

City of Mississauga Department Comments

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| Date Finalized: 2024-01-24 | File(s): A62.24 |
| To: Committee of Adjustment | Ward: 5 |
| From: Committee of Adjustment Coordinator | Meeting date:2024-02-01 1:00:00 PM |

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a transitional housing use on the subject property whereas By-law 0225-2007, as amended, does not permit transitional housing on the subject property in this instance.

Background

Property Address: 280 Britannia Road East

Mississauga Official Plan

Character Area: Gateway Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-Employment

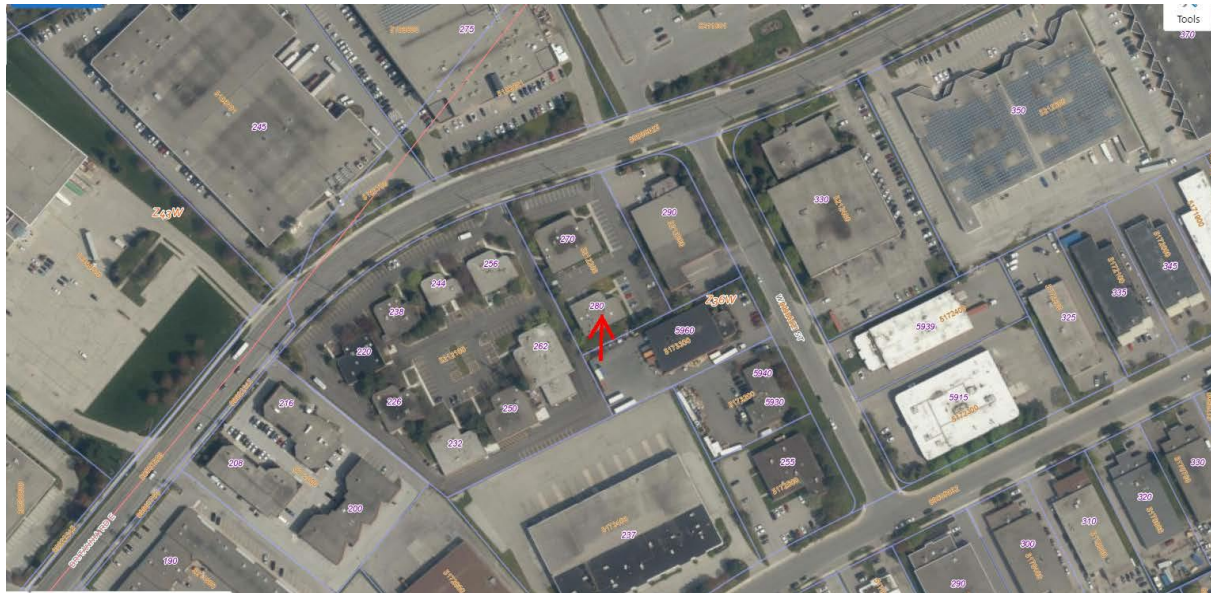
Other Applications: C 23-10563

Site and Area Context

The subject property is located on the south side of Britannia Road East, east of Hurontario Street, in the Gateway Employment Area (East). The property contains a single storey industrial building with limited vegetation and landscaping elements. The surrounding context includes

industrial buildings on varying sized lots as well as office buildings. The property utilizes a shared access with the building immediately to the east.

The applicant is proposing a transitional housing use on the subject property requiring a variance for the use.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Gateway Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The designation permits a variety of uses, however a transitional housing use is not permitted under this designation. Additionally, no residential uses are permitted. Staff note overnight accommodations are permitted in the Business Employment designation, however it is fundamentally different than the transitional housing use. Overnight accommodations must contain at least 20 bedrooms or suites for transient guests. Instead, the proposal will provide temporary accommodation for disadvantaged people through two large, open sleeping halls. Staff are of the opinion that the proposal does not maintain the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned E2, which permits various employment uses. The City of Mississauga recently amended the zoning by-law to define transitional housing. Transitional housing is defined as a building, structure or part thereof consisting of dwelling units or rooms designed or intended to contain accommodation for sleeping, or both, that is owned and/or operated by or on behalf of a public authority or a non-profit housing provider, and is used as an emergency shelter or temporary accommodation in which the provision of support services are included. The non-profit housing provider, Sacred Hand Canada, is a registered Canadian charity, which aims to provide only temporary accommodation for disadvantaged people seeking permanent housing solutions. Staff note no residential uses are permitted within Employment zones and furthermore, transitional housing is not a permitted use in any zone within the City of Mississauga.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed use does not represent appropriate development of the lands as the requested use is prohibited from all zones within the City of Mississauga. The subject site is located in the middle of an employment area with limited to no support services nearby. Staff are of the opinion that the proposal is not minor in nature.

Should the Committee see merit in the application, staff advise the applicant to work with the Building and Fire Departments to ensure the building meets life safety standards.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application 23-10563. Based on the review of the information available in this application, the requested variance is correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Certificate of Occupancy application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Brian Bonner, Supervisor

Appendix 3 – Region of Peel

Minor Variance: A-24-062M / 280 Britannia Rd E

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

Comments:

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

Comments:

- We recognize that the subject site is located within a Regional Employment Area, identified on Schedule E-4 of the Regional Official Plan (ROP) and within a Provincially Significant Employment Zone. The Region will not be in support of the proposed transitional housing, as it does not keep with the general intent of the ROP and not compatible with the exiting land use pattern.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner