

City of Mississauga Department Comments

Date Finalized: 2022-11-30	File(s): A553.22
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2022-12-08 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 an existing building proposing:

1. An exterior side yard setback of 6.52m (approx. ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.00m (approx. ft) in this instance; and,
2. A shade structure in an O2-3 Zone on the subject property whereas By-law 0225-2007, as amended, does not permit a shade structure in an O2-3 Zone in this instance.

Background

Property Address: 60 Standish Crt

Mississauga Official Plan

Character Area: Gateway Corporate Centre
Designation: Office

Zoning By-law 0225-2007

Zoning: O2-3

Other Applications: None

Site and Area Context

The subject property is located on the north-east corner of Britannia Road West and Cantay Road. It currently contains a multi-storey office building with an associated surface parking lot. Limited vegetation and landscaping elements are present on the subject property, generally located along property lines. The surrounding area contains a mix of employment, office, and commercial uses with varying lot sizes and built forms. Several vacant parcels are also present within the vicinity.

The applicant is proposing a shade structure on the subject property requiring variances to permit the structure and its 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Gateway Corporate Centre and is designated Office in Schedule 10 of the Mississauga Official Plan. This designation permits the existing office use. A portion of the property falls within the Special Site 6 area within the Gateway Corporate Centre policies, however the specific location of the current proposal falls outside of the Special Site 6

area and the Special Site 6 policies relate to any major development of the property and do not apply to the subject application.

Both requested variances relate to a proposed shade structure over an employee and customer outdoor area on the property. The general intent of exterior side yard regulations is to ensure that an adequate buffer exists between a structure's massing and the public realm. The proposed structure requests minimal setback relief that will have a negligible massing impact to the streetscape. The proposed structure is appropriately located on the property and does not impact the intended use of the site.

Given the above, Planning staff are satisfied that the application maintains the general intent and purpose of both the official plan and zoning by-law, 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 Committees easy reference are photos depicting the area of the proposed shade structure and note that we have no drainage related concerns with the request.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy application, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Amy Campbell, Planner-in-Training

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner