

# City of Mississauga Department Comments

Date Finalized: 2023-05-24 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A166.23 Ward: 3
	Meeting date:2023-06-01 3:30:00 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 the existing parking proposing 9 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 10 parking spaces in this instance.

## Background

**Property Address:** 3156 Lenworth Drive

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-132 - Employment

**Other Applications:** C 23-5640

### Site and Area Context

The subject property is located north-east of the Dundas Street East and Wharton Way intersection. It currently contains a single-storey industrial building with associated surface parking. No notable landscaping or vegetative elements are present on the subject property.

The surrounding context consists primarily of employment uses with low rise built forms on lots of varying sizes.

The applicant is proposing to allow the existing parking on the site to remain, requiring a variance for the number of parking spaces.



## 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 Dixie Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

The requested variance proposes a reduction in the required amount of parking. 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 proposal is requesting a 10% parking reduction; which as per the City's parking Terms of Reference (ToFR) requires a Parking Justification Letter (PJL)

submission. However, satisfactory parking justification was not submitted in order to demonstrate that the rate of parking deficiency is not compromising access and circulation onsite nor creating spillover problems for adjacent properties.

Staff recommend the application be deferred, pending the submission of a satisfactory Parking Justification Letter (PJL). Staff advise that a satisfactory Parking Justification Letter (PJL) is required to be submitted. Please refer to the City's Parking [Terms of Reference](#) for parking justification requirements to be included with a formal submission.

Planning staff are in agreement with Municipal Parking and Transportation and Works staff and recommend that 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

Information submitted with this application indicates that the applicant is requesting a variance for a shortfall in required parking spaces. From our site inspection and from the Site Plan submitted with this application we note that 6 of the parking spaces depicted on the Site Plan are located within the municipal boulevard.

In view of the above, we would request that this application be deferred until such time that it has been determined that the City would first permit the encroachment of the parking spaces located within the Lenworth Drive municipal right-of-way by way of a Licence Agreement.

Should the applicant need a contact, they can proceed with contacting [realtyservices@mississauga.ca](mailto:realtyservices@mississauga.ca) to make the satisfactory arrangements.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Certificate of Occupancy permit under file C 23-5640. 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: Tage Crooks, Zoning Examiner

**Appendix 3 –Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner