

City of Mississauga Department Comments

Date Finalized: 2023-07-19	File(s): A273.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-07-27 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow parking and loading spaces proposing:

1. A parking aisle width of 0.9m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance;
2. 39 off-site parking spaces whereas By-law 0225-2007, as amended, requires all parking spaces to be on-site in this instance; and,
3. A loading space aisle width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, requires a minimum loading space aisle width of 7.00m (approx. 22.97ft) in this instance.

Amendments

We advise that the following variance(s) should be amended as follows:

1. A parking aisle width of 0.9m (approx. 2.95ft) for 39 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance;
3. A loading space aisle width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, requires a minimum loading space aisle width of 7.00m (approx. 22.97ft) in this instance.

The following variance is not required. Spaces are on-site.

2. 39 off-site parking spaces whereas By-law 0225-2007, as amended, requires all parking spaces to be on-site in this instance; and,

NOTE: Aisles are off-site. Variance may be obtained either for an aisle reduction or off-site aisle. If the former is granted the latter is not required

Background

Property Address: 1321 Blundell Road

Mississauga Official Plan

Character Area: **Dixie EA**
Designation: **Business Employment**

Zoning By-law 0225-2007

Zoning: **E2-131- Employment**

Other Applications: CDM-22-008

Site and Area Context

The subject property is located on the north side of Blundell Road, south-east of the Dixie Road and Dundas Street East intersection. The property currently contains an existing single-storey, multi-tenanted, employment-use building with a lot area of +/-7929.41m² (+/- 85351.45ft²). Existing surrounding uses include commercial, employment and industrial uses.

The applicant is requesting variances proposing a reduction in the parking aisle width and loading space aisle width.



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*.

The subject property is located in the Dixie Employment Area Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of employment uses, including warehouse and manufacturing.

The applicant is proposing variances pertaining to reduced parking aisle width and loading space aisle width. Staff note that the number of parking spaces are sufficient on-site and the variances requested are for the reduced aisle widths. Furthermore, the parking currently exists and no change has been proposed to the existing site conditions or function. The site is accessed by two existing driveways which are shared with the two abutting properties on either side, with appropriate easements in place to ensure access.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the property are being addressed through the current Condominium Conversion approval process, File CDM-22/008.











Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a CDM application under file 22-8. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

1. A parking aisle width of 0.9m (approx. 2.95ft) for 39 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance;
3. A loading space aisle width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, requires a minimum loading space aisle width of 7.00m (approx. 22.97ft) in this instance.

The following variance is not required. Spaces are on-site.

2. 39 off-site parking spaces whereas By-law 0225-2007, as amended, requires all parking spaces to be on-site in this instance; and,

NOTE: Aisles are off-site. Variance may be obtained either for an aisle reduction or off-site aisle. If the former is granted the latter is not required

NOTE: Prior to issuance of CDM 22-8 we require a Surveyor's Certification to confirm that all as-built parking aisles and parking spaces, including those provided in excess of the minimum Zoning By-law parking requirement, comply with the minimum parking space width, length and aisle requirements, as outlined in the current Zoning By-law, as amended, or as approved by Committee of Adjustment>

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: Ramsen Hedoo

Appendix 3 – Metrolinx

1321 Blundell Road

Metrolinx is in receipt of the minor variance application for 1321 Blundell Road to facilitate a reduced parking aisle width, 39 offsite parking spaces, and a reduced loading space aisle width. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of Canadian Pacific Railway's (CP Rail) Galt Subdivision which carries Metrolinx's Milton GO Train service.
- As the requested variance has no implication on Metrolinx property (i.e. Milton Corridor) Metrolinx has no objections to the specified variances should the committee grant approval.
- The Proponent is advised the following:
 - **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any

complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Comments Prepared by: Farah Faroque, Project Analyst

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner