

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-10-28	File(s): A348/20 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-05

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The Applicant requests the Committee to approve a minor variance to allow a Manufacturing Facility and Warehousing/Distribution Facility on the subject property; whereas, By-law 0225-2007, as amended, does not permit such uses, in this instance.

## Background

**Property Address:** 2400 Skymark Avenue

### Mississauga Official Plan

**Character Area:** Airport Corporate Centre

**Designation:** Business Employment

### Zoning By-law 0225-2007

**Zoning:** E1-19 (Employment)

### Other Applications:

None

### Site and Area Context

The subject property is located north-west of the Eglinton Avenue West and Renforth Drive intersection, and currently houses a multi-storey, multi-tenant warehouse structure with shared

surface parking area. The southern portion of the site is bounded by a segment of the Mississauga Transit Way system, which runs contiguously to the rear lot line.

From a land-use perspective, the immediate neighbourhood is comprised primarily of either office-industrial or warehouse-industrial land-uses.

The subject property is an interior parcel, with a lot area of +/- 36,200.0m<sup>2</sup> and a lot frontage of +/- 250.0m.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning this minor variance request are as follows:

Planning Staff are in support of the Applicant's wishes to defer the application.

## **Conclusion**

Based upon the preceding, the Planning and Building Department recommends that the application be deferred.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 348/20.

Comments Prepared by: David Martin, Supervisor Development Engineering

### Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time. In the absence of any permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

Comments Prepared by: Brian Bonner, Zoning Examiner

### Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the November 5<sup>th</sup>, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Consent Applications:** B-54/20, B-55/20

**Minor Variance Applications:** A-312/20, A-338/20, A-340/20, A-341/20, A-342/20, A-344/20, A-345/20, A-348/20, A-349/20, A-350/20, A-352/20

Comments Prepared by: Diana Guida, Junior Planner