

City of Mississauga Department Comments

Date Finalized: 2023-12-08	File(s): A491.23
To: Committee of Adjustment	Ward: 10
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 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 a change of use proposing a transitional housing use on the subject property whereas By-law 0225-2007, as amended, does not permit transitional housing on the subject property in this instance.

Background

Property Address: 3980 McDowell Drive

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R6-1- Residential

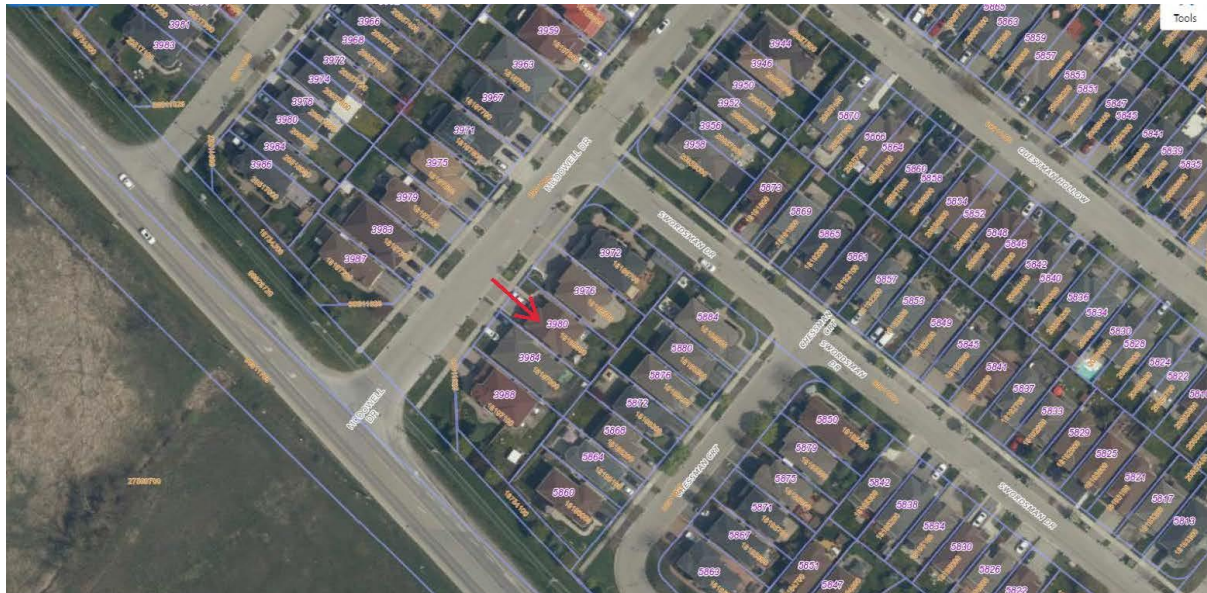
Other Applications: C 23-9846

Site and Area Context

The subject property is located on the south side of McDowell Road, east of Ninth Line in the Churchill Meadows Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with attached garage. Limited landscaping and vegetative elements are

present on the subject property. The surrounding context is predominantly residential, consisting of two-storey detached and semi-detached dwellings.

The applicant is proposing a transitional housing use on the subject property requiring a variance for the use.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Churchill Meadows Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings and semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. The proposal is consistent with maintaining a low density housing use as there is no proposed change to the form of the dwelling or its primary function. Section 7.2.2 of the MOP states the City of Mississauga will provide opportunities for the production of housing for those with special needs, such as housing for the elderly and shelters. Staff are of the opinion the proposal will provide additional housing options for the City's residents. Staff are therefore of the opinion the proposal maintains the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned R6-1, which only permits detached dwellings. The intent of this zone is to ensure low density residential housing is provided on the subject property. The proposal will retain the low density detached dwelling in its current form.

The City of Mississauga recently amended the zoning by-law to define transitional housing. Transitional housing is defined as a building, structure or part thereof consisting of dwelling units or rooms designed or intended to contain accommodation for sleeping, or both, that is owned and/or operated by or on behalf of a public authority or a non-profit housing provider, and is used as an emergency shelter or temporary accommodation in which the provision of support services are included. The non-profit housing provider, Sacred Hand Canada, is a registered Canadian charity, which aims to provide only temporary accommodation for disadvantaged single women seeking permanent housing solutions.

Staff note the proposal maintains the detached dwelling in its current form and are of the opinion that it maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the proposal will not have significant impacts on the neighbouring properties as there are no changes to the subject property in its current form. The dwelling will maintain a low density residential use with all support services being conducted off-site. On-site staff are tasked with supervising the residents and providing transportation to the residents in the dwelling. As such, the proposed variance is minor in nature and results in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference is a photo depicting the subject property.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application 23-9846. Based on review of the information available in this application, we advise that the variance, as requested, is correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Brian Bonner, Supervisor

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner