

City of Mississauga Department Comments

Date Finalized: 2023-04-12	File(s): B3.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-04-20 3:30:00 PM

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 50(3) of the Planning Act.

Application Details

The applicant requests the approval of the Committee to permit a lease greater than 21 years.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 885 Britannia Rd W

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C3-28 - Commercial

Other Applications: None

Site and Area Context

The subject property is located on the north-east corner of the Britannia Road West and Silken Laumann Way intersection. It currently contains a commercial plaza which consists of multi-tenant and stand-alone buildings with an associated parking lot. Vegetative elements are located only along the property lines. The surrounding area context includes a range of uses and built forms, including industrial, commercial, and residential uses.

The applicant is seeking to permit a lease for a period of greater than 21 years requiring the consent of the Committee of Adjustment.



Comments

Planning

Staff comments concerning the application for consent are as follows:

The applicant is proposing a lease greater than 21 years for a unit on the subject property. The Planning Act requires that leases of 21 years or greater receive consent from the municipality. Staff note that the proposed use conforms to both the official plan and zoning by-law. Through a detailed review, staff is of the opinion that the application is appropriate to be handled through the consent process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Information submitted with this application indicates that the intent is to permit a lease greater than 21 years. In this regard, this department has no objections or requirements for this application.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel Comments

Consent Application: B-3/23 – 885 Britannia Road West

Traffic: Mina Zare (905) 791-7800 x7923

Conditions:

- Property Requirements:
 - The Region will require the gratuitous dedication of lands to meet the Official Plan requirement of a 45 metre mid-block Right of Way along Britannia Road (Regional Road 3) 22.5 meters from the centreline of road allowance of Britannia Road. Additional 9 metres of land requires within 245 metres of an intersection, 27 metres from the centreline of the road allowance on Britannia Road;
 - 15m x 15m Daylight Triangle at the intersections of Mavis Rd and Silken Laumann Way;

- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Britannia Road behind the property line, lifted over any approved access and Daylight Triangle;
- The applicant shall gratuitously dedicate these lands to the Region, free and clear of all encumbrances, and shall provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way. All costs associated with land transfer are the responsibility of the applicant.

Comments Prepared by: Patrycia Menko, Junior Planner

Appendix A – CONDITIONS OF PROVISIONAL CONSENT

SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 7, 2023.