

City of Mississauga Department Comments

Date Finalized: 2023-01-18 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A698.22 Ward: 6
	Meeting date:2023-01-26 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow for the construction of 2 residential suites proposing a below grade distance for a residential suite finished floor of 2.49m (approx. 8.17ft) whereas By-law 0225-2007, as amended, permits a maximum below grade distance for a residential suite finished floor of 1.20m (approx. 3.94ft) in this instance.

Background

Property Address: 1301 Dundas Street W

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: RA2-4 - Residential

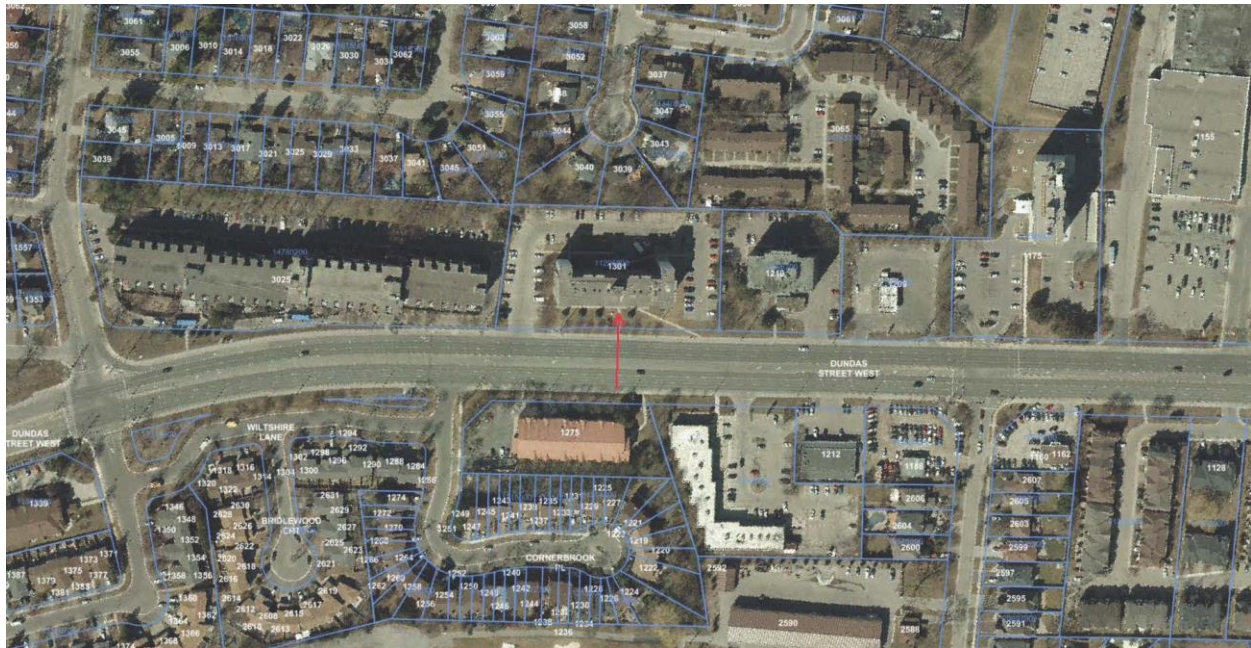
Other Applications: BP 3ALT 22-3897

Site and Area Context

The subject property is located on the north side of Dundas Street West, west of the intersection with Erindale Station Road. It currently contains an 8-storey apartment building and an associated surface parking lot. Limited landscaping and vegetative elements are present on the

subject property. The surrounding area contains a mix of commercial and residential uses along Dundas Street West, with lower density residential uses in the surrounding neighbourhood.

The applicant is proposing to add two additional units into the existing building requiring a variance for finished floor depth below grade.



Comments

Planning

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 Erindale Neighbourhood Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits apartment buildings.

The applicant is proposing to create two additional units in the basement of the existing building, requiring a variance for the finished floor depth below grade. The intent of these provisions is to ensure that each unit would have appropriate light and fresh air, ensuring that they are liveable.

Staff have worked with the applicant to ensure an appropriate window well size, projecting a minimum of 1 metre from the face of the building. Staff are satisfied that the proposed windows and window wells will provide appropriate light and fresh air to reach the unit.

Given the above, Planning staff are satisfied that the application maintains the general intent and purpose of both the official plan and zoning by-law. The application will have no impacts to the streetscape or abutting properties and is minor in nature. Furthermore the proposal represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 3ALT 22-3897. Based on review of the information currently available for this building permit, the variance, as requested is correct.

Our comments are based on the plans received by Zoning staff on 09/14/22 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 identified and submitted through the site plan approval 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 site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 3 – Metrolinx

1301 Dundas Street W

- The subject property is located adjacent to the future Dundas Bus Rapid Transit (“BRT”) alignment. The Dundas BRT project was assessed under the Transit Project Assessment Process (TPAP) in accordance with Ontario Regulation 231/08. During the TPAP, an Environmental Project Report (EPR) was prepared to assess the potential environmental impacts as a result of the Project. The Environmental Project Report was available for a 30-day review period (starting February 23, 2022 – March 25, 2022); and, on April 27, 2022, the Minister of the Environment, Conservation and Parks issued a [Notice to Proceed](#) with the municipal transit project. If the applicant wishes to find out more about the Dundas BRT project, the applicant is encouraged to visit <https://www.metrolinxengage.com/en/content/dundas-brt-round-3-engagement-environmental-assessment>.
- Should you have any questions or concerns regarding the Dundas BRT or these comments please contact Zoya.Misbah@metrolinx.com.

Comments Prepared by: Farah Faroque – Intern, Third Party Projects Review

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patti Menko – Junior Planner, Planning and Development Services