

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-08-11	File(s): A310.21 Ward 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-08-19 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to a temporary approval of 5 years. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that no additional variances are required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a temporary sales trailer/pavilion (a period of 5 years) for sales/marketing of off-site residential unit whereas By-law 0225-2007, as amended, does not permit a temporary sales trailer/pavilion for sales/marketing of off-site residential units in this instance.

### Recommended Conditions and Terms

A temporary approval not exceeding 5 years.

## Background

**Property Address:** 368 Prince of Wales Drive

### Mississauga Official Plan

Character Area: Downtown Core

Designation: Downtown Mixed Use

### Zoning By-law 0225-2007

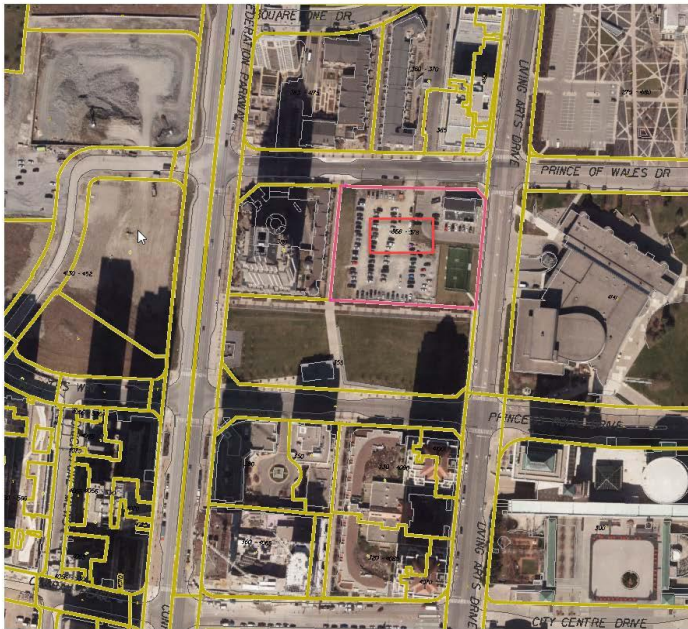
**Zoning:** CC2(1) - City Centre

**Other Applications:** None

## Site and Area Context

The subject property is located on the south-west corner of Living Arts Drive and Prince of Wales Drive in the City Centre. Currently the site contains a sales office that was approved in 2016 as well as a parking lot and sport field. The property consists of limited landscaping around the sales centre with no other notable vegetation elsewhere on the property. The property abuts Community Common Park, directly across the street from the Living Arts Centre and Sheridan College. To the north and west of the subject property are high rise residential buildings.

The existing sales centre on the property was given temporary approval in 2016 and the applicant is seeking to renew the temporary approval for another 5 years.



## 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 Downtown Core Character Area and is designated Downtown Mixed Use in Schedule 10 of the Mississauga Official Plan. The applicant is requesting a 5 year extension to the variance previously approved under file number A343/16 which permitted a sales office for off-site developments. The applicant has indicated that the sales office would be used for other condominium projects within the City Centre.

Given the location of the sales office in the City Centre and its intended continual sales office use for City Centre projects, staff have no concerns with the temporary extension of the use. Furthermore the temporary nature of the approval does not impact the future development of the subject property and facilitates the continued growth of the City Centre. The relocation of the sales centre would lead to the subject property sitting vacant and unused until such a time as it is approved for redevelopment which would not be a desirable use for the land. Staff are satisfied that the requests meets the four tests as set out in the Planning Act.

## Conclusion

The Planning & Building Department has no objections to the application, subject to a temporary approval of 5 years.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference is a photo depicting the existing temporary sales trailer/pavilion.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A

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minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Daniel Grdasic, Planning Associate

### **Appendix 3 – Parks, Forestry & Environment**

The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

1. The lands to the rear of the subject property are owned by the City of Mississauga, known as Community Common Park (P-471).
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

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](mailto:jim.greenfield@mississauga.ca)

Comments Prepared by: Jim Greenfield, Park Planner

### **Appendix 4- Region of Peel Comments**

Any changes to the underground water or sanitary sewer 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 [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Camila Marczuk (905) 791-7800 x8230