



Committee of Adjustment

The following staff reports are current as of November 29th, 2019 at 9:00am.

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

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

Location: COUNCIL CHAMBERS
Hearing: DECEMBER 05, 2019 AT 1:30 P.M.

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-075/19 A-463/19 A-464/19	AGNESE MINICUCCI	2552 GLENGARRY RD	7

DEFERRED APPLICATIONS (CONSENT)

NONE

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-454/19	SUJAN SINGH RANDHAWA & AMARJIT KAUR RANDHAWA	7491 HOMESIDE GDNS	5
A-455/19 A-456/19	TRIG INVESTMENTS INC	1732-1736 HOLLOW OAK TERR	2
A-458/19	774934 ONTARIO INC	2101 DIXIE RD	1
A-459/19	JOSE GIOVANY ALFARO VALLE	1365 KENMUIR AVE	1
A-460/19	ANTONETTE BORG ESTRELA & JOSE B ESTRELA	1499 TROTWOOD AVE	1
A-461/19	DONNA MARIE ARAUJO	4286 GREYBROOK CRES	3
A-462/19	EVERGREEN MISSISSAUGA CCRC (2015) LIMITED PARTNERSHIP GP INC	800 SCOLLARD CRT	6
A-465/19	JOHN DAVID & ERIKA DAVID	1716 ANGELA CRES	2

DEFERRED APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-339/19	2184698 ONTARIO INC	5086 CREDITVIEW RD	6
A-351/19	KULWINDER LIDDAR	4644 ROSEBUSH RD	6
A-384/19	AKGROUP PROPERTIES INC.	25 DUNDAS ST W	7
A-402/19	PHANI KUMAR SHEELA	5953 SIDMOUTH ST	6
A-409/19	1997937 ONTARIO INC./5081 HURONTARIO LIMITED PARTNERSHIP	5081 HURONTARIO ST	5

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

Date: November 26th, 2019

File: C of A – 'B' 75/19, 'A' 463/19 & 'A' 464/19
(Ward 7 – 2552 Glengarry Road)

Agenda: December 5th, 2019

New Item

Recommendation

The Planning and Building Department has no objections to the requested consent or associated minor variance applications.

Background

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-9 (Residential)

Other Applications:

Building Permit: 19-7765

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-7765. Based upon review of this application, Staff notes that the variance, as requested, is correct.

Planning

The subject lands associated with application 'B' 75/19 are located south-west of the Dundas Street West and Erindale Station Road intersection, and currently house a single-storey detached dwelling. The immediate neighbourhood consists entirely of detached dwellings, with a diverse lot fabric that is reflective of an area in transition – with a handful of properties, such as the subject lands, comprised of larger residences situated on generous parcels (+/-30m in frontage); contrasted against the more prevalent recently constructed replacement dwellings which are located on more modestly sized lots (+/- 15m in frontage), found both directly across the street and to the south.

The Applicant is proposing to sever the subject lands; creating two properties with frontages of 15.25m, in a similar fashion to the adjacent lots located on Glengarry Road. Both resultant properties require variances as it pertains to deficiencies in associative lot frontages.

Planning Staff note, a similar proposal for 2512 Glengarry Road ('B' 48/19) was recently brought before the Committee on August 22nd, 2019, requesting lots of 15.24m, in this instance. At this time, Staff had no objection to the requested relief; with Committee subsequently granting approval to both the consent and minor variance applications.

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 situated within the Erindale Neighbourhood Character Area, and designated Residential Low Density I and Greenlands by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings; and, duplex dwellings.

Chapter 5 of MOP, states that when new development occurs within Neighbourhoods, such construction should be sensitive to the existing and planned character area. It is the opinion of Planning Staff that the lot sizes proposed are both consistent and compatible to the character area – specifically the properties directly south of the subject lands, which the proposed lots transition into; as well as the smaller lots located directly across the street. To this end, the Applicant's proposal has sufficient regard for the existing lot fabric and is reflective of the contemporary proprieties found within the immediate area. Therefore, it is the opinion of Planning Staff that the general intent and purpose of the Official Plan is maintained.

As per Zoning By-law 0225-2007, the subject property is zoned R1-9 (Residential). Pursuant to Table 4.2.1 (R1 to R5 Permitted Uses and Zone Regulations), the Zoning By-law requires a minimum lot frontage of 22.5m; whereas, the Applicant is proposing lots with frontages of 15.25m, in this instance. Planning Staff note, the enactment of R1-9 (Residential) in this instance is to reflect the larger sized lots that have historically been found upon the western side of Glengarry Road. The combination of recent severances, and the enactment of the R3 zone directly across the street, has resulted in this area's lot fabric transiting to more moderately

sized parcels. Despite the proposed deficiency, the severed and retained lots preserve the established lot fabric found within the immediate area as well as the planned neighbourhood context evident by the R3 zone directly across the street. It is the opinion of Planning Staff that the general intent and purpose of the Zoning By-law is maintained.

Based on the preceding information, the Planning and Building Department is of the opinion that the application has due regard to the criteria in Section 51(24) of the Planning Act. The Planning and Building Department has no objection to the application; however, the applicant may choose to defer the application in order to verify that the requested variances are correct.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 5/Dec 5.RV.docx>

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: **Applicant:** **Agnese Minicucci**
 Date of Hearing: **December 5, 2019**
 Our File: **'B' 75/19, Ward 7 (Z-16)**

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. Road Widening on Glengarry Road

The owner will be required to dedicate gratuitously to the City of Mississauga an approximate 3.00 metre road widening across the Glengarry Road frontage towards the ultimate right-of way width of 26 meters. We are also advising that any particulars with regards to land dedication for the widening have to be to the satisfaction of the City of Mississauga's Ontario Land Surveyor and our Traffic Section.

3. Environmental Site Assessment (ESA) for Road Widening on Glengarry Road Dedication

In regards to Condition A.2., the applicant will be required to deed gratuitously to the City a road widening across the Glengarry Road frontage. Therefore, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the

Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

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

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

4. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining a road widening. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

5. 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 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 are also noting that should any utilities need to be relocated, or municipal curbs need to be modified, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm outlet is the existing 750mm diameter storm sewer on Glengarry Road. Please note the minimum basement elevation for a gravity connection is 1m above the top of the storm sewer in the street.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga

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



B 75/19





City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 463/19 & 'A' 464/19
Agnese Minicucci
2552 Glengarry Rd
Ward 7

We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 75/19.

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

City of Mississauga Memorandum



DATE: November 22, 2019

FILE: "B" 75/19

SUBJECT: CONSENT APPLICATION
2552 GLENGARRY ROAD
AGNESE MINICUCCI
WARD 7
DECEMBER 5, 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:

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

- 3 Norway Maples – Good Condition, and Accolade Elm – Fair 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 future driveways do not impact or require the removal of the above noted trees.
2. The applicant shall provide a cash contribution of \$1,723.50 for planting of three (3) street trees on Glengarry 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.
3. The applicant shall provide tree protection securities in the amount of \$9,564.50 for the above noted trees.
4. The applicant shall provide frame tree hoarding at the dripline of the above noted trees to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

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

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

Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Consent Application: B-075/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

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
 Roberto Vertolli, City of Mississauga

Public Works

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November 19, 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
 December 5th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 5th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-339/19, DEF-A-351/19, DEF-A-402/19, DEF-A-409/19

Minor Variance Applications: A-460/19, A-462/19, A-463/19, A-464/19

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

Alexander Davies

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: 2019/11/12 10:59 AM
To: Committee Adjustment
Subject: B-075/19 - 905-19-423 - 2552 Glengarry Rd
Attachments: 2552 Glengarry Rd..pdf

Dear Sir/Madam,

Re File:

- Severance
- B-075/19
- 2552 Glengarry Rd

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

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

Thank you,

Carrie Gordon



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

Date: November 26th, 2019

File: C of A – 'A' 454/19
(Ward 5 – 7491 Homeside Gardens)

Agenda: December 5th, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-69 (Residential)

Other Applications:

Building Permit: 19-8239

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-8239. 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-east of the Airport Road and Thamesgate Drive intersection. The immediate neighbourhood is primarily detached dwellings; however, semi-detached dwellings are also present. Architecturally, the area is comprised mainly of post-war, 1 and 1.5 storey bungalows; however, this area of Malton has seen recent residential development, with new construction prevalent on both Redstone Road, as well as within the surrounding neighbourhood as a whole. The properties within the immediate area possess lot frontages of +/-15.4m. The Applicant is proposing to demolish the existing structure and replace it with a larger detached dwelling. As a result of the proposed design, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. A lot coverage of 34.62%; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0%, in this instance; and,
2. A gross floor area of 336.07m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 266.13m², in this instance.

The site is located within the Malton 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 subject lands are to be used for residential purposes. The proposed dwelling respects the designated residential land use, and, despite the variances, has regard for the distribution of massing on the property as a whole. The variances, as requested, meet the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned R3-69 (Residential). Pursuant to Table 4.2.4.69(1) (R3 Exception Zones), the Zoning By-law permits a maximum lot coverage of 30.0%; whereas, the Applicant has proposed 34.62%. The general intent of this portion of the By-law is to ensure that individual lots are not visibly and disproportionately developed as it pertains to the overall size of the property. Staff note, no subsequent variances are required as it pertains to either building height or the associative setback regulations. Further, were the combined area associated with the open-faced verandah and porch (+/- 18.6m²) – structural features that do not lend themselves to “true massing” – removed from this calculation, the proposed lot coverage (31.4%) is only marginally larger than that which is permitted as-of-right. As such, it is the opinion of Planning Staff that no additional undue impact is created as a result of the requested variance. Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Table 4.2.4.69(2) (R3 Exception Zones), this zone regulates a detached dwelling's maximum gross floor area. The general intent of this portion of the By-law, as it pertains to infill development, is to ensure that individual properties are not overdeveloped, and that additional massing resultant of construction will not negatively impact the character of the neighbourhood.

Despite requiring relief to permit the proposed increase in gross floor area; the detached dwelling remains modest in size and whose massing is well-hidden by multiple defined sections – the recessed building facade and porch areas; varied and multiple roofline sections, etc. – resulting in an unobtrusive design from a streetscape perspective. Variance 2, as requested, maintains the purpose and general intent of the Zoning By-law.

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

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 454/19
Sujan Singh Randhawa & Amarjit Kaur Randhawa
7491 Homeside Gdns
Ward 5

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

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

Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Minor Variance Application: A-454/19

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

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 22, 2019

File: C of A – 'A' 455/19 & 'A' 456/19
(Ward 2 – 1732-1736 Hollow Oak Terrace)

Agenda: **December 5, 2019**

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: C4 & R3-1 (Commercial & Residential)

Other Applications

Site Plan: 19-99
Site Plan: 19-100

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file 19-99. Based on review of the information currently available for this application, we advise that the following variance should be amended as follows:

1. Allow a two-storey single detached dwelling proposing a setback to a railway of 27.30m, whereas a minimum of 30.0m is required.

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

Planning

The subject site is located within the Clarkson-Lorne Park Neighbourhood Character Area, directly northwest of the Clarkson Road North and CN Railway intersection. The neighbourhood primarily consists of two storey detached dwellings with mature vegetation. The subject sites are currently vacant and contain mature vegetation, however, two detached dwellings are being proposed, requiring variances related to a deficient railway setback.

The properties were subject to Official Plan (OPA) and Zoning By-law Amendments (ZBA) which proposed two detached dwellings fronting onto Hollow Oak Terrace and both commercial and office uses fronting onto Clarkson Road North within an existing heritage building. The applications were approved by Council on July 31st, 2019. In addition to the OPA and ZBA, the Committee approved consent application 'B' 16/19 on May 2nd, 2019, which created two lots required to support the construction of the proposed dwellings on Hollow Oak Terrace.

The proposed railway setback is consistent with the original Official Plan and Zoning By-law amendment concept plans approved by Council. It should be noted that Metrolinx was circulated and engaged throughout the Official Plan and Zoning By-law amendment process and indicated no objection to the proposal as satisfactory arrangements were made with the applicant. In addition, Metrolinx has also been circulated on the current Site Plan application and has provided comments related to the implementation of noise mitigation features consistent with the arrangements made with the applicant at the Official Plan and Zoning By-law amendment stage.

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

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas


Re: C.A. 'A' 455/19 & 'A' 456/19
Trig Investments Inc
1732 – 1736 Hollow Oak Terrace
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed property are being dealt with through a Severance application File B-16/19, Rezoning application File OZ-16/012 and Site Plan application Files SPI-19/099 and 19/100.

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

**NOTICE
OFFICIAL PLAN AMENDMENT
AND REZONING**

AN APPLICATION HAS BEEN SUBMITTED TO THE
CITY OF MISSISSAUGA TO DEVELOP THIS SITE FOR
TO PERMIT TWO DETACHED HOUSES
FRONTING ONTO HOLLOW OAK TERRACE
AND COMMERCIAL USES WITHIN THE
BUILDING FRONTING ONTO CLARKSON
ROAD NORTH



Owner: The Home Depot Inc.
Agent: Don Johnson & Son
For Further Information:
Planning and Zoning
At The City of Mississauga

Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Minor Variance Applications: A-455/19, A-456/19
Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 22, 2019

File: C of A – 'A' 458/19
(Ward 1 – 2101 Dixie Road)

Agenda: **December 5, 2019**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

Other Applications

Occupancy Permit: 19-7711

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 19-7711. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Planning

The subject property is located within the Lakeview Neighbourhood Character Area, on the northeast of the Dixie Road and Sherway Drive. The subject property contains a two-storey detached dwelling previously used for an office use. The immediate neighbourhood is exclusively residential and consists of single detached dwellings containing mature vegetation. The application proposes a daycare, requiring variances related to deficient parking and landscape buffer.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings. However, pursuant to Section 11.2.1 (Uses Permitted in all Designations), community infrastructure is a permitted use which includes a daycare facility. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are within the Sherway West boundary of the North Residential Neighbourhood Precinct. The proposed application respects the designated land use and maintains the existing character of the neighbourhood. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

The application proposes 8 parking spaces whereas a minimum of 9 parking spaces are required. 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. Although the site plan submitted indicates that there are 9 parking spaces on-site, parking space 8 and 9 will be reconfigured to make one accessible parking space, resulting in the parking deficiency. The proposed deficiency is a minor deviation from the zoning by-law and will not cause any additional undue impact on the subject property, preserving adequate parking on-site. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 proposes a landscape buffer of 0 m whereas 4.50 m is permitted. However, through discussions with the Zoning Division, the variance should be amended as the parking spaces that encroach into the landscape buffer are not 0 m from the narrowest portion of the lot line. In speaking with the applicant's agent, the narrowest point of the lot line to the parking space is 0.45 m. As a result, the variance should be amended as follows:

"A landscape buffer of 0.45 m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50 m"

The general intent of this portion of the by-law is to provide a visual buffer between properties and, in this case, the municipal right-of-way. The requested variance is required to address existing on-site conditions. Planning Staff note, despite the requested relief, ample visual buffering remains as part of the municipal boulevard. Further, the requested buffer reduction occurs only within a small portion of the front and exterior side yard and is required in permitting existing on-site parking. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed variances are required to support the permitted daycare use. The application proposes a reduction of one parking space in order to accommodate an accessible parking space on-site. The proposed reduction is a minor deviation from the zoning by-law and will not cause any additional undue impact to the subject site. Regarding the deficient landscape buffer, the variance is required to address existing on-site conditions. The reduced landscape buffer is only deficient for a portion of the front and exterior side yard. The remaining perimeter of the site maintains the required 4.50 landscape buffer. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 458/19
774934 Ontario Inc
2101 Dixie Rd
Ward 1

Enclosed for Committee's easy reference are photos depicting the existing parking area configuration on site.

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

A 458/19



A 458/19



Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Minor Variance Application: A-458/19 [PENDING]

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

Alexander Davies

From: Caple, Corey (MTO) <Corey.Caple@ontario.ca>
Sent: 2019/11/05 9:21 AM
To: Committee Adjustment
Cc: Iannacito, Phil (MTO)
Subject: RE: FILE: COA package dated for 5th December 2019 meeting.

Good Morning City of Mississauga,

RE: FILE: COA package dated for 5th December 2019, All Properties in the package dated for 5th December 2019 (Minus 2101 Dixie Rd., & 4644 Rosebush Rd.)

The above properties-projects ((Minus 2101 Dixie Rd., & 4644 Rosebush Rd.) in the package dated for 5th December 2019 meeting are outside MTO Permit Control Area (PCA) therefore the Ministry has no comments, at this time.

RE: COA package dated for 5th December 2019, 2101 Dixie Rd & 4644 Rosebush Rd.

The properties-projects at 2101 Dixie Rd & 4644 Rosebush Rd., are within MTO Permit Control Area (PCA) therefore any changes to the structure(s) will require MTO review and approval with MTO permit(s).

Regards,

Mr. Corey Caple
Corridor Management Officer

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

Date: November 22, 2019

File: C of A – 'A' 459/19
(Ward 1 – 1365 Kenmuir Avenue)

Agenda: December 5, 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 accuracy of the requested variances and ensure additional variances are not required.

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 (Residential)

Other Applications

Site Plan: 18-125

Comments

Zoning

The Planning and Building Department is currently processing a Site Plan Approval application under file 18-125. Based on review of the information currently available for this site plan application, we advise that the following variances are required:

- A front yard setback of 5.156m measured to the front porch inclusive of stairs; whereas By-law 0225-2007, as amended, required a minimum setback of 5.9m.

- A driveway width of 5.99m; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.66m.

Additional information has been requested to verify the accuracy of the requested variances or determine whether additional variances will be required.

Planning

The subject property is located within the Mineola Neighbourhood Character Area, northwest of Cawthra Road and Atwater Avenue. The subject property is an interior lot and contains a one storey detached dwelling with no mature vegetation. The immediate neighbourhood is exclusively residential and consists of single detached one and two storey dwellings with mature vegetation. The applicant is proposing to build a two storey dwelling on the subject property requiring variances related to deficient side and front yard setbacks, increased height and driveway width.

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The subject lands are to be used for residential purposes. The proposed dwelling respects the designated residential land use, and, despite the variances, has regard for the distribution of massing on the property as a whole. Staff is of the opinion that the application maintains the general intent and purpose of the official plan.

The application proposes deficient side yards measured to the first and second storey on both the northerly side yard (0.99 m) and southerly side yard (0.97 m). The zoning by-law requires 1.80 m measured to the first storey and 2.41 m measured to the second storey. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. In this instance, the existing building foundation will be maintained. The new two storey dwelling will not encroach further into the interior side yard than the existing dwelling and will continue to operate as it does today. Additionally, due to the shape of the lot, the interior side yards are measured to the narrowest point and do not continue throughout the entire length of the dwelling. On the northerly side yard, the dwelling maintains a greater setback than what is required within the zoning by-law. Furthermore, access to the rear yard will be preserved. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variances #8 and 9 propose an increased height measured to the highest ridge of 9.55 m whereas 9 m is permitted and an eave height of 7.44 m whereas 6.40 m is permitted. The intent of restricting height to the highest ridge and eaves is to lessen the visual massing of dwelling while lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground, thus keeping the dwelling within a human scale. In this instance, the calculation of average

grade intensifies the height. The difference between average grade and established grade is approximately 0.44 m. From a streetscape perspective, the overall height will not cause any additional undue impact to the character of the neighbourhood as the overall height is a minor deviation from the zoning by-law measured from established grade. Furthermore, the dwelling is broken up into different rooflines, lessening the visual impact of the increased eave and overall dwelling height. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Regarding variances #3 & 4, the side yard setbacks measured to the eaves should be combined and amended as follows:

- To permit a maximum eave encroachment of 0.61 m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m.

In this instance, this portion of the by-law is to ensure that eaves are sufficiently setback from all property lines. The application proposes an additional eave encroachment of 0.16 m which is a minor deviation from the zoning by-law and would not create additional undue impact to neighbouring lots and will not cause any additional concerns regarding massing. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The Zoning Division has added two additional variances; a front yard setback of 5.165 m measured to porch inclusive of stairs whereas 5.90 m is required and a driveway width of 5.99 m whereas 5.66 m is permitted. The intent of the front yard setback is to ensure that both an adequate buffer exists between the massing of primary structures and the municipal right of way, as well as to create an appropriate amenity area within the front yard. In this instance, the setback is only measured to the porch inclusive of the stairs, the dwelling itself, maintains the required front yard setback, mitigating any concerns of an inconsistent streetscape. The intent of the maximum driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of the front yard being soft landscaped. The increased driveway width is a minor deviation from the zoning by-law and does not allow for three vehicles to be parked side by side. Furthermore, the application proposes a soft landscaped area greater than the by-law requires. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The application proposes a new two storey dwelling, maintaining the existing building foundation. The proposed dwelling does not encroach further into the side yards and will continue to operate as it does today. The increased dwelling heights are due to the average grade calculation. From a streetscape perspective, the overall dwelling height is consistent with newer two storey dwellings, preserving the existing and planned character of the neighbourhood. Regarding the deficient front yard setback, the main portion of the dwelling maintains the required setback. The porch and stairs are the only portion of the dwelling that extend further into the front yard. This deficiency is a minor deviation from the zoning by-law and will not cause any additional undue impact regarding an inconsistent 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 accuracy of the requested variances and ensure additional variances are not required.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 5/dec5.lp.doc>

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: **C.A. 'A' 459/19**
Jose Giovany Alfaro Valle
1365 Kenmuir Ave
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-18/125.

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

A 459/19



Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Minor Variance Application: A-459/19

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

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 22, 2019

File: C of A – 'A' 460/19
(Ward 1 – 1499 Trotwood Avenue)

Agenda: **December 5, 2019**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 (Residential)

Other Applications

Pre-Zoning Application: 19-7136

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 19-7136. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

The following variance is to be amended as follows:

1. A driveway width of 13.41m for that portion of the driveway that is within 6.0m of the garage face, whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m

for that portion of the driveway that is within 6.0m of the garage face and which is providing direct vehicular access to the garage.

The following variances are required to be added:

-A driveway width of 13.41m for that portion of the driveway that is beyond 6.0m of the garage face, whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m for that portion of the driveway that is beyond 6.0m of the garage face.

-A walkway attached to a driveway with a width of 1.80m on the east side whereas By-law 0225-2007, as amended, permits a walkway attached to a driveway with a maximum attachment width of 1.50m in this instance;

The following variances are not required:

3. and 4.

Planning

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Cawthra Road and Queen Elizabeth Way (QEW) interchange. The subject property contains a two storey detached dwelling with little mature vegetation. The neighbourhood consists of one and two storey detached dwellings containing mature vegetation in the front yard. The applicant is proposing an increased driveway width and reduced soft landscaped area.

The Zoning Division has reviewed the pre-zoning application and amended the overall driveway width and has added two variances related to the portion of the driveway that is beyond 6 m of the front garage face and walkway attachment width on the easterly side of the driveway. Through discussions with the applicants agent, the following variance should be added to the application regarding the walkway attachment on the westerly side of the driveway:

- A walkway attached to a driveway with a width of 3.70 m on the west side whereas By-law 0225-2007, as amended, permits a walkway attached to a driveway with a maximum attachment width of 1.50m in this instance;

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. Pursuant to Section 9.5.1.1 of MOP, buildings and site design will be compatible with site conditions, the surrounding area context and surrounding landscape of the existing or planned character of the area. The proposed driveway width recommends excessive hardscaping on the subject property which adversely affects the soft landscaped area which is out of context with this neighbourhood as many of the lots have generous soft landscaped areas within the front yard. Staff is of the opinion that variances #1 and 2 do not maintain the general intent and purpose of the official plan.

