

City of Mississauga

Memorandum:

City Department and Agency Comments

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| Date Finalized: 2021-08-11 | File(s): A328.21 Ward: 8 |
| To: Committee of Adjustment | |
| From: Committee of Adjustment Coordinator | Meeting date:2021-08-19 1:00:00 PM |

Consolidated Recommendation

The City recommends that the application be deferred to submit the requested information.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition:

1. A front yard of 1.40m (approx. 4.59 ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 4.50m (approx. 14.76ft) in this instance;
2. An exterior side yard of 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m (approx. 14.76ft) in this instance;
3. A landscape buffer measured to the street line of 1.40m (approx. 4.59 ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer measured to the street line of 4.50m (approx. 14.76ft) in this instance;
4. A landscape buffer measured to any other lot line of 1.20m (approx. 3.93ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer to lot line of 4.50m (approx. 14.76ft) in this instance; and
5. A centre line setback (measured from Burnhamthorpe Road) of 19.50m (approx. 63.98 ft) whereas By-law 0225-2007, as amended, requires a minimum centre line setback of 22.00m (approx. 72.18ft) in this instance.

Background

Property Address: 3675 Tamarack Gate

Mississauga Official Plan

Character Area: Erin Mills Neighbourhood
Designation: Convenience Commercial

Zoning By-law 0225-2007

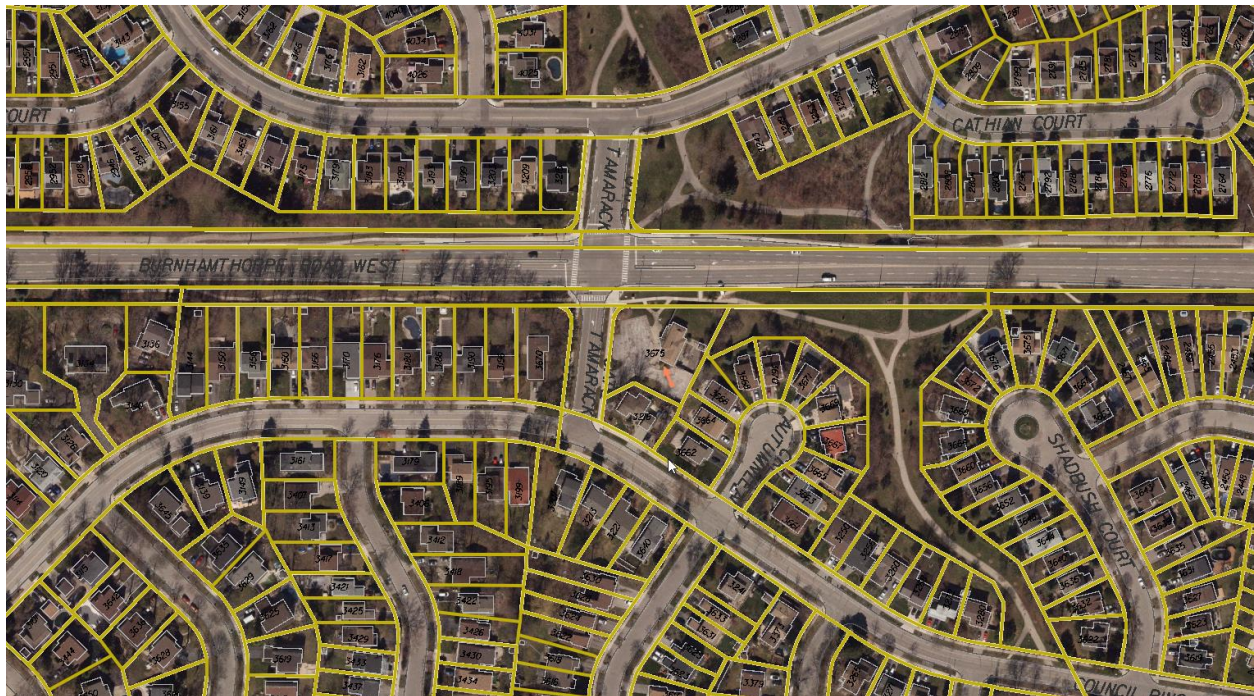
Zoning: C1 - Commercial

Other Applications: SP 18-90 W8

Site and Area Context

The subject property is located south-east of the Winston Churchill Boulevard and Burnhamthorpe West intersection in the Erin Mills Neighbourhood Character Area. The property contains the existing Pneuma Wellness Centre in a one storey singular building. To the north of the property is Glen Erin Trail. Surrounding the property to the south, east and west are one and two storey detached dwellings with mature vegetation in the front yards.

The applicant is seeking permission to allow the construction of an addition to the existing building requiring variances for front yard, exterior side yard, landscape buffer and a centreline setback.



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 designated Convenience Commercial in Schedule 10 of the Mississauga Official Plan (MOP) which permits secondary office uses - meaning business and professional and administrative offices having an area less than 10,000 m² or accommodating less than 500 jobs.

The applicant has requested the Committee to approve minor variances to allow the construction of a new one storey addition on the subject property. Upon review of the application, staff have noticed multiple discrepancies between the submitted drawings and the requested variances. Due to the discrepancies, Planning staff are unable to complete a full review of the application at this time and recommend the application be deferred to give the applicant an opportunity to submit a revised list of variances and/or drawings.

Conclusion

The Planning and Building Department recommends that the application be deferred to submit the requested information.

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 addition are being addressed through the Site Plan Application process, File SPI-18/090.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 18-090 W8. Based on review of the information currently available in this permit application, we advise that the drawings have changed and as such, we cannot confirm the variances at this time.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Brandon Eidner, Zoning Examiner