



Committee of Adjustment

The following staff reports are current as of October 7th, 2019 at 10:00am.

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

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

Location: COUNCIL CHAMBERS
Hearing: OCTOBER 10, 2019 AT 4:00 P.M.

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-062/19 A-399/19	BABTIST CHURCH	1640 CARMEN DR	1

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-395/19	EHSAN AHMED & AZRA PARVEEN	1529 ELITE RD	2
A-396/19	JOHN KAVCIC JR. LTD	6900 MILLCREEK DR	9
A-397/19	TANIA & CHARBEL NOUR	4358 SHELBY CRES	3
A-398/19	SHAHEEN CHAGPAR	253 LAKESHORE RD E	1
A-400/19	1997937 ONTARIO INC.	5081 HURONTARIO ST	5
A-401/19	MATHESON STORAGE CORP	135 MATHESON BLVD E	5

DEFERRED APPLICATIONS (MINOR VARIANCE)

NONE

Date:	October 3, 2019
File:	C of A – 'B'62/19 & 'A'399/19 (Ward 1 – 1640 Carmen Drive)
Agenda:	October 10, 2019

The subject property is located on the south-west corner of the Carmen Drive and South Service Road intersection. Currently it houses the Kenmuir Baptist Church as well as an accessory structure. The property was previously before the Committee under files B54/18 and B55/18 for the purposes of a lot addition as well as a severance of an additional parcel. Both of these applications were conditionally approved by the Committee. The subject application proposes to sever a parcel from the previously proposed new parcel under file B55/18 for the purposes of a lot addition.

Based on research and records from the Office of the City Clerk, the conditions were not fulfilled during the prescribed time period for the previous approved consent applications, resulting in the severance lapsing. The premise of the subject application is based on the approval of the previous consent application. However, as the previous consent application and land transfer is considered null and void, the Committee no longer has jurisdiction to consider the subject application.

Date: September 30, 2019

File: C of A – 'A' 395/19
(Ward 1 – 1529 Elite Road)

Agenda: **October 10, 2019**

New Item

Recommendation

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

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:

Site Plan: 19-66

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file 19-66. 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 variances or determine whether additional variances will be required.

Planning

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of Lorne Park Road and Truscott Drive. The neighbourhood consists of lots with frontages of approximately +/- 30 m, containing one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey detached dwelling with mature vegetation. The application proposes a new two storey detached dwelling and requires variances related to an increased gross floor area (GFA) for the dwelling, height of a gazebo and number of garages.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. Pursuant to Section 16.5.1.4 (Infill Housing) of MOP, the Clarkson-Lorne Park Neighbourhood Character Area policies set out criteria for infill housing to ensure new housing preserves the existing context of the area. The subject property will continue to be used for residential purposes, maintaining the residential designation. The proposed detached dwelling has regard for the distribution of massing on the property as a whole, preserving the existing and planned character of the neighbourhood. Staff is of the opinion that the requested variances maintain the general intent and purpose of the official plan.

The application proposes a gross floor area of 481.98 m² whereas a maximum of 431.62 m² is permitted. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensure the existing and planned character of a neighbourhood is preserved. The proposed dwelling contains architectural features such as the second storey being built within the roofline and different eave heights which mitigates the overall massing of the dwelling. The proposal is consistent with newer two storey dwellings within the immediate area and does not pose a negative impact to the character streetscape. As such, staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Through discussions with the applicants agent, the proposed gazebo, variance #2 is referencing the rear covered porch. Since the covered porch is attached to dwelling, a height variance is not required.

Variance #3 proposes two garages whereas a maximum of one garage is permitted. The intent in restricting the overall number of garages is to ensure that the detached dwelling remains residential in nature. Additionally, this portion of the by-law serves to minimize the visual impact resulting from multiple, or excessive, garage faces of a dwelling from a streetscape perspective. While the applicant is proposing two garages, staff notes that the garage on the east elevation is considered a carport. The proposed carport will be accessed through the attached garage. The garages are in scale with the primary residence whose massings are well absorbed by the primary structure. Additionally, the location of the carport results in this portion of the structure being concealed from a streetscape perspective. As such, staff is of the opinion that the proposed variance maintains the general intent and purpose of the zoning by-law.

The proposed dwelling contains architectural features that mitigate the additional massing of the dwelling. The proposal is consistent with newer two storey dwellings within the immediate area and will not negatively impact the character of the neighbourhood. The second garage is a

result of the carport on the easterly portion of the dwelling that is accessed through the attached garage. The carport is hidden behind the attached garage and will not negatively impact the neighbourhood streetscape. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and ensure that no additional variances are required.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: September 27, 2019

RE: Takebacks – October 10, 2019 – 4:00pm
File - C.A. Agendas

Re: **C.A. 'A' 395/19**
Ehsan Ahmed & Azra Parveen
1529 Elite Rd
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through Site Plan application SP-19/066.

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

A 395/19



Public Works

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

peelregion.ca

October 4, 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
 October 10th, 2019**

Minor Variance Application: A-395/19

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: October 8th, 2019

File: C of A – 'A' 396/19
(Ward 9 – 6900 Millcreek Drive)

Agenda: **October 10th, 2019**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Convenience Commercial

Zoning By-law 0225-2007

Zoning: C1-10 (Commercial)

Other Applications:

Occupancy Permit: 19-6662

Comments

Zoning

The Building Department is currently processing a Pre-Zoning permit application under file 19-6973. Based upon review of this Application, Staff notes that the Application be amended as follows, permitting:

2. 61 parking spaces on site; whereas, By-law 0225-2007, as amended, requires a minimum of 72 spaces, in this instance.

Planning

The subject property is located south-west of the Derry Road and Millcreek Drive intersection, and currently houses a multi-tenant commercial plaza. The immediate context area is primarily commercial, with multiple shopping areas located both to the north and south of this portion of Millcreek Drive. Planning Staff further note residential uses, predominantly in the form of detached dwellings, are present both directly to the north, as well as to the west; however, their configuration and orientation isolate such an area from the subject lands and overall area context, as it pertains to this application.

The Applicant is proposing a “take-out restaurant” within one of the existing units.

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

1. A restaurant use within 60.0m of a residential zone, whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.0m, in this instance;
2. A seating allowance of 40; whereas By-law 0225-2007, as amended, permits a maximum seating allowance of 6, in this instance; and,
3. A patio accessory to a restaurant on the subject property; whereas, By-law 0225-2007, as amended, does not permit a patio accessory to a restaurant, in this instance.

As per discussions with Municipal By-law Enforcement, the existing restaurant use currently utilizes substantially more than 40 seats. It is unclear to Planning Staff whether the requested 40 seats represents an incorrectly identified existing condition, or whether the Applicant is proposing to reduce the existing seating arrangement.

The site is located within the Meadowvale Neighbourhood Character Area, and is designated Convenience Commercial by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.9(g) (Convenience Commercial), this designation shall permit restaurant services. The Applicant's proposal of a take-out restaurant on the subject lands meets the general purpose and intent of the Official Plan.

Pursuant to Section 1.2 (Definitions) of the Zoning By-law, a take-out restaurant is defined as a building or structure where food is offered for sale to the public with a maximum of six (6) seats being permitted. The intent of this definition, specifically as it pertains to severely limiting the number of seats, is to promote a restaurant use where food is consumed off-site to combat the inherent spatial limitations of the subject lands. This is directly reflective of the reduced parking rates associated with this use in comparison to a more traditional restaurant (6.0 spaces/100m² GFA vs 16.0 spaces/100m² GFA). The Applicant's request of a take-out restaurant, proposing 40 seats, within a generously sized structure (+/-205m²), far exceeds what the Zoning By-law contemplates. The application does not meet the purpose or general intent of the Zoning By-law.

The Applicant's proposal of a take-out restaurant, with extremely disproportionate seating provisions, purposely attempts to circumvent the Zoning by-law in not providing adequate parking supply. Such actions do not represent the orderly development of the lands, nor are the resulting impacts of such a request minor in nature.

Based upon the preceding information, it is the opinion of Staff that the application does not meet criteria established by Section 45(1) of the *Planning Act*. To this end, the Planning and Building Department recommends that the application be refused.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/October/Oct 10/RV.Oct 10.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: September 27, 2019

RE: Takebacks – October 10, 2019 – 4:00pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- October 10, 2019 – 4:00pm

This Department has no objections, comments or requirements with respect to C.A. 'A' 396/19.

