

City of Mississauga Department Comments

Date Finalized: 2023-08-16	File(s): A346.23
To: Committee of Adjustment	Ward: 11
From: Committee of Adjustment Coordinator	Meeting date:2023-08-24 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 addition proposing:

1. A front yard landscape buffer of 1.8m (approx. 5.9ft) whereas By-law 0225-2007, as amended, requires a minimum front yard landscape buffer of 4.5m (approx. 14.8ft) in this instance;
2. A front yard of 1.8m (approx. 5.9ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.0m (approx. 23.0ft) in this instance; and
3. A setback from the centreline of the road of 24.37m (approx. 79.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback from the centreline of the road of 27.00m (approx. 88.58ft) in this instance.

Background

Property Address: 2267 Britannia Rd W

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-71 - Employment

Other Applications: BP 3NEW 23-7371 & SP 23-09**Site and Area Context**

The subject property is located on the north side of Britannia Road West, east of the Turney Drive intersection. It currently contains a single storey fire station with a surface parking lot at the rear. Limited landscaping and vegetative elements are present on the subject property. The surrounding area contains a mix of lot sizes, built forms and uses, including residential uses to the south, commercial uses to the west, and employment uses to the east and north.

The applicant is proposing to construct a new fire station on the subject property requiring variances for front yard setback, front yard landscape buffer and setback from centreline of road.

**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 Business Park Corporate Centre Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The proposed fire station represents community infrastructure and is permitted in all designations within the official plan.

Variance 1 requests a reduced landscaped buffer along Britannia Road West. The intent of this portion of the by-law is to ensure that an appropriate buffer exists abutting all lot lines. Staff note a 4m (13.12ft) landscaped buffer was maintained as an existing condition on property. Reducing the landscape buffer from 4m (13.12ft) to 1.8m (5.9ft) is due to a land dedication along Britannia Road West to the Region of Peel. Staff are satisfied that appropriate landscaped buffers are maintained around the property.

Variance 2 relates to a reduction to the front yard setback. The intent of a front yard is to ensure that a consistent character is maintained along the streetscape, access can be maintained in the front of the building and that a sufficient front yard space is incorporated into the design. Planning staff are of the opinion that the proposed front yard setback is not out of character given the setback of the building to the west. Staff note a front yard setback was approved previously by the Committee (File A39.23) and a new front yard setback variance is required due to the land dedication on Britannia Road West required by the Region of Peel. Planning staff are therefore satisfied that appropriate access and character of the streetscape is maintained.

Variance 3 relates to a reduction to the centreline of Britannia Road West. The intent of this portion of the zoning by-law is to ensure that any proposed construction will not come at the expense of a potential road widening. This portion of Britannia Road West is a regional road, and the Region of Peel has not raised any concerns surrounding this variance. Further, the drawings illustrate a dedication of land to the Region at the location of the reduced setback. Staff are satisfied that the reduction in the centreline setback will not prohibit future potential widenings of Britannia Road West.

Given the above Planning staff are of the opinion 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: Daniel Grdasic, Committee of Adjustment

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 fire station are being addressed through the Building Permit process BP 3NEW 23-7371 and Site Plan Application SP 23-09.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file BP 3NEW 23-7371 . 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

Minor Variance Application: A-23-346M – 2267 Britannia Road West

Traffic: Damon Recagno (905) 791-7800 x3440

Comments:

- The land conveyances on Britannia Road associated with the proposed variances will be dealt with through the associated Site Plan application (SP-23-009M) and are as follows:
 - The Region acknowledges that no new access is being proposed and existing access is being utilized.
 - The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 3 (Britannia Road) which has a right of way of 45.5 metres, 22.75 metres from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
 - The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 3 (Britannia Road), behind the property line, except at any approved access point;
 - The applicant is required to gratuitously dedicate the lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;
 - Reference plan(s) and transfer document(s) must be completed prior to granting execution of the site plan agreement and/or final site plan approval.

Comments Prepared by: Patrycia Menko, Junior Planner