

City of Mississauga Department Comments

Date Finalized: 2021-09-01	File(s): A376.21 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-16 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a canopy extension proposing:

1. 241 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 254 parking spaces in this instance; and
2. A front yard measured to a canopy of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a canopy of 7.50m (approx. 24.60ft) in this instance.

Background

Property Address: 2455 Meadowpine Boulevard

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E2-24 - Employment

Other Applications: SP 21-40

Site and Area Context

The subject property is located south-west of the Meadowvale Boulevard and Meadowpine Boulevard intersection in the Meadowvale Business Park Corporate Centre. Currently the

property contains a two storey industrial building and associated parking. Vegetation on the property is located predominantly along the front and rear property lines. The rear of the property backs onto Highway 401. The surrounding area contains industrial and office buildings, as well as some vacant parcels.

The applicant is proposing to construct two new industrial buildings on the subject property requiring variances for parking and a front yard measured to a canopy.



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 subject property is located in the Meadowvale Business Park Corporate Centre Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of office, industrial, manufacturing and warehousing uses (among others). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff are satisfied that the proposal represents an appropriate built form for the area and for the uses permitted in the Official Plan.

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

Variance 1 requests a reduction in parking. The intent of the parking regulations in the By-law are to ensure that each property is self-sufficient in meeting its parking demand based on the uses present. CPS staff have reviewed the request and have commented as follows:

Variance 2 requests a reduced front yard to a canopy. The intent of front yard regulations in the By-law is to ensure an appropriate setback from the street to buildings to allow for landscaping and the public realm. The proposed canopy represents a very small portion of the frontage of the property and would still allow for appropriate landscaping.

With respect to Committee of Adjustment application 'A' 376/21, 2425 and 2475 Meadowpine Boulevard, the applicant is requesting to allow construction of a canopy extension proposing a total of 241 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 254 parking spaces in this instance. This is a parking deficiency of 13 spaces or 5%.

The applicant submitted a Cover Letter, prepared by MSH Land Use Planning Consultants, dated July 9, 2021, and a Traffic Impact Brief, prepared by GHD, dated June 18, 2021, in support of the submitted application. The Cover Letter, dated July 9, 2021, explains that the proposed development will consist of two warehouse buildings and a proposed canopy will extend into the front yard of the property to create a stronger pedestrian oriented entrance and protect pedestrians from the elements. Given that the parking deficiency is less than 10%, the submitted Traffic Impact Brief and Cover Letter is satisfactory.

Based on the submitted information, staff can support the requested parking variance.

Staff are satisfied that the proposed variances maintain the general intent and purpose of the Zoning By-law.

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

Based on the above staff are satisfied that the application is minor in nature. Furthermore the proposed development represents appropriate development of the subject property in accordance with the Official Plan and goals for the Corporate Centre.

Comments Prepared by: Alexander Davies, 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' 376/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 21-40 W9. Based on review of the information currently available in this permit 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 permit application 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: Brandon Eidner, Zoning Examiner