

# City of Mississauga Department Comments

Date Finalized: 2022-10-12	File(s): A446.22 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-10-20 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be withdrawn.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the occupancy of Units 1 & 2 proposing 130 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 179 parking spaces in this instance.

## Background

**Property Address:** 2555 Erin Centre Blvd Unit No.1&2

### Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C2

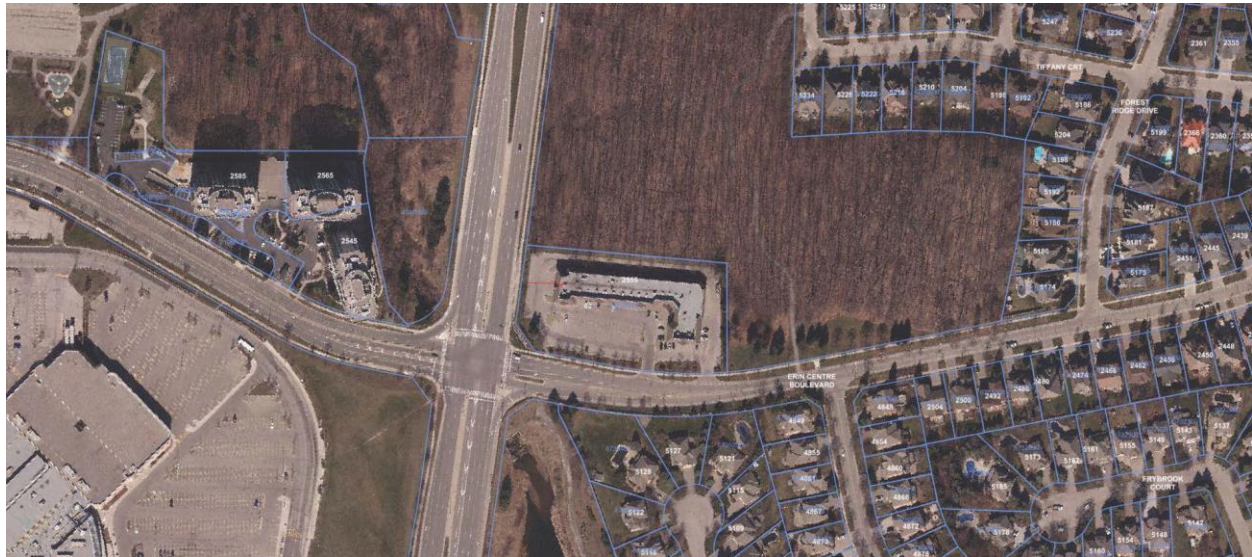
**Other Applications:** C 22-1757

### Site and Area Context

The subject property is located on the north-east corner of the Erin Mills Parkway and Erin Centre Boulevard intersection in the Central Erin Mills neighbourhood. It currently contains a single storey, multi-unit commercial plaza with an associated parking lot. Limited vegetative elements are present on the subject property, predominantly located along the property lines.

The surrounding area context contains, significant open space, Erin Mills Town Centre, and residential uses consisting of varying built forms.

The applicant is proposing to occupy units 1 & 2 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 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:

Zoning has commented that the abovementioned variance is no longer required due to the now in-effect Zoning By-law 0117-2022. The number of parking spaces that are required as per in effect Zoning By-law 0117-2022 is 115 meanwhile 130 parking spaces are provided site-wide (surplus of 15 parking spaces).

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Due to the abovementioned changes, as confirmed by the City's Zoning Department, Municipal Parking Staff are not required to comment on this application.

Given the variance is no longer required per the comments from Municipal Parking staff, Planning staff therefore recommend that the application be withdrawn.

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' 446/22.

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 22-1757. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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: Ramsen Hedoo, Zoning Examiner

### Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

Given the property is subject to site plan control, should the application be approved, Community Services provides the following notes:

The lands to the rear of the property are City owned, identified as Erin Woods Park (P-315) and classified as Significant Natural Area within the City's Natural Heritage System and zoned G2. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

1. If future construction is required, access from the adjacent City owned lands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email [Nicholas.Rocchetti@mississauga.ca](mailto:Nicholas.Rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant

#### **Appendix 4- CVC**

With regards to the Minor Variance application noted in the subject line, please be advised that CVC staff have no concerns and no objection to the approval at this time.

Comments Prepared by: Beata Pakulski, Junior Planner