

City of Mississauga Department Comments

Date Finalized: 2021-10-13	File(s): A410.21 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-10-21 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of new dwelling units proposing:

1. Four dwelling units to be located below the first storey whereas By-law 0225-2007, as amended, does not permit a dwelling unit to be located below the first storey in this instance; and
2. The finished floor level of a basement dwelling unit to be a minimum of 1.20m (approx. 3.94ft) and a maximum of 2.60m (approx. 8.53ft) below the highest grade level immediately adjacent to the dwelling unit whereas By-law 0225-2007, as amended, permits the finished floor level of a basement dwelling unit to be a maximum of 1.20m (approx. 3.94ft) below the highest grade level immediately adjacent to the dwelling unit in this instance.

Amendments

From a review of this application it appears the following amendments are required:

2. The finished floor level of the dwelling units to be more than 1.2m below the highest grade level immediately adjacent to the dwelling unit at any point; whereas By-law 0225-2007, as amended, does not permit the finished floor level of a dwelling unit to be more than 1.2m below the highest grade level immediately adjacent to the dwelling unit at any point in this instance.

Background

Property Address: 2200 Sherobee Rd

Mississauga Official Plan

Character Area: Downtown Hospital
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: RA3-8 - Residential

Other Applications: BP 3ALT 20-2119

Site and Area Context

The subject property is located on the south-east corner of Hurontario Street and Sherobee Road. It contains a 10-storey residential building with associated parking and limited landscaping. The surrounding area context includes a mix of high density residential uses, commercial uses, and institutional uses.

The applicant is proposing to add units to the building requiring variances for the units to be located below the first storey.



Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Downtown Hospital Neighbourhood Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits apartment dwellings, as well as some commercial uses at grade.

Upon review of the application staff determined that additional information regarding the proposed units would be required. The applicant provided the requested information to the Committee of Adjustment on September 28. Staff are continuing to review the application, however are unable to determine if the request meets the four tests of a minor variance as additional review is required at this time.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos depicting the subject property. We are noting that any Transportation and Works Department concerns/requirements for the proposed modifications to the subject property will be addressed through the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing building permit application BP 3ALT 20-2119. From a review of this application it appears the following amendments are required:

2. The finished floor level of the dwelling units to be more than 1.2m below the highest grade level immediately adjacent to the dwelling unit at any point; whereas By-law 0225-2007, as amended, does not permit the finished floor level of a dwelling unit to be more than 1.2m below the highest grade level immediately adjacent to the dwelling unit at any point in this instance.

Our comments are based on the plans received by Zoning staff on 8/30/2021 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been reviewed through the building permit process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the building permit process in order to receive updated comments.

Comments Prepared by: Brian Bonner, Supervisor - Zoning