

# City of Mississauga Department Comments

Date Finalized: 2023-11-22	File(s): A451.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-11-30 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

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

1. A gross floor area of 825.58sq m (approx. 8886.47sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 747.11sq m (approx. 8041.83sq ft) in this instance;
2. A garage area of 104.69sq m (approx. 1126.87sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.30sq ft) in this instance;
3. A front yard setback of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
4. An eaves overhang front yard setback of 8.20m (approx. 26.90ft) whereas By-law 0225-2007, as amended, requires a minimum eaves overhang front yard setback of 8.55m (approx. 28.05ft) in this instance;
5. A front yard setback to the porch of 6.98m (approx. 23.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 7.40m (approx. 24.28ft) in this instance;
6. A combined side yard width of 7.85m (approx. 25.75ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 12.33m (approx. 40.45ft) in this instance;
7. A height to the highest ridge of 11.29m (approx. 37.04ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
8. An eaves height of 7.67m (approx. 25.16ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance; and,

City Department and Agency Comments	File:A451.23	2023/11/22	2
-------------------------------------	--------------	------------	---

---

9. A building depth of 20.85m (approx. 68.41ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance.

## Amendments

Planning staff have reviewed Zoning staff's comments and note that the drawings and proposal provided under file A138.23 differs from file SPI-127 W2. As such, Planning staff are of the opinion that only Variance #6 should be amended as follows:

6. A combined width of side yards of 17.17%, whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27.00%, in this instance.

## Background

**Property Address: 893 Longfellow Ave**

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

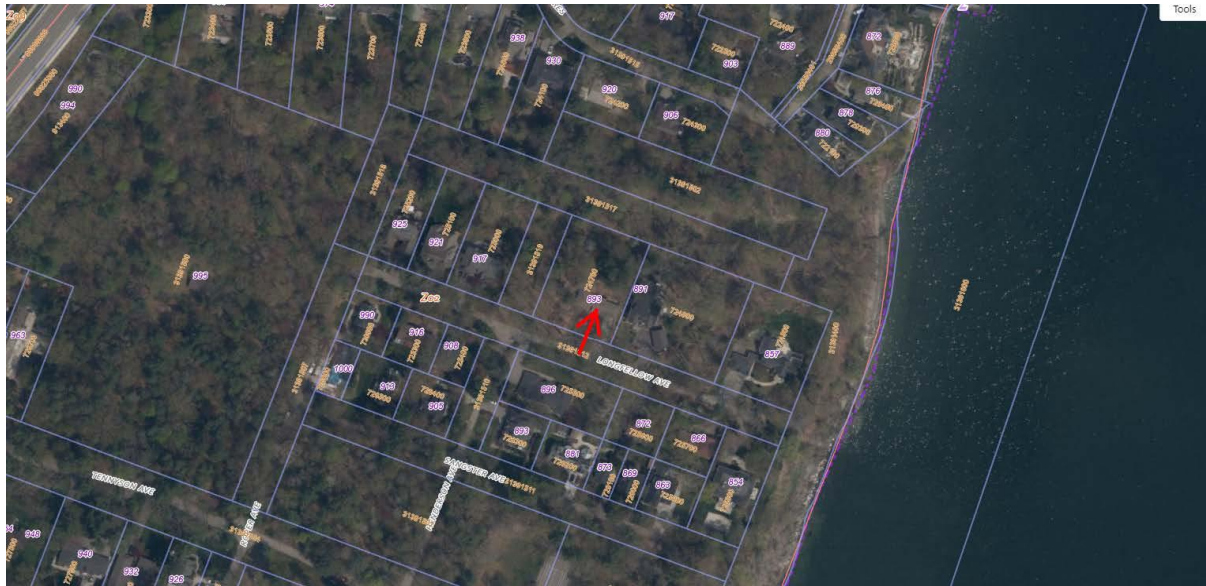
**Zoning: R2-5- Residential**

**Other Applications: SPI 21-127**

### Site and Area Context

The subject property is located south-east of the Lakeshore Road West and Lorne Park Road intersection in the Lorne Park Estates. Currently the property contains a single-storey detached dwelling with significant mature vegetation located in the rear yard. It has a lot area of +/- 2,787m<sup>2</sup> (30,000ft<sup>2</sup>) and is one of the largest residential lots in the surrounding area. The immediate neighbourhood is entirely residential, consisting of one and two-storey dwellings with mature vegetation on lots of varying sizes.

The applicant is proposing to construct a new dwelling requiring variances related to gross floor area, garage area, setbacks, height, and building depth.



## 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 are as follows:

The subject property is designated Residential Low Density I and Greenlands in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I permits detached, semi-detached and duplex dwellings.

Staff note that the application is similar to the proposal contained in application A138.23, which was refused on September 14<sup>th</sup>, 2023.

In A451.23, the applicant seeks the same variances as in A138.23, however, notable modifications have been made to the roof design. Previously, the entire roof measured 11.29 meters from average grade. The applicant has since reduced two portions of the roof to 10.39 meters from average grade. This adjustment confines the variance requirement to a smaller section of the roof located in the middle of the dwelling. Additionally, the applicant has incorporated two dormers into the roofline to further break up its massing.

Staff acknowledges their prior support for the applicant's submission and notes that the variances remain unchanged. Despite the similarity to the previously refused application, staff maintains the view that the minor variance process is appropriate for addressing this application. Furthermore, there are no identified planning concerns associated with the proposed changes.

---

Considering the redesign's efforts to mitigate massing and the addition of dormers, staff reiterates their support for the application under the minor variance process. The changes made demonstrate a responsiveness to previous concerns while ensuring that the proposed variances remain consistent. Consequently, staff finds no planning issues that would warrant an objection to the current proposal.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

City Department and Agency Comments	File:A451.23	2023/11/22	6
-------------------------------------	--------------	------------	---

---

Comments Prepared by: Minan Song, Planner in Training

### Appendix 3- Region of Peel

#### Minor Variance: A-23-451M / 893 Longfellow Ave

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### Comments:

- This site does not have frontage to Municipal sanitary sewers.
- 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 contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

#### Comments:

- The subject land is in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- The subject land is located within a Core Area of the Greenlands System in Peel as identified under policy **2.14.5** of the Regional Official Plan. Development and site alteration are prohibited in Core Areas of the Greenlands System (ROP 2.14.15), which is subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14. 17).

Comments Prepared by: Ayooluwa Ayoola, Junior Planner

## Appendix 4 – Heritage

The property is listed on the City's Heritage Register as it forms part of the Lorne Park Cultural Heritage Landscape (CHL). For more information, visit the CHL tab here:

<https://www.mississauga.ca/services-and-programs/building-and-renovating/heritage-properties/what-is-a-heritage-property/>. As such a heritage property application is required to demolish. The application form is available here:

<https://www7.mississauga.ca/documents/culture/heritage/2248.pdf>. It must be accompanied by an accepted Heritage Impact Assessment. The terms of reference are available at <https://www.mississauga.ca/wp-content/uploads/2022/03/21155656/Cultural-Heritage-Landscape-Heritage-Impact-Assessment-Terms-of-Reference.pdf>. More comments may be forthcoming. There is a 60 day waiting period to demolish once the Heritage Impact application has been accepted.

Comments Prepared by: Andrew Douglas, Heritage Analyst

## Appendix 5 – Enbridge

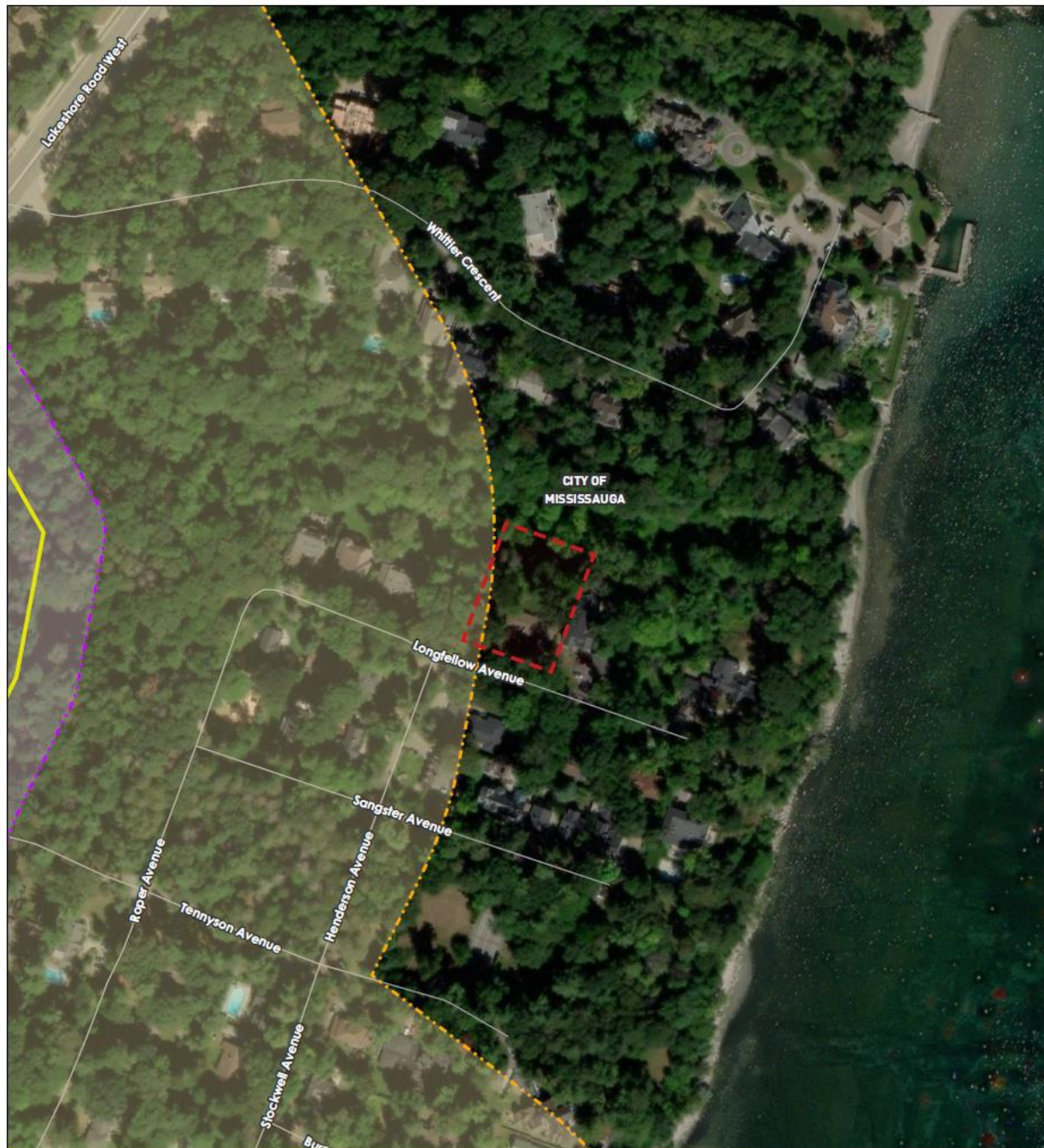
Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquid Pipeline Network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their liquid pipeline infrastructure to ensure that it occurs in a safe and successful manner.

Based on a review of the project materials provided, we have identified that there are likely to be no impacts on Enbridge's nearby liquid pipeline infrastructure therefore, **Enbridge has expressed no objections to this project as proposed.**

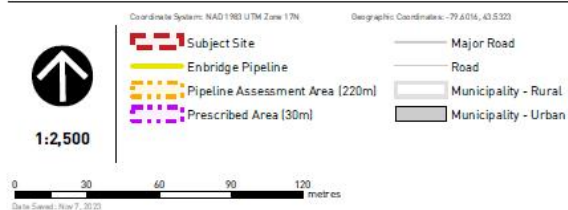
Although there are no objections to this project as proposed, we would like to remind you to always obtain a locate request to identify the precise location of underground infrastructure. In addition, if any future planning or development work is proposed within the prescribed area or pipeline assessment area as identified in the attached map we request that this information be sent to [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.

Do not hesitate to contact me with any questions or comments. We appreciate receiving your referrals and look forward to continuing to receive them at [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.





PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE ([WWW.CLICKBEFOREYOU.DIG.COM](http://WWW.CLICKBEFOREYOU.DIG.COM)) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.



## Local Context

### Development Permit/Site Plan

City Of Mississauga  
Referral ID: **R231107-0030N**

November 2023



Map and data are conceptual and for informational and planning purposes only.



Comments Prepared by: Kevin Bailey, Community Planner

## **Appendix 6- CVC**

**Re: CVC File No. A23/451**

**Municipality File No. A451.23**

**Suzana Lobo**

**893 Longfellow Avenue**

**Lot 22 Con 3 SDS**

**City of Mississauga**

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

1. Delegated Responsibilities providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020);
2. Regulatory Responsibilities providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

### **CVC REGULATED AREA**

Based on our mapping, the subject property is regulated due slope hazard associated with Moore Creek. There is also a wetland mapped on the property. As such, the property is regulated by CVC under Ontario Regulation 160/06. As such, the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

### **PROPOSAL:**

It is our understanding that the applicant is requesting the Committee to approve a minor variance to allow construction of a new dwelling proposing:

1. A gross floor area of 825.58sq m (approx. 8886.47sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 747.11sq m (approx. 8041.83sq ft) in this instance;
2. A garage area of 104.69sq m (approx. 1126.87sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.30sq ft) in this instance;
3. A front yard setback of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as

amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;

4. An eaves overhang front yard setback of 8.20m (approx. 26.90ft) whereas By-law 0225-2007, as amended, requires a minimum eaves overhang front yard setback of 8.55m (approx. 28.05ft) in this instance;

5. A front yard setback to the porch of 6.98m (approx. 23.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 7.40m (approx. 24.28ft) in this instance;

6. A combined side yard width of 7.85m (approx. 25.75ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 12.33m (approx. 40.45ft) in this instance;

7. A height to the highest ridge of 11.29m (approx. 37.04ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;

8. An eaves height of 7.67m (approx. 25.16ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance; and,

9. A building depth of 20.85m (approx. 68.41ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance.

**COMMENTS:**

Based on the review of the information provided, CVC has no concern and no objection with the minor variances proposed at this time.

CVC has previously reviewed and issued permit for the proposed development as part of FF 23/075.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at [stuti.bhatt@cvc.ca](mailto:stuti.bhatt@cvc.ca) or 905-670-1615 (ext. 350) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner