variance Application is to request the following variances:

1. A lot coverage of 30.8% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
2. A sloped roof height of 9.23m (approx. 30.28ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 9.00m (approx. 29.52ft) in this instance;
3. A gross floor area of 331sq.m (approx. 3,563sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 289.35sq.m (approx. 3,114.64sqft) in this instance;
4. A gross floor area for an accessory structure of 32.67sq.m (approx. 351.67sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area for an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
5. A height of an accessory structure of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

It is our understanding that the purpose of the above variance is to allow the construction of a new house on the subject property and to allow the existing accessory structure to remain.

Recommendation

On the basis of the comments noted below, TRCA staff have **no objection** to the minor variance application.

1. Please advise the applicant to submit a TRCA permit revision application with the updated drawings and the associated review fee of \$437.50 (Permit Revision – Individual Residential 50% of the current fee).

Application Specific Comments**Ontario Regulation 166/06:**

The subject property is located within TRCA's Regulated Area of the Mimico Creek Watershed, as it is adjacent to a valley corridor of Mimico Creek and its associated Regional Floodplain. In accordance with Ontario Regulation 166/06, as amended (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- i. the construction, reconstruction, erection or placing of a building or structure of any kind;
- ii. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii. site grading, including the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

It is our understanding that the applicant was granted a permit by TRCA to facilitate the construction of a two-story replacement dwelling with attached garage on the subject property (Permit No. C-190867/2685994 Ontario Inc.). According to our review, the proposed works in this application are not consistent with the permit as the proposed deck in the rear backyard is bigger than what was approved. It is the opinion of our staff that the discrepancy is minor and that the proposed works are sufficiently setback from the valley corridor and its associated floodplain. As such, TRCA staff have no concerns with the proposed variance, as currently submitted.

However, TRCA staff has an interest in any future development on the subject property and future development may be subject to a TRCA permit.

Fees

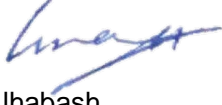
In addition to regulatory responsibilities, TRCA has a role as a commenting agency for Planning Act applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA.

By copy of this letter, TRCA staff thanks the applicant for providing the \$580 review fee (2018 TRCA Planning Fees Schedule – Variance – Residential Minor).

Conclusion

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

Sincerely,



Lina Alhabash
Planner I
Planning and Development
Tel: (416) 661-6600, Ext.5657
Lina.Alhabash@trca.on.ca

LA/as

Cc (by email): Alexander Davies, City of Mississauga
Umar Mahmood, City of Mississauga

Date: November 12th, 2019

File: C of A – 'A' 207/19
(Ward 5 – 1180 Aerowood Drive)

Agenda: **November 21st, 2019**

Deferred Item

Recommendation

The Planning and Building Department has no objection to the variances, as requested; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-19 (Employment)

Other Applications:

Occupancy Permit: 18-211

Comments

Zoning

The Building Department is currently processing an Occupancy Permit application under file 18-211. Based upon review of this application, Staff advises that more information is required to verify the accuracy of the requested variance(s), or determine whether additional variance(s) will be required.

Planning

The subject property is located north-east of the Matheson Boulevard East and Tomken Road intersection, and currently houses a two-storey, +/-4,109m² industrial structure. The neighbourhood context is exclusively industrial, with a multitude of employment uses within the immediate area. The properties along this portion of Aerowood Drive are situated on large parcels, with lot frontages ranging from +/-30m to +/-95m.

The Applicant is proposing to repurpose the existing structure to accommodate the operation of a commercial motor vehicle sales facility. No exterior or structural changes are proposed to the building. As a result of the proposed conversion, the Applicant is required to seek the following relief to address existing non-compliant deficiencies, permitting:

1. 128 parking spaces; whereas, By-law 0225-2207, as amended, requires a minimum 168 parking spaces, in this instance;
2. A one-way aisle width adjacent to angled parking of 3.1m; whereas By-law 0225-2007, as amended, requires a minimum one-way aisle width of 5.5m, in this instance; and,
3. A setback from a G-1 Zone for a parking area of 3.90m; whereas By-law 0225-207, as amended, requires a minimum setback from a G-1 Zone for a parking area of 7.50m, in this instance.

