

City of Mississauga Department Comments

Date Finalized: 2023-10-04	File(s): A69.23
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2023-10-12 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: C 21-6439

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, 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 spaces. Municipal Parking staff remain supportive of the parking reduction. Please refer to the previous Committee of Adjustment staff report for applicable parking comments.

Lastly, staff note the Committee members at the previous hearing were reluctant to render a decision on the application, as they believe an additional variance for tandem parking was required. Zoning staff have confirmed that the variances proposed in this application are correct and no variance for tandem parking is required.

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: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing an application under file C 21-6439. 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

Please apply previous comments.

Comments Prepared by: Patrycia Menko, Junior Planner