



Committee of Adjustment

The following staff reports are current as of October 24th, 2019 at 4:30pm.

**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 31, 2019 AT 1:30 P.M.

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-064/19 A-414/19 A-415/19	ROBERTO SANDRO MARCHIONI	926 GOODWIN RD	1
B-065/19 A-416/19 A-417/19	HEIDI NAEMSCH	890 BEECHWOOD AVE	1

DEFERRED APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-049/19 A-328/19 A-329/19	ANITA EKSTEIN HOLDINGS LTD & FRANK SEGAR HOLDINGS LTD	2579 RENA RD	5

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-410/19	ASPE 7861 HOLDINGS INC	2417 MISSISSAUGA RD	8
A-411/19	ZELKO & NADA ODORCIC	4278 GREYBROOK CRES	3
A-412/19	MUHAMMAD & NAZIA MASUD	7176 LANTERN FLY HOLLOW	11
A-413/19	SEEMA & MOHANPAL DULAI	1431 STAVEBANK RD	1
A-418/19	SANJAY & MANJU NANDA	5579 RIVER GROVE AVE	6

DEFERRED APPLICATIONS (MINOR VARIANCE)

NONE

Date: October 21, 2019

File: C of A – 'B' 64/19, 'A' 414/19 & 'A' 415/19
(Ward 1 – 926 Goodwin Road)

Agenda: **October 31, 2019**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

Comments

Zoning

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

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

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

Planning

The subject property is located within the Lakeview Neighbourhood Character Area, south of Lakeshore Road East and Cawthra Road. The neighbourhood consists of one and two storey detached dwellings with mature vegetation. The subject property contains a duplex dwelling with little mature vegetation. The application proposes to sever the lot for the purpose of developing two detached dwellings, resulting in variances required for deficient lot frontage and lot area.

Both the retained and severed lots propose a lot frontage of 10.06 m whereas 15 m is required and a lot area of 454.90 m² whereas 550 m² is required.

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

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual lot frontages. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are within the Lakeside boundary of the South Residential Neighbourhood Precinct. Pursuant to Section 6.1.3 (Neighbourhood Character Areas) of the Lakeview Local Area Plan, intensification will be sensitive to the existing character of the residential areas and the planned context. Similarly, 10.1 (Neighbourhoods) plans to ensure that development is sensitive to the existing low rise context and reinforce the planned character of the area. The broader neighbourhood contains an eclectic lot fabric ranging from 10 m to 20 m, resulting in the proposed severance being compatible within the existing lot fabric of the area. As such, the proposed severance would not negatively impact the character of the area as the proposed lots are appropriately sized and are generally consistent within the broader area.

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

Regarding minor variance applications "A" 414/19 and "A" 415/19, the applications propose reduced lot frontages and lot areas. There have been a lot of newer developments in the area creating a variety of lot sizes which has contributed to the eclectic lot fabric and character of the neighbourhood. The proposed lots are similar to recent severances within the broader neighbourhood and are generally consistent with other lots on Goodwin Road. The proposed variances maintain the existing and planned area context and do not negatively impact the character streetscape. Staff is of the opinion that the requested variances maintain the general intent and purpose of the zoning by-law.

The proposed consent and associated minor variance applications propose light intensification by creating two lots where one previously existed within the Lakeview Neighbourhood Character Area. Intensification within neighbourhoods is to be sensitive to the planned area context and

will reinforce the low rise character of the area. The intent of the severance is to create two new lots where one previously existed for the development of two new detached dwellings which reinforces the low rise context of the area. The proposed lots maintain the existing lot fabric of the area and are generally consistent with newer development within the broader neighbourhood. Staff is of the opinion that the proposed minor variance applications represent orderly development of the lands and are minor in nature.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

Re: **Applicant:** **Roberto Sandro Marchioni**
 Date of Hearing: **October 31, 2019**
 Location: **926 Goodwin Road**
 Our File: **'B' 64/19 Ward 1 (Z-1)**

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

2. Municipal Address Requirement

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

GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

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

4. Storm Sewer Outlet

The applicant is advised that the storm sewer outlet for the subject lands is the existing 1800mm storm sewer located on Goodwin Road.

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

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

c: manmeet.kailley@hotmail.com

B 064/19





B 064/19



City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: C.A. 'A' 414 & 415/19
Roberto Sandro Marchioni
926 Goodwin Road
Ward 1

We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 64/19.

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

City of Mississauga Memorandum



DATE: October 18, 2019

FILE: "B" 64/19

SUBJECT: CONSENT APPLICATION
926 GOODWIN ROAD
ROBERTO SANDRO MARCHIONI
WARD 1
OCTOBER 31, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

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

- Norway Maple – 33cm DBH, Good Condition

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

1. The applicant shall ensure that the future driveway does not impact or require the removal of the above noted tree.
2. The applicant shall provide tree protection securities in the amount of \$2345.00 for the above noted tree.
3. The applicant shall provide frame 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. Payment of street tree contributions and tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West.
2. Please be advised that upon the completion of the works, securities may be held for up to two years as determined by City of Mississauga Forestry Staff.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and By-Laws.

