

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A609.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use on the subject property proposing:

1. 49 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 64 parking spaces in this instance; and
2. A front yard of 6.02m (approx. 19.75ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 6225 Danville Rd

Mississauga Official Plan

Character Area: Gateway Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

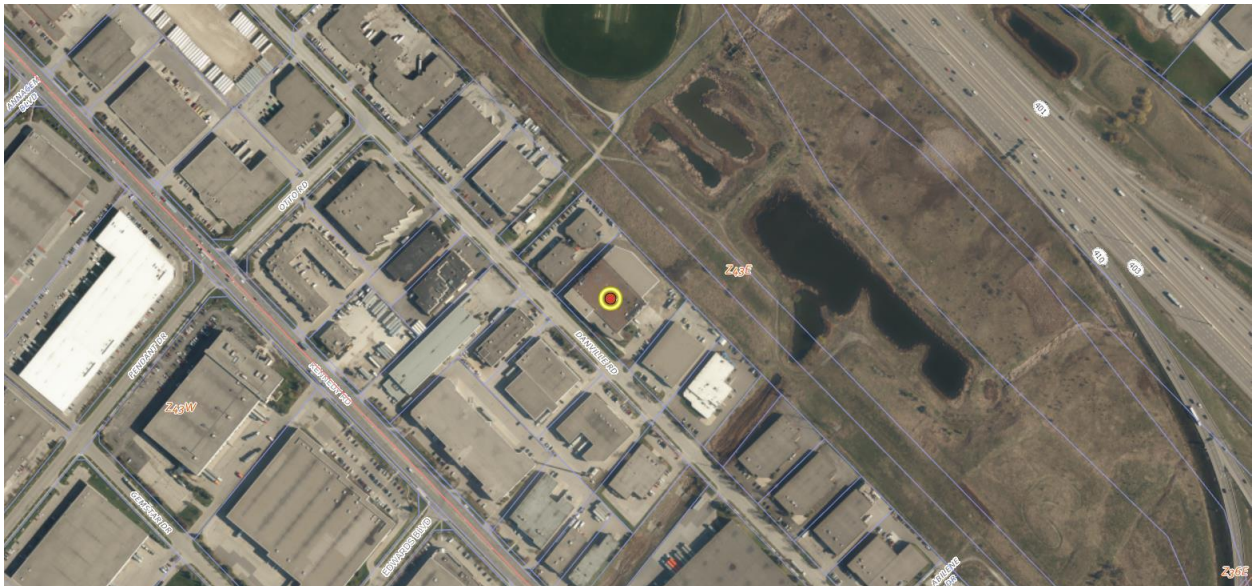
Zoning: E2 - Employment

Other Applications: None

Site and Area Context

The subject property is located south-east of the Courtneypark Drive East and Kennedy Road intersection in the Gateway Employment Character Area. It is an interior lot containing a one-storey warehouse and two-storey office with an associated surface parking lot. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is exclusively industrial, consisting of one-storey industrial buildings and office on varied sized lots.

The applicant is proposing to construct a one-storey front and rear yard addition requiring variances for front yard setback and 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). Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such

development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

Variance 1 pertains to a reduced front yard setback to the proposed front yard addition. The intent of the front yard setback provision is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space and landscaped buffer is incorporated into the front yard design. Staff note the proposed front yard warehouse addition will be constructed in the same building footprint location as the existing two-storey office area, which is to be demolished. Due to this, the proposed front yard addition will possess the same setback as the existing two-storey office. Staff are of the opinion the proposed front yard setback will remain consistent along the established streetscape of Danville Road and maintains sufficient space in the front yard for landscaping.

Variance 2 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' 609/24, 6225 Danville Road, the Applicant is requesting the Committee to approve a minor variance to allow a change of use proposing:

1. 49 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 64 parking spaces in this instance.

Per the submitted site plan, plotted October 25, 2024, the Applicant has 49 existing parking spaces on-site. Site Plan approval (SP22-42) and a building permit (23-5865) were issued for additions to the buildings and have since been constructed. A previous Committee of Adjustment decision (A 568/22) allowed for 61 parking spaces; however, it has since been determined that there is a parking deficiency. The Gross Floor Area (GFA) of the existing single tenant warehouse/office use is 5,837.25 m².

Per the submitted materials, 49 parking spaces exist (0.84 spaces/100 m² GFA), whereas 64 parking spaces are required (1.1 spaces/100 m² GFA). This is a 15-parking space or 23.4% deficiency.

A Parking Utilization Study (PUS), prepared by W.E. Oughtred & Associates, was submitted in support of the application. W.E. Oughtred & Associates undertook 5 days of parking surveys of the subject site in October and November 2024. The office furniture company is open Monday to Friday 9am – 4pm, with 12 full time employees on site. The showroom is viewable by appointment only. Peak observed parking demand was determined to be 23 vehicles, or 0.39 parking spaces per 100 m² GFA.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a total of 49 parking spaces whereas By-law 0225-2007, as amended, requires a total of 64 parking spaces in this instance.

Planning staff echo Municipal Parking staff's comments and are satisfied the proposed parking reduction is sufficient for the subject property.

Based on the preceding information, Planning staff are satisfied that the minor variance application maintains the general intent and purpose of 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 and note that we have no objections to the applicant's request.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building 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: Candice Williams, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner