

City of Mississauga Department Comments

Date Finalized: 2022-05-04	File(s): A240.22 Ward 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-12 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to continue to permit the operation of a banquet hall on the subject property providing 246 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum of 325 parking spaces in this instance.

Background

Property Address: 3410 Semenyk Crt

Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-16 - Employment

Other Applications: None

Site and Area Context

The subject property is located south-east of the Central Parkway West and Erindale Station Road intersection, at the terminus of Semenyk Court. It currently contains a multi-tenant industrial building and associated surface parking lot. Limited landscaping and vegetative

elements are present on the subject property, predominantly located along the property lines. The property backs onto railway tracks, and is surrounded to the north, east and west by employment and industrial uses. Residential uses are present south of the abutting train tracks.

The applicant is seeking to permit the existing banquet hall 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 Mavis-Erindale Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of uses, including a banquet hall use.

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:

It is understood the requested variance is for a continuation of multiple approvals dating back over 20-years; the Committee granted permission for a banquet hall use at the subject property in 1990. The previous variance under application A137/10, had been

approved under a different operating name. The application approval was conditional and decision personal to the operator, and was in effect so long as the subject premises are leased and/or occupied by same. Now the Banquet Hall has been renamed to The Palacio Event Centre Corporation.

The variance application is a continuation of a previous approval, therefore Staff have no further comments.

The applicant may wish to defer as Zoning advised 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.

Planning staff are in agreement with the comments from Municipal Parking and are satisfied that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

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' 240/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner