

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-03-31	File(s): A102.21 Ward 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-08 1:00 PM

## Consolidated Recommendation

The City has no objection to the variances, as requested.

## Application Details

The applicant requests the Committee to approve a minor variance to allow motor vehicle repair facility (existing) proposing:

1. 40 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 65 parking spaces in this instance;
2. No loading space whereas By-law 0225-2007, as amended, requires a minimum of 1 loading space in this instance; and
3. 1 accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces in this instance.

## Recommended Conditions and Terms

Planning Staff support the approval of the application, subject to the following conditions:

1. All vehicles awaiting repairs or related to the auto body repair garage shall be parked at the rear of the building.
2. A minimum of 13 indoor parking spaces shall be provided within the subject unit.

## Background

**Property Address:** 839 Central Parkway West

## Mississauga Official Plan

Character Area: Marvis-Erindale Employment Area  
Designation: Business Employment

## Zoning By-law 0225-2007

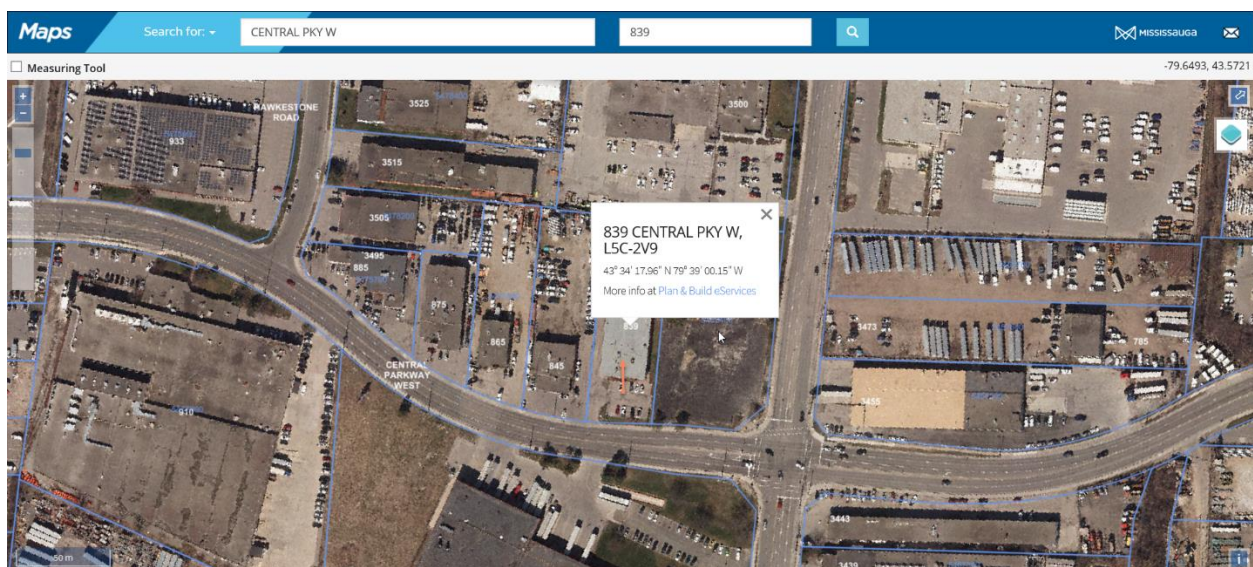
**Zoning: E2-19 - Employment**

**Other Applications: A197/14  
A431/08**

## Site and Area Context

The subject property is located at the north-west corner of the Central Parkway and Wolfedale Road intersection. The subject property is an interior parcel, with a lot area of +/- 3,817.21m<sup>2</sup> and a lot frontage of +/- 35.0m. The property currently houses a two-storey industrial building with minimal vegetation surrounding the built structure along the periphery of the parking lot. From a land-use perspective, the immediate neighbourhood is a mixture of automotive employment uses including collision centres, auto repair and car rental locations. The properties within the immediate area possess lot frontages of +/-35.0m with minimal vegetation and landscape elements located along the periphery of each parcel.

The temporary variance for the existing motor vehicle repair facility has expired; requiring the applicant to request variances for reduced parking spaces, loading spaces and accessibility 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 site is located within Mavis-Erindale Employment Character Area, and is designated Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11(o) (Business Employment), this designation permits motor vehicle body repair facilities. The Applicant's proposal of a motor vehicle body repair use meets the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned E2-19 (Employment). Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), regulates the required parking rates for the uses permitted on this site. The intent in quantifying this amount is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. The proposed application is a continuation of previously approved temporary applications, A197/14 and A 431/08. A 5 year temporary variance on the subject property was granted under these previous applications, subject to the following conditions:

1. All vehicles awaiting or related to the auto body repair garage use shall be parked at the rear of the building.
2. A minimum of 13 indoor parking spaces shall be provided within the subject unit.

Site Plan A01 (no date) submitted in support of the application shows the required spaces being provided at the rear of the building, and 13 spaces being provided inside.

City Planning Strategies Staff (CPS) note, the original approval in 2008 was supported by a parking study, the conditions have been maintained, and no complaints have been lodged with the City. As such, Staff can support the proposed variance with the following conditions:

1. All vehicles awaiting repairs or related to the auto body repair garage shall be parked at the rear of the building.
2. A minimum of 13 indoor parking spaces shall be provided within the subject unit.

Planning Staff note that no changes have been proposed and therefore echo CPS Staff's comments and support a permanent approval of the application.

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. As this application has been approved previously by the committee, Planning staff support the permanent approval of this application.

## Conclusion

The Planning and Building Department has no objection to the variances, as requested subject to the imposed conditions.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Attached for Committees information are photos which depict the subject property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

## **Appendix 5 – Region of Peel Comments**

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We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner