

# City of Mississauga Department Comments

Date Finalized: 2022-11-23	File(s): A618.22
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2022-12-01 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to the conditions. 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 allow a change of use proposing: to permit a motor vehicle sales and display facility to be located within Unit 2-469 whereas By-law 0225-2007, as amended, does not permit a motor vehicle and sales facility in a CC1-2 zone in this instance.

## Recommended Conditions and Terms

1. A maximum of four vehicles will be on display in the showroom.
2. A maximum of six test vehicles will be stored on site.
3. Test vehicles will be restricted within a designated area on the P4 Garage-Level B.
4. No motor vehicle repair will be permitted.

## Background

**Property Address:** 100 City Centre Dr, Unit 2-469

### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Downtown Core Mixed Use, Open Space

### Zoning By-law 0225-2007

**Zoning:** CC1, H-CCOS-1, H-CC1

**Other Applications:** BP 3ALT 22-1876

### Site and Area Context

The subject property is located north-west of the Hurontario Street and Burnhamthorpe Road West intersection in the downtown core. It contains Square One Shopping Centre and associated parking lots. Limited landscaping and vegetative elements are present on the subject property. The surrounding area consists of a mix of built forms and lot sizes containing commercial, office, and residential uses.

The applicant is proposing to utilize existing parking areas for outdoor events requiring variances for the use and 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 Downtown Core Character Area, and the portion of the property under consideration for this application is designated Downtown Core Mixed Use in

Schedule 10 of the Mississauga Official Plan. This designation permits a variety of uses, including residential, retail, and office, however specifically excludes motor vehicle sales. The proposed motor vehicle sales and display facility is not the same type of sales facility envisioned by the official plan as the proposal aligns more with a retail store type use. The applicant is not proposing large repair or outdoor storage areas typical of motor vehicle sales facilities.

Square One is split zoned, with the majority of the shopping centre being zoned CC1-3. The specific corner of the mall where the unit is located is zoned CC1-2. The CC1-3 zone permits motor vehicle sales as of right, and if the unit had been located elsewhere in the mall the use would be permitted. Given that the unit is interior to the mall, staff do not anticipate any impacts to the streetscape.

It is the opinion of staff that the proposed use is similar to the permitted retail use, will not negatively impact the streetscape or use of the subject lands and is an appropriate use for the subject unit. Staff are therefore satisfied that the application maintains the general intent 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' 618/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 3ALT 22-1876. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on BP 3ALT 22-1876 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

### Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner