

City of Mississauga Department Comments

Date Finalized: 2022-03-16	File(s): A122.22 Ward 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-03-24 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 the construction of an addition within Units 6, 7, and part 8 of the subject property proposing a total gross floor area of 2,174.34sq.m (approx. 23,404.40sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 2,000.00sq.m (approx. 21,527.82sq.ft) in this instance.

Background

Property Address: 4646 Heritage Hills Blvd Units 6, 7, 8

Mississauga Official Plan

Character Area: Hurontario Neighbourhood
Designation: Convenience Commercial

Zoning By-law 0225-2007

Zoning: C1 - Commercial

Other Applications: BP 3NEW 21-7610

Site and Area Context

The subject property is located on the south-west corner of Eglinton Avenue West and Heritage Hills Boulevard in the Hurontario neighbourhood. It currently contains a commercial plaza with associated parking. Limited landscaping and vegetation elements are present on the subject

property, predominantly along the property lines. The surrounding area context is predominantly residential, with some commercial uses present further west along Eglinton Avenue West.

The applicant is proposing an addition to the existing plaza requiring a variance for the gross floor area.



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 Hurontario Neighbourhood Character Area and is designated Convenience Commercial in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of commercial uses.

The intent of limiting the gross floor area on convenience commercial plazas is to ensure that the plaza maintains an appropriate scale. Convenience commercial plazas are intended to be smaller with a limited number of commercial services supporting the surrounding residential areas. Planning staff are satisfied that the proposed addition does not significantly impact the surrounding residential neighbourhood or create a significant increase in the intensity of the use. The addition is oriented towards the parking lot and away from nearby residential properties.

Given the above, Planning staff are satisfied that the general intent and purpose of both the Official Plan and Zoning By-law are maintained. Furthermore staff find that the proposed addition is minor in nature and 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 Committee's information are some photos which depict the area where the addition is being constructed, an area currently occupied by a large concrete area. In view of the above we foresee no drainage or vehicular/pedestrian conflicts and have no objections to the request. Any Transportation and Works requirements will be addressed through the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 3NEW 21-7610. Based on review of the information currently available in this permit application, the variance, as requested is correct.

Please note that comments reflect those provided through the above building permit application submitted on 2022/01/14 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: Jeanine Benitez, Zoning Examiner