

City of Mississauga Department Comments

Date Finalized: 2024-07-10 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A212.24 Ward: 3
	Meeting date:2024-07-18 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing 329 parking spaces on site whereas By-law 0225-2007, as amended, requires a minimum of 476 parking spaces on site in this instance.

Background

Property Address: 1331 Crestlawn Dr Unit C

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment & Mixed Use

Zoning By-law 0225-2007

Zoning: E2 - Employment & C3-1 - Commercial

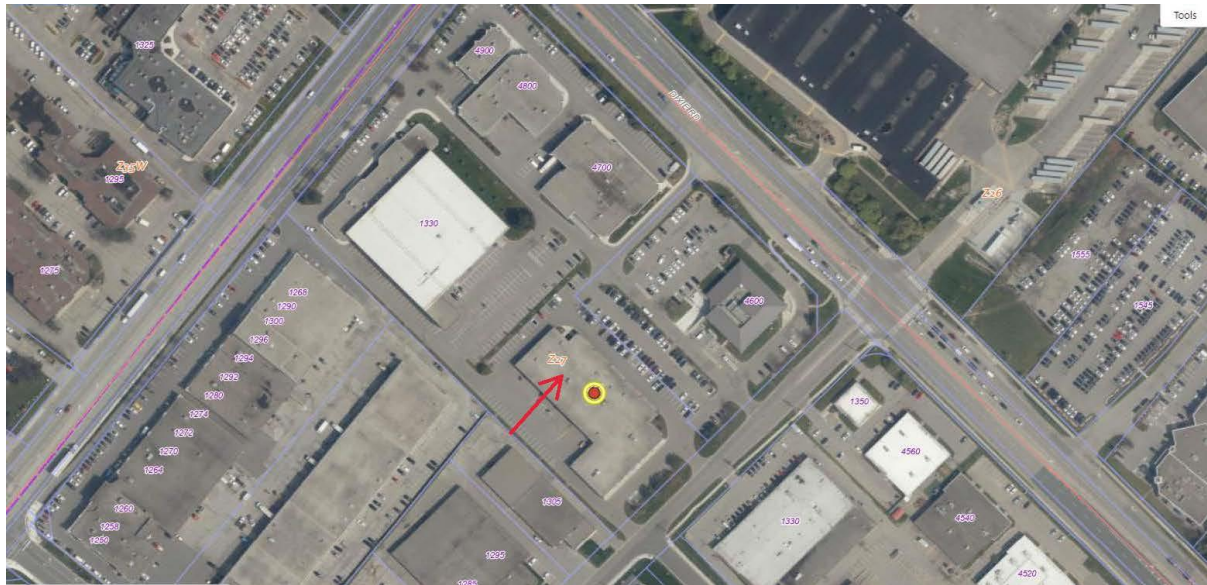
Other Applications: None

Site and Area Context

The subject property is a multi-pad, multi-tenant commercial plaza located on the south-west corner of the Eglinton Avenue East and Dixie Road intersection. The subject plaza contains 5 different buildings with separate municipal addresses. The immediate neighbourhood consists

of a mixture of commercial, employment and industrial uses. Minimal vegetation exists in the form of urban street trees.

The applicant is proposing a new recreational facility and restaurant use, requiring a variance for a reduction in 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 Business Employment and Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

Previously, a parking variance for 1330 Eglinton Avenue East on the subject plaza was approved by the Committee of Adjustment on April 15, 2021 for a similar parking deficiency.

The sole variance requested proposes a reduction in parking spaces for the recreation facility and restaurant. The intent of the zoning by-law 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.

Planning staff note that the Cutting Red Tape to Build More Home Act, 2024 (Bill 185) received royal assent on June 6th, 2024. The Province of Ontario restricts municipal councils from approving official plans or enacting zoning by-laws requiring parking in Protected Major Transit Station Areas. Planning staff note the minor variance is not required due to the proclamation of Bill 185. Therefore, Planning staff have no objection to the proposed variance.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are photos of the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Minan Song, Zoning Examiner

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Petrele Francois, Junior Planner