

City of Mississauga Department Comments

Date Finalized: 2024-09-13	File(s): A413.24 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-09-19 1:00:00 PM

Consolidated Recommendation

The City recommends the application be withdrawn.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a hospice proposing:

1. A side yard measured to an electrical generator of 6.0m (approx. 19.7ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 7.5m (approx. 24.6ft) in this instance; and
2. 0 Class A indoor bicycle parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 Class A indoor bicycle parking spaces in this instance.

Background

Property Address: 2176 Speakman Dr

Mississauga Official Plan

Character Area: Sheridan Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-5 - Employment

Other Applications: Independent Zoning Review (IZR) under file IZR SP 24-2438

Site and Area Context

The subject property is located in the Sheridan Park Corporate Centre, west of Erin Mills Parkway and north of North Sheridan Way. The immediate area consists of a variety of uses including residential, office, commercial and industrial. The subject property contains an existing long-term care home with minimal vegetation in the form of urban street trees.

The application proposes the construction of a hospice requesting variances for a side yard setback and bicycle parking spaces.



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 Minister of Municipal Affairs and Housing issued a Minister's Zoning Order (MZO) with respect to the subject lands. Staff note that typically the provisions of the MZO cannot be varied. However, staff have received confirmation from the Zoning department that the variances are no longer required and that the subject lands comply with the Zoning by-law.

It is staff's understanding that the applicant wishes to withdraw the application. Given the variances are no longer, Planning staff are in agreement that the application be withdrawn.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From an Active Transportation perspective, the request to reduce the Class A indoor bicycle parking spaces from 6.0 to 0.0 is a diversion from what is stated in the By-law 0225-2007, however in consideration of the nature of the application, the beneficial community services to be provided by the proposed facility, and the provision of outdoor bicycle racks as shown on the proposed drawing(s) included with the application Traffic Planning in support of Active Transportation's discretion accepts the variance as it relates to this application;

For the committee's knowledge, although T&W is in support of this variance, please note that it is a Citywide initiative to promote sustainable transportation options as part of all development works, cycling is a crucial element in promoting sustainable and accessible transportation options, particularly in areas zoned for employment. The reduction of bicycle parking could discourage cycling as a viable option for employees and visitors, which runs counter to the City's goals of encouraging more sustainable and health-conscious commuting methods;

Comments Prepared by: Geoff Russell, Supervisor, Development Engineering - South



Appendix 2 – Zoning Comments

The Building Department is currently processing an Independent Zoning Review (IZR) under file IZR SP 24-2438. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above IZR 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: Andrea Dear MCIP., RPP, Zoning Supervisor.

Appendix 3 – Parks, Forestry & Environment

Park Planning

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:

A portion of the lands adjacent to the property are owned by the City of Mississauga, and a portion of the lands are owned by the Region of Peel, identified as Sheridan Park (P-121) and zoned OS2 – Open Space – City Park.

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

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. 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

Minor Variance Application: A-24-413M / 2176 Speakman Drive

Planning: Petrele Francois (905) 791-7800 x3356

Comments:

- Please be advised that the subject site is located within a Provincially Significant Employment Zone (F-12). Regional staff encourage the applicant to work with the City on the proposed change to the site.

Comments Prepared by: Petrele Francois, Junior Planner