



## Committee of Adjustment

The following staff reports are current as of October 18<sup>th</sup>, 2019 at 2:45pm.

Any staff reports received after this time may be obtained by emailing  
[committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)

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

**Location: COUNCIL CHAMBERS**  
**Hearing: OCTOBER 24, 2019 AT 1:30 P.M.**

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

**NEW APPLICATIONS (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-063/19	NESTLE PURINA PETCARE CANADA	2500 ROYAL WINDSOR DR	2

**NEW APPLICATIONS (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-402/19	PHANI KUMAR SHEELA	5953 SIDMOUTH ST	6
A-403/19	PINNACLE INTERNATIONAL (ONTARIO) INC	35 & 65 WATERGARDEN DR	5
A-404/19	ANSODEE INC	3543 NASHUA DR	5
A-405/19	SONNY & JACQUELINE KUMAR & BOZENA POLROLNIK	536 AMARONE CRT	11
A-406/19	MARA & PAUL KANNAMPUZHA	1105 ALGONQUIN DR	2
A-407/19	JHUTTY SERENA	30 JOSEPH ST	11
A-408/19	KULDEEP DHINGRA	2163 SPRINGBANK RD	8
A-409/19	1997937 ONTARIO INC./5081 HURONTARIO LIMITED PARTNERSHIP	5081 HURONTARIO ST	5

**DEFERRED APPLICATIONS (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-200/19	EXPRESSROOTER INC	1095 LAKESHORE RD E	1
A-331/19	PERVEZ AKHTER & AASIMA SADIQUE	1610 NORTHMOUNT AVE	1
A-347/19	ANDRIY & NATALIYA ALEKSANDRYUK	483 AVONWOOD DR	1
A-360/19	2614134 ONTARIO LTD	3075 RIDGEWAY DR	8

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.)

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Date: October 15, 2019

File: C of A – 'B' 63/19  
(Ward 2 – 2500 Royal Windsor Drive)

**Agenda: October 24, 2019**

**New Item**

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## Recommendation

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

## Background

### Mississauga Official Plan

Character Area: Southdown Employment Area  
Designation: Industrial

### Zoning By-law 0225-2007

**Zoning: E3-1 (Employment)**

## Comments

### Zoning

This Division notes that no development is proposed through this application. The applicant is advised that a full zoning review has not been completed; however, it appears that the proposed severance may cause a Zoning By-law deficiency with regard to building setback and on-site parking. Complete site stats are required to verify if variances are required.

### Planning

The subject site is located within the Southdown Employment Character Area, east of Winston Churchill Boulevard and Royal Windsor Drive. This portion of Royal Windsor Drive consists of manufacturing and industrial uses. The subject site contains multiple structures used for manufacturing/industrial purposes. The application proposes to sever the existing lot for the creation of a new lot and mutual easement.

The severed lot proposes to have a lot frontage of approximately 127.84 m and lot area of approximately 69,197 m<sup>2</sup>. The retained lot will have a lot frontage of 121.92 m with a lot area of approximately 82,015 m<sup>2</sup>. The creation of the mutual easement will be used for storm water management purposes between the severed and retained lands.

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 "Industrial" in Schedule 10 of the Mississauga Official Plan (MOP) which permits manufacturing, self-storage facility and research and development among other uses. Employment Areas are stable areas containing diverse industrial and business employment operations. Pursuant to Section 5.3.6.1 (Employment Areas) Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs. The subject site will continue to be used for employment purposes, maintaining the Industrial designation of MOP.

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.



B 063/19





B 063/19



# City of Mississauga

# Memorandum



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

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

**DATE:** October 11, 2019

**RE:**           **Applicant:**           **Nestle Purina Petcare Canada**  
              **Date of Hearing:**   **October 24, 2019**  
              **Location:**       **2500 Royal Windsor Drive**  
              **Our File:**       **'B' 63/19, Ward 2 (Z-4)**

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

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

1.     Servicing Plan

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

2.     Site Plan/Survey Plan Requirement

A Site Plan depicting the existing building envelopes, access geometrics, parking spaces, driveways and access areas including loading areas and ramps is to be provided. A Survey Plan (43R-Plan) will also be required for our review/approval in order that the location and width of any proposed servicing and access right-of-way easements (if any) can be described as parts on the 43R-Plan.

3.     Required Easement(s)

Upon the review of Item's A1 and A2, and the confirmation of the required easement(s), (if any), 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.

4.     Land Dedication Required for Avonhead Creek

Satisfactory arrangements are to be made with the Transportation and Works Department for the gratuitous dedication of all lands below the top of bank or stable slope line of the Avonhead Creek.

Should additional clarification be required with regard to the above noted comment, please contact Ghazwan Yousif, Storm Drainage Technologist at 905 615-3200 ext. 3526 or [ghazwan.yousif@mississauga.ca](mailto:ghazwan.yousif@mississauga.ca) you require further information.

##### 5. Environmental Site Assessment (ESA) for Top of Bank Dedication of Avonhead Creek

As this department is requesting the gratuitous dedication of lands below the established top of bank of the Avonhead Creek, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report must include the following:

- a) Specifically reference lands to be dedicated to the City;
- b) the boundaries of conveyance lands must be overlaid on top of a legal survey to scale in order to represent the legal boundaries of these lands;
- c) be completed in accordance with O. Reg. 153/04 ;
- d) be signed and dated by a Qualified Person (as defined by section 5 and 6 under O. Reg. 153/04, as applicable);
- e) 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 reports to the same extent as to the property owner. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the City's website under Terms of Reference: <http://www.mississauga.ca/portal/residents/terms-of-reference>

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](mailto:valeriya.danylova@mississauga.ca) should you require further information.

##### 6. Municipal Address Requirement

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

**B. General Information**

1. 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.

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

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

c; [dashboard@lakeshoegroup.ca](mailto:dashboard@lakeshoegroup.ca)

**From:** [Gordon, Carrie](#)  
**To:** [Committee Adjustment](#)  
**Subject:** 905-19-377 - B063/19 - 2500 Royal Windsor Dr  
**Date:** Wednesday, October 2, 2019 2:00:48 PM  
**Attachments:** [905-19-377.pdf](#)

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Dear Sir/Madam,

Re File:

- Severance
- B063/19
- 2500 Royal Windsor Dr

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

City of Mississauga  
**Memorandum**



DATE: October 10, 2019

FILE: "B" 63/19

SUBJECT: CONSENT APPLICATION  
2500 ROYAL WINDSOR DRIVE  
NESTLE PURINA PETCARE CANADA  
WARD 2  
OCTOBER 24, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

For development or redevelopment of the site, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and bylaws.

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

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Date: October 14th, 2019

File: C of A – 'A' 402/19  
(Ward 6 – 5953 Sidmouth Street)

Agenda: **October 24th, 2019**

**New Item**

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## **Recommendation**

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

## **Background**

### **Mississauga Official Plan**

Character Area: East Credit Neighbourhood  
Designation: Residential Low Density II

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

**Zoning:** R7-10 (Residential)

### **Other Applications:**

Building Permit: 19-7313

## **Comments**

### **Zoning**

The Building Department is currently processing a Building Permit application under file 19-7313. 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 Applicant is proposing to construct an enlarged window-well located at the rear of the existing structure to facilitate a below-grade second unit. As a result of the proposed construction, the Applicant has requested the following relief from By-law 0225-2007, as amended, permitting:

1. A window well encroachment of 1.0m into the rear yard; whereas, By-law 0225-2007, as amended, permits a maximum encroachment into the required the rear yard of 0.61m, 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



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 402/19  
Phani Kumar Sheela  
5953 Sidmouth St  
Ward 6

This department has no objections to the location of the proposed window well as it will not impact on the drainage pattern approved for this lot.

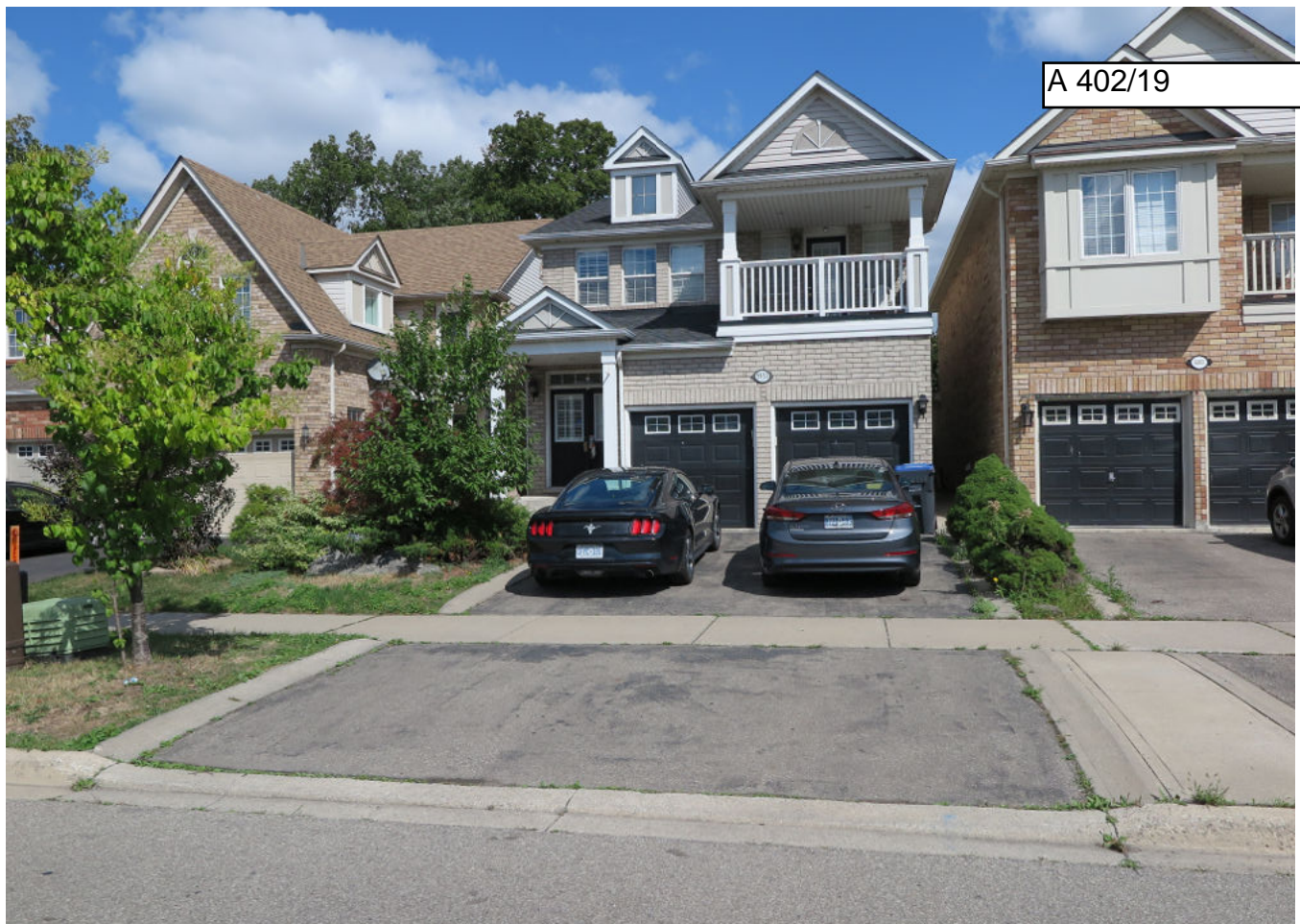
D. Martin  
Supervisor Development Engineering South  
905-615-3200 ext. 5833



A 402/19







A 402/19



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Date: October 14th, 2019

File: C of A – 'A' 403/19  
(Ward 5 – 35 & 65 Watergarden Drive)

Agenda: **October 24th, 2019**

**New Item**

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Uptown Major Node  
Designation: Residential High Density

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

**Zoning:** H-RA5-43 (Apartment)

### **Other Applications:**

Building Permit: 17-6360

## **Comments**

### **Zoning**

The Building Department is currently processing a Building Permit application under file 17-6360. Based upon review of this application, Staff notes that the variance, as requested, is correct.

### **Planning**

The subject lands are a multi-tower condominium site located north-west of the Eglinton Avenue West and Hurontario Street intersection. The context area provides transition to this high-

density development, with adjacent mid-rise townhomes providing a buffer between the subject lands and nearby detached dwellings.

The area subject to the variance is currently under construction, with the property receiving final Site Plan Approval in 2018. The Applicant is requesting the following relief from By-law 0225-2007, as amended, to address deficiencies resultant of construction, permitting:

1. A reduction in parking space size on the subject property proposing a parking space width of 2.60m for Unit 14-Level B, and Unit 51-Level D; whereas, By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m, in this instance.

The site is located within Special Site 6 of the Uptown Major Node Character Area, and designated Residential High Density by the Mississauga Official Plan (MOP). Special Site 6 enacts developmental policies not applicable to this application. Pursuant to Section 11.2.5.6 (Residential), this designation permits apartment dwellings. As mentioned, all appropriate permits and prior approvals have been applied for, with the requested variance capturing existing conditions resultant of recent construction. 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 H-RA5-43 (Apartment). Pursuant to Section 3.1.4.4 (Parking Space Dimensions), the Zoning By-law regulates the subject property's parking space dimensions.

When a parking space's length abuts a portion of a building / structure, the Zoning By-law requires a minimum parking space width of 2.75m; whereas, the Applicant has proposed 2.6m, in some instances. By regulating the size of the individual space to a generous width of 2.75m, the Zoning By-law ensures that even atypical vehicles can park unobstructed, with adequate door-swing, next to a wall. Despite the requested reduced width, all spaces nevertheless maintain the ability to provide parking for vehicles of average width; with the remainder of the parking spaces on the lot large enough to accommodate atypical vehicles. The variance, as requested, maintains the purpose and general intent of the Zoning By-law.

The proposed layout remains suitable in adequately accommodating internal circulation and in providing the necessary amount of parking for the site as a whole. Planning Staff note, the requested relief simply results in a parking space of a marginally smaller width for an extremely small percentage of the total number of parking spaces required; with the remainder complying to Zoning By-law regulations. 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. As such, The Planning and Building Department has no objection to the variance, as requested.

# City of Mississauga Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 403/19  
Pinnacle International (Ontario) Inc  
35 & 65 Watergarden Dr  
Ward 5

We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed property will be addressed through the Site Plan Application process.

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

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Date: October 14th, 2019

File: C of A – 'A' 404/19  
(Ward 5 – 3543 Nashua Drive)

Agenda: **October 24th, 2019**

**New Item**

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## **Recommendation**

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

## **Background**

### **Mississauga Official Plan**

Character Area: Northeast Employment Area  
Designation: Business Employment

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

**Zoning:** E2 (Employment)

### **Other Applications:**

Pre-Zoning: 19-7442

## **Comments**

### **Zoning**

The Building Department is currently processing a Preliminary Zoning application under file 19-7442. Based upon review of this application, Staff notes that the variances, as requested, are correct.



## Planning

The subject lands are an interior property located south-east of the Goreway Drive and Derry Road East intersection, and currently house a two-storey +/-2,780m<sup>2</sup> manufacturing facility. The context neighbourhood is comprised of a variety of industrial uses, including: commercial motor vehicle rental facilities; metal fabrication units; as well as, various institutional uses. The properties along this portion of Nashua Drive are situated upon large parcels, with lot frontages ranging from +/- 40m to +/- 95m.

The Applicant is proposing a wrap-around drive aisle with loading area. As a result of the proposed design, the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

1. A landscape buffer of 0.0m; whereas, By-law 0225-2007, as amended, requires a minimum landscape buffer of 3.0m, 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



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 404/19  
Ansodee Inc  
3543 Nashua Dr  
Ward 5

This department has no objections to the applicant's request. We are noting that prior to the request being submitted a number of discussions with a representative of our traffic section occurred. Initially the proposal was to have a 3 point turning area at the front of the building, however we identified concerns with the proposal and it was re-designed to reflect the current proposal which provides for minimal operational conflicts.

From our site inspection of the property we note that there is an existing fire hydrant in the area of the proposed access which is identified on the drawing submitted as an existing fire hydrant is to be relocated. The applicant is advised that all costs incurred to relocate the fire hydrant and any other required access modifications will be the responsibility of the owner.

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

A 404/19









A 404/19





A 404/19



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Date: October 14th, 2019

File: C of A – 'A' 405/19  
(Ward 11 – 536 Amarone Court)

Agenda: **October 24th, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department recommends that the variances, as requested, be refused.

## **Background**

### **Mississauga Official Plan**

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

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

**Zoning:** R10 (Residential)

### **Other Applications:**

None

## **Comments**

### **Zoning**

This Department notes that a Building Permit application is not 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 an interior parcel located north-west of the Courtneypark Drive West and McLaughlin Road intersection, and currently houses a two-storey detached dwelling with attached two-car garage. The immediate neighbourhood is primarily detached dwellings of a shared 2000's architectural subdivision style. The properties within the immediate area possess lot frontages of +/-14.2m, with minimal mature vegetative elements in the front yards. As per the Site Plan submitted by the Applicant (David B. Searles Surveying Ltd., March/2007), the subject property possess a lot frontage of 14.0m.

The Applicant is requesting the following relief from By-law 0225-2007, as amended, to permit the requested driveway, allowing:

1. A driveway width of 7.89m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 7.0m, in this instance.

The site is situated within the Meadowvale Village Neighbourhood Character Area, and designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings; duplex dwellings; and, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. As per Section 9.1 (Introduction), driveway widths should respect the identity and character of the surrounding context. The planned context of this neighbourhood is that of detached dwellings serviced by appropriately sized driveways, with the remainder of lot frontage serving to form a soft-landscaped area. From a streetscape perspective, the proposed driveway at its widest point represents more than half of the property's frontage and is visibly different from the unaltered properties which are reflective of the planned context. The proposal does not meet the general intent or purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned R10 (Residential). Pursuant to Table 4.4.1.13.3 (R8 to R11 Permitted Uses and Zone Regulations), the maximum driveway width for a detached dwelling is the lesser of 8.5m, or 50% of the lot frontage; whereas the Applicant has proposed 7.89m. As the subject land has a lot frontage of 14.0m, the maximum permitted driveway width is 7.0m, in this instance.

The intent of the Zoning By-law is to permit a driveway large enough to provide the necessary space for two vehicles parked side-by-side, with the remainder of lands being soft landscaping (front yard). The Applicant's proposal results in a driveway large enough to accommodate three vehicles parked side-by-side at its widest point. The variance, as requested, does not meet the purpose or general intent of the Zoning By-law.

The variance, as requested, creates a significant amount hardscaping and results in the driveway being the predominant feature of the front yard (56% at its widest point). This is an undesirable development of the land, and one whose effects are not minor in nature.



Based upon the preceding information, it is the opinion of Staff that the variances, as amended, do not meet the 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 24/oct 24.rv.docx>

# City of Mississauga Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** **C.A. 'A' 405/19**  
**Sonny & Jacqueline Kumar & Bozena Polrolnik**  
**536 Amarone Crt**  
**Ward 11**

Enclosed for Committee's easy reference are some photos which depict the existing driveway.

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







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Date: October 15, 2019

File: C of A – 'A' 406/19  
(Ward 2 – 1105 Algonquin Drive)

**Agenda: October 24, 2019**

**New Item**

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

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

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

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

### **Other Applications:**

Site Plan: 14-131

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a site plan approval application under file 14/131. Based on review of the information currently available for this application, we advise that variances #1-5 are not required.

### **Planning**

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Indian Road and Birchview Drive. North of the subject property is Lornewood Creek. The neighbourhood consists of large lots with one and two storey dwellings, containing significant mature vegetation. The subject property contains a two storey dwelling with mature

vegetation. The application proposes variances related to accessory structures, deck paving setback to a rear yard, and pool equipment setback.

The by-law regulations regarding accessory structures were recently amended during a City initiated Zoning By-law amendment. As such, variances #1-5 conform to the new regulations and are not required.

The subject property is designated "Greenlands" and "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP). The proposed variances are located outside of the Greenlands designation and are contained within the Residential Low Density I designation which permits detached, semi-detached and duplex dwellings. Pursuant to Section 9.5.1.1 (Context) buildings and site design will be compatible with site conditions, the surrounding context and landscape of the existing or planned character of the area. The proposed variances represent common conditions within the immediate neighbourhood. The proposed hardscaping and pool equipment are sufficiently setback from the rear property line and are located outside of the Greenlands designation, preserving the adjacent natural feature.

The application proposes a deck paving setback of 0.29 m and pool equipment setback of 0.30 m to the interior and rear lot line whereas a minimum setback of 0.61 m is required. The intent of this portion of the by-law is to ensure that an appropriate buffer exists between abutting properties. In this instance, the deck paving is sufficiently setback from the rear lot line and can accommodate a swale to allow for proper drainage. The proposed pool equipment is located on the north westerly corner of the subject property and does not contain a roof over the enclosure. This portion of the rear yard contains significant vegetation, mitigating any potential impact the pool equipment may have to neighbouring properties. As such, staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed variances are located outside of the Greenlands designation and are sufficiently setback from the natural feature abutting the subject property. The reduced setback still allows for a swale to be located in the rear yard to ensure proper drainage. This area of the lot contains significant vegetation which helps to mitigate the impact of the pool equipment. The proposed variances will not cause any additional undue impact to neighbouring properties. 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.

# City of Mississauga

# Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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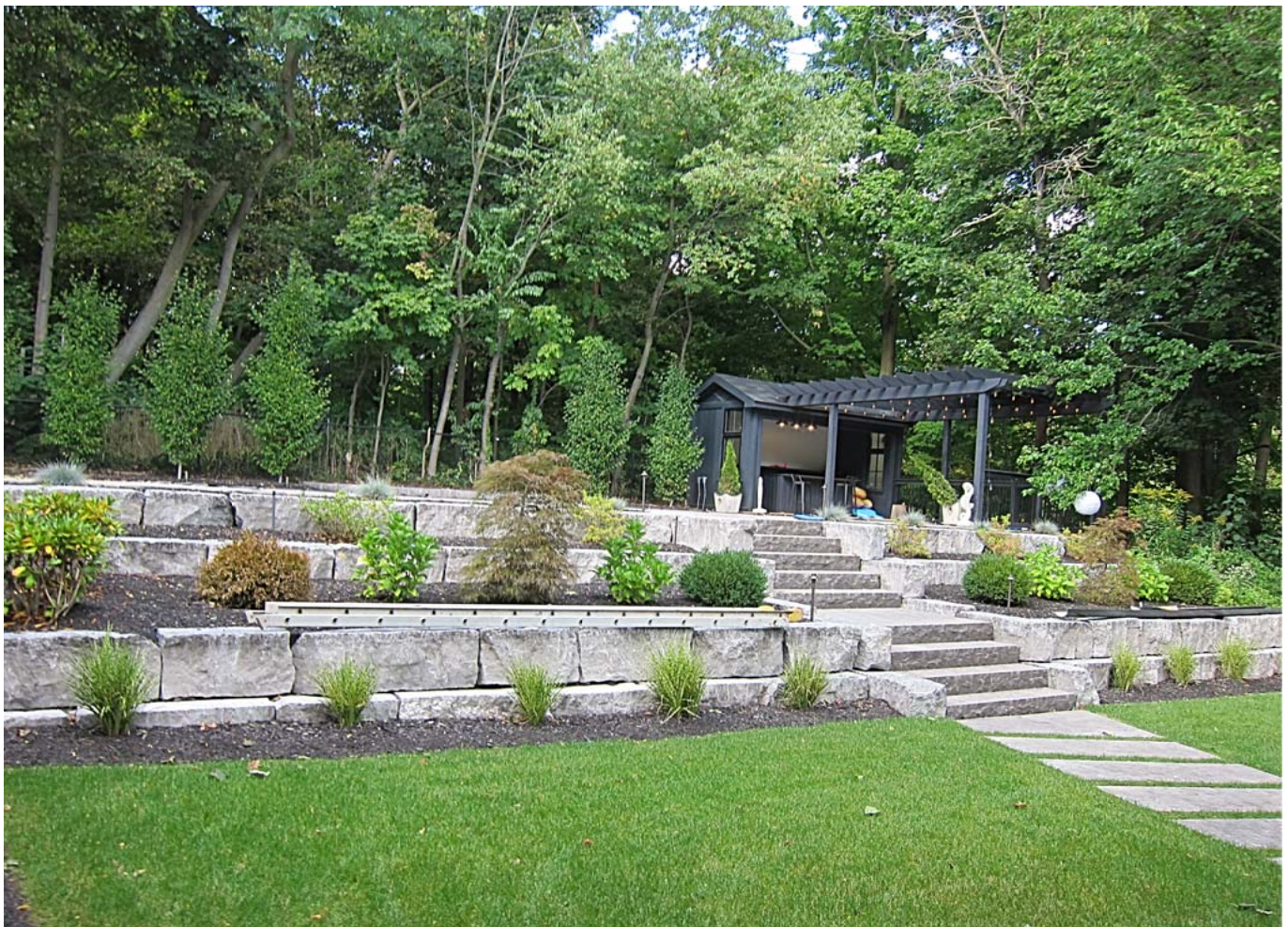
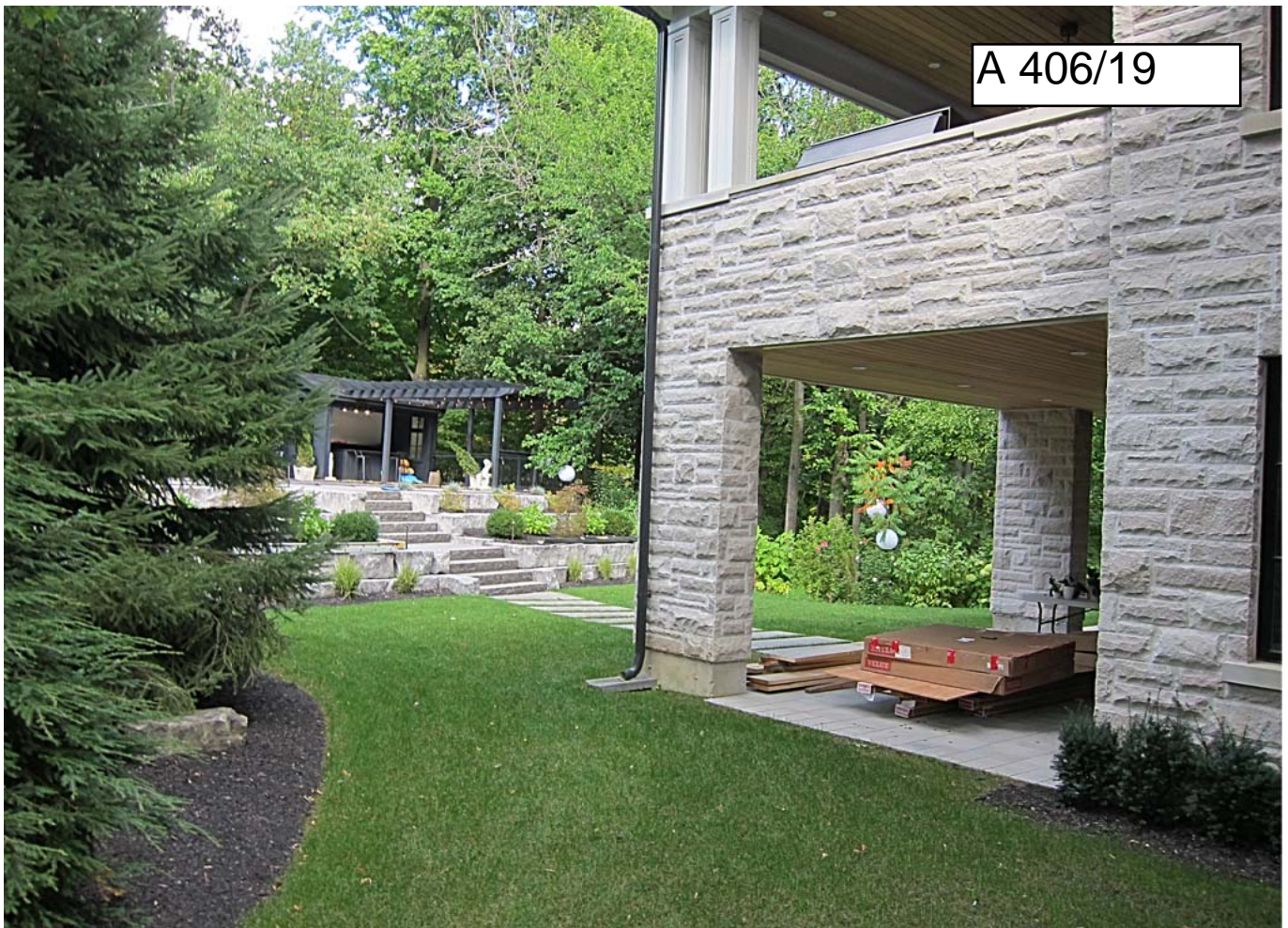
**Re:** C.A. 'A' 406/19  
Mara & Paul Kannampuzha  
1105 Algonquin Dr  
Ward 2

Enclosed for Committee's easy reference are photos depicting the existing rear yard and accessory structures.

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



A 406/19





A 406/19





A 406/19







**Credit Valley  
Conservation**  
inspired by nature

October 11, 2019

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

**Attention: Sean Kenney**

Dear Mr. Kenney:

**Re: CVC File No. A 19/406  
Municipality File No. A 406/19  
Mara & Paul Kannampuzha  
1105 Algonquin Drive  
Part of Lot 23, Concession 2 SDS  
City of Mississauga**

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

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

October 11, 2019

Re: CVC File No. A 19/406  
Municipality File No. A 406/19  
Mara & Paul Kannampuzha  
1105 Algonquin Drive  
Part of Lot 23, Concession 2 SDS  
City of Mississauga

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#### **SITE CHARACTERISTICS:**

The subject property is regulated because of a valley slope associated with Lornewood Creek. In addition, the property is located partially within the City of Mississauga Natural Areas System (NAS). It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

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

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

#### **PROPOSAL:**

It is our understanding that the applicants request the Committee to approve a minor variance to permit accessory structures on the subject property proposing:

1. Three (3) accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one (1) accessory structure in this instance;
2. An area of an accessory structure (shed) of 11.40sq.m (approx. 122.71sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance;
3. A height of an accessory structure (shed) of 3.50m (approx. 11.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance;
4. An area of an accessory structure (pergola) of 19.90sq.m (approx. 214.21sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance;
5. A height of an accessory structure (pergola) of 3.30m (approx. 10.83ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance;
6. A pool apron stone/wood deck paving setback to rear lot line of 0.29m (approx. 0.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback to rear lot line of 0.61m (approx. 2.00ft) in this instance; and

October 11, 2019

Re: CVC File No. A 19/406  
Municipality File No. A 406/19  
Mara & Paul Kannampuzha  
1105 Algonquin Drive  
Part of Lot 23, Concession 2 SDS  
City of Mississauga

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7. A pool equipment set back to interior and rear lot lines of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum setback to rear lot lines of 0.61m (approx. 2.00ft) in this instance.

**COMMENTS:**

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

It should however be noted that that CVC staff previously requested that restoration plantings, as shown on the CVC approved Site Plan (FF 15/313 dated October 7, 2015) in areas where the existing accessory structures were proposed to be removed previously, be relocated within the CVC staked dripline of the natural feature and a revised Site Plan in this regard be submitted for CVC staff review. CVC staff are not yet in receipt of any such information.

As the property is located within a CVC Regulated Area, a CVC permit may be required for any new development on the property.

Please circulate CVC any future correspondence regarding this application.

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

Sincerely,



Iftekhar Ahmad  
Junior Planner

Cc:

[kozlowskiarchitect@rogers.com](mailto:kozlowskiarchitect@rogers.com) (via email only)





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Date: October 14th, 2019

File: C of A – 'A' 407/19  
(Ward 11 – 30 Joseph Street)

Agenda: **October 24th, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department has no objection to the variances, as amended.

## **Background**

### **Mississauga Official Plan**

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

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

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

### **Other Applications:**

Pre-Zoning Review: 19-5690

## **Comments**

### **Zoning**

The Building Department is currently processing a preliminary Zoning Review Application under file 19-5690. Based upon review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

1. A gross floor area - infill residential of 345.65m<sup>2</sup>; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 322.93m<sup>2</sup>, in this instance;

5. A front yard of 5.52m measured to the front porch inclusive of stairs; whereas, By-law 0225-2007, as amended, requires a minimum front yard setback of 5.9m, in this instance; and,
7. A southerly side yard setback of 1.21m to the eave of the second storey; whereas, By-law 0225-2007, as amended, requires a minimum setback of 1.36m for the eave of the second storey, in this instance;

## **Planning**

The property is located south-east of the Britannia Road West and Queen Street South intersection, and currently houses a two-storey detached dwelling. Contextually, the area is comprised of a mixture of post-war, 1-storey detached dwellings intermingled with new construction in the form of larger replacement dwellings. The subject property is an interior parcel, with a lot area of approximately 865.5m<sup>2</sup>, and a frontage of 15.76m.

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 gross floor area - infill residential of 345.65m<sup>2</sup>; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 322.93m<sup>2</sup>, in this instance;
2. A lot coverage of 34.48% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
3. A front yard measured to the dwelling of 6.90m; whereas, By-law 0225-2007, as amended, requires a minimum front yard measured to the dwelling of 7.50m, in this instance;
4. A front yard measured to the garage of 5.52m; whereas, By-law 0225-2007, as amended, requires a minimum front yard measured to the garage of 7.50m , in this instance;
5. A front yard of 5.52m measured to the front porch inclusive of stairs; whereas, By-law 0225-2007, as amended, requires a minimum front yard setback of 5.9m, in this instance;
6. A front yard measured to the eave of 4.61m; whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the eave of 7.05m, in this instance;
7. A southerly side yard setback of 1.21m to the eave of the second storey; whereas, By-law 0225-2007, as amended, requires a minimum setback of 1.36m for the eave of the second storey, in this instance;
8. A southerly side yard measured to the eave on the first storey of 0.30m, whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eave on the first storey of 0.75m, in this instance;
9. A height measured to the flat roof of 8.15m, whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of 7.5m, in this instance;

10. A height measured to the upper flat roof of 9.22m; whereas, By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of 7.50m, in this instance; and,
11. A height measured to the eave of 6.71m; whereas, By-law 0225-2007, as amended, permits a maximum height measured to the eave of 6.40m, in this instance.

The site is located within the Streetsville 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 amended, meet the purpose and general intent of the Official Plan.

#### Variances 1 & 2 (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. 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 garage relative to the recessed porch and building façade; the multiple roof sections; and, the utilization of side bay-windows – resulting in an unobtrusive design from a streetscape perspective. Further, the proposed layout is efficient, with little redundancy to its design. Variance 1, as amended, 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 34.48%. 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 areas associated with the open-faced deck (51.77m<sup>2</sup>) and eave overhang (46.21m<sup>2</sup>) – themselves structural features that do not lend themselves to “true massing” – removed from this calculation, the proposal would not require a variance for lot coverage (23.1%). Variance 2, as amended, maintains the purpose and general intent of the Zoning By-law.

#### Variances 3 to 6 (Front Yard Setbacks)

Planning Staff note, Variances 3 through 6 are exclusive to front yard setback regulations for various architectural / structural features. Such variances were requested by the Zoning Examiner to ensure that future development, potentially less sympathetic in design, would be unable to subsequently benefit from the relief sought as part of this application.



The general intent of this portion of the By-law is to ensure that both an adequate buffer exists between the massings of primary structures and the municipal right of way, as well as to create an appropriate amenity area within the front yard. While the detached dwelling will encroach closer into the front yard than setback regulations currently permit; the proposed design, utilizing multiple sloping rooflines and building sections, will mitigate massing concerns and help mask the resulting intensification. Planning Staff further note, the proposed location generally keeps the dwelling in-line with the neighbouring residences and ultimately fosters a cohesive streetscape. Further, the resultant front yard provides suitable amenity area. Variances 3 to 6, as amended, maintain the purpose and general intent of the Zoning By-law.

#### Variances 7 & 8 (Side Yard Setbacks)

Planning Staff note, Variances 7 and 8 are exclusive to relief sought pertaining to side yard setbacks for eave overhang, as it relates to the southerly lot line. Planning Staff note, no variances are required as it pertains to the structure itself, in this instance. As no additional massing is proposed within the interior side yard, and with the eaves remaining solely on the subject lands, Planning Staff are of the opinion that Variances 7 and 8, as amended, maintain the purpose and general intent of the Zoning By-law.

#### Variance 9 - 11 (Height Reductions)

Pursuant to Table 4.2.4.69(1) (R3 Exception Zones), this zone regulates a detached dwelling's maximum height, measured to a flat roof, of 7.5m; whereas the Applicant has proposed 8.15m for the main roof, and 9.22 for the upper architectural feature, respectively. The intent in restricting the overall height to a flat 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. The front elevation of the dwelling contains multiple undulating features that help to break up the roof line, as well as varied wall-sections that help mitigate massing. Planning Staff further note, the proposed roof pitches for both the upper and lower sections have been calculated at an angle of 14°; were this roof pitch 15°, or greater, it would be considered a "sloped roof" and be permitted a maximum height of 9.0m, as per the Zoning By-law. The Applicant is proposing an appropriate roof slope, with the "flat roof" classification being technical in nature. Variances 9 - 11, as amended, maintain the purpose and general intent of the Zoning By-law.

While the resident design of this neighbourhood has historically been single-storey bungalows, 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 to the adjacent structures on either side, predate these regulations and support the proposal of a larger structure, in this instance. While multiple variances are required for height, Planning Staff note, these are more technical due in nature to classification of a flat roof and do not serve to purposely circumvent the Zoning By-law. Variances 1 - 11, as amended, 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 amended, 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. As such, The Planning and Building Department has no objection to the variances, as amended.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/October/Oct 24/oct 24.rv.docx>

# City of Mississauga Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 407/19  
Jhutti Serena  
30 Joseph St  
Ward 11

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed new dwelling will be addressed through the Building Permit process.

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







A 407/19



# City of Mississauga Memorandum



DATE: October 10, 2019

FILE: "A" 407/19

SUBJECT: MINOR VARIANCE APPLICATION  
30 JOSEPH STREET  
SERENA JHUTTY  
WARD 11  
OCTOBER 24, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

- Ironwood (38cm DBH) – good condition

Due to the close proximity of the municipal street tree in relation to the proposed redevelopment with a front yard reduction of 6.9m whereas the by-law permits a front yard setback of 7.5m to the dwelling, and a front yard setback of 5.52m whereas the by-law permits a minimum front yard setback to a porch of 5.9m, and an increase of lot coverage of 34.48% whereas the by-law permits a maximum lot coverage of 30%, given the high risk of root damage to the healthy and mature City owned tree and the property is not subject to site plan control, should the application be approved, Community Services would like to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$2,905.00 for the preservation of the municipal street tree.
2. The applicant shall provide framed tree hoarding at the dripline of the above noted tree to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

1. Any soil disturbance within the Tree Protection Zone of the tree is to be supervised by an ISA Certified Private Arborist.
2. No digging or trenching with the use of machinery within the Tree Protection Zone of the tree; hydrovacing (with a low PSI) is to be performed instead.
3. Payment of tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, letter of credit, bank draft, or money order. Any damage to the above noted City trees will result in the full or partial loss of street protection securities, as determined by City of Mississauga Forestry Staff.
4. Please be advised that upon the completion of the works, securities may be held for up to two years as determined by City of Mississauga Forestry Staff.

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

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Date: October 15, 2019

File: C of A – 'A' 408/19  
(Ward 8 – 2163 Springbank Road)

**Agenda: October 24, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department recommends that the application be deferred to verify the requested variances and additional variances required.

## **Background**

### **Mississauga Official Plan**

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density I

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

**Zoning:** R1 (Residential)

### **Other Applications:**

Pre-Application: 19-8159

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a pre-zoning application under file 19-8159. 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 Sheridan Neighbourhood Character Area, south of Mississauga Road and Springbank Road. The immediate area consists of one and two storey

detached dwellings north and south of the subject property, while City owned parkland is east and west of the subject property. The subject property contains a two storey detached dwelling with significant mature vegetation. The application proposes a new two storey dwelling and requires variances related to lot coverage, garage size and deficient northerly and southerly side yards.

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

Through a review of the minor variance application, it appears that additional variances may be required for the proposed accessory structures in the rear yard. The zoning by-law permits an occupied area of 20 m<sup>2</sup> per accessory structure, up to a maximum combined area of 60 m<sup>2</sup>. The submitted site plan proposes two accessory structures with areas of approximately 35 m<sup>2</sup> each. The Zoning Division has requested more information through the pre-application review.

Based on the preceding information, the Planning and Building Department recommends that the application be deferred to verify the requested variances and additional variances required.



# City of Mississauga Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 408/19  
Kuldeep Dhingra  
2163 Springbank Rd  
Ward 8

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

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



A 408/19





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Date: October 14th, 2019

File: C of A – 'A' 409/19  
(Ward 5 – 5081 Hurontario Street)

Agenda: **October 24th, 2019**

**New Item**

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## **Recommendation**

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

## **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:**

Site Plan Approval: 19-61

## **Comments**

### **Zoning**

The Building Department is currently processing a Site Plan Approval application under file 19-5690. Based upon review of the information currently available for application, we advise that the following variance(s) should be amended as follows:

2. to reduce the parking rate to 0.9 for 1 bed, 1.00 for 2 bed, and 1.3 for 3 bed; whereas, Zoning By-law 0225-2007, as amended, requires a parking rate of 1.10 for 1 bed, 1.10 for 2 bed and 1.2 for 3 bed, in this instance; and,

4. A setback percentage from the built-to-line of 35%; whereas, Zoning By-law 0225-2007, as amended, permits a maximum setback percentage from the build-to-line of 20%, in the instance.

## 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 context is primarily residential, with a mixture of housing types that range from detached dwellings to townhouse units.

The Applicant is proposing to erect two 33-storey residential towers, with a shared commercial base. As a result of the proposed construction, the Applicant has requested the following relief from By-law 0225-2007, as amended, permitting:

1. A height of 33 storeys; whereas, By-law 0225-2007, as amended, permits a maximum height of 30 storeys in this instance;
2. A reduced parking ratio of 0.9 for 1 bed, 1.00 for 2 bed, and 1.3 for 3 bed; whereas, Zoning By-law 0225-2007, as amended, requires a parking rate of 1.10 for 1 bed, 1.10 for 2 bed and 1.2 for 3 bed, in this instance;
3. A northerly and westerly landscaped buffer of 0.00m; whereas, By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m, in this instance;
4. A setback percentage from the built-to-line of 35%; whereas, Zoning By-law 0225-2007, as amended, permits a maximum setback percentage from the build-to-line of 20%, in the instance; and,
5. A balcony projection of 1.50m; whereas, By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m, in this instance.

Planning Staff note, Site Plan Approval Application 19-61 has only recently completed its initial circulation, with issues surrounding adequate shadow and wind mitigation measures being identified. As these relate to the suitability of Variance 1, Planning Staff are unable to determine the appropriateness of such a request. Further, comments provided as part of this initial circulation identified concerns regarding venting locations. As this may effect final site design, as well as overall layout, Planning Staff are unable to determine the appropriateness of Variance 3.

As such, Planning Staff are unable to determine whether the requested 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



# City of Mississauga

# Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 409/19  
1997937 Ontario Inc. / 5081 Hurontario Limited Partnership  
5081 Hurontario St  
Ward 5

Transportation and Works Department concerns/requirements for the proposed mixed use residential building will be addressed through the Site Plan Application process, File SP 19-61. We are also noting that other Planning Application files pertaining to this property are Rezoning OZ/09/011, H-OZ 19/06 and T-M09004.

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

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Date: October 15, 2019

File: C of A – 'A' 200/19  
(Ward 1 – 1095 Lakeshore Road East)

**Agenda: October 24, 2019**

**Deferred Item**

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Mixed Use

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

**Zoning:** C4 (Commercial)

### **Other Applications:**

Occupancy Permit: 19-5575

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 19-5575. 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 within the Lakeview Neighbourhood Character Area, east of Lakeshore Road East and Lakefront Promenade. Lands south of the subject property consist of employment uses while the lands north and west of the subject property contain a mix of

commercial and residential uses. The subject property contains a two storey building with commercial on the ground floor and residential units above. The application proposes a parking aisle width of 4 m whereas a minimum aisle width of 7 m is required.

The application was previously deferred to verify the required variances as the submitted site plan does not accurately represent existing on-site conditions. As no new information has been received, the application should be deferred to verify the required variances.

It appears that the parking spaces extend to the front lot line and encroach onto the City Boulevard. As a result, the application may need to be amended to allow parking partially on and off-site with no parking aisle provided.

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

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/October/Oct 24/oct24.lp.doc>

# City of Mississauga

# Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 200/19  
Expressrooter Inc  
1095 Northmount Ave  
Ward 1

Enclosed are photos that depict the existing property and surrounding parking areas. We request that as a condition of approval, all parking stalls must be located entirely within the applicant's lands and not within the Lakeshore Road East right of way.

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

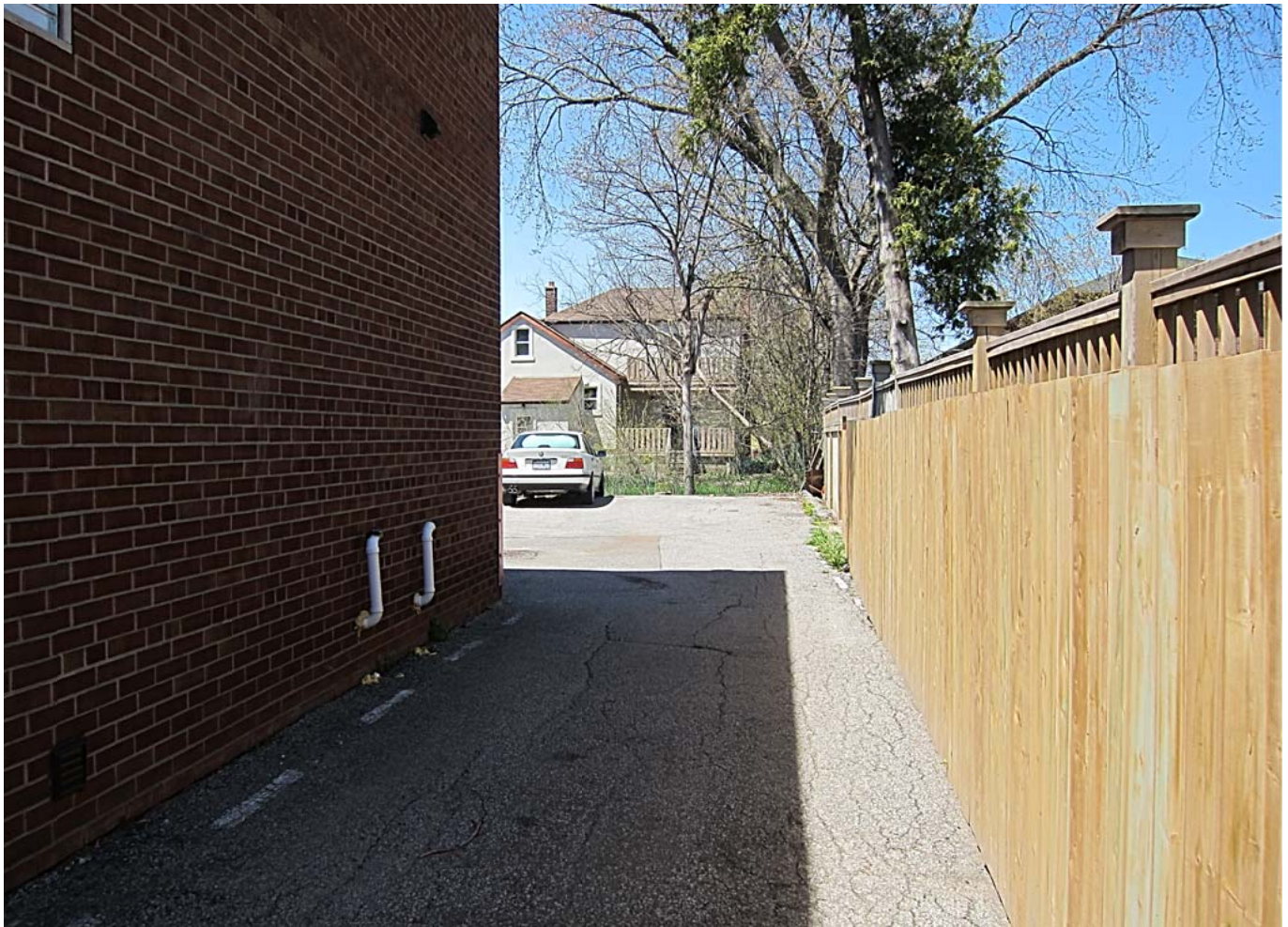




A 200/19









A 200/19







A 200/19



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Date: October 15, 2019

File: C of A – 'A' 331/19  
(Ward 1 – 1610 Northmount Avenue)

**Agenda: October 24, 2019**

**Deferred Item**

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

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

**Zoning: RM1-26 (Residential)**

### **Other Applications:**

Building Permit: 19-6575

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 19-5575. Based on review of the information currently available for this application, the variances, as requested are correct.

### **Planning**

The subject property is located within the Lakeview Neighbourhood Character Area, east of Cawthra Road and South Service Road. The neighbourhood consists of a mix of detached, semi-detached and townhouse dwellings with mature vegetation. The subject property contains a two storey detached dwelling with an attached garage in the rear yard. The application

proposes an addition to the detached garage which results in variances related to garage area, dwelling unit, and driveway width.

The application was previously deferred from the August 22<sup>nd</sup>, 2019 Committee of Adjustment hearing to allow the applicant to meet with staff regarding the proposal. A meeting with staff was held with the applicant's agent; however, a solution could not be reached.

Prior to 2012, the subject property consisted of a two storey dwelling and detached garage. A building permit was issued on May 11, 2012 which proposed a one storey addition that linked the existing dwelling to the detached garage. This resulted in a dwelling depth of approximately 43 m. In 2016, a zoning provision regarding dwelling depth was introduced into the zoning category limiting the maximum dwelling depth to 20 m.

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are within the Cawthra Village boundary of the Central Residential Neighbourhood Precinct. The policy in Section 10.3 – Built Form Types, refers to the development of detached dwellings and state:

- New housing within Lakeview should maintain the existing character of the area;

The proposed application further exacerbates the dwelling depth currently existing and creates a visual impact of a long continuous wall adjacent to the neighbouring lot. The immediate area also does not contain dwellings with similar depths. Staff is of the opinion that the general intent and purpose of the official plan is not maintained.

The application intends to construct an addition to the existing garage and proposes a dwelling depth of 54.26 m whereas a maximum of 20 m is permitted along with variances related to garage floor area and driveway width. The intent of the zoning provisions in regulating dwelling depth are to minimize impacts of long continuous walls on neighbouring lots as a direct result of the building massing. In this instance, the existing dwelling has a depth of approximately 43 m which was constructed prior to the current maximum dwelling depth provision contained within the zoning by-law. The RM1-26 (Residential) zone was amended in 2016 to include a provision for maximum dwelling depth intended to restrict similar types of dwellings. The proposed application exacerbates the overall depth of dwelling and would create a continuous long wall visually impacting the neighbouring property. The remaining variances relate to the increased dwelling depth, however, as staff cannot support the proposed dwelling depth, the remaining variances cannot be supported. As such, staff is of the opinion that the general intent and purpose of the zoning by-law is not maintained.

The subject property has an existing dwelling depth of approximately 43 m which was constructed prior to the maximum dwelling depth provision being introduced into the zoning category. The intent of the dwelling depth provision is to minimize the impact of long continuous

walls on neighbouring lots. The proposed 10 m increase to dwelling depth further exacerbates the overall depth, thus visually impacting the neighbouring lot with a long continuous wall. As such, staff is of the opinion that the application does not represent orderly development of the lands and is not minor in nature.

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

# City of Mississauga

# Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 331/19  
Pervez Akhter & Aasima Sadique  
1610 Northmount Ave  
Ward 1

Enclosed for Committee's easy reference are photos depicting the subject property. We draw attention to the asphalt driveway along the side of the dwelling that has been constructed. Surface drainage from this driveway is directed onto the neighbouring property to the north. Our Development Construction Section has recently reviewed a Building Permit Application for this property and has concerns as well. Should Committee see merit in the applicants request, we ask that appropriate arrangements are made with our Development Construction Section to self-contain as much of the surface drainage along the driveway as possible.

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







A 331/19









A 331/19





A 331/19





**Alexander Davies**

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**From:** Caple, Corey (MTO) <Corey.Caple@ontario.ca>  
**Sent:** 2019/09/24 1:58 PM  
**To:** Committee Adjustment  
**Cc:** Iannacito, Phil (MTO)  
**Subject:** RE: FILE: COA for package dated 24th October 2019

Good Afternoon City of Mississauga,

**RE: FILE: COA for package dated 24<sup>th</sup> October 2019, All Properties Minus 1610 Northmount Ave.**

All the Projects\Properties Minus 1610 Northmount Ave., in the package dated for 24<sup>th</sup> October 2019 meeting are outside MTO Permit Control Area (PCA) therefore the Ministry has no comments, at this time.

**RE: FILE: COA for package dated 24th October 2019, 1610 Northmount Ave.**

The property 1610 Northmount Ave., in the package dated for 24<sup>th</sup> October 2019 is within MTO Permit Control Area (PCA) any changes-development will require MTO review and approval\comments (as well as a MTO permit) before any project can proceed.

Regards,

**Mr. Corey Caple**  
Corridor Management Officer

Ministry of Transportation  
Central Region, Corridor Management Section  
159 Sir William Hearst Ave., 7th Floor  
Toronto, Ontario  
M3M 0B7  
Tel. 416-235-4351  
Fax. 416-235-4267

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Date: October 15, 2019

File: C of A – 'A' 347/19  
(Ward 1 – 483 Avonwood Drive)

**Agenda: October 24, 2019**

**Deferred Item**

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## **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:**

Building Permit: 19-7523

## **Comments**

### **Zoning**

The Building Department is currently processing a building permit application under file 19-7523. Based on review of the information currently available for this building permit, the following variances, as requested are correct. However, more information is required to verify if additional variances are required.

### **Planning**

The subject property is located within the Mineola Neighbourhood Character Area, west of Cawthra Road and Atwater Avenue. The neighbourhood consists of older one storey and newer



two storey detached dwellings with little vegetation. The subject property contains a one storey detached dwelling with little vegetation. The application proposes an attached garage and requires variances related to a deficient southerly side yard, combined side yard width and driveway setback.

The application was previously deferred from the September 5<sup>th</sup>, 2019 Committee of Adjustment hearing to add an additional variance for driveway setback.

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. As per Section 16.18.1 in the Mineola Neighbourhood Character Area of MOP, building mass, side yards and rear yards should respect and relate to those of adjacent lots. In this instance, the proposed attached garage encroaches an additional 0.12 m into the southerly side yard while the northerly side yard maintains the existing setback. Due to the minor deviation from the original dwelling setback, the deficient yards maintain an appropriate buffer to neighbouring lots will not create additional undue impact. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

The general intent of this portion of the by-law in restricting side yards and combined side yard width 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. In this instance, due to the attached garage, the application proposes a side yard of 1.05 m whereas 1.80 m is required, which represents a 0.12 m difference from the existing condition. The proposed variance is a minor deviation from the zoning by-law and will not negatively impact the neighbouring property. The northerly side yard will be maintained which allows for sufficient access to the rear yard. Regarding the combined side yard width, the submitted survey indicates that the dwelling has a combined side yard of 3.17 m whereas 3.05 m is proposed. The by-law requires a combined side yard of 3.66 m. The proposed application maintains a sufficient buffer to neighbouring lots and will not create additional undue impact from a streetscape perspective. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Regarding variance #3, the application proposes a driveway setback of 0.20 m whereas a minimum setback of 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 proposed attached garage maintains a sufficient setback to the neighbouring lot and reflects a similar existing condition. The northerly side yard of 2 m will remain, preserving access to the rear yard. The reduced combined side yard width maintains an appropriate buffer to neighbouring lots and will not create additional undue impact from a streetscape perspective. The proposed application preserves the existing and planned character of the area and

represents similar existing deficiencies. However, staff cannot support a 0.20 m driveway setback as the width is insufficient 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



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re:** C.A. 'A' 347/19  
Andriy & Nataliya Aleksandryuk  
483 Avonwood Dr  
Ward 1

Enclosed please find pictures that show the existing garage. Should Committee see merit in the applicant's request, we ask that the existing down spout at the front of the garage be redirected towards the interior of the lot so as not to impact the rear yard of the adjacent lot.

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



A 347/19





A 347/19





A 347/19





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Date: October 15, 2019

File: C of A – 'A' 360/19  
(Ward 8 – 3075 Ridgeway Drive)

Agenda: **October 24, 2019**

Deferred Item

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Western Business Park Employment Area  
Designation: Mixed Use

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

**Zoning:** C3-46 (Commercial)

### **Other Applications:**

Occupancy Permit: 19-7514

## **Comments**

### **Zoning**

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 19-7514. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

1. To permit a total of 259 parking spaces for all uses on site whereas, By-law 0225-2007, as amended requires a total of 501 parking spaces on site in this instance.

### **Planning**

The subject property is located within the Western Business Park Employment Character Area, west of Winston Churchill Boulevard and Dundas Street West. Immediately abutting the subject property are commercial uses. A residential zone is north of the subject property across Laird Road. The subject property contains two buildings consisting of a mix of commercial uses including restaurants, recreational establishments, and office, among other uses. The application proposes 259 parking spaces whereas 501 parking spaces are required.

The subject site is designated "Mixed Use" in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed Use designation permits personal service establishments, retail uses, and restaurants, among other uses. As per Section 8.4 – Parking of MOP, sufficient parking should be provided to ensure the function of employment uses is not adversely affected. Similarly, the intent of the zoning by-law 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 the Parking Utilization Study (Harper and Dell Associates, August 28, 2019) submitted by the applicant, the proposed 259 parking spaces are suitable to adequately accommodate the peak parking demands of the subject site. Staff is of the opinion that the general intent and purpose of the official plan and zoning by-law is maintained.

The application states that the proposed parking reduction is required as a new tenant is proposing a barber shop with an accessory fitness studio. With the addition of this use, the commercial plaza will remain self-sufficient and the proposed parking reduction will not pose a negative impact on the surrounding area from a parking perspective. As such, the proposed application represents orderly development of the land and is minor in nature.

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

# City of Mississauga Memorandum



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

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

**DATE:** October 11, 2019

**RE:** Takebacks – October 24, 2019 – 1.30pm  
File - C.A. Agendas

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**Re: COMMITTEE OF ADJUSTMENT- October 24, 2019 – 1:30pm**

This Department has no objections, comments or requirements with respect to deferred application C.A. 'A' 360/19.

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