

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2024-11-14	File(s): A501.24 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:11/21/2024 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 a reduction of parking proposing 271 parking spaces whereas By-law 0225-2007, as amended, requires 282 parking spaces in this instance.

#### Amendments

The Building Department is processing Building Permit application BP 3NEW 23-10671. Based on review of the information available in this application, we advise that following amendment is required:

1. to allow a reduction of parking, proposing 265 parking spaces whereas By-law 0225-2007, as amended, requires 282 parking spaces in this instance.

### Background

**Property Address: 5761 Coopers Ave**

#### Mississauga Official Plan

Character Area: Gateway Employment Area  
Designation: Business Employment

**Zoning By-law 0225-2007**

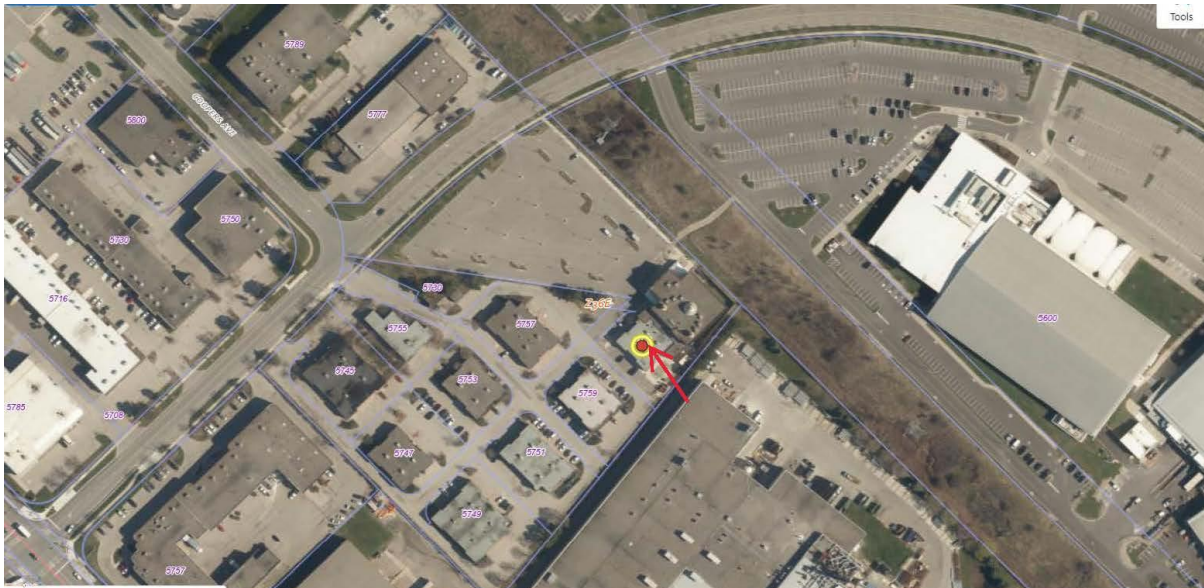
**Zoning:** E2, E2-37 - Employment

**Other Applications:** BP 3NEW 23-10671

### Site and Area Context

The subject property is located north-east of the Kennedy Road and Matheson Boulevard East intersection in the Gateway Employment Character Area. It is an interior lot containing a two-storey place of religious assembly. Limited landscaping and vegetative elements are present on the subject property. The surrounding context includes industrial buildings on varying sized lots. The subject property also utilizes a shared access with the buildings immediately to the west.

The applicant is proposing an addition to the building requiring 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 subject property is located in the Gateway Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

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' 501/24, 5761 Coopers Avenue, the Applicant is proposing to construct an addition by enclosing entrance areas to an existing place of religious assembly on the subject site. The Applicant is requesting the Committee to approve a minor variance to allow a reduction of parking proposing:

1. 265 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 282 parking spaces in this instance.

Per the submitted site plan, received October 4, 2024, the Applicant has 265 existing parking spaces on-site. Per Zoning Staff review 282 parking spaces are required; therefore a 17-parking space or 6% deficiency is proposed.

The Building Department is processing Building Permit application BP 3NEW 23-10671. Based on review of the information available in this application, Zoning Staff advise the following amendment is required:

1. to allow a reduction of parking, proposing 265 parking spaces whereas By-law 0225-2007, as amended, requires 282 parking spaces in this instance.

Municipal Parking Staff advise that no parking justification materials were provided for review. Staff require a satisfactory Parking Justification Letter with information pertaining to the operational details of the land use, including peak times, general observations of the on-site parking demands or other information to help justify the requested reduction in parking, in order to make a recommendation.

Staff advise the Applicant refer to the City's Parking Terms of Reference for parking justification requirements to be included with a formal submission.

Given the above, Staff recommend the application be deferred pending the submission of a satisfactory Parking Justification Letter.

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 processing Building Permit application BP 3NEW 23-10671. Based on review of the information available in this application, we advise that following amendment is required:

1. to allow a reduction of parking, proposing 265 parking spaces whereas By-law 0225-2007, as amended, requires 282 parking spaces in this instance.

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: Gary Gagnier, Zoning Examiner



**Appendix 3 – Region of Peel Comments****Minor Variance Application: A-24-501M / 5761 Coppers Avenue**

Development Engineering: Brian Melnyk ([brian.melnyk@peelregion.ca](mailto:brian.melnyk@peelregion.ca))(905) 791-7800 x3602

**Comments:**

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner