

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-31	File(s): A394.20 Ward 3
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 amended.

Application Details

The applicant requests the Committee to approve a minor variance to allow an indoor karting facility proposing 34 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 175 parking spaces in this instance.

Amendments

Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

Insufficient parking on-site of 329 spaces; whereas By-law 225-2007, as amended, requires a minimum of 457 spaces in this instance.

Background

Property Address: 1330 Eglinton Avenue East

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment, Mixed Use

Zoning By-law 0225-2007

City Department and Agency Comments	File:A394.20	2021/03/31	2
-------------------------------------	--------------	------------	---

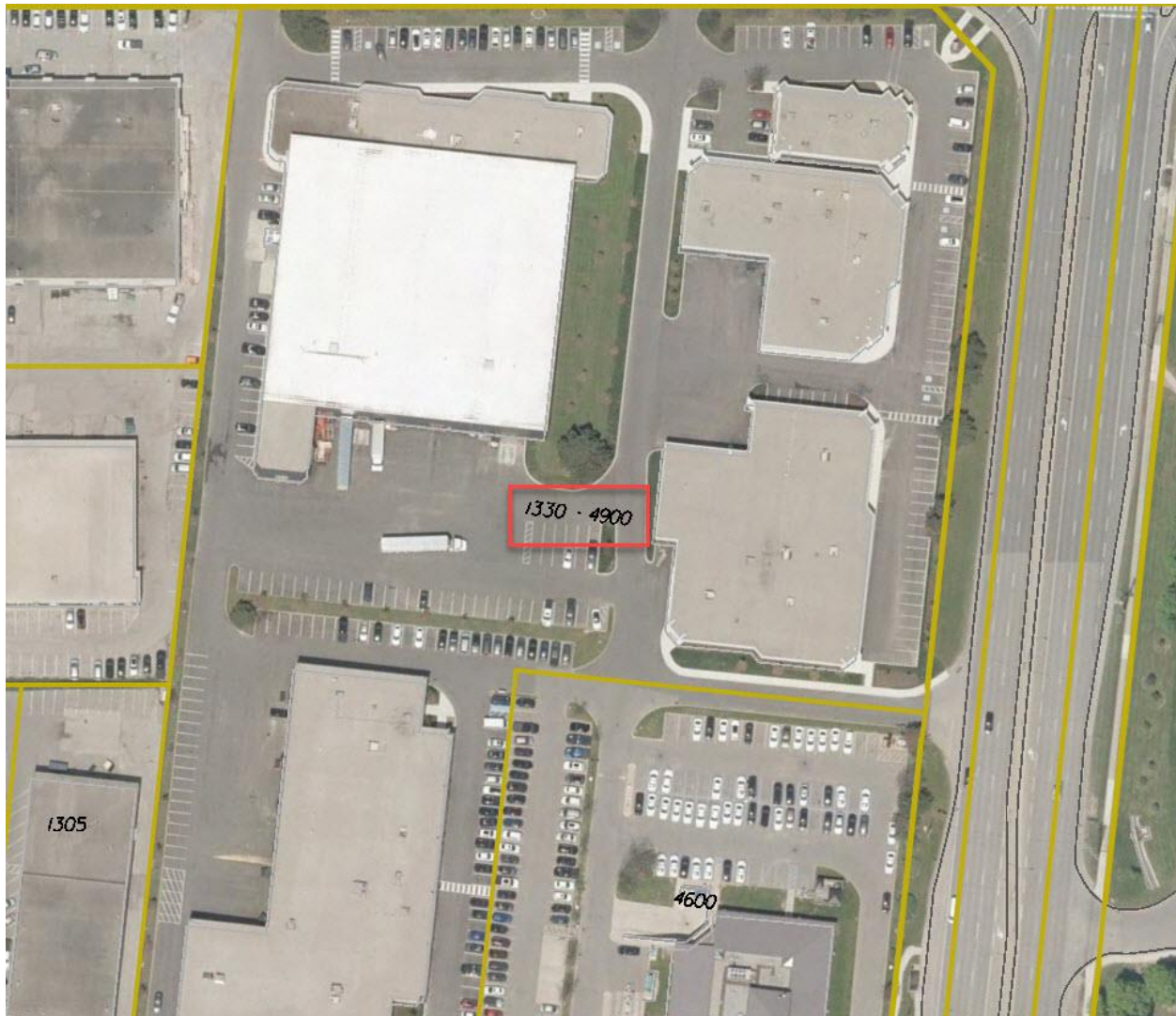
Zoning: C3-1 - Commercial & E2 - Employment

**Other Applications: C19-9411
BP 3ALT 19-9521**

Site and Area Context

The subject property is a multi-pad, multi-tenant commercial plaza located upon the south-west corner of the Eglinton Avenue East and Dixie Road intersection. It is an exterior parcel with a lot area of +/- 35,086.25m² and a lot frontage of +/- 158.99m. From a land-use perspective, the immediate neighbourhood along this portion of Eglinton Avenue East consists of a mixture of multi-tenant commercial plazas; however, the neighboring section of Dixie Road is a transitional area that currently includes both office-industrial and warehouse-industrial land-uses.

The applicant is proposing an indoor karting facility, requiring a variance for a reduction in 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 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 site is located within the Northwest Employment Character Area, and is designated Mixed Use and Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11 (j) (Business Employment), this designation permits entertainment, recreation and sports facility uses. The Applicant's proposal of an indoor karting facility meets the purpose and general intent of the Official Plan.

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

As per Zoning By-law 0225-2007, the subject property is currently zoned C3-1 (Commercial) and E2 (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 applicant is requesting permission for a 3,874.0m² recreational establishment (indoor go karting facility) with a total of 34 parking spaces onsite whereas By-law 0225-2007, as amended, requires a minimum of 175 parking spaces onsite in this instance. This represents a significant parking reduction of 141 parking spaces or 81% deficiency.

An updated Parking Utilization Study (PUS), prepared by NexTrans Consulting Engineers, dated, February 11, 2021, was submitted in support of the application. NexTrans Consulting Engineers carried out a survey at the subject property and one proxy site at 75 Carl Hall Road Unit #9 in the City of Toronto. The updated PUS explains that the Zoning By-law rate for a Recreational Establishment does not reflect the demand to support an indoor go karting facility, where most of the GFA is attributed to the racing track.

City Planning Strategies Staff required that the onsite survey account for all buildings on site. Staff applied the proxy site demand ratio and determined that the proposed Recreational Establishment will require a total of 41 parking spaces. Therefore, the overall onsite demand will be 242 parking spaces, which can be sufficiently accommodated by the 329 spaces provided onsite.

It is staff's understanding that the previously flagged discrepancies have been addressed with Zoning. Currently, Zoning is processing a Certificate of Occupancy and has advised that the requested variance should be amended proposing a total of 329 parking spaces, whereas By-law 0225-2007, as amended, requires a minimum of 457 parking spaces for all uses onsite.

Based on the submitted information and survey results, CPS and Planning Staff can support the application, as amended to provide a total of 329 parking spaces, whereas, a minimum of 457 parking spaces are required for all uses onsite in this instance.

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

Based on a survey of the entire site Planning Staff are of the opinion that there is sufficient parking to accommodate all five buildings on site. As such, the variance represents the orderly development of the lands, and is minor in nature.

Conclusion

The Planning and Building Department has no objection to the variance, as amended.

Comments Prepared by: Brooke Herczeg RPP, 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' 394/20

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Certificate of Occupancy permit under file C19-9411. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

Insufficient parking on-site of 329 spaces; whereas By-law 225-2007, as amended, requires a minimum of 457 spaces in this instance.

Please note that comments reflect those provided through the above permit application on 02/12/2021 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: Jeanine Benitez, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner