

# City of Mississauga Department Comments

Date Finalized: 2024-08-16	File(s): A350.24 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-08-22 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred to submit the required documentation.

## Application Details

The applicant requests the Committee to approve a minor variance to allow 24 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 69 parking spaces in this instance.

## Background

**Property Address:** 2556 Meadowpine Blvd

### Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-1-Employment

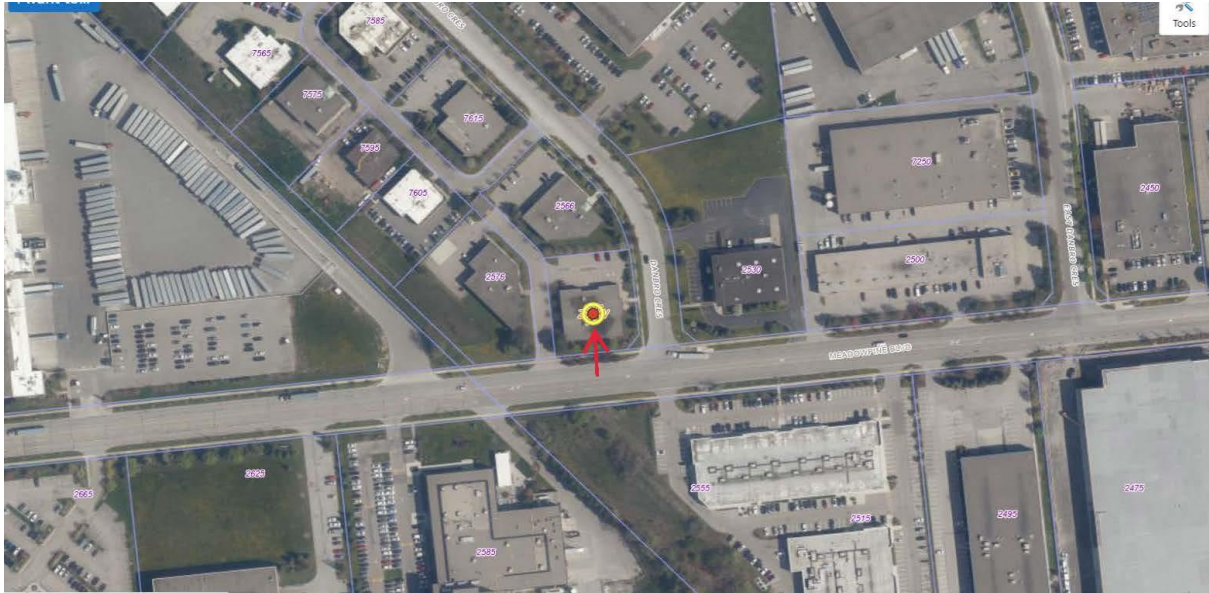
**Other Applications:** C 22-2792

### Site and Area Context

The subject property is located at the north-west corner of the Danbro Crescent and Meadowpine Boulevard intersection in the Meadowvale Business Park Corporate Centre. It currently contains a single storey industrial building with an associated surface parking lot. Limited landscaping and vegetative elements are present on the subject property. The

surrounding context is exclusively industrial consisting of one and two-storey industrial buildings.

The applicant is proposing a place of religious assembly use on the subject property and requires a variance for a parking deficiency.



## 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 proposed variances requests a reduction in the total number of parking spaces. 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:

With respect to Committee of Adjustment application 'A' 350/24, 2556 Meadowpine Boulevard, the applicant is requesting to approve a minor variance to allow:

- 24 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 69 parking spaces in this instance.

Considering the Building Department is currently processing a Certificate of Occupancy permit, and the proposal appears to have changed as a new use is now being proposed through this application, Zoning cannot verify the variances as requested. Although, should these variances be correct, this parking reduction is proposing a 65% deficiency.

A Parking Utilization Study (PUS) was not submitted as per the requirements of the City's Parking Terms of Reference.

The submitted cover letter discussed assumed availability of on-street parking along Danbro Crescent. Staff would like to clarify that on-street parking is not available during the winter maintenance months for the purpose of snow removal.

Based on the submitted parking justification as well as staff's above outlined concerns, staff recommend the application be deferred until such a time that a satisfactory Parking Utilization Study (PUS) is submitted in accordance with the City's Parking Terms of Reference (TofR).

Planning staff echo Municipal Parking staff's comments and therefore recommend that the application be deferred to allow the applicant to submit the requested information.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## 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

### **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Certificate of Occupancy permit under file C 22-2792. Based on review of the information currently available it appears that the proposal has changed and a new use is proposed. Zoning cannot verify the variances as requested.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

### **Appendix 3 – Region of Peel**

#### **Minor Variance Application: A-24-350M / 2556 Meadowpine Blvd.**

Planning: Petrele Francois (905) 791-7800 x3356

#### **Comments:**

- Please be advised that the subject site is located within a Provincially Significant Employment Zone (F-12). Regional staff encourage the applicant to work with the City to address the appropriate mix of land uses and land use compatibility with appropriate consideration to municipal policies, studies and recommendations.

Comments Prepared by: Petrele Francois, Junior Planner