

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-25	File(s): A328/20 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-12-03

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:

1. A day care use on the subject property; whereas, By-law 0225-2007, as amended, does not permit such a use, in this instance; and,
2. An outdoor play area; whereas, By-law 0225-2007, as amended, does not permit outdoor uses in this zone, in this instance.

Background

Property Address: 6517 Mississauga Road

Mississauga Official Plan

Character Area: Meadowvale Business Corporate Centre

Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-1 (Employment)

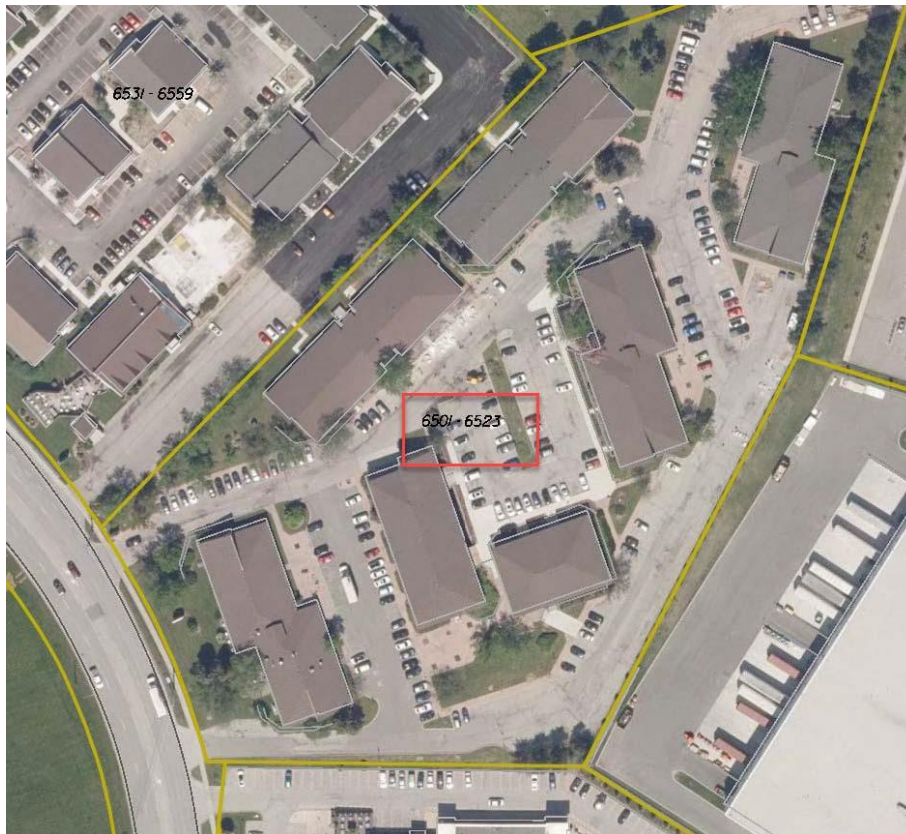
Other Applications:

Occupancy Permit: 20-2485

Site and Area Context

The subject property is located south-east of the Argentia Road and Mississauga Road intersection, and currently houses several one-storey, multi-tenant office buildings, all with shared surface parking. Contextually, the surrounding neighbourhood is comprised predominately of employment and industrial land-uses.

Planning Staff note, an associative minor variance application for a neighbouring structure on this property was brought before Committee as part of the July 11th, 2019 agenda (Application 'A' 265/19), proposing a similar use. This application received full support from Staff, and subsequent approval from Committee.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning this minor variance request are as follows:

Planning Staff note, an associative minor variance application for the above-noted property was brought before Committee as part of the October 22nd, 2020, agenda (Application 'A' 328/20), which requested relief to permit a day care use on the subject property. This portion of the application received full support from Staff.

The Zoning Department had, however, determined that an additional variance was required to permit the proposed outdoor play area.

The Application was therefore deferred to both allow Planning Staff the opportunity to review the merits of the outdoor play area with the Area Manager and Urban Design teams, as well as to ensure that the transparency of the circulation process was maintained.

Upon completion of such review, this Department has no objection to the Applicant's request, noting that a day care use, with associated outdoor play area, already operates within a neighbouring building on the subject lands.

For the sake of completeness, Planning Staff have included their original comments (Schedule 2) attached to this Report.

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

Conclusion

The Planning and Building Department 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*.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections; comments or requirements with respect to C.A. 'A 328/20.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing an Occupancy Permit application under file 20-2485. Based upon review of this application, this Department notes that the variance, as requested, is correct.

Comments Prepared by: Kevin Barry, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the December 3rd, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-328/20

Minor Variance Applications: A-351/20, A-359/20, A-376/20, A-383/20, A-390/20, A-392/20, A-397/20

Comments Prepared by: Diana Guida, Junior Planner