

City of Mississauga Department Comments

Date Finalized: 2022-08-17	File(s): A329.22 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-08-25 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 parking relief for a warehouse proposing:

1. To permit 58 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 65 parking spaces in this instance; and,
2. To locate accessible parking at the back of the building whereas By-law 0225-2007, as amended, requires accessible parking to be located at the front of a building in this instance.

Amendments

Variance #2 should be amended as follows:

2. To provide accessible parking spaces in rear yard of the subject property whereas By-law 0225-2007, as amended, requires accessible parking space to be provided in proximity to the main entrances of a building or structure in this instance.

Background

Property Address: 1700 Sismet Rd

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Industrial

Zoning By-law 0225-2007

Zoning: E3 - Employment

Other Applications: C 22-556 / C 22-597 / C 22-609

Site and Area Context

The subject property is located south-east of the Dixie Road and Matheson Boulevard East intersection. It currently contains a single storey industrial building and has a lot area of 6704.4m² (72,166ft²). No vegetative or landscaping elements are present on the subject property, and nearly the entirety of the property is paved. The surrounding area consists exclusively of industrial uses on lots of varying sizes, with some properties containing minimal soft landscaping in the front yard.

The applicant is proposing an expansion to the building requiring variances for parking and accessible 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 Industrial in Schedule 10 of the Mississauga Official Plan (MOP). The Industrial designation permits a variety of employment, repair, and warehousing uses.

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:

Per the materials provided by the Applicant, the subject site is currently used for warehousing/distribution and commercial motor vehicle repair. The intention of the applicant is to construct three individual truck repair units at the rear of the building, in an area presently used for the existing truck repair unit as well as warehouse space.

Staff initiated a review of the submitted application materials, however a preliminary search identified an existing Place of Religious Assembly located within the subject site. Two site visits by staff confirmed the presence of the Place of Religious Assembly. Staff note that the submitted application materials do not note the presence of the Place of Religious Assembly at the subject site. The presence of the Place of Religious Assembly will impact the minimum number of parking spaces required on the subject site.

Staff requested the Agent of the Applicant on July 20, 2022 to clarify the presence of this or any other businesses/organizations on the property, as well as their existing and proposed Gross Floor Areas (GFAs). If/when updated details of the subject site are received, they will need to be verified by zoning staff. The GFA will also need to be confirmed.

Given the above, Municipal Parking Staff recommend deferral of the application pending the submission of complete and verified information reflective of existing and proposed uses on the subject site.

Planning staff are in agreement with the above comments and recommend the application be deferred in order 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 Committees easy reference are a number of photos depicting the subject property. The Site Plan submitted (Sheet No: ASP-1) depicts a total of 24 tandem parking spaces across the frontage of the industrial buildings. Currently there are 3 access locations from Sismet Road and the vehicles are parking in random locations across the frontage. This department is not in support of the proposed tandem parking, nor the existing on-site conditions as the City must ensure that sight visibility and vehicle manoeuvrability is not impacted for any vehicles exiting or entering the property.

In view of the above it is recommended that this application be deferred pending a revised proposal. We also note that any revised Site Plan must be to the satisfaction of the Transportation and Works Department which address our access related concerns. It would be suggested that any revised proposal include some landscaping areas which would separate the parking areas in order to alleviate vehicle manoeuvrability concerns for vehicles, the proposal should be typical of other industrial buildings.

From the enclosed photos and our site inspection we also observed that there are four garbage bins at the rear of the property. Acknowledging that the submitted Site Plan only depicts one garbage bin location and this may result in the elimination/relocation of some of the proposed parking spaces.











Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing Zoning Certificate of Occupancy applications under file C 22-556 / C 22-597 / C 22-609. Based on review of the information currently available in this permit application, variance #1, as requested, is correct.

Furthermore, we advise that variance #2 should be amended as follows:

2. To provide accessible parking spaces in rear yard of the subject property whereas By-law 0225-2007, as amended, requires accessible parking space to be provided in proximity to the main entrances of a building or structure 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