

# City of Mississauga Department Comments

Date Finalized: 2022-01-12	File(s): A527.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-20 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a commercial/industrial unit proposing 386 on-site parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 433 on-site parking spaces in this instance.

### Amendments

The requested variance is incorrect as per confirmation from zoning and shall be amended:

To allow a commercial/industrial unit proposing 386 on-site parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 430 on-site parking spaces in this instance.

## Background

**Property Address:** 60-1215 Queensway East

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

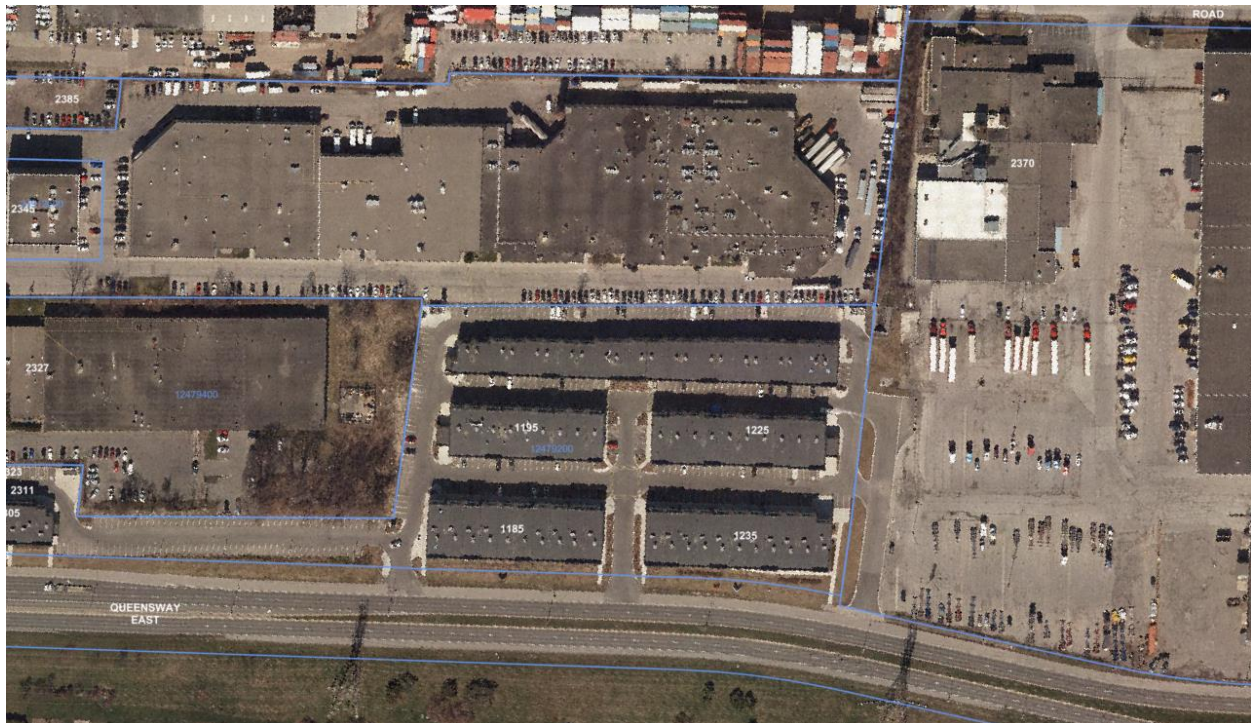
**Zoning:** E2-131 - Employment

**Other Applications:** None

## Site and Area Context

The subject property is located within the Dixie Employment Character Area, west of Queensway East and Dixie Road. The surrounding area north of Queensway East comprises of a mix of commercial, employment and industrial type uses while the subject property contains a similar mix of commercial and employment uses. The area south of Queensway East consists of detached residential dwellings.

The applicant is proposing a commercial/industrial unit on-site, requiring a variance for a parking reduction.



## 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 subject property is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP) which permits warehousing and secondary office uses. A secondary office use means business, professional and administrative offices having an area less than 10,000 m<sup>2</sup> (107,639 ft<sup>2</sup>) or accommodating less than 500 jobs.

The applicant is requesting to allow a commercial/industrial unit proposing 386 on-site parking spaces where a minimum of 433 on-site parking spaces are required in this instance.

Zoning staff have informed Transportation and Works (T&W) staff that the request is incorrect and must be amended as follows:

To allow a commercial/industrial unit proposing 386 on-site parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 430 on-site parking spaces in this instance.

According to T&W staff, this is a reduction of 44 spaces, which equates to a 10% deficiency. A request for a 10% parking deficiency requires a satisfactory parking justification letter be submitted with the application. A satisfactory parking justification letter was not submitted with the application. As such, T&W staff recommend the application be deferred, pending the submission of satisfactory justification.

Planning staff echo T&W's concerns and are of the opinion that the application should be deferred pending the submission of satisfactory parking justification letter. Furthermore, Planning staff recommend that the variance be amended.

Comments Prepared by: Connor DiPietro, 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' 527/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy permit under file C 21-5472. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. To allow a commercial/industrial unit proposing 386 on-site parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 430 on-site parking spaces in this instance.

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: Marco Palerma