

City of Mississauga Department Comments

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| Date Finalized: 2023-06-14 | File(s): A69.23 |
| To: Committee of Adjustment | Ward: 5 |
| From: Committee of Adjustment Coordinator | Meeting date:2023-06-22 1:00:00 PM |

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve minor variances to permit reduced parking proposing:

1. A parking aisle of 6.79m (approx. 22.27ft) whereas By-law 0225-2007, as amended, requires a parking aisle of 7.00m (approx. 22.96ft) in this instance; and,
2. A total of 33 parking spaces whereas By-law 0225-2007, as amended, requires 36 parking spaces in this instance.

Background

Property Address: 1220 Britannia Road East

Mississauga Official Plan

Character Area: **Northeast Employment Area (West)**
Designation: **INDUSTRIAL**

Zoning By-law 0225-2007

Zoning: E3-Commercial

Other Applications: BP 3ALT 22-2175

Site and Area Context

The subject property is located on the east side of Britannia Road East, west of the intersection with Dixie Road. It currently contains a single storey industrial building with associated parking. No vegetative elements are present on the subject property, which is characteristic of the surrounding area. The surrounding context is exclusively industrial, consisting of a mix of built forms on lots of varying sizes.

The applicant is proposing variances for reduction in the parking aisle width and 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 Northeast Employment Area (West) Character Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP).

Variance 1 requests relief in the parking aisle width. The intent of the zoning by-law is to ensure there is adequate space for vehicle passageway located within a parking area. Staff are of the opinion that the variance for the parking aisle width poses no major impact on the functioning of the vehicle passageway and is minor in nature in this instance.

Variance 2 proposes a reduction in the total number of parking space. 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 property has an existing industrial employment building with three business units. The applicant is proposing alterations to reduce the building to two business units. Unit A will contain a Commercial Motor Vehicle Repair Facility and Office with a total GFA of 471.6 m². Unit B will contain an automotive detailing facility with a GFA of 365.6 m². As such, 36 parking spaces are required whereas only 33 parking spaces can be accommodated. This represents a deficiency of 3 parking spaces or 8.3%.

The applicant submitted a Parking Justification Letter dated January 31, 2023, and prepared by Recon Consulting. The Parking Justification Letter advised that due to the irregular shape and dimensions of the subject property, 36 parking spaces cannot be accommodated. Per the site plan, 33 parking spaces can be accommodated in a 16 tandem and 17 typical parking space layout. Per the proposed business operations on the site, each business is expected to require a maximum of 10 parking spaces, for a total of 20 parking spaces, to accommodate their respective employees and clients. The proposed parking supply of 33 spaces will adequately serve the anticipated needs of the subject property.

Zoning staff have confirmed that the requested variance is correct.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a total of 33 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires 36 parking spaces, in this instance.

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.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file BP 3ALT 22-2175. Based on review of the information currently available in this 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: Alana Zheng, Planner Zoning Examination

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner