

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-19	File(s): A183.21 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-05-27 1:00PM

Consolidated Recommendation

The City has no objection to the variance, as requested. 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 the industrial condominium proposing 87 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 105 parking spaces.

Background

Property Address: 1200 Lorimar Drive

Mississauga Official Plan

Character Area: Northeast Employment Area West
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2 - Employment

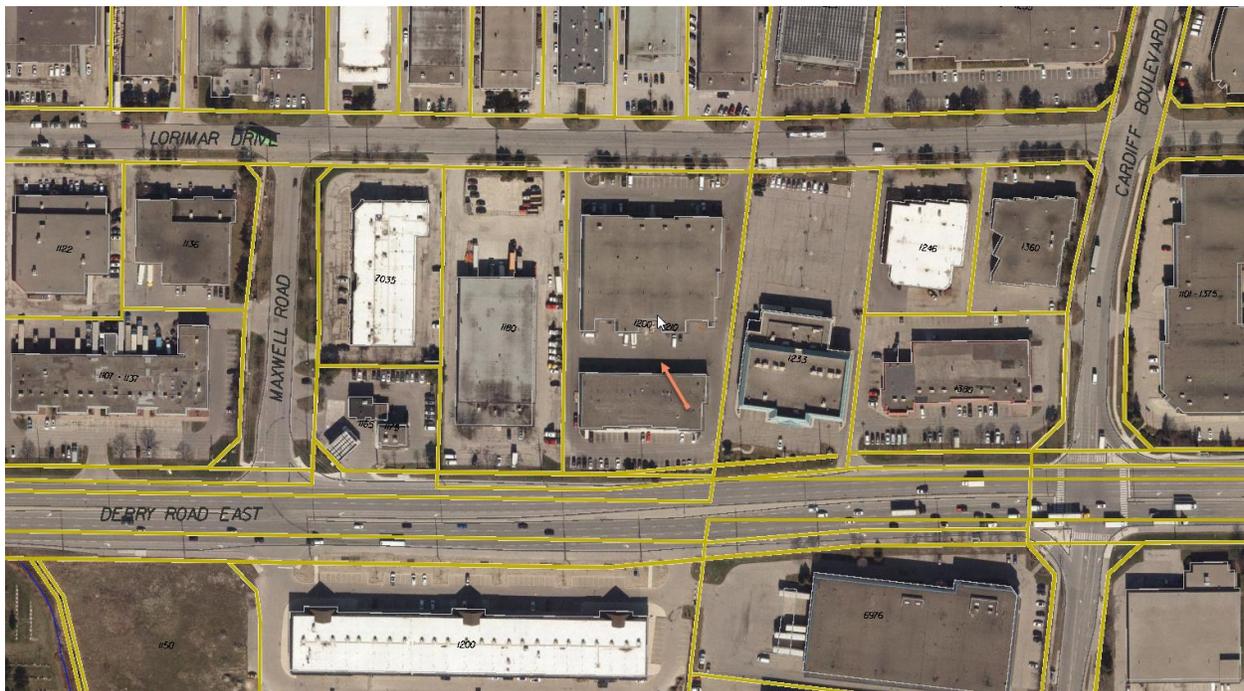
Other Applications: 21CDM-M 18 8

Site and Area Context

The subject property is an industrial, commercial building located north-east of the Derry Rd E and Cardiff Blvd intersection. The subject property is an interior parcel with a lot area of +/-

12,455.05m² and a lot frontage of +/- 91.0m, possessing minimal vegetation and landscape elements along the lot line. From a land-use perspective, the immediate neighbourhood consists exclusively of employment uses, including an accounting firm, a convention centre and training centre. Properties within the immediate vicinity possess lot frontages of +/- 70.00m with minimal vegetation and landscaping kept to the periphery of each parcel.

The applicant has proposed an industrial condominium that requires a variance for reduced 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 Northeast Employment Area Character Area, and is designated Business Employment by the Mississauga Official Plan (MOP). Section 11.2.11 (Business Employment) specifies that the existing industrial commercial uses are permitted within this designation; as such the proposal 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 E2 (Employment). Parking provisions identified in Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), regulate the required parking rates for various uses permitted on this site. 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 is proposing 87 parking spaces, whereas 105 are required onsite for all uses. This is a reduction of 18 spaces or a 17% deficiency.

A Parking Justification Study prepared by Nextrans Consulting Engineers, dated, March 26, 2021, was submitted in support of the application. NexTrans Consulting Engineers carried out an onsite survey of two existing multi-occupant commercial and manufacturing buildings with a total GFA of 5,381.3m². There are six rental units in the north building and ten rental units in the south building, for a total of sixteen (16) units onsite. The City's Parking Allocation Report, dated January 18, 2021, calculated the parking requirement separately for each use onsite.

The application is seeking to change tenure from rental to condominium industrial units, with no proposed changes to the existing total GFA. The subject property currently provides a total of 81 parking spaces. Recent reconfigurations of the parking area increase the onsite parking supply from 81 to 87 parking spaces.

The Planning Utilization Study explained that the business operations of the uses onsite were not significantly impacted by COVID-19. With the provided information, staff calculated the peak parking demand to be 67 parking spaces, which equates to an overall demand ratio of 1.24 spaces per 100 m² of total GFA (e.g. $67 / 5,381.3 \text{ GFA} \times 100 = 1.24$), which can be sufficiently accommodated onsite with 87 parking spaces.

Table 1: Applying the Zoning By-law Rate to Vacant and Proposed Uses

Use		GFA (m ²)	Zoning By-law Rate	Total
South Building	Unit #1 - Manufacturing (Vacant)	165.0	1.6 / 100 m ²	2.64
	Unit # 7 - Manufacturing (Proposed)	160.5	1.6 / 100 m ²	2.56
	Unit # 8 - Manufacturing (Proposed)	166.2	1.6 / 100 m ²	2.65
PUS Observed Onsite Demand				59
TOTAL PARKING DEMAND				67

Note: Total parking demand was rounded up to nearest whole number

Based on the submitted information and survey results, planning staff can support the parking variance to provide a total of 87 parking spaces, whereas, a minimum of 105 parking spaces are required for all uses onsite. However, the applicant may wish to defer the application in order for

Zoning to confirm the accuracy of the requested variance.

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

As the peak parking demand equates to less than the requested variance staff are of the opinion the variance is minor in nature resulting in the orderly development of the lands.

Conclusion

The Planning and Building has no objection to the variance, as requested. 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

This Department has no objections, comments or requirements with respect to C.A. 'A' 183/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit application under file 20-3489. Comments provided in this file indicated that 101 spaces were required as opposed to the 105 applied for. Conversations with the applicant indicated an anticipated change of use which would result in an additional requirement.

It should also be noted that the notice identifies the property as 1200 Lorimar Drive whereas the application identifies it as 1210 Lorimar.

Our comments are based on the plans received by Zoning staff on January 19, 2021 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: Sandra Morrison

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner