

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-07-08 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A144/20 Ward: 2
	Meeting date: 2020-07-14

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to permit a three storey office building proposing:

1. A setback measured to the centre line of North Sheridan Way of 37.00m (approx. 121.40ft), whereas By-law 0225-2007, as amended, requires a minimum setback measured to the centreline centre line of north Sheridan Way of 40.00m (approx. 131.23ft) in this instance; and
2. An exterior side yard of 10.00m (approx. 32.81ft), whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 12.50m (approx. 41.01ft) in this instance.

Background

Property Address: 2251 North Sheridan Way

Mississauga Official Plan

Character Area: Sheridan Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-5 (Employment)

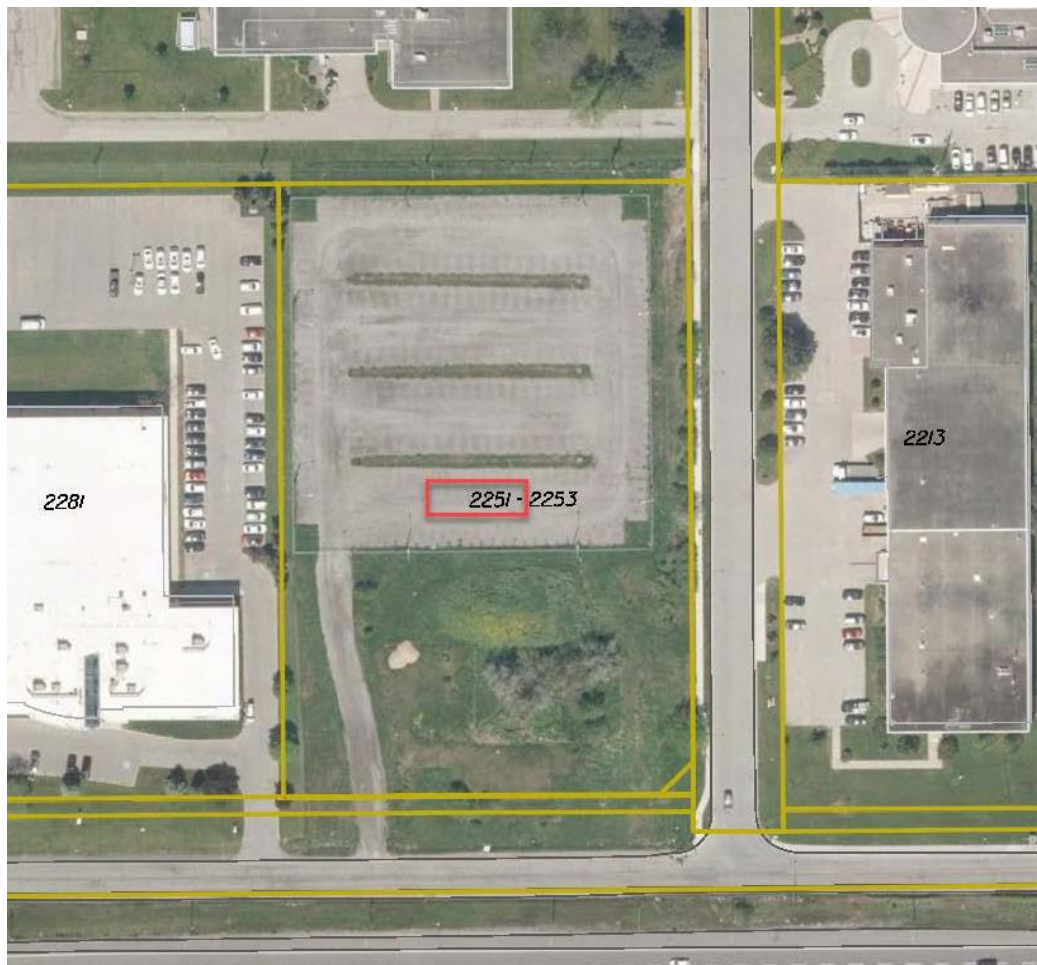
Other Applications

Site Plan Application: 19-124

Site and Area Context

The subject property is located within the Sheridan Park Corporate Centre, west of Erin Mills Parkway and North Sheridan Way. The immediate area consists primarily of employment uses, however, the surrounding area also contains institutional uses and residential uses and overnight accommodation. The subject property currently contains a surface parking lot with access from North Sheridan Way.

There is a current Site Plan application which proposes a 3 storey office building on the subject property, requiring variances related to centreline setback and exterior side yard 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 are as follows:

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Comments Prepared by: Lucas Petricca, 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 building will be addressed through the Site Plan Application process (SP19-124).

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department is currently processing a site plan approval application under file 19-124. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on February 6, 2020 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid.

Comments Prepared by: Sandra Morrison, Zoning Examiner

Appendix 3 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the April 16th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-362/19, DEF-A-028/20, DEF-A-029/20

Minor Variance Applications: A-132/20, A-133/20, A-134/20, A-143/20, A-144/20, A-145/20, A-148/20

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at tracy.tang@peelregion.ca

Comments Prepared by: Tracy Tang, Junior Planner