

Date Finalized: 2025-01-23 To: Committee of Adjustment	File(s): A577.24
From: Committee of Adjustment Coordinator	Meeting date:1/30/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be withdrawn.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a reduction in parking proposing:

1. 98 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 110 parking spaces in this instance;
2. 4 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 5 accessible parking spaces in this instance.

## Background

**Property Address:** 5250 Solar Dr Unit 23

### Mississauga Official Plan

Character Area: Airport Corporate Centre  
Designation: Business Employment

### Zoning By-law 0225-2007

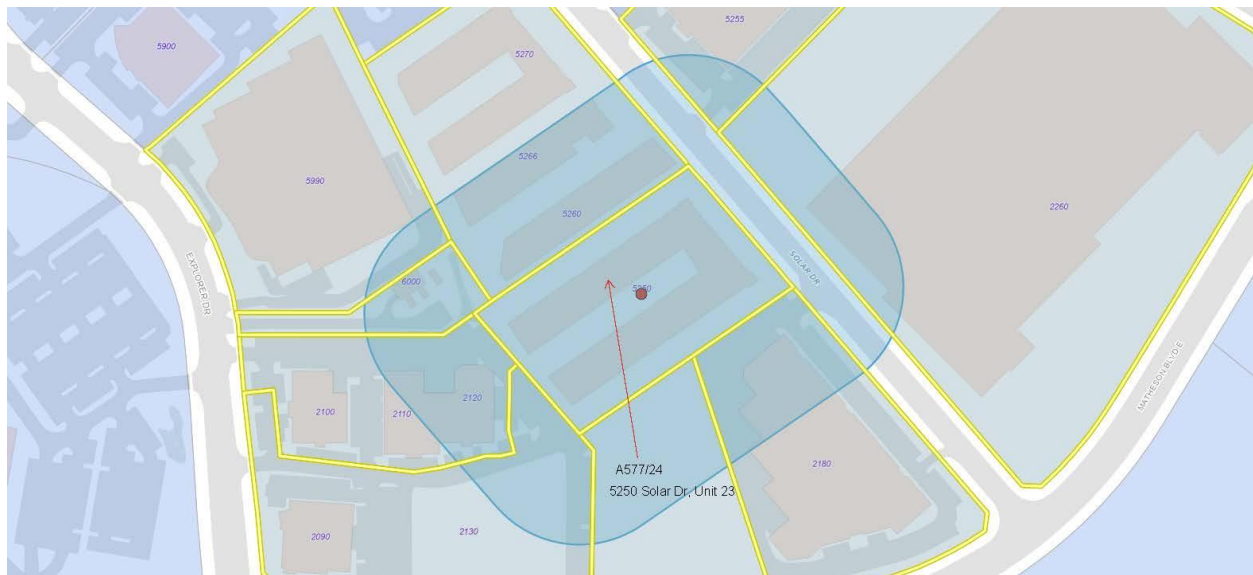
**Zoning:** E1 - Employment

**Other Applications:** C24-2555

## Site and Area Context

The subject property is located north-west of the Matheson Boulevard East and Satellite Drive intersection in the Airport Corporate Centre Character Area. The subject site is located in the Spectrum Major Transit Station Area and consists of a two-storey multi-tenant industrial building on an interior lot. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context includes industrial and office buildings on varied sized lots.

The applicant is proposing a change of use requiring variances for reduced parking spaces and accessible 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 Airport Corporate Centre Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

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. As the subject property is located in the Spectrum MTSA, Planning staff note the minor variance is not required due to the proclamation of Bill 185.

Additionally, Zoning staff note that 4% of parking spaces are required to be accessible. Through the Zoning Certificate of Occupancy process, Zoning staff have confirmed that the proposed on-site parking meets this regulation.

Based on the preceding information, Planning staff recommend the application be withdrawn.

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 C24-2555. Based on the review of the information available in this application, the requested variances is not required due to the property located within the Major Transit Station Area.

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: Jeanine Benitez, Zoning Examiner

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

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner