

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-12-02	File(s): A394/20 Ward: 3
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-12-10

Consolidated Recommendation

The City recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information.

Application Details

The Applicant requests the Committee to approve a minor variance to allow an indoor karting facility, proposing 34 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 175 parking spaces, in this instance.

Background

Property Address: 1330 Eglinton Avenue East, Building D, Unit 1

Mississauga Official Plan

Character Area: North-east Employment Area
Designation: Business Employment, Mixed Use

Zoning By-law 0225-2007

Zoning: C3-1 (Commerical)
E2 (Employment)

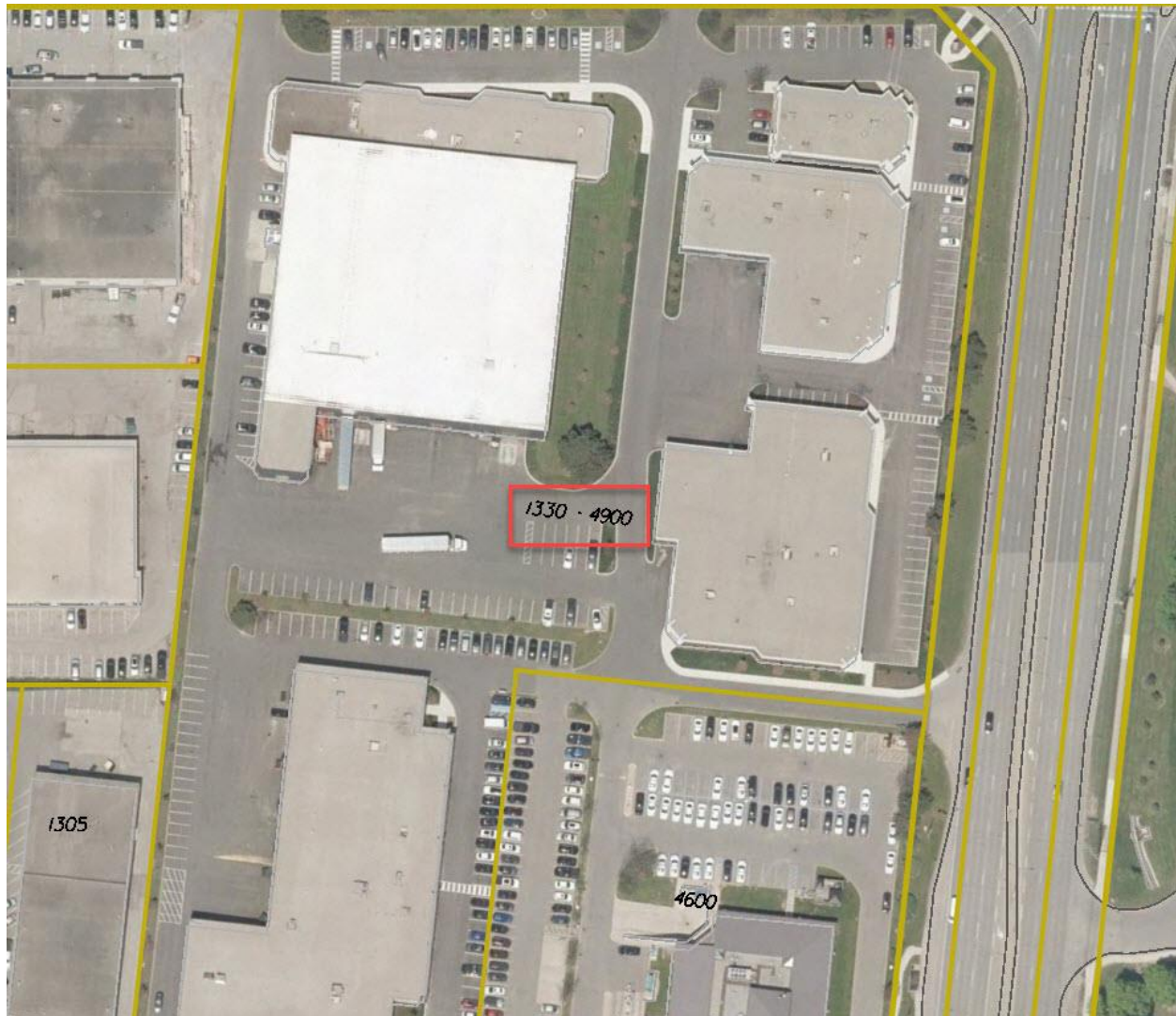
Other Applications:

C19- 9411
BP 3ALT 19-9521

Site and Area Context

The subject property is a multi-pad, multi-tenant commercial plaza located upon the south-west corner of the Eglinton Avenue East and Dixie Road intersection. From a land-use perspective, the immediate neighbourhood along this portion of Eglinton Avenue East is a mixture of multi-tenant commercial plazas; however, the neighboring section of Dixie Road provides a transitional area, with both office-industrial and warehouse-industrial land-uses being prevalent.

The subject property is an exterior parcel, with a lot area of +/- 35,086.25m² and a lot frontage of +/- 158.99m.



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:

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

The site is located within the Northwest Employment Area Character Area, and is designated Mixed Use and Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11 (j) (Business Employment), this designation permits entertainment, recreation and sports facility uses. The Applicant's proposal of an indoor karting facility meets the purpose and general intent of the Official Plan.

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

As per Zoning By-law 0225-2007, the subject property is zoned C3-1 (Commercial) and E2 (Employment). In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), this table regulates the required parking rates for the uses permitted on this site. The intent in quantifying this amount is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use.

A Parking Justification report, dated October 8, 2020, was prepared by NexTrans Consulting Engineers, and submitted in support of this application. City Planning Strategies Staff notes that the information provided is insufficient and additional survey work from the consultant is required; the site should be surveyed as a whole.

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

As the requested information has yet to be submitted and reviewed by City Planning Strategies, Planning Staff cannot determine whether the above-noted variance represent the orderly development of the lands, or whether the resulting effects are in fact minor in nature we would prefer to deal with the entirety of the site.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the application be deferred to allow the Applicant the opportunity to submit the requested information.

Comments Prepared by: Brooke Herczeg RPP, 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: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit application under file C19-9411. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 01/14/2020 for the above captioned certificate of occupancy permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Jeanine Benitez-Bumanglag, Zoning Plan Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the December 10th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-301/20

Minor Variance Applications: A-391/20, A-393/20, A-394/20, A-399/20, A-400/20, A-404/20, A-406/20

Comments Prepared by: Diana Guida, Junior Planner

Appendix 7 - Ministry of Transportation of Ontario

The above property-project is within the MTO PCA. Should there be planned structural changes, then a MTO Building Permit will be required. The changes to the driveway length are not a concern to the MTO.

Comments Prepared by: Corey Caple, Corridor Management Officer