This application was brought before the Committee three times; once on May 30th, 2019; then again on June 20th, 2019; and, finally on September 19, 2019, under application 'A' 207/19. Each time, Committee deferred this application to allow the Applicant the opportunity to meet with the Toronto Region Conservation Authority (TRCA) to address environmental concerns. After further review, TRCA had requested a Geotechnical Assessment be completed to determine the long-term stable top of slope. Review of this Report has now been completed to TRCA's satisfaction.

The site is located within the Northeast Employment Area Character Area, and designated Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11(n) (Business Employment), this designation shall permit Motor Vehicle Commercial Uses. The Applicant's proposal of a commercial motor vehicle sales facility meets the general intent and purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned E2-19 (Employment). In accordance with Tables: 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses); 3.1.1.5 (Aisles); and, 2.1.17.1(2.0) (Setback to Greenlands Zones - Non-Residential), this zone regulates the quantity of parking spaces, required aisle width, and rear yard setback to a G-1 zone, for this site.

Parking Space Reduction (Variance 1)

The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 168 parking spaces are required; whereas, the Applicant is

providing 128. As per the Parking Utilization Study (Nextrans, May/9/2019) submitted by the Applicant, the proposed 128 parking spaces are suitable to adequately accommodate the peak parking demands of the subject site. Variance 1 maintains the purpose and general intent of the Zoning By-law.

As per the Parking Utilization Study provided, the subject property is both well serviced by the public transit system and has ample room to accommodate the proposed parking. The structure remains self-sufficient, with the majority of parking handled on-site, and the requested variance serving to pose no significant negative impact on the surrounding neighbourhood, from a parking perspective. Variances 1, as requested, results in both the orderly development of the lands, and whose impacts are minor in nature.

Aisle Width Reduction (Variance 2)

The Zoning By-law requires a minimum one-way aisle width of 5.5m; whereas, the Applicant has proposed 3.1m. The intent of this portion of the By-law is to ensure that a sufficient turning radius is maintained for internal circulation. Staff note, the requested variance is identified at the site's narrowest point, along the one-way parking lane, and not at the turning radius of the building, which is 12.87m. While 3.1m remains deficient from a Zoning By-law perspective, this distance nevertheless provides a sufficient turning radius for typical motor vehicles and does not hinder internal circulation. Variance 2, as requested, maintains the purpose and general intent of the Zoning By-law.

In consultation with Municipal Urban Designers and Landscape Architects, the proposed layout is appropriate to suitably accommodate internal circulation. Staff note, the variance in-question is more technical in nature as the deficient one-way aisle width is measured to the western property line, and does not include the area identified through an easement agreement with the adjacent property which prohibits development and provides additional area for vehicle maneuvering. Variance 2, as requested, results in both the orderly development of the lands, and whose impacts are minor in nature.

Setback to G-1 Zone (Variance 3)

The Zoning By-law requires a setback for a parking area from a G-1 Zone of 7.5m; whereas, the Applicant has proposed 3.9m. The intent of this portion of the By-law is to ensure that any proposed development will not have significant or lasting negative impacts on the neighbouring environmentally sensitive lands. Satisfactory evidence has now been provided to TRCA, in this regard; with such a body identifying no concerns. Variance 3, as requested, maintains the purpose and general intent of the Zoning By-law in protecting these environmental features.

Planning Staff note, the Applicant may require an additional variance regarding Section 3.1.1.1.3 (General Parking Regulations) of the Zoning By-law, pertaining to the Applicant's proposal in utilizing parking spaces for the storage or parking of motor vehicles for hire or gain; display; or, sale.

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both MOP and the Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variance, as requested; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

[http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/November/November 21/nov 21.rv .docx](http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/November/November%2021/nov%2021.rv.docx)

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT-November 21, 2019

This Department has no objections; comments or requirements with respect to C.A. 'A' 207, 372, 436 and 442/19.

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

City of Mississauga Memorandum



DATE: November 6, 2019

FILES: "A" 207/19

SUBJECT: MINOR VARIANCE APPLICATION
1180 AEROWOOD DRIVE
HARDCO REAL ESTATE HOLDINGS LTD
WARD 5
NOVEMBER 21, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application and notes as follows:

- The lands to the rear of the property are identified within the City's Natural Heritage System and are classified as Natural Green Space. Park #246 (not named) abuts the subject property and should be protected and enhanced through maintaining its ecological function by such means as tree preservation, appropriate setbacks, grading and landscaping.

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall install a fence at the rear curb of the parking lot, as required by the TRCA to avoid future encroachment and protection of the adjacent City owned Natural Heritage System
2. The applicant shall provide appropriate buffer plantings/soft landscaping within the reduced setback of 3.9m from a G1 zone to the rear curb of the parking lot to the satisfaction of the TRCA and the City of Mississauga, Park Planning Section.
3. The applicant shall arrange an inspection with City Staff to confirm the buffer plantings/soft landscaping, to the satisfaction of the City of Mississauga, Park Planning Section. The request for inspection form can be found: www.mississauga.ca/portal/business/communityservicesstandards

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

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
November 21st, 2019**

Deferred Minor Variance Application: DEF-A-207/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

There is a Regional sanitary sewer easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

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

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

The subject land is located within an area the Regional Official Plan (ROP) designates as a Core Woodland and Core Valley of the Greenlands System in Peel, under Policy 2.3.2. The subject land is also located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA). The Region relies on the environmental expertise of the TRCA 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 TRCA and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at 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

October 23, 2019

CFN 60813.05

BY EMAIL: committee.adjustment@mississauga.ca

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

Dear Mr. Kenney:

**Re: Minor Variance Application A207/19 Revised
1180 Aerowood Drive
City of Mississauga
Hardco Real Estate Holdings Ltd.**

This letter will acknowledge receipt of the above noted revised application. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and provides the following comments.

Purpose of the Application

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

1. 128 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 168 parking spaces in this instance;
2. A one way aisle width adjacent to angled parking of 3.10m (approx. 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum one way aisle width adjacent to angled parking of 5.50m (approx. 18.04ft) in this instance; and
3. A setback from a G1 zone to parking spaces of 3.90m (approx. 12.80ft) whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 zone to parking spaces of 7.50m (approx. 24.61ft) in this instance.

Recommendations

From our review of the submitted materials TRCA has **no objection** to the approval of Minor Variance A207/19. Please note that the items in Appendix I of this letter remain outstanding and will need to be addressed at through TRCA's permitting process.

Application Specific Comments

Ontario Regulation 166/06:

The subject lands are located partially within the TRCA's Regulated Area of the Etobicoke Creek Watershed due to the presence of a watercourse with associated flood plain to the south of the subject property. In accordance with the *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses)*, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. A permit from this office is required to address the violation, which is currently under review. We have

reviewed the submitted plans and provide our technical comments to be addressed at the permitting stage in Appendix I of this letter.

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Planning and Development:

TRCA staff have reviewed the revised submission for the proposed parking area. We are generally accepting of the proposed setback to the stream corridor and are satisfied all geotechnical issues have been addressed. Through TRCA's review of the proposal we have identified several items that will need to be addressed through TRCA's permit process and provide them in Appendix I of this letter.

Review Fee

By copy of this letter, we thank the applicant for remitting TRCA's Planning Services Review fee of \$1,100.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Further, we trust these comments are of assistance.

TRCA will continue to work closely with the City of Mississauga, the applicant, and their consultants to ensure that TRCA's expectations for meeting our requirements are met. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner
Planning and Development
Extension 5272

Appendix I: Detailed Design Comments

- 1) The site requires an enhanced level (80% TSS removal) of stormwater quality control. It is our understanding that a single OGS unit has been proposed. Please note that a single OGS unit only accounts for 50% TSS removal. As such, you must provide additional treatment measures to achieve the quality control requirements. For example, if designed correctly, an infiltration gallery can be constructed under the parking area in series with the OGS unit.
- 2) While the proposed sediment control approach is feasible, with property installation and entrenchment, TRCA staff recommends the use of silt soxx for sediment control. Silt soxx can be placed along the entire length of the slope (at the existing fence). This eliminates the requirement to dig into the slope to properly entrench the geotextile fabric used in the silt fence.
- 3) Regardless of which methods of sediment control are used, please provide a standard detail on the drawing. Note that TRCA staff do not support the use of woven geotextile fabric and recommends the use of 18" silt soxx.
- 4) TRCA staff have concerns that trucks overhanging the rear curb as well as snow storage will eliminate the proposed buffer plantings. As such, it is requested that a fence is erected at the rear curb. Please include a fence in this location on the plans. If it is the preference of the applicant, the existing fence (at the top of bank) can be removed and cut at the post foundations.
- 5) Please provide a note on the grading plan indicating no works (including construction equipment movement) will be occurring on TRCA owned lands to the southwest. TRCA staff can permit the installation of silt soxx at the base of the stone apron, however, it must be removed once the works are completed.

City of Mississauga

Planning and Building Department



Date: November 12th, 2019

File: C of A – 'A' 372/19
(Ward 4 – 4665 Central Parkway East)

Agenda: **November 21st, 2019**

Deferred Item

Recommendation

The Planning and Building Department has no objections to the variance, as requested, subject to the conditions outlined below being imposed by Committee; however, the Applicant may wish to defer the application to allow for the opportunity to submit the required Occupancy Permit application to ensure that all required variances have been accurately identified.

Background

Character Area: Hurontario Neighbourhood
Designation: Convenience Commercial

Zoning By-law 0225-2007

Zoning: C1 (Commercial)

Other Applications:

Occupancy Permit: 19-6790

Comments

Zoning

The Building Department is currently processing an Occupancy Permit application under file 19-6790. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Planning

The subject property is a multi-tenant commercial plaza located on the south-east corner of the Central Parkway East and Eglinton Avenue East intersection. With the exception of the subject lands, the context neighbourhood of the immediate area is primarily residential uses, with detached dwellings being the predominant structural type. The Applicant is proposing to operate an accessory “commercial school” to supplement the existing aesthetician establishment currently operating within Unit 3 of the plaza.

As a result of the proposed use, the Applicant has requested the following relief from By-law 0225-2007, as amended, permitting:

1. A private career college proposing a commercial school use; whereas, By-law 0225-2207, as amended, does not permit a commercial school use, in this instance.

The site is located within the Hurontario Neighbourhood Character Area, and designated Convenience Commercial by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.9(e), the Convenience Commercial designation permits personal service establishments. It is the opinion of Planning Staff that the Applicant’s proposal of an aesthetician establishment with supplementary vocational training falls within these permitted land uses. This application meets the general intent and purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned C1 (Commercial). Based upon the information provided, the Zoning Department has classified the proposed use in incorporating supplementary vocational training as falling within the “commercial school use” classification. Such a use serves to include structures where specialized instruction is provided; including, but not limited to: business schools; trade schools; driving schools; dance schools; music schools; martial arts schools; and/or tutoring schools.

Inherent in the above definition, is the primary or predominant nature of the school use itself. Planning Staff note, the principal use of the subject lands, despite any proposed vocational training, will remain the aesthetician establishment (personal service use), which is permitted as-of-right for this zone. Further, the nominal nature of the proposed training (1 class per day, with 6-8 students) does not detract from the main business; and that such instruction is impossible in the absence of paying customers patroning the aesthetician operation, as services on such individuals forms a portion of the students’ training. It is the opinion of Planning Staff that the proposed use meets the purpose and general intent of the Zoning By-law.

Planning Staff note the indented use will be entirely self-contained within an existing unit and does not serve to fundamentally change the nature or character of the existing plaza in any discernible manner. It is the opinion of Planning Staff that the proposed use results in both the orderly development of the lands, and whose impacts are minor in nature.

Based upon the preceding information, it is the opinion of Staff that the variance, as requested, meets the general intent and purpose of both MOP and the Zoning By-law; is minor in nature; and, is desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objections to the variance, as requested, subject to the conditions outlined below being imposed by Committee; however, the Applicant may wish to defer the application to allow for the opportunity to submit the required Occupancy Permit application, in order to ensure that all required variances have been accurately identified.

- That the proposed recreational establishment use be limited to Unit 3.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 08, 2019

RE: November 21, 2019 Agenda – 1:30 pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT-November 21, 2019

This Department has no objections; comments or requirements with respect to C.A. 'A' 207, 372, 436 and 442/19.

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

Public Works

10 Peel Centre Dr.
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L6T 4B9
tel: 905-791-7800

peelregion.ca

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 21st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 21st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-372/19

Minor Variance Applications: A-441/19, A-442/19, A-443/19, A-444/19, A-445/19

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

Sincerely,



Tracy Tang
Junior Planner
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cc. Marylu Javed, City of Mississauga
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