

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A25.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 3:30:00 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 meets the requirements of Section 45(1) of the Planning Act. 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 the construction of a fire station proposing:

1. A parking setback to a Residential zone of 2.66m (approx. 8.73ft) whereas By-law 0225-2007, as amended, requires a minimum parking setback of 4.50m (approx. 14.76ft) in this instance;
2. A soft landscaped area of 24.78% whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area of 40% in this instance; and
3. A driveway width of 27.53m (approx. 90.32ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

Background

Property Address: 2035 Lushes Ave

Mississauga Official Plan

Character Area: Clarkson Village Community Node
Designation: Residential Medium Density

Zoning By-law 0225-2007

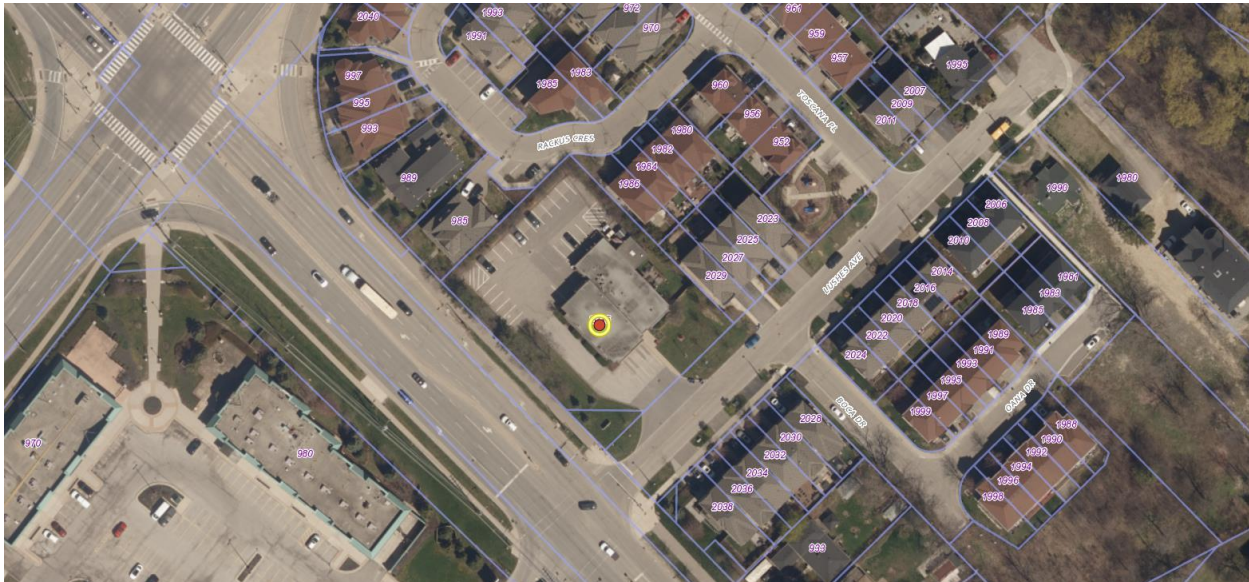
Zoning: RM4-59 - Residential

Other Applications: Site Plan application SP 24-55 W2

Site and Area Context

The subject property is located within the Clarkson Village Community Node Character Area, south of Lakeshore Road West and east of Southdown Road. The immediate neighbourhood mainly consists of townhouses with a variety of commercial uses directly across from the subject property. The subject property currently contains a fire station with some vegetation located along the property lines.

The applicant is proposing an addition to the existing fire station requiring a variance for driveway width, soft landscaped area and parking setback to residential zone.



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 Medium 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 requested variances are required and essential to ensure proper functioning of the site for its intended use as a fire station. Staff are satisfied that the variances #1 and #3 are an existing condition and that the addition does not introduce new negative impacts. Staff have discussed the proposal with the Planner reviewing the associated site plan application and have 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: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing Fire Station and driveway. We note for Committee's information that any Transportation and Works Department concerns/requirements for the site will be addressed through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist







Appendix 2 – Zoning Comments

The Building Department is processing Site Plan application SP 24-55 W2. Based on review of the information available in this 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 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: Gary Gagnier, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician