

# City of Mississauga Department Comments

Date Finalized: 2022-04-20	File(s): A211.22 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-04-28 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 truck and trailer commercial motor vehicle repair facility proposing a total of 42 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 51 parking spaces in this instance.

## Background

**Property Address:** Unit 2 -1246 Aimco Blvd

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-19 - Employment

**Other Applications:** C21-9743

### Site and Area Context

The subject property is located north-east of the Eglinton Avenue East and Maingate Drive intersection. It contains a single storey industrial building with no landscaping or vegetative elements. The property is nearly completely paved, which is characteristic of the surrounding

area. The surrounding area is exclusively industrial, consisting of 1 to 2-storey buildings on lots of varying sizes. The subject property has a lot area of +/- 3,250.86m<sup>2</sup> (34,992ft<sup>2</sup>).

The applicant is proposing a new vehicle repair facility requiring a variance for parking.



## 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:

The subject property is located in the Northeast Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of employment uses, including the proposed repair facility.

The intent of the Zoning By-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the Official Plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

No justification was submitted by Deanlee Management Inc. despite the parking variance requested being at an 18% deficiency. It is also staff's understanding that Zoning requires more information to verify the accuracy of the requested variance(s).

Staff recommends deferring this application to allow the submission of a satisfactory Parking Utilization Study.

Planning staff are in agreement with the comments from Municipal Parking staff and are of the opinion that the application should be deferred to allow the applicant to submit the requested information.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos which depict the subject property. The Site Plan (DWG SP1) submitted with the application, although not very clear, depicts parking spaces within the Aimco Boulevard municipal boulevard which is not permitted. From our site inspection and the enclosed photos it is evident that the parking spaces which were designed for vehicle parking are currently being utilized by truck parking. We request that all truck parking be removed from the Aimco Boulevard municipal boulevard.

It should also be noted that the aerial map included in the file documents does not accurately reflect the current on site conditions.









Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Zoning Certificate of Occupancy permit under file C 21-9743. 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: Alana Zheng, Zoning Examiner