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

Public Works

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

peelregion.ca

October 18, 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 31st, 2019**

Consent Application: B-064/19

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

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. 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

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

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

Public Works

10 Peel Centre Dr.
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October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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 21, 2019

File: C of A – 'B' 65/19, 'A' 416/19 & 'A' 417/19
(Ward 1 – 890 Beechwood Avenue)

Agenda: **October 31, 2019**

New Item

Recommendation

The Planning and Building Department recommends that the consent and associated minor variance applications be refused.

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

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

Comments

Zoning

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

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

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

Planning

The subject property is located within the Lakeview Neighbourhood Character Area, southwest of Lakeshore Road East and Cawthra Road. The neighbourhood consists of one and two storey detached dwellings with mature vegetation. The subject property contains a one storey detached dwelling with no mature vegetation. The consent application proposes to sever the lot for the purpose of developing two detached dwellings, resulting in variances regarding lot frontage, lot area, lot coverage, reduced side yards and dwelling height.

Both the severed and retained lots will have a lot frontage of approximately 7.55 m and lot areas of approximately 287 m². The R3-75 (Residential) zoning category requires a minimum lot frontage of 15 m and lot area of 550 m².

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are within the Lakeside boundary of the South Residential Neighbourhood Precinct. Pursuant to Section 16.1.2.1 of MOP, to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. Similarly Section 9.2.2.3 (Non-Intensification Areas) states that new development will:

- a. respect existing lotting patterns;
- b. respect the continuity of front, rear and side yard setbacks;
- c. respect the scale and character of the surrounding area;
- d. minimize overshadowing and overlook on adjacent neighbours;
- e. incorporate stormwater best management practices;
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

The proposal does not reflect the overall lot pattern that has been established within the neighbourhood. While there are some historical anomalies along Richey Crescent and Beechwood Avenue, these lots are not the defining metric in determining the planned and existing lot fabric of the neighbourhood. The existing overall lot pattern has been generally consistent since the subdivision was developed in the 1920's where the creation of residential lots in this area had approximate lot frontages of 15 m. The lot fabric of the neighbourhood maintains the current zoning by-law regulations which are intended preserve the overall planned area context, thereby upholding the characteristics of the neighbourhood.

Staff is of the opinion that the proposed consent application does not conform to Section 51(24) of the *Planning Act*, more specifically that the application does not conform to the official plan and that the shape and dimensions of the proposed lots are not appropriate in this neighbourhood.

Regarding minor variance applications "A" 414/19 and "A" 415/19, the applications propose reduced lot frontages and lot areas. The intent of the zoning by-law is to regulate lot sizes within a neighbourhood and create a consistent lot fabric that preserves the character of the neighbourhood. With the exception of a few anomalies in the area, the lot fabric of the neighbourhood has maintained the current zoning by-law regulations, keeping the character of the area intact. The resulting lots from the proposed severance would create a reduced lot frontage and lot area that is almost half of what the zoning by-law requires. Staff is of the opinion that the reduced lot frontage and area are a significant deviation from the zoning by-law, resulting in inappropriate lot sizes for the neighbourhood. As such, the proposed variances do not meet the general intent and purpose of the zoning by-law.

The neighbourhood represents an established lot pattern that has not been subject to much intensification with the exception of historic anomalies in the area. These lots do not represent the overall character of the neighbourhood. Generally, the lots remain consistent with the zoning by-law regarding lot frontage and lot area. The proposed applications do not respect the existing lot pattern and character of the neighbourhood as the proposed lots represent a significant decrease from what the zoning by-law requires. Staff is of the opinion that the applications do not represent orderly development of the lands and are not minor in nature.

Based on the preceding information, the Planning and Building Department recommends that the consent and associated minor variance applications be refused.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: **Applicant:** **Heidi Naemsch**
 Date of Hearing: **October 31, 2019**
 Address: **890 Beechwood Avenue**
 Our File: **'B' 65/19, Ward 1 (Z-7)**

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

Upon the review of an Overall Grading and Drainage Plan it may be determined that a catch basin may be required and satisfactory arrangements will have to be made for the construction of any required catch basin.

2. Municipal Address Requirement

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

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

4. Storm Sewer Outlet

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

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

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

c: marco@epicdesignsinc.ca

B 065/19



B 065/19



B 065/19



City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: C.A. 'A' 416 & 417/19
Heidi Naemsch
890 Beechwood Ave.
Ward 1

We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 65/19.

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

City of Mississauga Memorandum



DATE: October 18, 2019

FILE: "B" 65/19

SUBJECT: CONSENT APPLICATION
890 BEECHWOOD AVENUE
HEIDI NAEMSCH
WARD 1
OCTOBER 31, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

In addition, Community Services notes the following:

1. Payment for street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes 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

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

Public Works

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peelregion.ca

October 18, 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 31st, 2019**

Consent Application: B-065/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. 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

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

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

Public Works

10 Peel Centre Dr.
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peelregion.ca

October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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 23rd, 2019

File: C of A – 'B' 49/19, 'A' 328 & 'A' 329/19
(Ward 5 – 2579 & 2599 Rena Road)

Agenda: **October 31st, 2019**

New Item

Recommendation

The Planning and Building Department has no objections to the consent and associated minor variance application, subject to the conditions outlined below being imposed by Committee; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified and that sufficient information has been provided to the Fire Department.

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-19 (Employment)

Comments

Zoning

This Division has no objection to the consent application, provided that the severed and retained lands comply with the provisions of By-law 225-2007, as amended, regarding, amongst other regulations: minimum lot frontage, minimum lot area, setbacks, on-site parking, etc.; or alternatively, that any minor variance is approved, final and binding; and/or the demolition of any existing buildings is complete.

Further, this Division has no objection to the consent application provided that the proposed easement location(s) does not result in any site layout change that would cause a deficiency to

any provision(s) of Zoning By-law No 225-2007, as amended, with respect to, amongst other things, landscaping buffer, on-site parking, etc.; or alternatively, that any minor variance(s) is approved, final and binding.

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

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

Planning

The subject lands associated with applications 'B' 49/19, 'A' 328/19, and 'A' 329/19, are located north-east of the Airport Road and Torbram Road intersection, and currently house two, two-storey industrial structures. The neighbourhood context is exclusively industrial, with a multitude of employment uses within the immediate area. The properties along this portion of Rena Road are situated upon large parcels, with lot frontages ranging from +/- 30m to +/- 95m.

The subject applications propose the creation of two lots. The retained property (Parcel A) will have a lot frontage of 65.47m, and lot area of 8,020m². The severed property (Parcel B) will have a lot frontage of 35.11m, and lot area of 4,300m². Both properties require further variances as it pertains to deficiencies associated with landscape buffers; aisle widths; and, the total number of required parking spaces. Planning Staff note, no changes have been proposed to either of the existing structures, with both building footprints remaining unaltered.

As a result of both the proposal 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 4.50m, in this instance;
2. 52 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 55 parking spaces, in this instance; and,
3. An aisle width of 4.80m; whereas, By-law 0225-2007, as amended, requires a minimum aisle width of 7.0m, in this instance.

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

The site is located within the Northeast Employment Area Character Area, and designated Business Employment by the Mississauga Official Plan (MOP). Chapter 5 of MOP regulates that any development within Employment Areas shall be: compatible in both built form and scale to surrounding development; enhance the existing or planned development; and, be consistent with the policies of MOP. Both proposed lots are consistent and compatible to the character

area as well as the immediate lot fabric, and appropriately sized for the designated industrial land use. The application, as a whole, meets the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned E2-19 (Employment). Pursuant to Table 8.2.1 (E1 to E3 Permitted Uses and Zone Regulations), the Zoning By-law requires a minimum lot frontage of 30.0m; whereas, the Applicant is proposing properties with frontages of 35.11m (severed), and 65.47m (retained). This zone does not regulate minimum lot areas. The proposed properties, which exceed Zoning By-law regulations, are appropriately sized for the context of the neighbourhood, and represent the appropriate development of the lands. The consent application maintains the general intent and purpose of the Zoning By-law.

In accordance with Table 8.2.1(12) (E1 to E3 Permitted Uses and Zone Regulations), this zone requires a minimum landscape buffer of 4.5m; whereas, the Applicant is proposing 0.0m, in this instance. The general intent of this portion of the By-law is to both provide a visual buffer between properties and, in this case, the municipal right-of-way. The requested variance is required in addressing existing on-site conditions. Planning Staff note, despite the requested relief, ample visual buffering remains as part of the generous, unaltered municipal boulevard. Further, the requested buffer reduction occurs only within a small portion of the front yard area and is required in permitting existing on-site parking. Variance 1, as requested, maintains the general intent and purpose of the Zoning By-law.

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, 55 parking spaces are required; whereas, the Applicant is providing 52. As per the Parking Utilization Study submitted by the Applicant (Lea Consulting Ltd., October/2019), the proposed 52 parking spaces are suitable to adequately accommodate the peak parking demands of the subject site. Variance 2, as requested, as requested, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Sections 3.1.1.5 (Aisles), the Zoning By-law requires a minimum aisle width of 7.0m; whereas, the Applicant has proposed 4.8m. The intent of this portion of the By-law is to ensure that a sufficient turning radius is maintained for internal circulation. The requested variance is required in addressing existing on-site conditions. While 4.8m remains deficient from a Zoning By-law perspective, this distance nevertheless provides a sufficient turning radius for typical motor vehicles and does not hinder predicted internal circulation, with such deficiencies occurring at pinch-points resultant of parking space locations. Variance 3 maintains the purpose and general intent of the Zoning By-law.

Planning Staff note, no alterations have been proposed to the existing site, with the requested variances required to address on-site deficiencies identified only as a result of the proposed severance. Further, such conditions predate the implementation of Zoning By-law 0225-2007. As per the Parking Utilization Study provided, the subject property has ample room to accommodate the proposed parking. The structures remain self-sufficient, with the entirety of

parking handled on-site, and 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, the Planning and Building Department is of the opinion that the application has due regard for the criteria established by both Section 45 and Section 51(24) of the Planning Act. The Planning and Building Department has no objection to the application, subject to the conditions outlined below being imposed by Committee; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified and that sufficient information has been provided to the Fire Department.

Planning Staff note, the current lot configuration sees a single Siamese sprinkler connection servicing both existing structures. Resultant of the proposed land division, isolated servicing to each individual structure, or some manner of reciprocal easement to the existing servicing connection for both buildings, is required. As such, should Committee see merit in the above application, Planning Staff would request the following condition be imposed:

- Any approval meets the required criteria of the Fire Code, with the proposed site configuration to the satisfaction of the Fire Department.

City of Mississauga

Memorandum



TO: S .Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: **Applicant:** **Anita Ekstein Holdings LTD & Frank Segar Holdings Ltd**
 Date of Hearing: **October 31, 2019**
 Address: **2579 & 2599 Rena Road**
 Our File: **'B' 49/19, Ward 5 (Z-49E)**

This department has no objections to the applicant's request to create a new lot and establish the required easements. The applicant has submitted a detailed "Plan of Severance" drawing prepared by Weston Consulting which shows the proposed severance line in relation to the existing buildings on Parcels A and B along with information pertaining to shared drive aisles between the buildings, parking, loading areas and access geometrics. An "Existing Servicing" plan prepared by SCS Consulting Group Ltd. has also been provided which depicts the location of any existing underground services for 2579 and 2599 Rena Road. Based on the information provided in the above noted plans, and as noted in the information submitted in the July 5, 2019 letter from Weston Consulting, access and servicing easements are to be established through this application.

In view of the above we have no objections to the applicant's request and are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Draft Reference Plan Required

A draft reference plan is to be submitted for our review/approval which would clearly show the location of all easements/rights-of-ways.

2. Required Easement(s)

The applicant/owner is to provide a letter prepared by their Solicitor which describes the new private easement(s) to be established for access and servicing purposes. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

For further information regarding the above noted comments, please 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

c: kfranklin@westonconsulting.com

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: C.A. 'A' 328 & 'A' 329/19
Anita Ekstein Holdings & Frank Segar Holdings Ltd
2579 & 2599 Rena Road
Ward 5

We are noting for information purposes that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed under Consent Application 'B' 49/19.

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

City of Mississauga
Memorandum



DATE: October 18, 2019

FILE: "B" 49/19

SUBJECT: CONSENT APPLICATION
2579 & 2599 RENA ROAD
ANITA EKSTEIN HOLDINGS LTD. & FRANK SEGAR HOLDINGS LTD.
WARD 5
OCTOBER 31, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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.

Public Works

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

peelregion.ca

October 18, 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 31st, 2019**

Deferred Consent Application: DEF-B-049/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

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

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Public Works

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

peelregion.ca

October 18, 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 31st, 2019**

Deferred Minor Variance Application: DEF-A-328/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

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

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peelregion.ca

October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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

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October 18, 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 31st, 2019**

Deferred Minor Variance Application: DEF-A-328/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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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
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October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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 21, 2019

File: C of A – 'A' 410/19
(Ward 8 – 2417 Mississauga Road)

Agenda: **October 31, 2019**

New Item

Recommendation

The Planning and Building Department has no objections to the requested variances, as amended. However, the applicant may choose to defer the application to verify the variances and if additional variances are required.

Background

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1 (Residential)

Other Applications:

Site Plan: 19-98

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file 19-98. 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. Based on the information currently submitted with the application we note the following amendments are required:

3. Two garages (1 garage and 1 carport); whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance;

5. A parking space length of 2.44m (approx. 8.01ft) within the proposed carport; whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.2m (17.06ft.) within a carport in this instance; and

6. An interior length of 2.44m (approx. 8.01ft) for the proposed carport; whereas By-law 0225-2007, as amended, requires a minimum interior length of 6m (approx. 19.67ft.) within a carport in this instance.

Planning

The subject property is located within the Sheridan Neighbourhood Character Area, south of Mississauga Road and Blythe Road. The neighbourhood consists of large lots with significant vegetation containing one and two storey detached dwellings. The subject property contains a one storey detached dwelling with significant vegetation. The application proposes a new two storey dwelling and requires variances related to lot coverage, centreline setback and the 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 9.5.1.1 (Context), buildings and site design will be compatible with site conditions, the surrounding context and surrounding 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. Staff is of the opinion that the application maintains the general intent and purpose of the official plan.

The application proposes a lot coverage of 29.94% whereas 25% is permitted. The intent in restricting lot coverage is to ensure that there isn't overdevelopment of the lot. In this instance, while the dwelling footprint has a lot coverage of 26.55%, the additional coverage is a result of the proposed covered porches, rear terrace and pool cabana. Excluding the dwelling, most of the additional lot coverage is due to the rear terrace (2.20%). The proposed terrace is open on all sides thereby reducing the effects of the dwelling massing and any negative impact to abutting lots. Furthermore, vegetation in the front and side yards are proposed to be maintained which helps to screen any additional massing of the dwelling to adjacent properties. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 proposes a centreline setback of 22.98 m whereas a minimum of 25 m is required. The intent of this portion of the Zoning By-law is to ensure that any proposed construction will not come at the expense of a potential road widening. Through discussions with the Transportation and Works Department, the proposed variance provides a setback sufficient for any potential future road widening. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variances #3 to 6 relate to the garage area, carport and parking dimensions within the carport. The intent in restricting the overall amount, and individual size, of an attached garage is to

ensure that the detached dwelling remains residential in nature, so that the majority of the structure's ground floor area is attributed to livable space, rather than storage space. Additionally, this portion of the by-law serves to minimize the visual impact of multiple, or excessive garages facing the street. The proposed dwelling contains a roof overhang projecting from above the garage acting as a covered entry feature. The zoning by-law views this roof overhang as a carport and is considered to be a second garage, contributing to the overall garage area. The main garage (excluding carport) has an area of 90.97 m² which is required to accommodate four vehicles. The garage is sufficiently setback from the street and the additional floor area of the garage will not have a negative impact to the neighbouring property. Regarding the parking dimensions, the variances are a result of the roof overhang. Without the entry feature, vehicles would still be able to park on that portion of the driveway and would not require variances for parking space dimensions. The proposed variances will not have any additional impact to neighbouring properties and on the overall streetscape of the neighbourhood. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed dwelling is compatible with the surrounding context and maintains the existing and planned character of the neighbourhood. Although the dwelling itself has a lot coverage of 26.55%, the additional lot coverage is mostly contributed to the rear terrace. As the terrace is uncovered, any additional massing concerns are mitigated. The increased garage area is due to its design which combines both the garage and the carport areas, providing parking accommodations for at least four vehicles. The garage is sufficiently setback from the street, mitigating any potential impact on the character 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, as amended. However, the applicant may choose to defer the application to verify the variances and if additional variances are required.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: C.A. 'A' 410/19
Aspe 7861 Holdings Inc
2417 Mississauga Rd
Ward 8

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SPI-19/098.

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

A 410/19



A 410/19



City of Mississauga
Memorandum



Date: 2019/10/21

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

From: Heritage Planning
Culture Division, Community Services

Meeting Date: 2019/10/31

Subject: "A" 410/19 (Ward 8)
Minor Variance Application
2417 Mississauga Rd
ASPE 7861 Holdings INC

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

Heritage Planning
T: 905-615-3200 x 4061
Heritage.planning@mississauga.ca

Public Works

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

October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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 23rd, 2019

File: C of A – 'A' 411/19
(Ward 3 – 4278 Greybrook Crescent)

Agenda: **October 31st, 2019**

New Item

Recommendation

The Planning and Building Department has no objection to the variances, as amended; 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: Rathwood Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: RM1 (Residential)

Other Applications:

Building Permit: 19-6335

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-6335. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Planning

The property is located south-west of the Dixie Road and Eastgate Parkway intersection, and currently houses a two-storey detached dwelling with an attached two-car garage. The immediate neighbourhood is primarily detached dwellings; however semi-detached structures are also present within the immediate area. The area shares a 1980's architectural style, with an absence of new construction or replacement dwellings being present. The properties within the immediate area possess lot frontages of +/-9.0m, with moderate vegetative elements in the front yards. The subject property is an interior parcel, with a lot area of approximately 350m² and a frontage of 9.18m.

The Applicant is proposing to construct an attached, elevated deck to the existing detached dwelling. As a result of the proposed construction, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. A lot coverage of 45.0%; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 40.0%, in this instance; and,
2. A side yard of 0.54m; whereas, By-law 225-2007, as amended, permits a maximum side of 1.2m, in this instance.

Planning Staff have amended the application to the above – noting that the Applicant had incorrectly identified the permitted lot coverage as 35%; whereas 40% is permitted, as of right.

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 elevated deck respects the designated land use, and has regard for the surrounding context and neighbourhood character area. The variances, as amended, meet the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned RM1 (Residential). Pursuant to Table 4.8.1(2.1) (RM1 and RM2 Permitted Uses and Zone Regulations), the Zoning By-law permits a maximum lot coverage of 40.0%; whereas, the Applicant has proposed 45%. The general intent of this portion of the By-law is to ensure that individual lots are not visibly or disproportionally developed as it pertains to the overall size of the property. Staff note, while decks are to be incorporated into the lot coverage calculation, such features do not lend themselves to “true” or “discernible” massing; consequently, the requested increase resultant of the proposed deck construction does not result in the property's over-development. Variance 1, as amended, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Table 4.8.1(2.1) (RM1 and RM2 Permitted Uses and Zone Regulations), a semi-detached dwelling is required to maintain an interior side yard setback of 1.2m; whereas, the Applicant has requested 0.54m. 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 pertains solely to the construction of a wrap-around elevated deck and associated stair area, with no “true” or practical massing proposed. While comprehensive access to the rear yard will be restricted as a result of this construction, with the opposite interior side yard only possessing a 0.61m setback, Planning Staff note the proposed deck does not represent an integral structural component to the dwelling and can be easily removed were heavy machinery required in the rear yard. Further, the proposed setback will not restrict typical day-to-day access. Variance 2, as amended, maintains the purpose and general intent of the Zoning By-law.

The proposed elevated deck does not pose significant massing within the interior yard and poses no discernible impact to the surrounding neighbourhood. The lot in-question is appropriately sized to accommodate the requested relief and the resulting construction remains in scale with the existing detached dwelling. The variances, 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 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 amended; 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: October 18, 2019

RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: C.A. 'A' 411/19
Zelko & Nada Odorcic
4278 Greybrook Cres
Ward 3

This department has no objections to the existing deck as constructed. We are also noting from our site inspection and as evident from the enclosed photos that the deck as constructed has not altered the existing drainage pattern for this property.

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

A 411/19



A 411/19







City of Mississauga
Memorandum



DATE: October 18, 2019

FILES: "A" 411/19

SUBJECT: MINOR VARIANCE APPLICATION
4278 GREYBROOK CRESCENT
ZELKO & NADA ODORCIC
WARD 3
OCTOBER 31, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. Applewood Hills Park (Park #049) abuts the rear of the applicant's property.
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

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

Public Works

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tel: 905-791-7800

peelregion.ca

October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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 23rd, 2019

File: C of A – 'A' 412/19
(Ward 11 – 7176 Lantern Fly Hollow)

Agenda: October 31st, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R11-1 (Residential)

Other Applications:

Building Permit: 19-6217

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-6217. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Planning

The property is located north-west of the Drew Road and Mavis Road intersection, and currently houses a two-storey detached dwelling with an attached two-car garage. The immediate neighbourhood is primarily detached dwellings; however townhome units are also present within the immediate area. The area shares a 1990's architectural style, with an absence of new construction or replacement dwellings being present. The properties within the immediate area possess a lot frontage of +/-9.7m, with moderate vegetative elements in the front yards. The subject property is an interior parcel, with a lot area of approximately 330m² and a frontage of 9.95m.

The Applicant is proposing to legalize the existing below-grade entrance. As a result of such construction, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. A side yard of 0.05m; whereas, By-law 0225-2007, as amended, requires a minimum side yard of 1.2m, in this instance.

As per the drawings submitted in support of this application (Ultimate Building Design Jan/19), Planning Staff note the existing structure that surrounds the below-grade entrance is not represented as part of the relief sought.

The site is located 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. 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 below-grade entrance respects the designated residential land use, and has regard for the distribution of massing on the property as a whole. 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 R11-1 (Residential). Pursuant to Table 4.1.5.8 (Encroachments and Projections), the General Provisions for Residential Zones permits a below-grade entrance within the rear and interior side yards, provided that the minimum setback is 1.2m. 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. Notwithstanding the requested setback relief, the Applicant's proposal of a below-grade entrance, located within the interior side yard, is permitted as-of-right. Access to the rear yard will be maintained by the unaltered 1.25m setback found within the northern side yard. The variance, as requested, maintains the purpose and general intent of the Zoning By-law.

The below-grade entrance represents insignificant massing within the interior side yard and poses no discernible impact to the surrounding neighbourhood. Additionally, the below-grade entrance represents a small portion of the shared interior side yard, with access to the rear yard ultimately remaining unaltered. As such, this application results in both the orderly development of the lands, and whose impacts are minor in nature.

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

Should the Committee see merit in the above-noted application, Planning Staff would request the following condition be imposed:

- The Applicant remove the existing structure that encompasses the below-grade entrance. Planning Staff note concerns regarding maintenance of said structure – especially as it pertains to potential trespassing onto the neighbouring property required in any upkeep.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

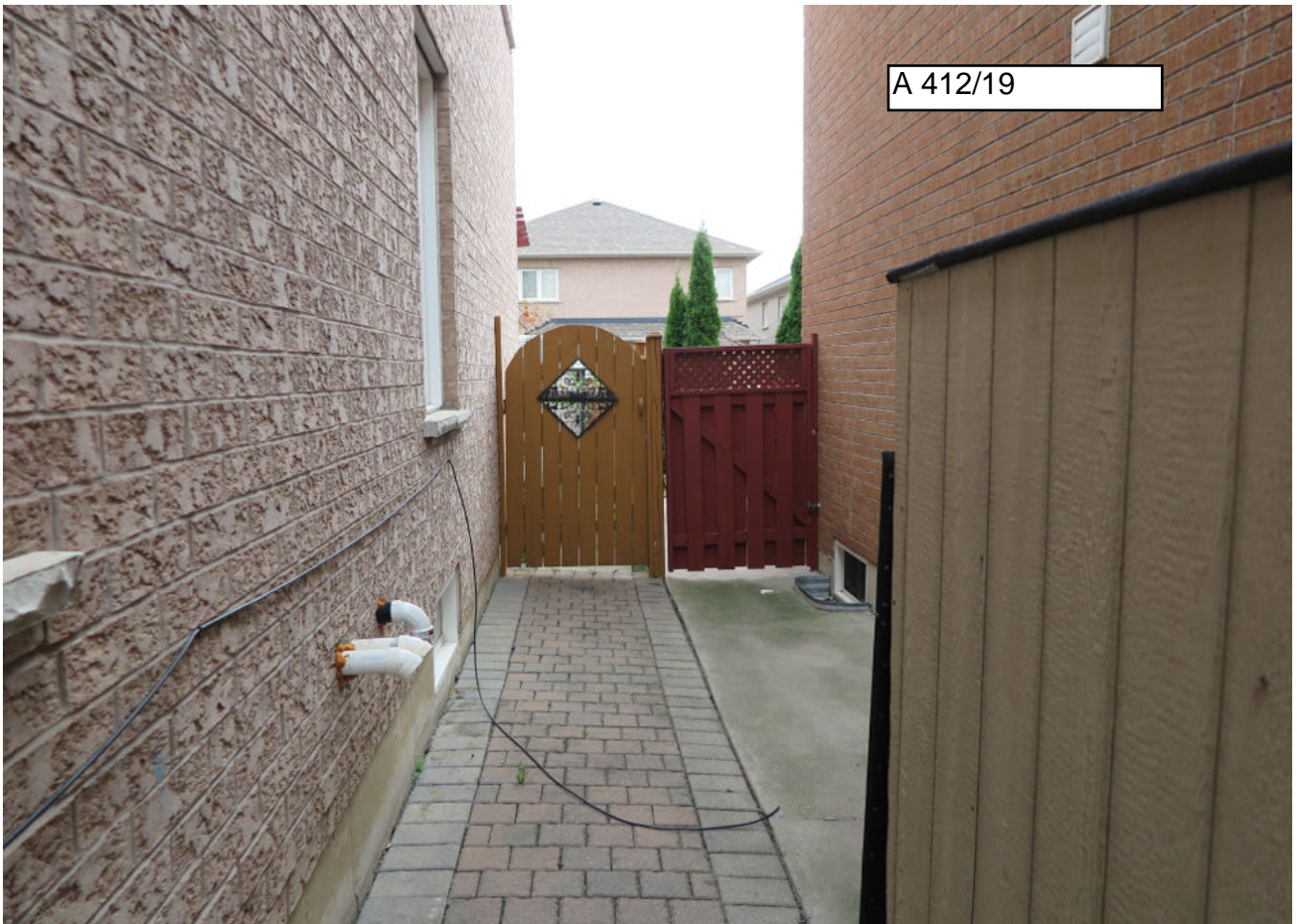
RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: C.A. 'A' 412/19
Muhammad & Nazia Masud
7176 Lantern Fly Hollow
Ward 11

Enclosed for Committee's easy reference are some photos which depict the constructed side entrance. The Grading Plan approved for this property depicts a split drainage pattern which means that the high point is approximately in the middle of the dwelling. As the constructed entrance stairwell is within this high point area, the approved drainage pattern for the property has not been impacted.

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

A 412/19



A 412/19





Public Works

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

peelregion.ca

October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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 21, 2019

File: C of A – 'A' 413/19
(Ward 1 – 1431 Stavebank Road)

Agenda: **October 31, 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 variances and if additional variances are required.

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Other Applications:

Site Plan: 18-148

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file 18-148. Based on review of the information currently available for this application, variances #2 and 3 are correct. Variance #4 should be amended as follows:

4. An area of attachment of a dwelling and attached garage of 0.00m whereas By-law 0225-2007, as amended, requires a minimum area of attachment of a dwelling and attached garage of 5.00m (Length) x 2.00m (height) in this instance.

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

Planning

The subject property is located within the Mineola Neighbourhood Character Area, west of Hurontario Street and Indian Valley Trail. The neighbourhood consists of large lots with significant mature vegetation containing large one and two storey detached dwellings. The subject property contains a one storey detached dwelling with mature vegetation mostly along the side and rear yards. The application proposes to replace the existing dwelling with a new two storey dwelling, requiring variances related to dwelling depth and to the existing circular driveway.

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), buildings and site design will be compatible with site conditions, the surrounding context and surrounding 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. Staff is of the opinion that the application maintains the general intent and purpose of the official plan.

Variance #1 and 4 proposes a dwelling depth of 32.05 m whereas a maximum of 20 m is permitted and an area attachment of a dwelling and garage of 0 m whereas an area attachment of 2 m x 5 m is required. The intent of the zoning provisions for dwelling depth are to minimize impacts of long walls abutting neighbouring lots as a direct result of the building massing. In this instance, both variances are due to the roof of the detached garage being attached to the dwelling, creating a breezeway. If the roof of the garage was separated from the dwelling, the dwelling depth would be approximately 22.71 m. The breezeway allows for a break in building massing as the massing of the main residential dwelling is separate from the garage, mitigating massing concerns of a long wall abutting the neighbouring property. Additionally, the property has existing mature vegetation along the interior side yard, further reducing the impact of the dwelling depth. Regarding the area attachment, the breezeway is not intended for parking and does not allow for vehicular access. As such, staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The remaining variances represent existing conditions related to the circular driveway which has existed prior to 2007. The intent of the circular driveway regulations is to maintain a sufficient turning radius for internal circulation, while ensuring that such traffic flow is not at the expense of soft-landscaping within the front yard. Despite the increased width of the circular driveway, the lot has a frontage of approximately 38 m and can accommodate the additional width without impacting the soft landscaped area within the front yard. The application proposes a soft landscaped area of 65%, greater than the required 40% contained within the zoning by-law. As such, the amount of hardscaping in the front yard is kept to a minimum, resulting in the requested variances maintaining the existing and planned streetscape of the neighbourhood. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed dwelling contains a breezeway which results in the garage contributing to the overall dwelling depth. Excluding the roof attachment from the garage to the dwelling, the overall dwelling depth would be approximately 22.71 m. The proposed breezeway provides a break in building massing, mitigating the potential impact of a long continuous wall abutting the neighbouring property. The dwelling depth is further mitigated visually, due to the mature vegetation along the interior side yard. The variances regarding the circular driveway represent existing conditions. Although the application proposes an increased width, the subject property proposes a soft landscaped area of 65%, mitigating the amount of hard surfacing in the front yard. The proposed driveway will not create additional undue impact to the streetscape of the neighbourhood. Staff is of the opinion that the proposed application represents orderly development of the lands and is minor in nature.

It should be noted that the Zoning Division has requested more information regarding the dwelling depth, walkway attachment, accessory structures and the average grade calculation.

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 variances and if additional variances are required.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: C.A. 'A' 413/19
Seema & Mohanpal Dulai
1431 Stavebank Rd
Ward 1

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SPI-18/148.

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

A 413/19



City of Mississauga
Memorandum



Date: 2019/10/21

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

From: Heritage Planning
Culture Division, Community Services

Meeting Date: 2019/10/31

Subject: "A" 413/19 (Ward 1)
Minor Variance Application
1431 Stavebank Rd
Seema & Mhanpal Dulai

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

Heritage Planning
T: 905-615-3200 x 4061
Heritage.planning@mississauga.ca

Public Works

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

peelregion.ca

October 18, 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 31st, 2019**

Minor Variance Application: A-413/19

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

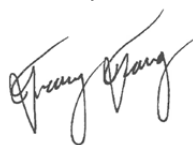
Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please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

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

Please be advised that the western edge of the subject land is located within an area the Regional Official Plan (ROP) designates as a Natural Areas and Corridors (NAC) Woodland under Policy 2.3.2. The subject land is also located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel



October 18, 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 19/413
Municipality File No. A 413/19
Seema & Mohanpal Dulai
1431 Stavebank Road
Part of Lots 3&4, Range 2 CIR
City of Mississauga**

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

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

October 18, 2019

Re: CVC File No. A 19/413
Municipality File No. A 413/19
Seema & Mohanpal Dulai
1431 Stavebank Road
Part of Lots 3&4, Range 2 CIR
City of Mississauga

SITE CHARACTERISTICS:

The subject property is regulated because of a floodplain associated with Kenolli Creek. In addition, the property is located within the City of Mississauga Natural Heritage 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 allow the construction of a new house on the subject property proposing:

1. A dwelling depth of 32.05m (approx. 105.15ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A driveway width of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance;
3. A combined width of circular driveway of 11.04m (approx. 36.22ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of circular driveway of 8.50m (approx. 27.88ft) in this instance; and
4. An area of attachment of a dwelling and attached garage of 0.00m whereas By-law 0225-2007, as amended, requires a minimum area of attachment of a dwelling and attached garage of 2.00m x 5.00m (approx. 6.56ft x 16.40ft) in this instance.

COMMENTS:

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

October 18, 2019

Re: CVC File No. A 19/413
Municipality File No. A 413/19
Seema & Mohanpal Dulai
1431 Stavebank Road
Part of Lots 3&4, Range 2 CIR
City of Mississauga


It should be noted however that any outstanding concerns with respect to the proposed development are to be addressed through the Site Plan (SP 18/148) process.

A CVC permit is required for the proposed development as it is located within a CVC Regulated Area.

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,



Iftexhar Ahmad
Junior Planner

Cc:

Passive House 43 Architecture (Attn: Craig England)
england@ph43.ca (via email only)

Date: October 23rd, 2019

File: C of A – 'A' 418/19
(Ward 6 – 5579 River Grove Avenue)

Agenda: October 31st, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R4-20 (Residential)

Other Applications:

Building Permit: 19-7571

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-7571. Based upon review of this application, Staff notes that the variance, as requested, is correct.

Planning

The subject property is located north-west of the Bristol Road West and Mavis Road intersection, and currently houses a two-storey, detached dwelling with attached two-car garage. The immediate neighbourhood consists exclusively of detached dwellings. The properties within the immediate area possess lot frontages of +/-12.4m, and are of a shared 1990's subdivision architectural style. Resultant of the proposed interior entrance within the garage to the basement, the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

1. A rectangular area measured from the inside face of the garage walls of 5.5m x 4.9m; whereas, By-law 0225-2007, as amended, requires a minimum garage area of 2.75m x 6.0m, in this instance.

No exterior alterations or changes to the building's footprint have been proposed.

The site is situated within the East Credit 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. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The proposed interior entrance and subsequent smaller garage area, has regard for the function and designated residential land use, as identified by the Official Plan. Further, from a streetscape perspective, the structure will remain unaltered and continue to be in line with the existing context of the neighbourhood. The variance, as requested, meets the purpose and general intent of the Official Plan.

Pursuant to Table 4.1.12.1(2.2) (Attached Garage Regulations), the minimum garage area is 2.75m x 6.0m (width x length). The intent of this portion of the Zoning By-law is to ensure that each structure is self-sufficient in providing adequate parking accommodations. By regulating the size of the individual space to a generous length of 6.0m, the Zoning By-law ensures that even atypical vehicles can park unobstructed. Despite the proposed reduced size, the existing double car garage still maintains the ability to provide at least one parking space for vehicles of average length; with the driveway both wide enough, and long enough, to accommodate two large vehicles parked side-by-side, as per the site plan provided. The variance, as requested, maintains the purpose and general intent of the Zoning By-law.

The entrance, and reduced parking area, is entirely contained within the detached dwelling; represents a nominal reduction to that which is permitted; and, the structure remains self-sufficient in providing adequate parking, thereby posing no discernible impact on the surrounding neighbourhood. As such, 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 requested variance.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/October/Oct 31/oct 31.rv.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: Takebacks – October 31, 2019
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- October 31, 2019

This Department has no objections, comments or requirements with respect to C.A. 'A' 418/19.

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



A 418/19



A 418/19



Public Works

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

peelregion.ca

October 18, 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 31st, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 31st, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-329/19

Minor Variance Applications: A-410/19, A-411/19, A-412/19, A-414/19, A-415/19, A-416/19, A-417/19, A-418/19

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