

City of Mississauga Department Comments

Date Finalized: 2023-10-18	File(s): A393.23 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-10-26 1:00:00 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, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow an increase in daycare space proposing a gross floor area of the non-residential office building accessory use of 26.51% whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 20.00% in this instance.

Background

Property Address: 6745 Century Ave

Mississauga Official Plan

Character Area: Meadowvale Business Park CC
Designation: Business Employment

Zoning By-law 0225-2007

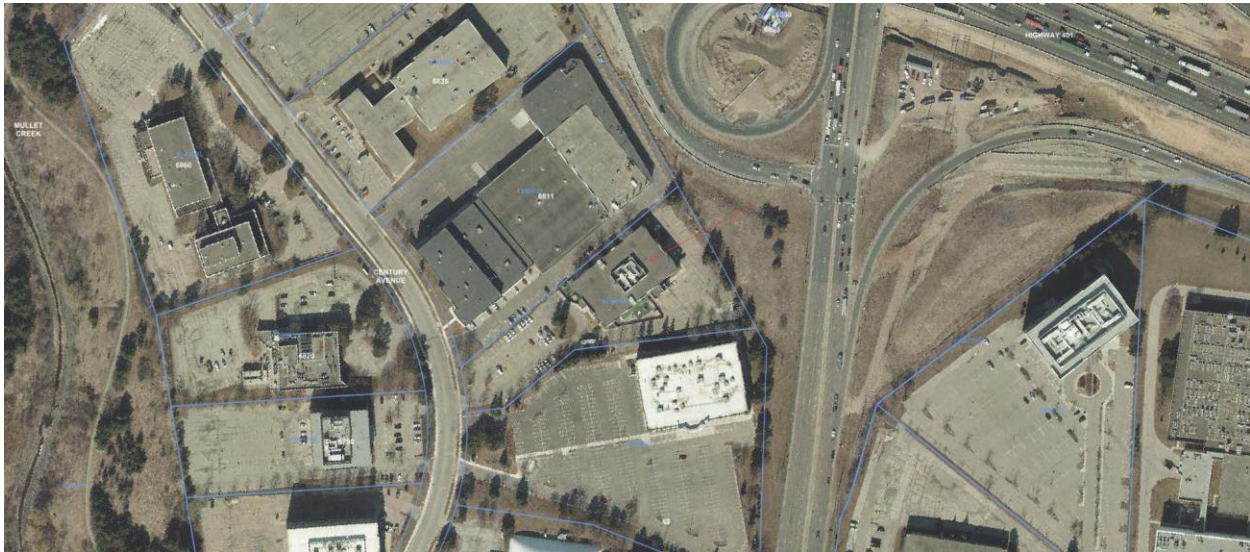
Zoning: E1- Employment

Other Applications: C23-7867

Site and Area Context

The subject property is located within the Meadowvale Business Park Corporate Centre Character Area, north-west of the Mississauga Road and Argentea Road intersection. The subject property contains a two-storey office building with some vegetation and landscaping elements. The immediate area consists predominantly of office buildings on various lot sizes.

The applicant proposes an increase in the accessory daycare space requiring a variance for accessory use gross floor area.



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). This designation permits a variety of uses, including accessory uses. Accessory uses are generally limited to a maximum of 20% of the total Gross Floor Area and should be on the same lot and clearly subordinate to the functioning of the permitted use.

The requested variance proposes an increase of 6.51% or 238m² (2,561.81ft²) to the non-residential office building accessory use gross floor space. Staff notes that the daycare is an existing accessory use on the subject property. The primary use of the subject property is for office. Staff are of the opinion that the proposed increase in the gross floor area of the

accessory daycare space is clearly subordinate in the size and function to the office use on the subject property.

Given the above, staff are of the opinion that, based upon the surrounding area and uses, the proposed increase in gross floor area of the accessory use is appropriate and does not create a situation of conflicting land uses. The variance results in the appropriate development of the lands with any potential impacts being minor in nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Certificate of Occupancy application under file C23-7867. Based on review of the information currently available in this application, the variances, as requested are correct.

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