The application proposes a driveway width of 13.41 m whereas 10.50 m is permitted within 6 m of the front garage face and whereas 8.50 m is permitted beyond 6 m of the front garage face. Due to the increased driveway width, the application also proposes a soft landscaped area of 27% whereas 40% is required. The intent of this portion of the by-law is to give larger lots permission for increased driveway widths, recognizing that these lots can accommodate larger driveways while still maintaining a sufficient soft landscaped area. In this instance, the permitted driveway width of 10.50 m and 8.50 m is more than sufficient to accommodate vehicular parking on the driveway. The application proposes excessive hardscaping within the front yard which negatively impacts the required area for soft landscaping. The neighbourhood consists of lots with generous soft landscaped areas and little hardscaping within the front yard. As such, the proposal does not preserve the existing and planned character of the neighbourhood, resulting in the general intent and purpose of the zoning by-law not being maintained.

Regarding the additional variances identified by the Zoning Division, the application proposes a walkway attachment width of 1.80 m on the east side of the driveway and 3.20 m on the west side whereas 1.50 m on either side of the driveway is permitted. The intent of this portion of the by-law is to allow a hard-surfaced pathway from the driveway to the front entrance and/or the rear yard, while ensuring that such an area cannot be utilized for parking purposes. While 3.70 m is larger than what the by-law contemplates, the walkway attachment narrows and would not allow for full vehicular access. On the east side of the driveway, the increased width of 1.80 m is a minor deviation from the zoning by-law and would not allow for vehicular access. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The neighbourhood is characterized by generous soft landscaping within the front yard and little hard surfacing. The driveway width proposes excessive hard surfacing within the front yard, negatively impacting the soft landscaped area which does not maintain the existing and planned context of the neighbourhood. Regarding the walkway attachment width, the proposed width is a minor deviation from the zoning by-law and does not allow for additional vehicular parking. As such, staff is of the opinion that variances #1 and 2 does 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 variances #1, 2 and 3 be refused.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

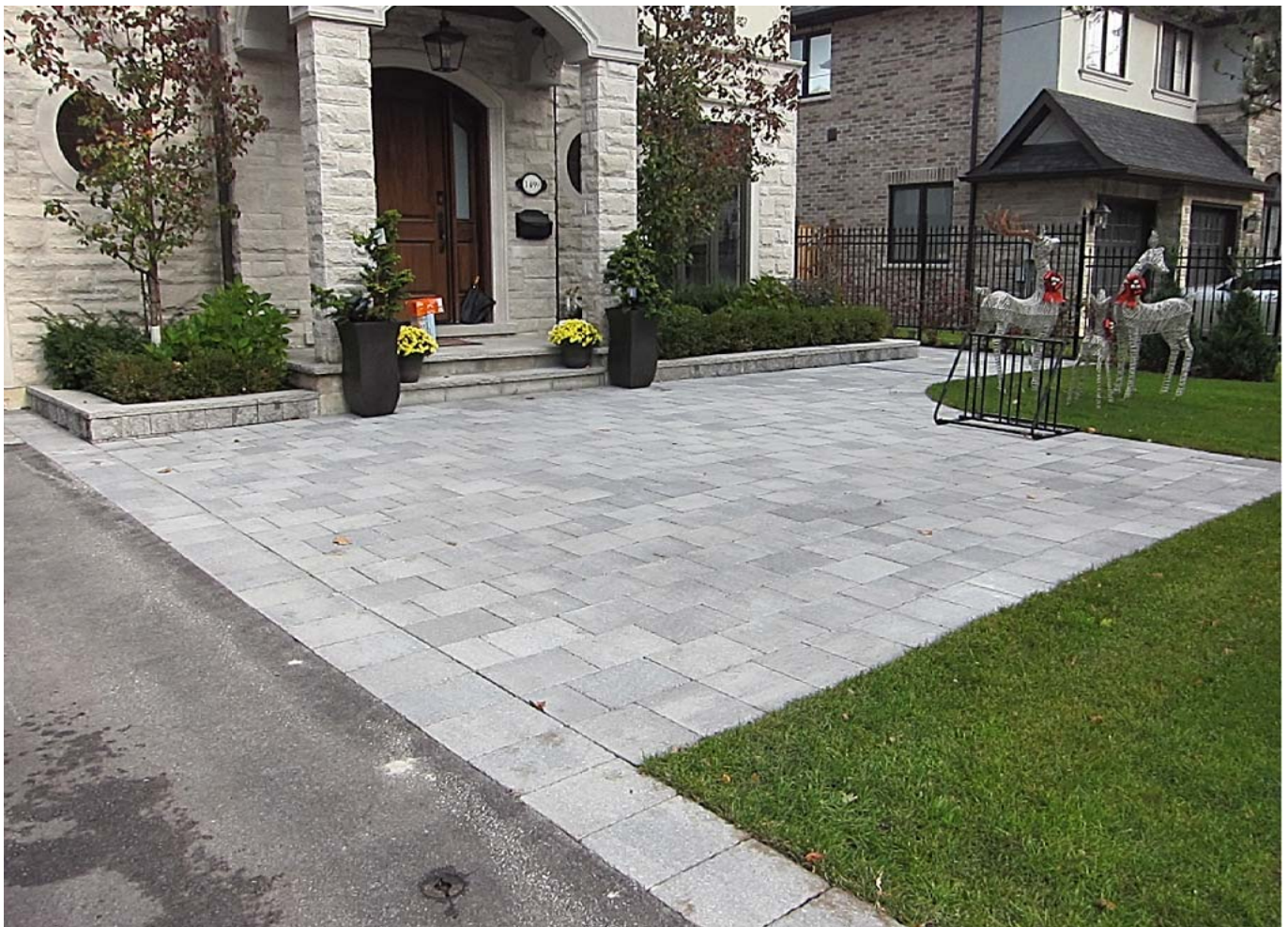
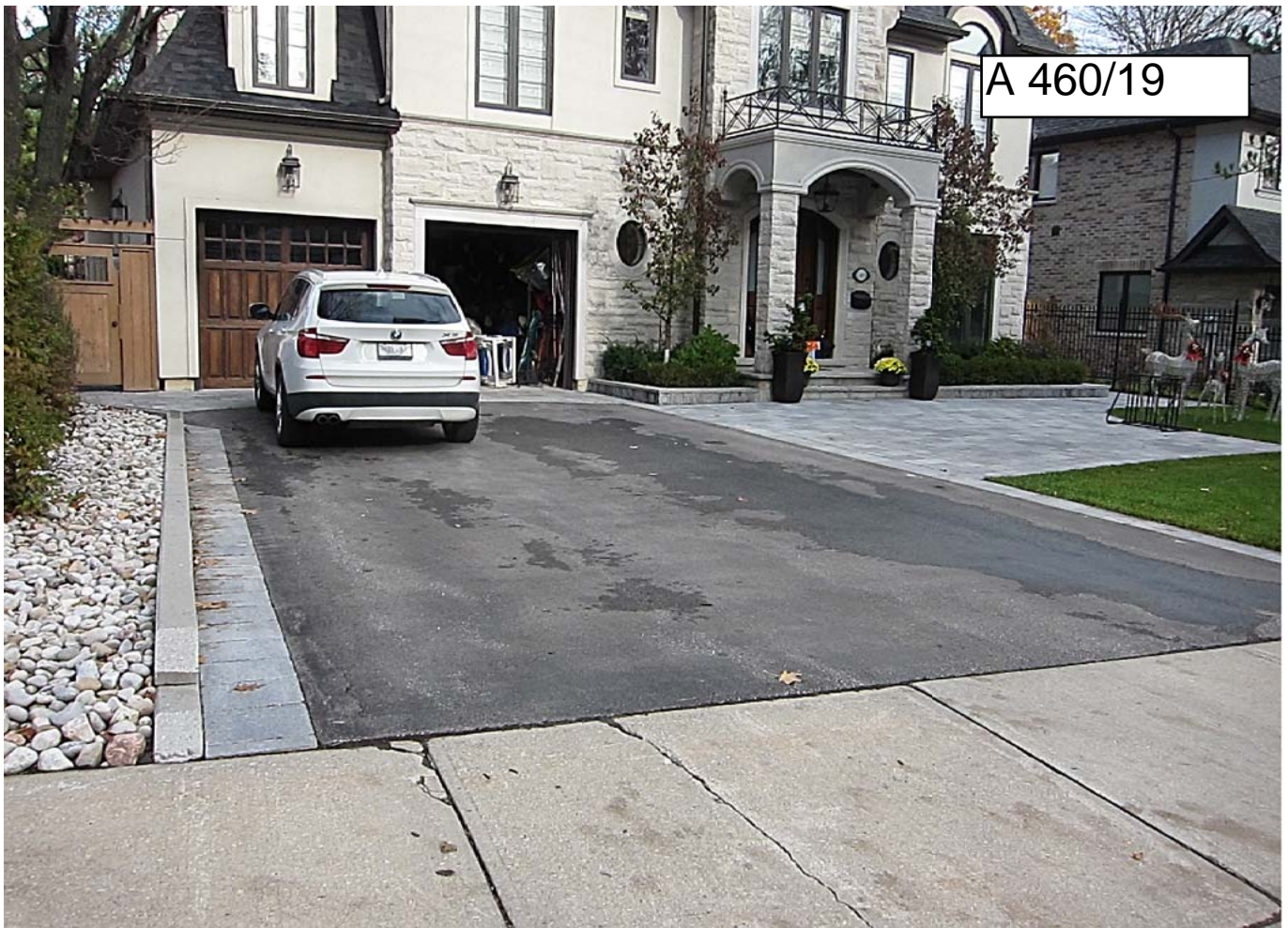
RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: **C.A. 'A' 460/19**
Antonette Borg Estrela & Jose B Estrela
1499 Trotwood Ave
Ward 1

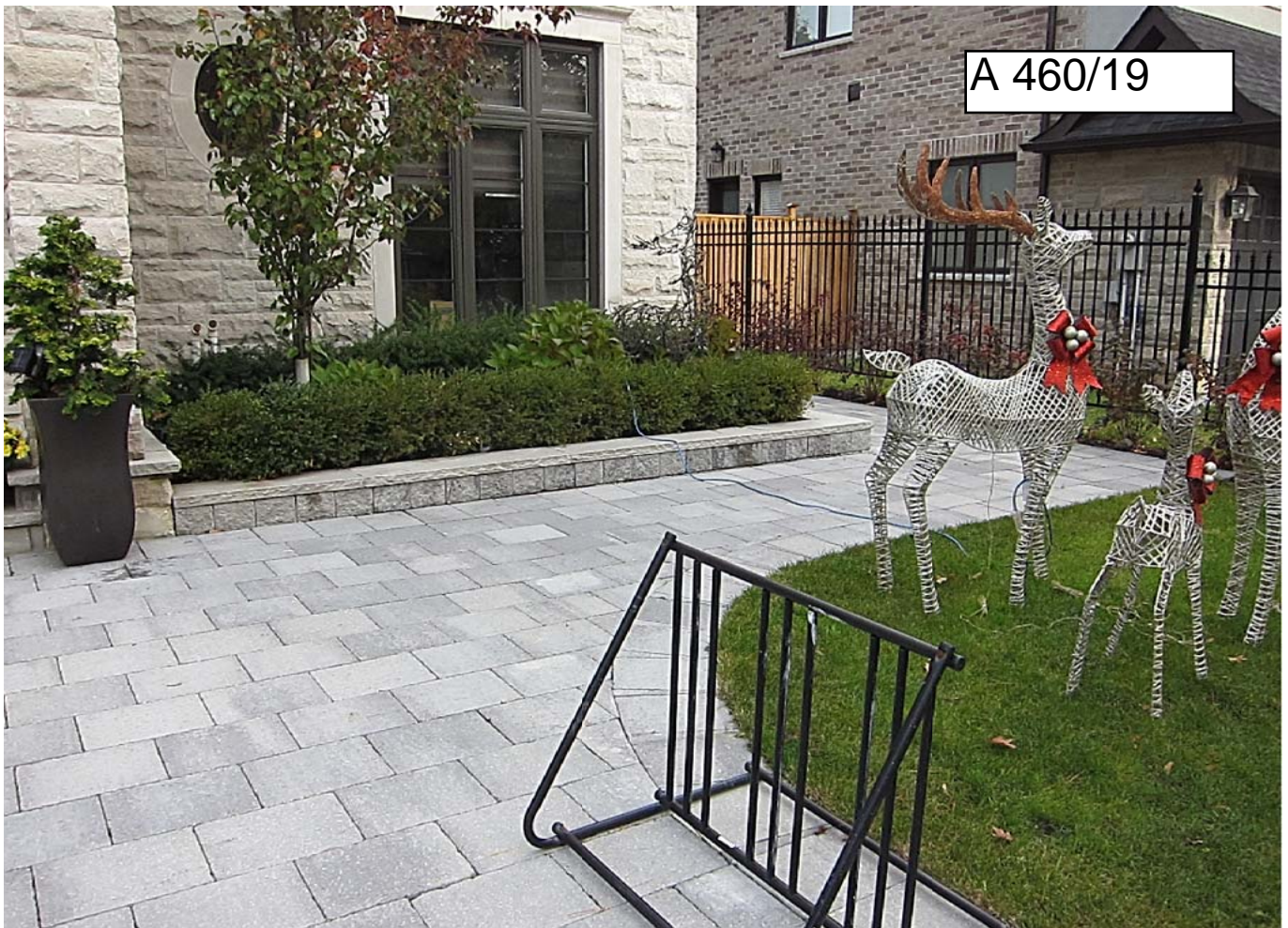
Enclosed for Committee's easy reference are photos depicting the existing driveway configuration on site.

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

A 460/19



A 460/19



Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 5th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-339/19, DEF-A-351/19, DEF-A-402/19, DEF-A-409/19

Minor Variance Applications: A-460/19, A-462/19, A-463/19, A-464/19

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 26th, 2019

File: C of A – 'A' 461/19
(Ward 3 – 4286 Greybrook Crescent)

Agenda: December 5th, 2019

New Item

Recommendation

The Planning and Building Department has no objection to the variance, as requested; however, the Applicant may wish to defer the application to 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: 19-8573

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-8573. 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-east of the Eastgate Parkway and Tomken Road intersection, and currently houses a two-storey detached dwelling with an attached single-car garage. The immediate neighbourhood is primarily detached dwellings. Architecturally, the area is comprised mainly of two-storey detached dwellings that reflect a typical 1980's subdivision design. The properties within the immediate area possess a lot frontage of +/-9.24m, with minimal mature vegetative elements in the front yards. The subject property is an interior parcel located on the elbow of a street, with a lot area of approximately 375m² and a frontage of +/- 11.9m.

The Applicant is requesting relief from By-law 0225-2007, as amended, to legalize the existing driveway, permitting:

1. A driveway width of 6.17m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 5.2m, in this instance.
2. Walkway attachments of 2.2m, on each side of the driveway; whereas, By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.5m, in this instance;

As per discussions with the Zoning Department, Planning Staff have amended the application to incorporate an additional variance (Variance 2), noting existing deficiencies pertaining to the walkway attachments. Planning Staff note, a comprehensive zoning review has not been completed by the Zoning Department at this time.

The site is situated 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. As per Section 9.1 (Introduction), driveway widths should respect the identity and character of the surrounding context. From a streetscape perspective, the proposed larger driveway, as identified in the drawings, will be undecipherable from complying lots and will remain in context with the existing neighbourhood. The variance, as requested, is both in line with the general intent and purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned RM1 (Residential). Pursuant to Table 4.8.1 (RM1 and RM2 Permitted Uses and Zone Regulations), the maximum driveway width for a detached dwelling is 5.2m; whereas the Applicant is proposing 6.17m. The intent of the Zoning By-law is to permit a driveway large enough to provide the necessary space for two vehicles parked side-by-side, with the remainder of lands being soft landscaping (front yard). While 6.17m is larger than the permissible 5.2m regulated through the By-law; the proposed configuration does not permit a third vehicle, and is proportional to the property and the lot fabric of the surrounding neighbourhood. The variance, as requested, is both in line with the general intent and purpose of the Zoning By-law.

Pursuant to Section 4.1.9.2.1 (Driveways and Parking), the Zoning By-law permits a 1.5m walkway attachment on each side of a driveway. The intent of this portion of the By-law is to

allow a hard-surfaced pathway from the driveway to the front entrance and/or the rear yard, while ensuring that such an area cannot be utilized for parking purposes. While the 2.2m requested is larger than what the by-law contemplates, it is not large enough to allow for vehicular access. Variance 2, as amended, meets the general intent and purpose of the Zoning By-law.

While the proposed relief represents slightly more than half the lots frontage (51%), Staff would highlight: the pie-shaped nature of the property mitigating the proposed increased width; that the driveway remains suitably setback from the neighbouring property (1.42m and 3.58m, respectively); and, ample soft-landscaping is maintained within the front yard. The variances, as amended, results in both the orderly development of the lands, and whose impacts will be minor in nature.

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

Planning Staff note, the homeowner has an open Building Permit Application on file which may require further variances not associated with driveway width. The Applicant may wish to defer this Minor Variance application to ensure that all required variances have been accurately identified.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: **C.A. 'A' 461/19**
Donna Marie Araujo
4286 Greybrook Crs
Ward 3

Enclosed for Committee's easy reference are some photos which depict the existing driveway. It should be noted that the applicant has provided a copy of an Access Modification Approval Permit (Permit#43485) which permitted a slightly wider curb cut.

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



A 461/19



Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Minor Variance Application: A-461/19
Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA). The Region relies on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 26th, 2019

File: C of A – 'A' 462/19
(Ward 6 – 800 Scollard Court)

Agenda: December 5th, 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.

Background

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: RA4-44 (Apartments)

Other Applications:

Building Permit: 19-8099

Comments

Zoning

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

Planning

The subject property is located north-west of the Eglinton Avenue West and Mavis Road intersection and currently houses two, multi-storey towers. The immediate neighbourhood is comprised of varying medium to high-density residential uses, primarily consisting of both townhome units and residential office towers. The Applicant is proposing to construct a 5 storey long term care facility.

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. 268 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 296 parking spaces in this instance.

City Planning Strategies Staff note, the visitor parking for the condominium apartment currently shares parking with the existing retirement home through a reciprocal agreement which is registered on title.

The site is located within Special Site 1 of the East Credit Neighbourhood Character Area, and designated Residential High Density by the Mississauga Official Plan (MOP). Special Site 1 enacts developmental policies not applicable to this application. Pursuant to Section 7.2.2 (Housing), all Neighbourhood designation shall provide opportunities for the production of housing for those with special needs, including housing for the elderly. The Applicants proposal of a long term care facility meets the general intent and purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned RA4-44 (Apartments). Pursuant to 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 this overall value 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, 296 parking spaces are required; whereas, the Applicant is providing 268, in this instance. As per the Parking Justification Study (BA Group, October 18th, 2019) submitted by the Applicant, the proposed 268 parking spaces are suitable to adequately accommodate peak parking demands. The variance, as requested, maintains the purpose and general intent of the Zoning By-law.

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

Based upon the preceding information, it is the opinion of Staff that the variance, as requested, meets the general intent and purpose of both MOP and the Zoning By-law; is minor in nature;

and, is desirable for the orderly development of the lands. 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:

1. That the variance be reworded to identify a specific parking rate for the retirement home and long term care facility, as follows:

Evergreen Mississauga CCRC (2015) Limited Partnership GP Inc., 800 Scollard Court, is requesting the Committee to permit the construction of a long term care facility and the existing retirement home with a reduced parking rate of 0.28 spaces/unit; whereas, Zoning By-law 0225-2007, as amended, requires a parking rate of 0.33 spaces/bed for long term care facility and 0.5 spaces/unit for retirement home, in this instance.

2. That the current reciprocal Shared Parking Agreement, registered on title, between the condominium visitor parking (31 stalls) and the retirement home (32 stalls) continue to be in effect.
3. That a new Shared Parking Agreement be registered on title, between the retirement home and the long term care facility for no less than a total of 42 spaces.

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 462/19
Evergreen Mississauga CCRC (2015) Limited Partnership GP Inc
800 Scollard Crt
Ward 6

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

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



A 462/19





Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 5th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-339/19, DEF-A-351/19, DEF-A-402/19, DEF-A-409/19

Minor Variance Applications: A-460/19, A-462/19, A-463/19, A-464/19

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 22, 2019

File: C of A – 'A' 465/19
(Ward 2 – 1716 Angela Crescent)

Agenda: December 5, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R3-1 (Residential)

Other Applications

Site Plan: 19-63

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file 19-63. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

1. A combined side yard of 20% of the lot frontage (3.79m) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 27% of the lot frontage (5.13m) in this instance;

2. A deck setback of 4.36m to the adjacent G2 zone whereas By-law 0225-2007, as amended, requires a minimum setback of 5.0m to the adjacent G2 zone in this instance;

Planning

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Lakeshore Road West and Clarkson Road South. The subject property contains a one storey detached dwelling with vegetation in the front and rear yard. The immediate neighbourhood is exclusively residential and consists of single detached, one and two storey dwellings with significant mature vegetation. The applicant is proposing to build an addition and a new deck on the subject property, requiring variances related to a reduced combined side yard width and deck measured to a G2 (Greenlands) zone.

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

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: **C.A. 'A' 465/19**
John David & Erika David
1716 Angela Cres
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition are being addressed through the Site Plan Application process, File SPI-19/063.

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

A 465/19



A 465/19



City of Mississauga Memorandum



DATE: November 22, 2019

FILES: "A" 465/19

SUBJECT: MINOR VARIANCE APPLICATION
1716 ANGELA CRESCENT
JOHN DAVID & ERIKA DAVID
WARD 2
DECEMBER 5, 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.

In addition, Community Services notes the following:

The lands to the rear of the property are City owned lands, identified as Meadowwood Park (P-006) and within the Natural Hazard Lands, zoned G2, that are also classified as Significant Natural Area within the City's Natural Heritage System.

Comments and conditions related to tree protection and securities, including park interface will be addressed through the Site Plan Control process.

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.
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Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

November 19, 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
 December 5th, 2019**

Minor Variance Application: A-465/19
Development Planning: Tracy Tang (905) 791-7800 x7190

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 26th, 2019

File: C of A – 'A' 339/19
(Ward 6 – 5086 Creditview Road)

Agenda: December 5th, 2019

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Motor Vehicle Commercial

Zoning By-law 0225-2007

Zoning: C5-3 (Commercial)

Other Applications:

Site Plan Approval: 19-78

Comments

Zoning

The Building Department is currently processing a Site Plan Approval application under file 19-78. 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 upon the north-west corner of the Creditview Road and Eglinton Avenue West intersection, and currently houses a one-storey, motor vehicle service station. With the exception of the subject lands, the context neighbourhood on the north side of Eglinton Avenue West is comprised entirely of residential uses, with detached dwellings being the predominant structural type; the lands to the south along this portion of Eglinton Avenue West are exclusively commercial.

The Applicant is proposing to construct a 350m² addition as a means to supplement the existing motor vehicle service station. Based upon the proposed configuration of the site, the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

1. 19 parking spaces; whereas, By-law 0225-2207, as amended, requires a minimum 30 parking spaces, in this instance; and,
2. A landscape buffer of 3.5m abutting a residential zone; whereas, By-law 0225-2207, as amended, requires a minimum landscape buffer of 4.5m abutting a residential zone, in this instance.

This application was last brought before the Committee on October 10th, 2019, where it was deferred to allow the Applicant the opportunity to resubmit a Parking Utilization Study to justify the requested reduction of parking.

The site is located within the East Credit Neighbourhood Character Area, and designated Motor Vehicle Commercial by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.10.1(a)(c), this designation permits both a gas bar and motor vehicle service station uses. The Applicant's proposal of a motor vehicle service station, with supplementary gas bar, is in conformity to these specified permitted land uses. This application, as a whole, meets the general intent and purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned C5-3 (Commercial), which permits both a motor vehicle service station and a gas bar, as-of-right. 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 for this site. The intent in quantifying the required number of parking is to ensure that each property is self-sufficient in providing adequate parking accommodations based upon its intended use.

As per Zoning By-law 0225-2007, 30 parking spaces are required; whereas, the Applicant is providing 19. As per the submitted Parking Utilization Study (Harper Dell and Associates, November 1, 2019), parking surveys were undertaken at both a proxy site, located at 6536 Winston Churchill Boulevard, as well as the subject lands, to ascertain the current parking usage rate. The results of these surveys demonstrated that the parking demand for the existing motor vehicle service station, as well as the proposed gas bar, is low enough to support the proposed 19 parking spaces. Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

In accordance with Table 6.2.1(8.1) (C1 to C5 Permitted Uses and Zone Regulations), this zone requires a minimum landscape buffer of 4.5m; whereas, the Applicant is proposing 3.5m, in some areas. The general intent of this portion of the By-law is to both ensure that a visual buffer between properties is maintained, as well as to mitigate obnoxious externalities (noise, dust, visual pollution, etc.) resultant of the proposed automotive uses. Planning Staff note, despite the requested reduction, satisfactory visual buffering nevertheless remains in the form of the existing mature trees that border the site upon the shared property line. Further, Planning Staff are of the opinion that the negative externalities associated with the proposed / existing use are not made significantly worse resultant of the requested 1m reduction, in some areas. Variance 2, as requested, maintains the general intent and purpose of the Zoning By-law.

As per the Parking Utilization Study provided, the property remains self-sufficient in handling the entirety of parking on-site. Further, while the proposed gas bar / convenience store will generate supplementary noise and visual pollution; it is the opinion of Planning Staff, such externalities already exist as a result of the property's current use as an automotive service shop, and will not be made significantly worse, nor cause any additional undue impact, as a result of the requested 1m reduction to a portion of the soft-landscaping buffer found within the rear of the property. The variances, as requested, result in both the orderly development of the lands, and whose impacts are minor in nature.

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

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 339/19
2184698 Ontario Inc
5086 Creditview Rd
Ward 6

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed commercial motor vehicle station, store and gas station will be addressed through the Building Permit and Site Plan Process (SPM 19-78).

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

Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 5th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-339/19, DEF-A-351/19, DEF-A-402/19, DEF-A-409/19

Minor Variance Applications: A-460/19, A-462/19, A-463/19, A-464/19

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 26th, 2019

File: C of A – 'A' 351/19
(Ward 6 – 4644 Rosebush Road)

Agenda: December 5th, 2019

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R5 (Residential)

Other Applications:

None

Comments

Zoning

This Department notes that a Building Permit application is not required. In the absence of a Building Permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

Planning

The property is located south-west of the Creditview Road and Eglinton Avenue West intersection and houses a detached dwelling with a double car garage. The immediate neighbourhood is comprised exclusively of detached dwellings. The properties in the immediate area possess a lot frontage of +/-11.3m. The subject property is an interior parcel, with a lot area of approximately 335m², and a frontage of 11.0m.

The Applicant is requesting relief from By-law 0225-2007, as amended, to facilitate the proposed driveway, permitting:

1. A driveway width of 7.4m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m, in this instance.

This application was previously brought before the Committee on September 5th, 2019. Since this time, the Applicant has reduced the requested drive width from 8.5m to 7.4m.

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. As per Section 9.1 (Introduction), driveway widths should respect the identity and character of the surrounding context. The planned context of this neighbourhood is that of detached dwellings serviced by appropriately sized driveways, with the remainder of lot frontage serving to form a soft-landscaped area. From a streetscape perspective, the proposed driveway, at its widest point, represents more than half of the property's frontage and is visibly different from the unaltered properties which are reflective of the planned context. The proposal does not meet the general intent or purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned R5 (Residential). Pursuant to Table 4.2.1 (R1 to R5 Permitted Uses and Zone Regulations), the maximum driveway width for a detached dwelling is 6.0m; whereas, the Applicant is proposing 7.4m, in this instance. The intent of the Zoning By-law is to permit a driveway wide enough to provide the necessary area for two vehicles parked side-by-side, with the remainder of lands being soft landscaping (front yard). While the proposed width of 7.4m does not permit three vehicles parked side-by-side; this request comes at the expense of the front yard being significantly diminished, with the proposed driveway becoming the prominent feature of the property, from a streetscape perspective. The variance, as requested, does not meet the purpose or general intent of the Zoning By-law.

The variance, as requested, creates a significant amount hardscaping and result in the driveway being the predominant feature of the front yard (67% at its widest point). This is an undesirable development of the land, and one whose effects are not minor in nature.

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

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 5/Dec 5.RV.docx>

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 351/19
Kulwinder Liddar
4644 Rosebush Rd
Ward 6

Enclosed for Committee's reference are recent photos which depict the existing driveway as widened. This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal sidewalk and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

From our site inspection we note that a small portion (approximately 2 feet) of the municipal curb has been widened/cut without city approval and arrangements are to be made to reinstate the widened curb to an approved width.

For further information regarding the above noted comment, 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



A 351/19



Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 5th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-339/19, DEF-A-351/19, DEF-A-402/19, DEF-A-409/19

Minor Variance Applications: A-460/19, A-462/19, A-463/19, A-464/19

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

Alexander Davies

From: Caple, Corey (MTO) <Corey.Caple@ontario.ca>
Sent: 2019/11/05 9:21 AM
To: Committee Adjustment
Cc: Iannacito, Phil (MTO)
Subject: RE: FILE: COA package dated for 5th December 2019 meeting.

Good Morning City of Mississauga,

RE: FILE: COA package dated for 5th December 2019, All Properties in the package dated for 5th December 2019 (Minus 2101 Dixie Rd., & 4644 Rosebush Rd.)

The above properties-projects ((Minus 2101 Dixie Rd., & 4644 Rosebush Rd.) in the package dated for 5th December 2019 meeting are outside MTO Permit Control Area (PCA) therefore the Ministry has no comments, at this time.

RE: COA package dated for 5th December 2019, 2101 Dixie Rd & 4644 Rosebush Rd.

The properties-projects at 2101 Dixie Rd & 4644 Rosebush Rd., are within MTO Permit Control Area (PCA) therefore any changes to the structure(s) will require MTO review and approval with MTO permit(s).

Regards,

Mr. Corey Caple
Corridor Management Officer

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

Date: November 26th, 2019

File: C of A – 'A' 384/19
(Ward 7 – 21 & 25 Dundas Street West)

Agenda: December 5th, 2019

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Downtown Cooksville
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4 (Commercial)

Other Applications:

Occupancy Permit: 19-6509

Comments

Zoning

The Building Department is currently processing an Occupancy Permit application under file 19-6509. Based upon review of this Application, Staff notes more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Planning

As of November 15, 2019, the Applicant has contacted the Clerks Department notifying them of a change of their application; situating the proposed financial institute within 21 Dundas Street West, as opposed to 25 Dundas Street West, as originally identified and circulated.

Due to the timing of such a change, Planning Staff is unable to complete a fulsome review or analysis of this application. As such, the Planning and Building Department recommends that the application be deferred.

Planning Staff further note, the Applicant has failed to update the submitted Certificate of Occupancy application since August 9th, 2019. This, in combination to the aforementioned address change, has caused significant discrepancies between the Zoning Department's reviews and any subsequent relief sought through the Committee of Adjustment.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 5/Dec 5.RV.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 15, 2019

RE: Takebacks – November 28, 2019 – 1:30 pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT – November 28, 2019

This Department has no objections, comments or requirements with respect to C.A. 'A' 384/19.

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

Public Works

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

peelregion.ca

November 14, 2019

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 November 28th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 28th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-273/19, DEF-A-289/19, DEF-A-362/19, DEF-A-375/19, DEF-A-384/19

Minor Variance Applications: A-448/19, A-449/19, A-450/19, A-452/19, A-453/19

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 26th, 2019

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

Agenda: December 5th, 2019

Deferred Item

Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act; 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: East Credit Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R7-10 (Residential)

Other Applications:

Building Permit: 19-7313

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-7313. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Planning

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

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

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

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

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

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

Public Works

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

peelregion.ca

November 19, 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
 December 5th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 5th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-339/19, DEF-A-351/19, DEF-A-402/19, DEF-A-409/19

Minor Variance Applications: A-460/19, A-462/19, A-463/19, A-464/19

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 26th, 2019

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

Agenda: December 5th, 2019

Deferred Item

Recommendation

The Planning and Building Department has no objection to Variances 2 – 6, as requested; however, the Planning and Building Department cannot support Variance 1, as requested.

Background

Mississauga Official Plan

Character Area: Uptown Major Node
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: H-RA5-44 (Apartments)

Other Applications:

Site Plan Approval: 19-61

Comments

Zoning

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

1. A reduced parking ratio of to 0.9 spaces/1-bedroom unit; 1.00 space/2-bedroom unit; and, 1.3 spaces/3-bedroom unit; whereas, Zoning By-law 225/07 as amended, requires

a parking rate of 1.10 spaces/1-bedroom unit; 1.10 spaces/2-bedroom unit; and, 1.2 spaces/3-bedroom unit, in this instance.

Planning

The subject lands are a vacant interior property located north-east of the Eglinton Avenue East and Hurontario Street intersection. With the exception of the commercial plaza located directly to the south, the neighbourhood context is comprised primarily of residential uses, with housing types ranging from detached dwellings to townhouse units. This property was subject to both an Official Plan and Zoning By-law Amendment application (OZ/OPA 09/11), permitting 49 on-street townhome units; 60 common element condominium townhome units; 4 apartment buildings; and, a combination of 8000m² GFA of grade-related retail commercial and office uses.

The Applicant is proposing to erect a 33 storey residential tower, with a shared 6 storey mixed-use podium. 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 height of 33 storeys; whereas, By-law 0225-2007, as amended, permits a maximum height of 30 storeys in this instance;
2. A reduced parking ratio of to 0.9 spaces/1-bedroom unit; 1.00 space/2-bedroom unit; and, 1.3 spaces/3-bedroom unit; whereas, Zoning By-law 225/07 as amended, requires a parking rate of 1.10 spaces/1-bedroom unit; 1.10 spaces/2-bedroom unit; and, 1.2 spaces/3-bedroom unit, in this instance;
3. A walkway along the Hurontario Street to be within the landscape buffer; whereas, By-law 0225-2007, as amended, only permits a traverse walkway within a landscape buffer, in this instance;
4. Walkways, stairs, vents, along the northern property line to be within the landscape buffer; whereas, By-law 0225-2007, as amended, does not permit such obstructions and only permits a traverse walkway within a landscape buffer, in this instance;
5. A setback percentage from the built-to-line of 35%; whereas, Zoning By-law 0225-2007, as amended, permits a maximum setback percentage from the build-to-line of 20%, in the instance; and,
6. A balcony projection of 1.50m; whereas, By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m, in this instance.

Variances 3 – 6 (Structural Variances)

While the Applicant has proposed several amendments to the underlying zoning regulations; Planning Staff note, the nature of Variances 3 - 6 are inherently to address minor deficiencies to a design which has conceptually been approved by Council through their review of the Zoning By-law and Official Plan Amendment application OZ/OPA 09/11. To this end, the requested variances represent prescribed functional changes, reviewed in consultation with Planning and Zoning Staff, that in no way fundamentally change this previous approval. It is the opinion of Planning Staff that Variances 3 - 6, as requested, maintain the general intent and purpose of the Official Plan and Zoning By-law.

To this end, the variances do not fundamentally change the approved concept in any significant manner, but facilitate a proposal that was approved in principal during both the formal Official Plan and Zoning By-law Amendment application process. As such, it is the opinion of Staff that Variances 3 - 6 result in both the orderly development of the lands, and whose impacts are minor in nature.

Variance 2 (Parking)

In accordance with Table 3.1.2.1 (Required Number of Parking Spaces for Residential Uses), this zone regulates the required parking rate for various uses and dwelling types on this site. The intent in quantifying this amount is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per the Parking Justification Letter (MHBC Planning and Urban Design, Sept/2019) submitted by the Applicant, the proposed parking rates, as amended, are suitable to adequately accommodate peak parking demands. Variance 2, as amended, maintains the purpose and general intent of the Official Plan and Zoning By-law.

As per the Parking Utilization Letter provided, the subject property has ample room to accommodate the proposed parking, and will be well-served by planned improvements to the public transit system for this area. As such, the proposed reduction serves to pose no significant negative impact on the surrounding neighbourhood. Variance 2, as amended, results in both the orderly development of the lands, and whose impacts are minor in nature.

Variance 1 (Height)

The subject lands are located within Special Site 7 of the Uptown Major Node Character Area, and designated Residential High Density by the Mississauga Official Plan (MOP). Pursuant to Chapters 5 and 13 of MOP, the Uptown Major Node permits a maximum height of 25 storeys for structures within this designation. Special Site 7 enacts further policy regulations; including, but not limited to, increasing the permitted maximum height to 30 storeys, in this instance.

Planning Staff have taken a consistent approach in reviewing and providing recommendations to Committee regarding variances for increased height and/or density, where such values are clearly identified by the Official Plan; noting that such requests are better served through an Official Plan and/or Zoning By-law Amendment application. As such, Planning Staff cannot support the requested increase in height from 30 storeys to 33 storeys, as proposed by Variance 1.

While Planning Staff cannot support the relief sought through Variance 1; should Committee see merit in this proposal, Planning Staff would request the following condition be imposed:

- The City will secure 20% of the land lift value, as determined by an independent real estate appraiser, in accordance with “Corporate Policy and Procedure 07-03-01- Bonus Zoning”, and that such money be directed towards Community Benefit contributions through consultation with the Ward Councillor.

Planning Staff note, Council adopted “Corporate Policy and Procedure 07-03-01 - Bonus Zoning”, in September of 2012. In accordance with both Section 37 of the *Planning Act*, as well policies contained within the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning.

As the Applicant is requesting relief in a manner similar to what would normally be sought through an Official Plan Amendment and Zoning By-law Amendment application, where such community benefits would be garnered; Planning Staff would request that Committee, through Section 45(9) of the Planning Act, impose the above condition.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 5/Dec 5.RV.docx>

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: Takebacks – December 5, 2019 - 1:30pm
File - C.A. Agendas

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

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

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

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
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November 19, 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
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I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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