

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2021-04-21	File(s): A150.21 Ward: 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-29 1:00 PM

### Consolidated Recommendation

The City has no objection 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 a reduction in required parking proposing a parking rate of 0.94 per residential unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1.00 per residential unit in this instance.

### Background

**Property Address:** 430 Square One Drive & 4130 Parkside Village Drive

#### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Downtown Mixed Use

#### Zoning By-law 0225-2007

**Zoning:** CC4-1 - City Centre

**Other Applications:** 0026-214  
T-04001  
SP 18-149  
BP 19-8780  
A377/19

## Site and Area Context

The subject property is vacant and located within the Downtown intensification area at the south-east corner of the Confederation Boulevard and Rathburn Rd W intersection. The subject property is an exterior parcel with a lot area of +/- 10,590.0m<sup>2</sup> and a lot frontage of +/- 107.92m possessing no vegetation or landscape elements on site. From a land-use perspective, the immediate neighbourhood is a mixture of employment and residential uses; including restaurants, offices, and residential towers.

The applicant is proposing a decrease in available parking requiring a variance for 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:

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

The site is located within the Downtown Core Character Area, and is currently designated Mixed Use by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.6 (j) (Mixed Use), this designation permits residential uses, in conjunction with other permitted uses, such as restaurant, secondary office and retail store. The Downtown Core is deemed an intensification area to be developed as a major regional centre with a mix of uses containing the greatest concentration of activities and variety of uses. The Applicant's proposal of a mixed use tower meets the purpose and general intent of the Official Plan.

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

The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, the applicant requires a minimum parking rate of 1.0 per residential unit; whereas, a parking rate of 0.94 per residential unit is being proposed.

City Planning Strategies (CPS) Staff note that a parking utilization study by BA Group, dated March 12, 2021 has been submitted in support of this application. The following rationale was used to justify the requested reduction:

- Six proxy sites were surveyed, all residential high-rise buildings in the Downtown. The survey dates ranged between 2016 and 2020, and found peak parking demands to range from 0.81 to 0.97 spaces/unit.
- Other precedents in the Downtown in regards to parking reductions were also listed. Five precedents of past approvals range in approved parking rates from 0.74 to 0.92 spaces/unit.
- The site is located in the Downtown Core and therefore has the highest transit access in the City. Sites downtown have access to the MiWay BRT, Square One Bus Terminal, and the future Hurontario LRT.
- The applicant is proposing to provide over the required minimum parking rate for visitors/commercial uses on site. 165 spaces are required for visitors/commercial parking, whereas 207 spaces are proposed.

Given the above justification, Planning Staff echo CPS Staff comments and can support the proposed variance.

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

Based on the submitted information detailing the parking demands on the site, Planning Staff can support the application. Staff find the proposal represents the orderly development of the lands, and is minor in nature.

## Conclusion

Planning Staff have no objection to the approval of this application. However, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development are being addressed through the Site Plan Application SP-18/149 for this development.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Building permit under file 19-8780. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Marco Palerma

### Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the consent application and advises as follows:

In addition, Community Services notes the following:

- Comments and conditions are being addressed through a future Site Plan Control Application and will be reviewed by the Park Planning Section.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca)

Comments Prepared by: Jim Greenfield, Park Planner

### Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner