

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-07-08 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B58.20 B59.20 B60.20 B61.20 Ward 7
	Meeting date:2021-07-15 3:00 PM

Consolidated Recommendation

The City has no objections to the requested Consent applications.

Application Details

B58/20

The applicant requests the approval of the Committee to sever a parcel of land for the purpose of a lot addition. The parcel has a frontage of approximately 16.61m (54.49ft) and an area of approximately 305.30sq.m (3286.22sq.ft).

B59/20

The applicant requests the approval of the Committee to sever a parcel of land for the purpose of a lot addition. The parcel has a frontage of approximately 20m (65.62ft) and an area of approximately 420.40sq.m (4525.15sq.ft).

B60/20

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 8.35m (27.39ft) and an area of approximately 305.00sq.m (3282.99sq.ft).

B61/20

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 9.12m (29.92ft) and an area of approximately 418.10sq.m (4500.39sq.ft).

Amendments

"[Enter amendments to variances]"

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- "[Enter terms and conditions here]"

Background

Property Address: 2476-2482 Confederation Parkway

Mississauga Official Plan

Character Area: Cooksville Neighbourhood West
Designation: Residential Low Density I

Zoning By-law 0225-2007

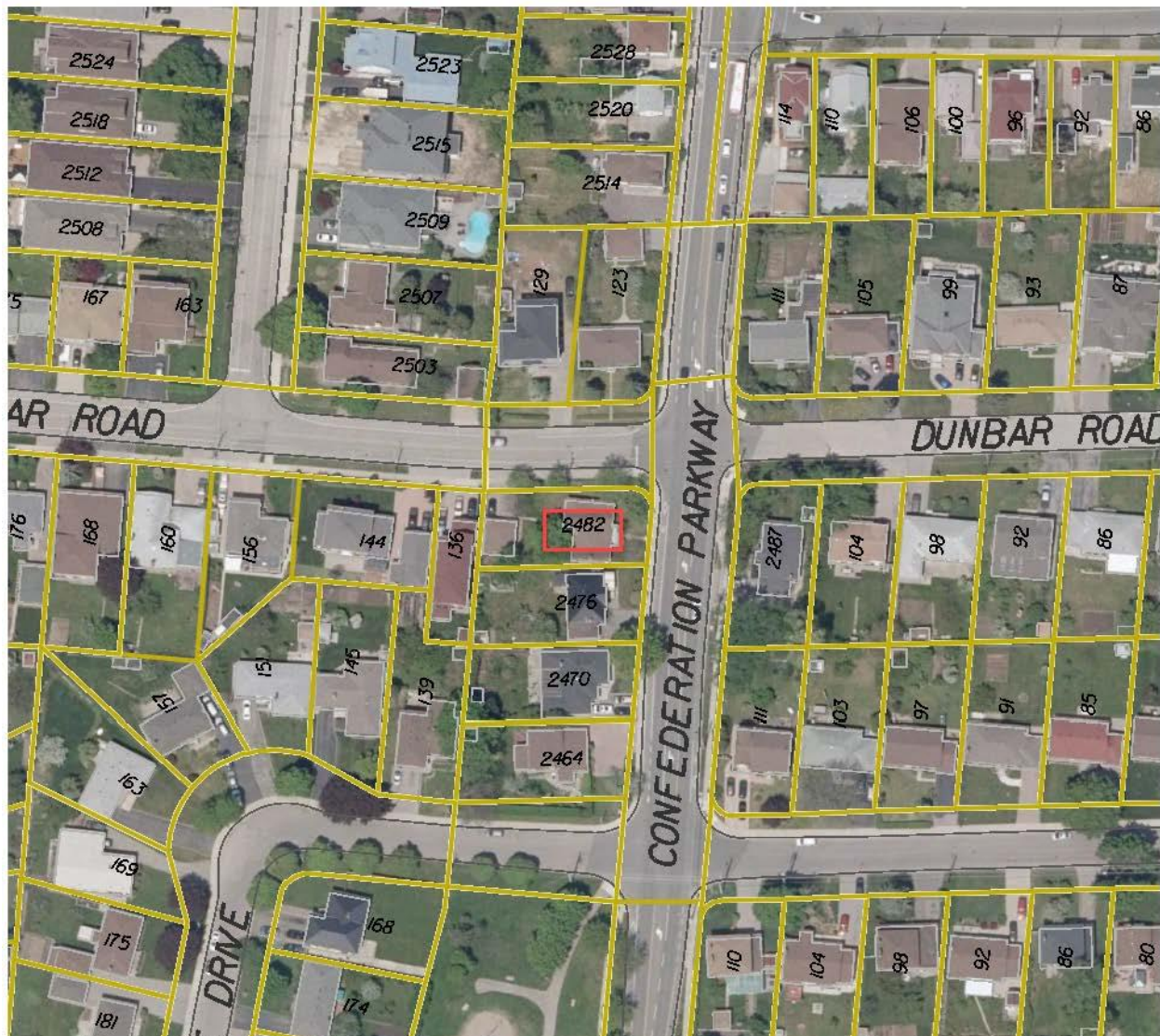
Zoning: R3 - Residential

Other Applications: OZ 19-7

Site and Area Context

The subject lands are located within the Cooksville Neighbourhood West Character Area, south of Confederation Parkway and Dundas Street West. The immediate neighbourhood consists of one and two storey detached dwellings and high-rise apartment buildings. Further north of the lands are commercial uses fronting onto Dundas Street West. Each property contains a one storey detached dwelling with mature vegetation.

The lands were recently subject to a zoning amendment application (OZ 19-07) to rezone the lands to RM2 (Residential) to permit semi-detached dwellings.



Comments

Planning

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Provincial Matters

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

Staff comments concerning the applications for consent are as follows:

The site is located within the Cooksville Neighbourhood (West) Character Area and is designated Residential Low Density I in the Mississauga Official Plan (MOP). The Residential Low Density I designation allows for semi-detached dwellings. Section 5 of the MOP encourages development in neighbourhoods to be compatible in built form and scale to the surrounding context. In this instance the surrounding context includes detached dwellings, townhomes, and apartment buildings. Semi-detached dwellings represent a gentle increase in intensification on the site and are compatible with the surrounding context.

The applicant is proposing to sever the existing two lots along Confederation Parkway into 4 lots to facilitate the construction of semi-detached dwellings. Frontage for the new lots will be re-oriented from Confederation Parkway to Dunbar Road. The proposed interior lots will have a lot frontage of +/- 8.35m and an area of +/- 305m². The retained corner lot will have a frontage of +/- 9.12m and a lot area of +/- 418.1m².

On April 21, 2021, Council approved the rezoning of the property to RM2-60 (Residential), which is now in force and effect. This zone permits semi-detached dwellings with a minimum lot area of 200m² for interior lots and 280m² for corner lot. The zone also requires a minimum lot frontage of 6.8m for the interior lots and 9.0m for the corner lots. All 4 proposed lots meet or exceed these requirements and are appropriately sized and represent appropriate development for these lands.

Staff are of the opinion that the application conforms to Section 51(24) of the Planning Act. Staff are also of the opinion that the application conforms to the Official Plan and represents an appropriate development for the subject lands.

Conclusion

The Planning & Building Department has no objections to the application.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

The intent of these applications is to create four new lots which would allow the development of two semi-detached dwellings. Previously under Consent Application, File 'B' 60 & 61/18 it was proposed that the two semi-detached dwellings would front onto Confederation Parkway as opposed to the current request which proposes frontages onto Dunbar Road.

Further to our previous comments we note that the Rezoning Application, reference OZ 19/07 to rezone the lands to RM2 (Residential) to permit semi-detached dwellings was enacted and passed by Council on April 21, 2021 under By-Law Number 0084-2021.

A number of development requirements such as a Development Agreement, road widening(s), servicing and grading plan review, acoustical requirements, etc. are were reviewed through the Rezoning application and addressed. We have reviewed the Rezoning Application and it is our understanding that the following conditions are still outstanding.

In view of the above, and should Committee see merit in the subject applications, we are providing the following comments 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 provide a Grading 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.

We acknowledge that under the Rezoning Review a Grading Plan DWG No. GP-1 prepared by Gama Engineering Inc. dated February 8, 2021 has been submitted. Upon receipt of a Grading Plan we will forward it to our Development Construction Section for review/approval.

2. Municipal Address Requirement

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

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwellings 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

It should be noted that Schedule "C" of the Development Agreement under the Transportation and Works Department contains a number of drainage related items pertaining to items such as Front Yard Stormwater Chambers, weeping tile requirements, Low impact Development Infrastructure, roof leaders NOT to be connected to storm sewer system, implementation of on-site storm water management techniques, etc. The above noted items are all to be addressed prior to Site Plan Approval.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the 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:

- 2 Manitoba Maple – Good Condition
- 1 Willow – Good Condition
- 1 Cherry – Good Condition

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

1. The applicant shall provide a cash contribution of \$1,214.24 for planting of two (2) street trees on Confederation Parkway. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
2. The applicant shall provide tree protection securities in the amount of \$2,314.24 for the preservation of the municipal trees.

In addition, Community Services notes the following:

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted trees.
2. 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. Please contact Jim Greenfield regarding the Covid-19 interim payment process.
3. The applicant shall provide frame tree hoarding at the dripline of the above noted tree prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.
4. 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 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner

Appendix 5 – Region of Peel Comments

Comments for Informational Purposes

Deferred Consent Applications: DEF-B-58/20, DEF-B-59/20, DEF-B-60/20, & DEF-B-61/20

Development Engineering: Camila Marczuk (905) 791-7800 x 8230

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.

Comments Prepared by: Diana Guida, Junior Planner

Appendix A – Conditions of Provisional Consent**SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.**

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 8, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 8, 2021.