

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-17	File(s): A562.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/23/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a Warehousing Distributing/ Wholesale use (10% of the floor area of electronic products and liquidation of dry goods) on the subject site whereas By-law 0225-2007, as amended, does not permit a Warehousing Distributing/ Wholesale use on the subject site in this instance.

Background

Property Address: 3611-3663 Mavis Rd

Mississauga Official Plan

Character Area: Fairview Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

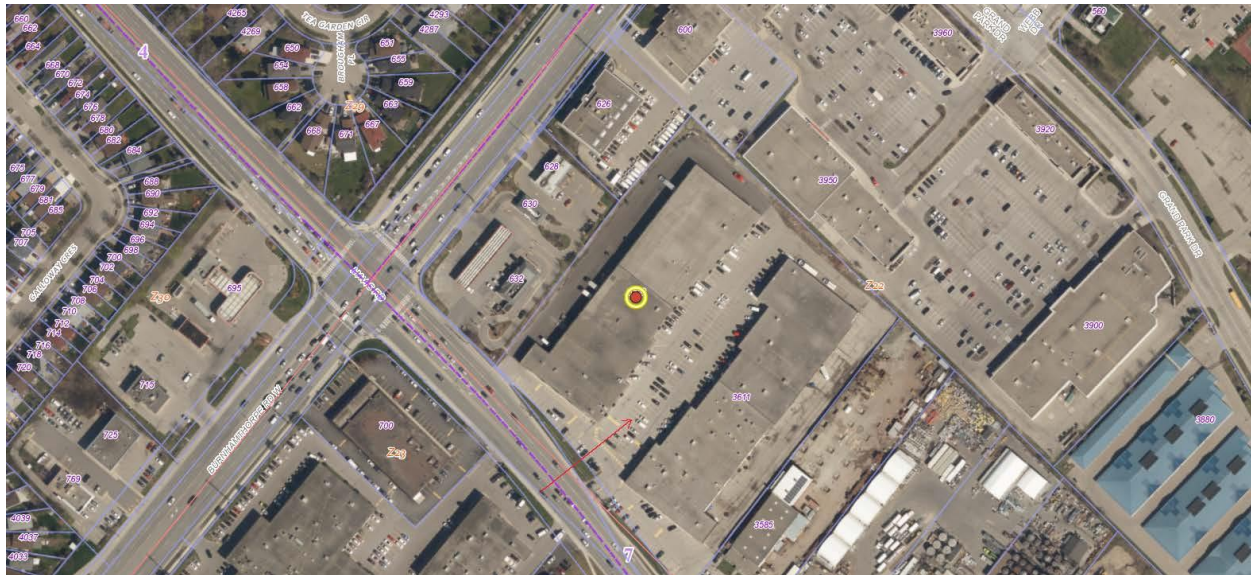
Zoning: D-10 - Development

Other Applications: None

Site and Area Context

The subject property is located south-east of the Burnhamthorpe Road West and Mavis Road intersection and currently houses two, single-storey multitenant commercial/employment structures with shared surface parking. Contextually, this portion of Mavis Road is comprised of a combination of heavy industrial and mixed commercial uses; with the subject property providing a transition between these aforementioned land-uses. The properties along this portion of Mavis Road are situated upon large parcels with lot frontages ranging from +/-40m (131ft) to +/-165m (541ft). The subject property is an interior parcel, with a lot area of +/- 2.9ha (7.2ac) and a frontage of +/-165m (541ft).

The applicant is seeking to permit a warehousing and distribution use requiring a variance to permit the use.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The site is located within Special Site 1 of the Fairview Neighbourhood Character Area and is designated Mixed Use by the Mississauga Official Plan (MOP). Special Site 1 enacts high level developmental polices that encourages the redevelopment of the east side of Mavis Road to be a mix of residential and commercial development. The intent of the official plan is clear that the City envisions the area to transition from industrial to residential and commercial as it redevelops. Staff are of the opinion that allowing a use within the existing structure that is compatible with the existing built form and will operate until such a time as the property redevelops, does not negatively impact the planned function of the property and are therefore satisfied that the application maintains the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned D-10 (Development). Changes in use, and additional development, are generally not permitted within the D zone, however the D-10 exception zone permits minor alterations within existing buildings. Regarding this property, similar approvals have been granted to permit alternate uses for multiple units located upon the subject lands. Staff are satisfied that the proposal represents a minor alteration and will not negatively impact the long-term redevelopment of the site in line with official plan policies. Planning staff are satisfied that the general intent and purpose of the zoning by-law are maintained in this instance.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The subject site is a multi-unit commercial warehouse located within an industrial environment. The requested use is contained wholly within the existing unit, and no alterations to the structure's footprint have been proposed. The variance to permit the use within the existing structure represents the orderly development of the lands, and whose resultant impact is minor in nature.

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

Appendix 2 – Zoning Comments

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy Permit 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.

Comments Prepared by: Crystal Abainza, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner