

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-19	File(s): A182.21 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-05-27 1:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to permit a medical office proposing 314 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 318 parking spaces in this instance.

Background

Property Address: 6519 Mississauga Road

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-1 - Employment

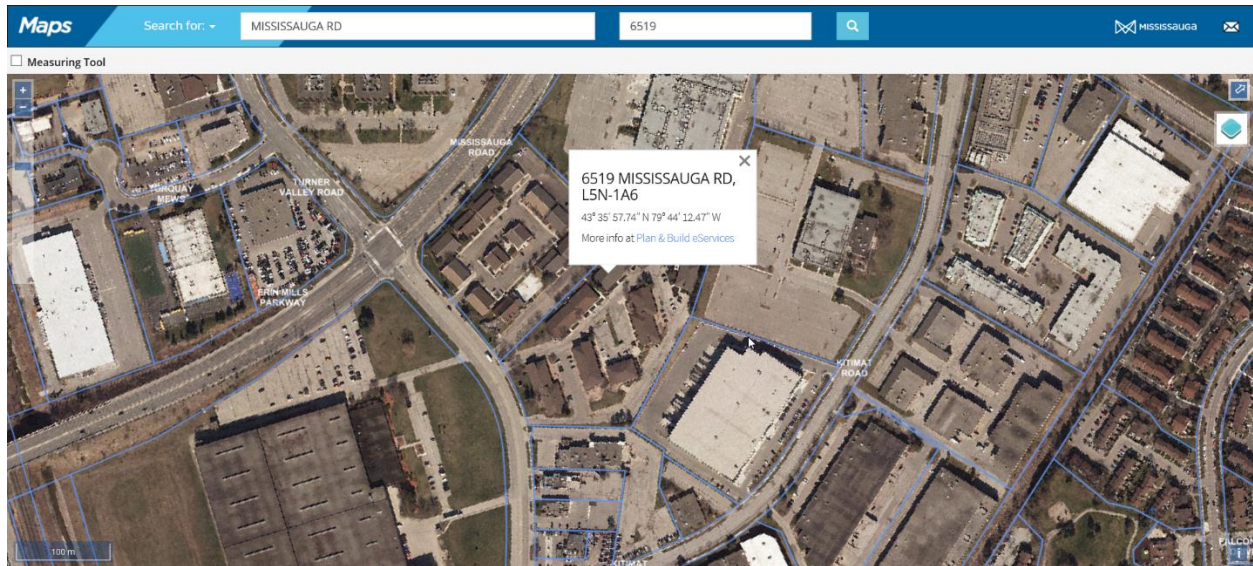
Other Applications: C 21-4644

Site and Area Context

The subject property is a one-storey building located north-west of the Mississauga Rd and Kitimat Rd intersection. The subject property is an interior parcel with a lot area of +/- 31,849.39m² and a lot frontage of +/- 218.40m, possessing minimal vegetation and landscape

elements along the lot line. From a land-use perspective, the immediate neighbourhood consists exclusively of employment uses, including a law office, a security office and an animal hospital. Properties within the immediate vicinity possess lot frontages of +/- 100.00m with minimal vegetation and landscaping kept to the periphery of each parcel.

The proposed change in use to a medical office requires a variance for reduced 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 Meadowvale Business Park Corporate Centre Character Area, and is designated Business Employment by the Mississauga Official Plan (MOP). With regards to Section 11.2.11 (Business Employment), a secondary office use is permitted within this designation. The Applicant's proposal of a medical office 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 zoned E2-1 (Employment). Parking provisions identified in Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), regulate the required parking rates for various uses permitted on this site. The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, the applicant is requesting to permit a medical office with 314 parking spaces, whereas By-law 0225-2007, as amended, requires a minimum of 318 parking spaces for all uses on site in this instance.

The proposed medical office will be part of a multi-tenant commercial plaza (6510-6523 Mississauga Rd). The proposed variance represents 4 spaces, or a 1% deficiency. As the proposed variance is under a 10% reduction from the zoning by-law, a formal parking study is not required in this instance. The following rationale was used to justify the requested reduction:

- The applicant stated that patients are commonly dropped off and picked up as the nature of the medical procedures prohibit patients from driving themselves. As such, patient parking demand is expected to be lower than traditional medical offices.
- The site is located within 200m of a major intersection (Mississauga Rd. & Erin Mills Pkwy.) and has access to MiWay routes 21, 27, 43, and 48.

Given the above justification, planning staff can support the proposed variance.

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

As the proposed variance is a 1% deficiency staff are of the opinion that the variance is minor in nature and represents the orderly development of the lands.

Conclusion

The Planning and Building department have no objections to the variance, as requested.

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' 182/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit application under file 21-4644. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 02/16/2021 for the above captioned certificate of occupancy permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Sandra Morrison

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner