

City of Mississauga Department Comments

Date Finalized: 2024-01-12	File(s): A48.24
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2024-01-18 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 amended, 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 the construction of an addition proposing:

1. A patio within a landscape buffer of 1.02m (approx. 3.35ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance;
2. A landscape buffer (front and back) of 4.20m (approx. 13.78ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 7.50m (approx. 24.61ft) in this instance;
3. A landscaped area of 37% whereas By-law 0225-2007, as amended, requires a minimum landscaped area of 40% in this instance;
4. A landscape buffer angle to access the parking lot of 45.9 degrees whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer angle to access the parking lot of 60 degrees in this instance;
5. A landscape buffer (left lot line) of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance;
6. A landscape buffer (right lot line) of 1.02m (approx. 3.35ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance; and,
7. A parallel parking space aisle with respect to the 90 degree parking space of 6.07m (approx. 19.91ft) whereas By-law 0225-2007, as amended, requires a minimum parking space aisle of 6.70m (approx. 21.99ft) in this instance.

Amendments

The Building Department is processing Independent Zoning Review application 23-10137. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

1. A setback for parking area to a residential zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback for a parking area to a residential zone of 4.5m (approx. 14.76ft) in this instance;
2. A landscaped area of 37% whereas By-law 0225-2007, as amended, requires a minimum landscaped area of 40% in this instance;
3. A FSI of 0.23 whereas By-law 0225-2007, as amended requires a minimum FSI of 0.4 in this instance;
4. A landscape buffer angle to access the parking lot of 45.9 degrees whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer angle to access the parking lot of 60 degrees in this instance;
5. A landscape buffer (left lot line) of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 3.0m (approx. 9.84ft) in this instance; and,
6. A landscape buffer (right lot line) of 1.02m (approx. 3.35ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance.

Background

Property Address: 4595 Glen Erin Drive

Mississauga Official Plan

Character Area: Central Erin Mills Major Node
Designation: Residential High Density

Zoning By-law 0225-2007

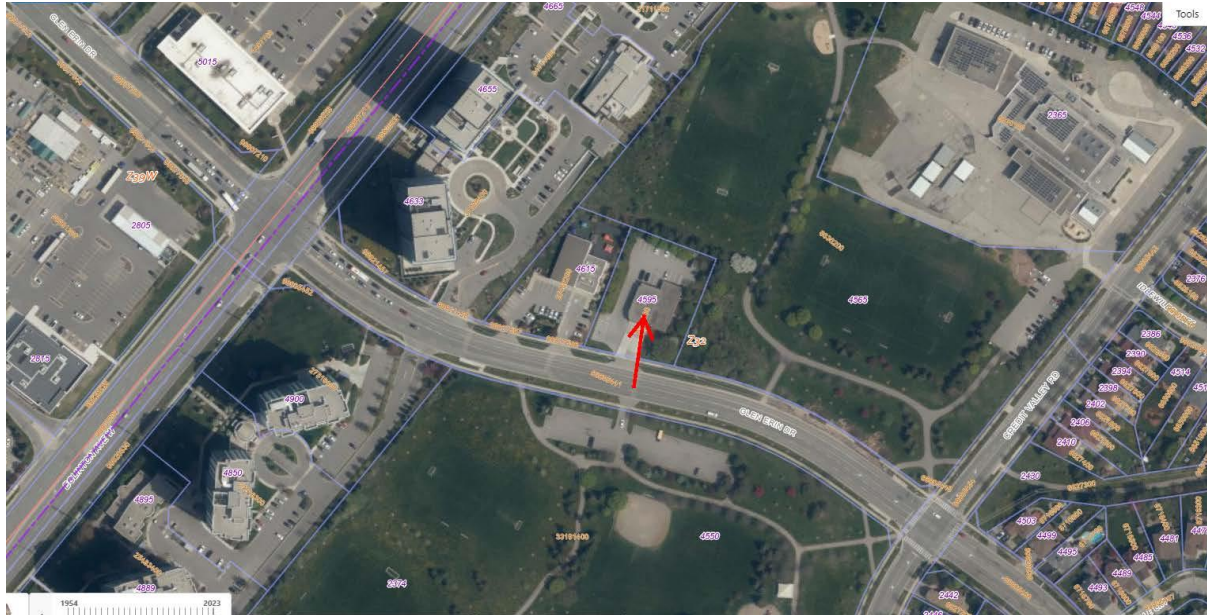
Zoning: RA1-29- Residential

Other Applications: Independent Zoning Review application 23-10137.

Site and Area Context

The subject property is located within the Central Erin Mills Major Node Neighbourhood Character Area, southeast of Glen Erin Drive and Eglinton Avenue West intersection. The neighbourhood contains a variety of open space and residential uses. The subject property currently contains a fire station with vegetation located along the property lines.

The applicant is proposing an addition to the existing fire station requiring variances for setback to a residential zone and reduced landscape area and buffer.



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 designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). Emergency Services are defined as Community Infrastructure in the official plan and are permitted in all land use designations, except Greenlands and Parkway Belt West unless specifically allowed.

Staff are of the opinion that the amended variances are required and essential to ensure proper functioning of the site for its intended use as a fire station. Staff has discussed the proposal with the Planner reviewing the associated site plan application and has identified no concerns with the applicant's proposal.

Through a detailed review of the application, staff is of the opinion that the revised application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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 will be addressed by our Department through the future Site Plan Approval/Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Independent Zoning Review application 23-10137. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

1. A setback for parking area to a residential zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback for a parking area to a residential zone of 4.5m (approx. 14.76ft) in this instance;
2. A landscaped area of 37% whereas By-law 0225-2007, as amended, requires a minimum landscaped area of 40% in this instance;
3. A FSI of 0.23 whereas By-law 0225-2007, as amended requires a minimum FSI of 0.4 in this instance;
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Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands adjacent to the property are owned by the City of Mississauga, identified as Crawford Green (P-299) and zoned OS1 – Open Space – Community Park.

Should the application be approved, Community Services provides the following notes:

1. Given that the property is subject to a development application, PAM 23 134, all of Community Services' comments and/or requirements are being addressed through the development application.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner-in-Training/Park Assets, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner-in-Training

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner