

# City of Mississauga Department Comments

Date Finalized: 2022-07-13	File(s): A211.22
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2022-07-14 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, as amended.

## 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.

### Amendments

We advise that an additional variance should be added as follows:

2. A landscaped buffer of 0.0m whereas By-law 0225-2007, as amended, requires a minimum depth of landscaped buffer of 3.0m (approx. 9.84ft) 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:

The applicant submitted a Parking Utilization Study (PUS), prepared by Deanlee Management Inc., dated May 4<sup>th</sup>, 2022 in support of the submitted application.

The submitted PUS carried out onsite survey at 30-minute intervals over two consecutive weeks. On the following dates the survey was conducted during the hours of 9am to 6pm:

- Tuesday, April 5, 2022
- Wednesday, April 6, 2022
- Thursday, April 7, 2022
- Tuesday, April 12, 2022
- Thursday, April 14, 2022

The PUS reported an observed peak on Thursday, April 14, 2022 at 10:30 am with a peak demand of 25 parking spaces, which equates to a parking demand rate of 2.11 spaces per 100 m<sup>2</sup> of non-residential GFA. Based on the submitted justification, Staff can support the requested variance.

Planning staff are in agreement with the comments from Municipal Parking staff and have no objections to the requested parking variance.

In addition to the requested parking variance, Zoning staff have identified an additional required variance relating to the landscaped buffer. The intent of this portion of the by-law is to ensure that an appropriate buffer exists along all lot lines. Staff note that the landscaped buffers on the property are generally in line with those on other properties and are therefore not out of character for the surrounding area. Staff are satisfied that, in this instance, the eliminated buffer will not create any negative impacts.

Given the above, Planning staff are of the opinion 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.

## Appendices

### Appendix 1 – Transportation and Works Comments

Further to our previous comments we have had discussions with the applicant's agent and are satisfied with the revised Site Plan (DWG SP1) which has been recirculated to the Committee for the July 14<sup>th</sup> Agenda. The revised Site Plan depicts the property boundary limits, city boulevard area and sidewalk. We also note that the revised plan submitted also depicts parking spaces for cars (no trucks) and this should alleviate our previous concerns with the large trucks parking within the municipal boulevard area.











Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy application under file C 21-9743. Based on review of the information currently available in this permit application, the variance, as requested, is correct. Furthermore, we advise that an additional variance should be added as follows:

2. A landscaped buffer of 0.0m whereas By-law 0225-2007, as amended, requires a minimum depth of landscaped buffer of 3.0m (approx. 9.84ft) 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: Alana Zheng, Zoning Examiner