

City of Mississauga Department Comments

Date Finalized: 2023-07-19	File(s): A225.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-07-27 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to verify the accuracy of the requested variances and that no additional variances are required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing a front yard setback of 9.626m (approx. 31.58ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 12.50m (approx. 41.01ft) in this instance.

Background

Property Address: 2620 Speakman Drive

Mississauga Official Plan

Character Area: Sheridan Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-5- Employment

Other Applications: Building Permit under file 22-4636.

Site and Area Context

The subject site is located within the Sheridan Park Corporate Centre, on the curve of Speakman Drive, south-west of Sheridan Park Drive and Speakman Drive. The area contains a mix of uses including institutional, office, and manufacturing, among other uses. The property

contains a scientific research facility. The subject site is currently going through the site plan process for a vertical expansion of the existing building.

The applicant is proposing an addition to the building requiring a variance for the front 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:

The subject property is located in the Sheridan Park Corporate Centre Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of uses, including commercial, entertainment, and industrial.

The sole variance requested pertains to a relief in the front yard setback. The intent of the front yard setback provision is to ensure that a sufficient amount of space is provided in the front of the property for landscaping and an appropriate setback from the street. The subject property is under a Site Plan application review (SP 21-116 W2) for the vertical extension of the existing building to add a third and fourth floor. Staff note that the application was previously in front of the Committee under file A333/18 on September 13, 2018. The application was approved for a reduced front yard setback of 9.70m. The proposed further reduction in the front yard setback is a marginal increase from the previous application, and is measured to a pinch point where a

small portion of the existing structure projects forward and gradually increases as the building moves back, meeting the required setback.

Planning staff are of the opinion that the requested variance represents a minor change and does not fundamentally change the functionality of the site. Therefore, staff are of the opinion that the requested variance is minor in nature, represents appropriate development of the subject lands, and maintains the general intent and purpose of both the zoning by-law and official plan.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-22/4636.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file 22-4636. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application 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: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner