

City of Mississauga Department Comments

Date Finalized: 2022-03-23	File(s): A151.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-03-31 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a 6-storey storage facility proposing 19 Parking Space whereas By-law 0225-2007, as amended, requires 21 parking spaces in this instance.

Background

Property Address: 250 Derry Rd W

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-136 - Employment

Other Applications: SP 18-101

Site and Area Context

The subject property is located on the south side of Derry Road West, east of the Saint Barbara Boulevard intersection. Currently the property is vacant with limited vegetation scattered throughout the property. It has a lot frontage of +/- 66.02m (216.6ft) onto Derry Road West and

a lot area of +/- 4,512.49m² (1.12ac). The surrounding area context includes a mix of residential, commercial, and open space uses on lots of varying sizes.

The applicant is proposing a self-storage facility requiring variances for the front yard setback and location of the electrical transformer.



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 Meadowvale Village Neighbourhood Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a limited range of employment uses, including a self storage facility.

The requested variances both relate to an electrical transformer being located in the front yard landscape buffer abutting Derry Road West. The intent of front yard setback provisions are to maintain a consistent community character and to provide an appropriate building setback from the street. In terms of the landscape buffer, the provisions are to ensure an appropriate visual buffer exists along all lot lines. The proposed transformer creates no massing issues and only represents a small portion of the landscape buffer. The majority of the lot's frontage maintains the required landscape buffer.

Given the above, Planning staff are of the opinion that the variance maintains the general intent and purpose of the official plan and zoning by-law. Furthermore the impacts of the request are minor in nature and the overall proposal represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development are being addressed through the Site Plan Application, SP 18-101. We also note that the City has processed Rezoning Application OZ-17/019 for this development.



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.

We note that a Building Permit is 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 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: Brandon Eidner, Zoning Examiner

Appendix 3 – Parks, Forestry, and Environment

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

1. The lands to the rear of the property are City owned lands, identified as Derry West Greenbelt (P-433) and within Significant Natural Area, zoned G-1, that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
 - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
 - b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. Hoarding and park protection secured through the associated Hold Removal Application (HOZ 19 08) & site plan control application (SP 18 101).
2. Construction access from the adjacent park/greenlands is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands 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.

Comments Prepared by: Jim Greenfield, Park Planner