

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2024-11-06	File(s): A318.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 11/14/2024 1:00:00 PM

### Consolidated Recommendation

The City has no objections to the application.

### Application Details

The applicant requests the Committee to approve a minor variance to allow 69 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 76 parking spaces in this instance.

### Background

**Property Address: 1060 Meyerside Drive**

#### Mississauga Official Plan

Character Area: Northeast Employment Area (West)  
Designation: Industrial

#### Zoning By-law 0225-2007

**Zoning: E3-Employment**

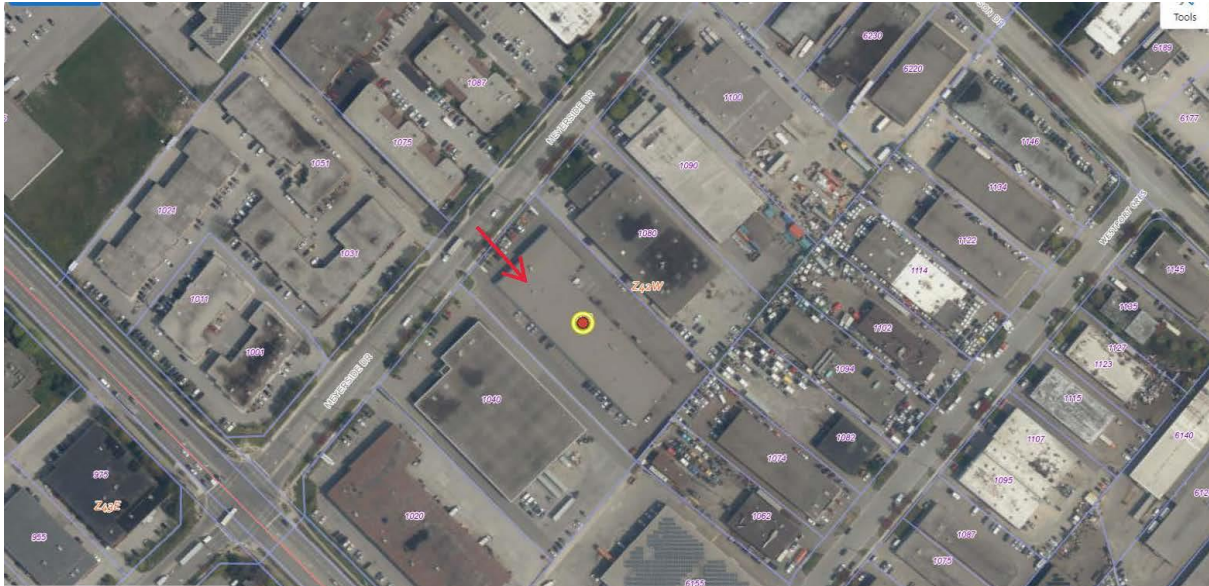
**Other Applications: C 24-1366**

#### Site and Area Context

The subject property is located along the south side of Meyerside Drive, east of the Tomken Road and Meyerside Drive intersection in the Northeast Employment Area. It currently contains a multi-tenant one-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 restaurant use in Unit 2 of the subject property and requires a variance for 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' 318/24, 1060 Meyerside Drive, the applicant is requesting to allow a restaurant proposing:

- 69 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 76 parking spaces in this instance.

A Parking Justification Letter (PJL) dated October 21<sup>st</sup>, 2024 was submitted by MEM Engineering Inc. to justify the parking reduction proposed of 9% on-site which equates to a deficiency of 7 parking spaces overall.

The letter explained that other existing businesses within the site are warehouse, storage, and office uses and as such, it is noted that the in-demand hours of operation differ for the uses on-site in comparison with the restaurant's. As such, the proposed reduction in parking spaces can be supported with the submitted PJL as the requirements of the City's parking Terms of Reference (TofR) have been met.

Additionally, the Building Division is processing a Certificate of Occupancy application C 24-1366. Based on the review of the information available in this application, the requested variance is correct. Staff can support the requested variance.

Planning staff echo Municipal Parking staff's comments and are of the opinion that the variance 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

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





Comments Prepared by: Tony Iacobucci, Development Engineering

### **Appendix 2 – Zoning Comments**

The Building Division is processing Certificate of Occupancy application C 24-1366. Based on the review of the information available in this application, the requested variance is correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Supervisor Zoning Examination

### **Appendix 3 – Region of Peel Comments**

Please note that our previous comments still apply.

Comments Prepared by: Petrele Francois, Junior Planner

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Enter date.

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