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

October 4, 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
 October 10th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 10th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-243/18, DEF-A-268/19, DEF-A-269/19, DEF-A-317/19, DEF-A-330/19, DEF-A-338/19, DEF-A-339/19

Consent Applications: B-062/19

Minor Variance Applications: A-388/19, A-389/19, A-390/19, A-391/19, A-392/19, A-393/19, A-394/19, A-396/19, A-397/19, A-398/19, A-399/19, A-400/19, A-401/19

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: October 1st, 2019

File: C of A – 'A' 397/19
(Ward 3 – 4358 Shelby Crescent)

Agenda: September 12th, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Rathwood Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: RM1 (Residential)

Other Applications:

Building Permit: 19-7104

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-7104. Based upon review of this application, Staff notes that the variances, as requested, are correct.

Planning

The subject property is located north-west of the Rathburn Road East and Tomken Road intersection, and currently houses a two-storey, semi-detached dwelling. The immediate

neighbourhood consists exclusively of semi-detached dwellings. The properties within the immediate area possess lot frontages of +/-9.2m. The Applicant is proposing to construct a second-storey balcony directly above the existing one-storey sunroom. Such a design proposes no changes to the building's footprint.

The Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. A side yard of 0.78m; whereas, By-law 0225-2007, as amended, requires a minimum side yard of 1.2m, in this instance.

The site is located within the Rathwood 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 property will continue to be used for residential purposes. The proposed balcony respects the designated residential land use, and has regard for the distribution of massing on the property as a whole, being located directly above an existing sunroom. The variance, as requested, meets the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned RM1 (Residential). In accordance with Table 4.2.1(8.1) (R1 to R5 Permitted Uses and Zone Regulations), this zone regulates a structure's interior side yard setbacks. Pursuant to this section, a detached dwelling is required to maintain an interior side yard setback of 1.2m; whereas, the Applicant has requested 0.78m. The intent of this portion of the Zoning By-law is to ensure that an adequate buffer exists between the massings of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. Planning Staff note, the requested relief solely pertains to the construction of a self-contained second-storey balcony, which will sit directly overtop an existing portion of the house. Further, access to the rear yard will be maintained through the existing 2.18m, found within the eastern interior side yard. The variance, as requested, maintains the purpose and general intent of the Zoning By-law.

When viewed against on-site conditions, the proposed addition respects the dwelling's existing layout; is in scale with the overall property as a whole; and, does not result in the over massing of the site. Planning Staff note, the proposed second-storey addition does not serve to extend the existing sunroom, with the building's footprint remaining unchanged, and construction exclusive to the second storey. As such, the requested variance is purely technical in nature and does not serve to circumvent the Zoning By-law. 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. To this end, the Planning and Building Department has no objection to the variance, as requested.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: September 27, 2019

RE: Takebacks – October 10, 2019 – 4:00pm
File - C.A. Agendas

Re: C.A. 'A' 397/19
Tania & Charbel Nour
4358 Shelby Cres
Ward 3

We are attaching a copy of the Plan and Profile Drawing (Plan C-17838) for Shelby Crescent and draw attention to the existing 3.0 m Storm Sewer Easement on this property (1.5M being on the subject property). The easement (also described as Parts 3 & 4, Plan 43R-9518) contains a 375mm storm sewer pipe with a catch basin inlet which serves to accommodate external drainage from the abutting lands to the rear. The 375mm storm pipe within the easement is located entirely within the subject lands. The easement registered in November 1979 was dedicated to the City of Mississauga as a condition of subdivision approval as the purpose of the storm easement is to accommodate external storm drainage from the abutting lands to the north (copy of Storm Design Areas Plan C-17847 also enclosed). The enclosed photos also confirm that the existing slant top catchbasin is currently accommodating the external storm drainage.

Acknowledging that we have no objections to the proposed addition as it would be located within the portion of the property which does not contain the easement, we note from our recent site inspection and from the sketch site plan submitted that there is an existing accessory shed structure located within the limits of the easement which must be addressed. As the Transportation and Works Department does not support the encroachment of any structures within the limits of our easement, we would request that the structure be relocated; or alternatively, satisfactory arrangements be made with the City's Realty Services Section with regards to obtaining the required Encroachment Agreement for the encroachment of the accessory structure on a municipal storm sewer easement.

In view of the above, we would recommend that this application be deferred until such time that the accessory shed structure encroachment issue is addressed. Should the applicant require any additional information regarding the above, they can contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca.

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

A 397/19



A 397/19





A 397/19



A 397/19



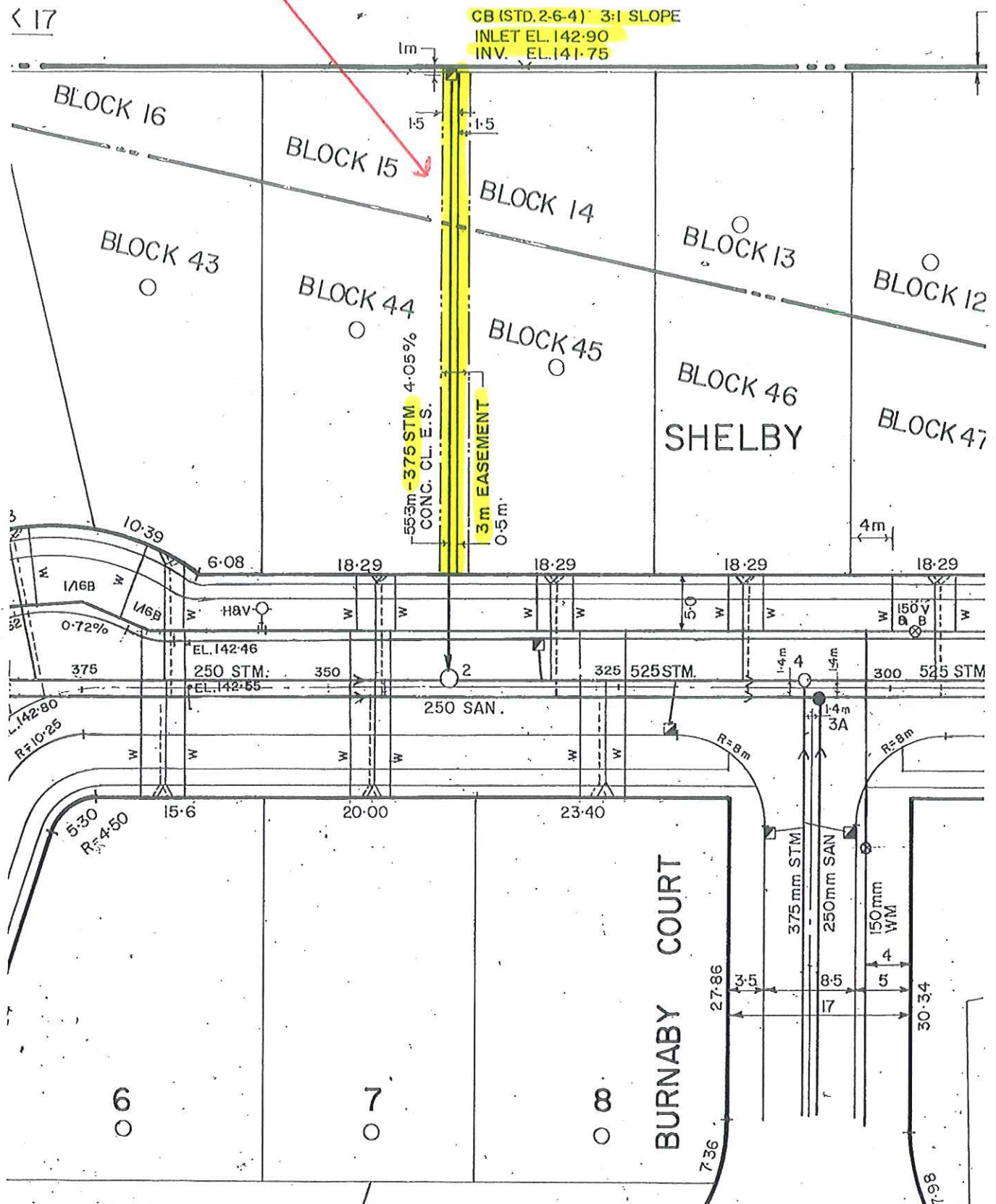


A 397/19



ATTACH TO: 'A' 397/19

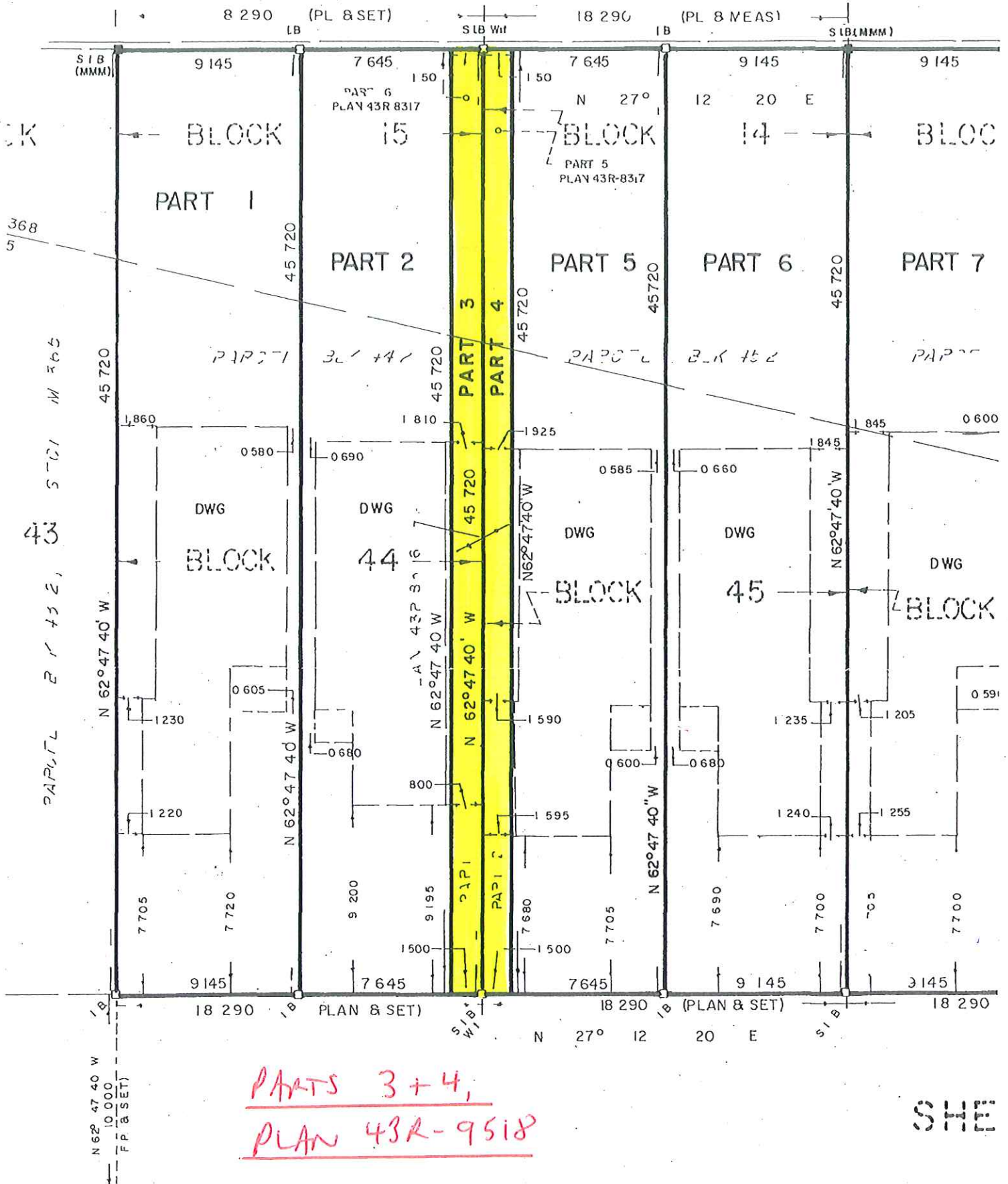
LOCATION OF
STORM EASEMENT



PLAN AND PROFILE DRAWING, PLAN C-17838

ATTACH TO: A.397/19

PART 4, PLAN 43



ATTACH TO: -A- 397/19



STORM DESIGN AREAS PLAN C-17847

Public Works

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

peelregion.ca

October 4, 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
 October 10th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 10th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-243/18, DEF-A-268/19, DEF-A-269/19, DEF-A-317/19, DEF-A-330/19, DEF-A-338/19, DEF-A-339/19

Consent Applications: B-062/19

Minor Variance Applications: A-388/19, A-389/19, A-390/19, A-391/19, A-392/19, A-393/19, A-394/19, A-396/19, A-397/19, A-398/19, A-399/19, A-400/19, A-401/19

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: September 30, 2019

File: C of A – 'A' 398/19
(Ward 1 – 253 Lakeshore Road East)

Agenda: **October 10, 2019**

New Item

Recommendation

The Planning and Building Department has no objections in principle to the requested variances, however, the application should be deferred to submit a satisfactory parking utilization study to City Planning Strategies.

Background

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4 (Commercial)

Other Applications:

Occupancy Permit: 18-1335

Comments

Zoning

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 18-1335. Based on review of the information currently available for this application, we advise that the following variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to permit the existing mixed use building proposing:

1. 2 (two) parking spaces for all uses; whereas, By-law 0225-2007, as amended, requires a minimum of 8 (eight) parking spaces in this instance; and,

2. An aisle width of 0.585 m (approx. 1.91ft) whereas By-law 0225-2207, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

Planning

The subject property is located within the Port Credit Neighbourhood Character Area, east of Hurontario Street and Lakeshore Road East. The south side of Lakeshore consists of a mix of commercial and retail uses which includes restaurant uses. The application proposes a take-out restaurant and requires variances related to reduced parking and drive aisle width.

The subject property is designated "Mixed Use" in Schedule 10 of the Mississauga Official Plan, which permits a restaurant among other uses. The official plan policies for lands within the Port Credit Community Node Character Area are contained within the Port Credit Local Area Plan and are within the Mainstreet Neighbourhood precinct. The Port Credit Local Area Plan encourages related commercial uses and closely spaced storefronts lining the street in order to encourage and foster an active pedestrian street. The proposed variances are consistent with these policies and maintain the existing and planned character of the area. The minor variance application maintains the general intent and purpose of the official plan.

The proposed variances are existing conditions and are similar to other uses within the immediate area. The south side of Lakeshore Road East contains a mix of commercial uses which consists of retail and restaurant uses. Each site along Lakeshore Road East operates in a similar fashion to the subject property regarding parking.

The intent in quantifying the required number of parking spaces is to ensure that each unit is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 8 parking spaces are required; whereas, the applicant is providing 2. The City Planning Strategies Division has reviewed the attached Letter of Justification and have noted that more information is required to verify that sufficient parking is available. As such, the application should be deferred to allow the applicant to submit a Parking Utilization Study or submit a Payment-in-Lieu application for the deficiency.

Variance #2 proposes an aisle width of 0.59 m whereas a minimum aisle width of 7 m is required. The intent of this portion of the by-law is to ensure that a sufficient aisle width is provided to allow for two way vehicle movement. The subject property does not provide sufficient room for two way vehicular access. However, this portion of Lakeshore Road East contains units that operate in a similar fashion to the subject property and is reflective of the area as a whole. To access the parking in the rear, there is a public laneway that connects from Cumberland Drive to Hiawatha Parkway. The subject property will continue to operate as intended and will not negatively impact the day to day operations of the site. As such, staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed variances represent existing conditions that are present throughout each unit along this portion of Lakeshore Road East. The south side of Lakeshore Road East consists of retail and restaurant uses that have similar existing conditions. Historically, properties along this portion of Lakeshore Road East have operated in a similar fashion with parking in the rear portion of the property that can only be accessed by the public laneway. The proposed variances maintain the existing and planned character of the area and do not negatively impact the day to day operations of the site. As such, staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Based on the preceding information, the Planning and Building Department has no objections in principle to the requested variances, however, the application should be deferred to submit a satisfactory parking utilization study to City Planning Strategies.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: September 27, 2019

RE: Takebacks – October 10, 2019 – 4:00pm
File - C.A. Agendas

Re: C.A. 'A' 398/19
Shaheen Chagpar
253 Lakeshore Rd E
Ward 1

Enclosed for Committee's easy reference are photos of the front and rear of the existing property.

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

A 398/19



Public Works

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

peelregion.ca

October 4, 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
 October 10th, 2019**

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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: October 1st, 2019

File: C of A – 'A' 400/19
(Ward 5 – 5081 Hurontario Street)

Agenda: September 12th, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Uptown Major Node
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: H-RA5-44 (Apartments)

Other Applications:

Building Permit: 13-6227

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 13-6227. 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 lands are a vacant interior property located north-east of the Eglinton Avenue East and Hurontario Street intersection. With the exception of the commercial plaza located directly to the south, the neighbourhood area context is primarily residential, with a mixture of housing types that range from detached dwellings to townhouse units.

The Applicant is proposing to erect a temporary sales trailer upon the subject lands. As a result of the proposed construction, the Applicant has requested the following relief from By-law 0225-2007, as amended, permitting:

1. A temporary sales pavilion prior to the holding provision being lifted; whereas, By-law 0225-2007, as amended, does not permit a temporary sales pavilion, in this instance.

The property, as a whole, was the subject of a Zoning By-law Amendment application (OZ/09/11), permitting, in principle, mixed-use towers. As part of this process, a "Holding symbol" was placed upon the lands to ensure that adequate stormwater and servicing connections could eventually be provided in facilitating the future development. Planning Staff note, the proposed sales trailer will not require such connections, and that the installation of a temporary structure is not at the expense of the intent of the Holding By-law.

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: September 27, 2019

RE: Takebacks – October 10, 2019 – 4:00pm
File - C.A. Agendas

Re: C.A. 'A' 400/19
1997937 Ontario Inc.
5081 Hurontario St
Ward 5

This department has no objections to the applicant's request to permit the temporary sales pavilion. We are noting that the city is currently processing Application H-OZ 19 6 for the removal of the 'H' Holding Symbol for the proposed 33 storey tower to be constructed on the subject lands.

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



A 400/19



A 400/19



Public Works

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

peelregion.ca

October 4, 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
 October 10th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 10th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-243/18, DEF-A-268/19, DEF-A-269/19, DEF-A-317/19, DEF-A-330/19, DEF-A-338/19, DEF-A-339/19

Consent Applications: B-062/19

Minor Variance Applications: A-388/19, A-389/19, A-390/19, A-391/19, A-392/19, A-393/19, A-394/19, A-396/19, A-397/19, A-398/19, A-399/19, A-400/19, A-401/19

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: October 1st, 2019

File: C of A – 'A' 401/19
(Ward 5 – 135 Matheson Boulevard East)

Agenda: September 12th, 2019

New Item

Recommendation

The Planning and Building Department has no objections to the requested 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: Gateway Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-1 (Employment)

Other Applications:

Site Plan Approval: 18-103

Comments

Zoning

The Building Department is currently processing a Site Plan Approval application under file 18-103. 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 lands are an interior property located south-east of the Hurontario Street and Matheson Boulevard East intersection, and currently house a two-storey industrial structure. The context neighbourhood of the immediate area is exclusively industrial, with a multitude of employment uses. Planning Staff note, residential uses, predominantly in the form of detached dwellings, are present to the south of the subject lands; however, their configuration and orientation isolates such an area from the subject lands and overall area context. The industrial properties along this portion of Matheson Boulevard East are situated upon large parcels, with lot frontages ranging from +/-85m to +/-185m.

The Applicant is proposing the construction of an indoor, five storey self-storage facility.

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

1. 32 parking spaces; whereas, By-law 0225-2207, as amended, requires a minimum of 88 parking spaces, in this instance; and,
2. 2 accessible parking spaces; whereas, By-law 0225-2207, as amended, requires a minimum of 3 accessible parking spaces, in this instance.

As per discussions with the Zoning Department, Planning Staff note potential discrepancies may exist pertaining to the manner in which accessible parking spaces have been calculated.

The site is located within the Gateway Employment Area, and designated Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11.1(u), this designation permits a self-storage facility. The Applicant's proposal of a five storey, indoor self-storage facility conforms to the permitted uses identified by the Official Plan. This application meets the general intent and purpose of the Official Plan.

In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), this zone regulates the required quantity 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, 88 parking spaces, and 3 accessible parking spaces, are required; whereas, the Applicant is providing 32 parking spaces, and 2 accessible parking spaces, respectively. As per the Parking Utilization Study (Glen Schnarr and Associates Inc., October 2018) submitted by the Applicant, the proposed parking configuration is suitable to adequately accommodate the peak parking demands of the subject site. The variances, as requested, maintain the purpose and general intent of the Zoning By-law.

As per the Parking Utilization Study provided, the proposed self-storage facility does not represent a high-intensity land use, and, consequently, does not require extensive parking supply. City Planning Strategies Staff note, customer visits are infrequent, and generally of short duration, with parking typically only required on a short-term basis for customers

transferring items to and from their lockers. The structure remains self-sufficient, with the entirety of parking handled on-site, with the requested variances serving to pose no significant negative impact on the surrounding neighbourhood. 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 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 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: September 27, 2019

RE: Takebacks – October 10, 2019 – 4:00pm
File - C.A. Agendas

Re: **C.A. 'A' 401/19**
Matheson Storage Corp
135 Matheson Blvd E
Ward 5

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through Site Plan application SP-18/103.

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

A 401/19



A 401/19



Public Works

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

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October 4, 2019

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
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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

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