

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: Enter/choose date.	File(s): A340.21 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-08-26 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing 35 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 48 parking spaces in this instance.

Amendments

"[Enter amendments to variances]"

Recommended Conditions and Terms

"[Enter terms and conditions here]"

Background

Property Address: 1827 and 1835 Drew Road

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Industrial

Zoning By-law 0225-2007

Zoning: E3 - Employment

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Other Applications: SP 20-117

Site and Area Context

The subject property is located north-west of the Bramalea Road and Drew Road intersection in the Northeast Employment Area. It currently contains a single storey industrial building and a large fenced parking/storage area. Vegetation is limited to the municipal boulevard, which is consistent with the area. The subject property has a frontage of +/- 60.96m and a lot area of +/- 7,407.72m², however lots in the area vary in size.

The applicant is proposing an addition to the existing building requiring a variance for parking supply.

"[Enter air photo]"

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 applicant is proposing to construct an addition on the subject property in order to facilitate a manufacturing facility. The subject property is designated Industrial in Schedule 10 of the Mississauga Official Plan (MOP) and is zoned E3 under Zoning By-law 0225-2007. Staff note that the proposed use is permitted under both the Official Plan and the Zoning By-law, and therefore staff are satisfied that the proposal maintains the general intent and purpose of the Official Plan and Zoning By-law.

CPS staff have reviewed the application and note as follows:

With respect to Committee of Adjustment application 'A' 340/21, 1827 and 1835 Drew Road, the applicant is requesting to allow the construction of an addition to an existing manufacturing facility proposing a total of 35 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 48 parking spaces in this instance. This is a reduction of 13 spaces which equates to a 27% deficiency.

The applicant submitted a Parking Study, prepared by CGE Transportation Consulting, dated May 21, 2021, in support of the submitted application. The Parking Study dated May 21, 2021,

explains that the applicant is relocating an existing manufacturing facility, called Surf Tech, from 2830 Anson Drive to the subject site at 1827 and 1835 Drew Road. The subject site has an existing industrial building and the applicant is proposing to construct an addition. After the expansion, the total GFA of the building will be 3,282.08 m².

Currently, the manufacturing facility has 15 employees that work from 8:00am to 6:00pm. The owner advised that the number of staff and business hours will be maintained as no additional staff are expected at the new building.

The Parking Study carried out one day of surveying on Monday, May 10, 2021 at the following two proxy sites:

- 2830 Anson Drive -> existing location of the manufacturing facility
- 1815 Drew Road -> a manufacturing facility with similar business hours and approximately 16-20 employees

The Parking Study reported an observed peak demand at 1815 Drew Road on Monday, May 10, 2021 at 11:00am for a total peak demand of 3 spaces, which equates to a demand rate of 0.2 spaces per 100 m² of GFA (e.g. 3 spaces / 1,513 m² GFA = 0.196). The demand rate was applied to the subject site resulting in a demand of 7 parking spaces, therefore the applicant is of the opinion that the proposed 35 parking spaces onsite are sufficient. Lastly, the Parking Study references Transportation Demand Management (TDM) measures and explains that majority of the existing employees use transit and it is anticipated that employees will do the same at the proposed new location.

Staff contacted the agent, Jamshaid Ali Durrani, Spatial Concepts, via email on August 5, 2021, seeking additional information on the proposed expansion and use, as well as, requesting additional proxy site surveys, as one day of surveying is not acceptable.

The requested information has not been submitted yet and staff require satisfactory parking justification.

Without the above noted information requested by CPS staff, Planning staff are unable to fully review the application and determine if the application is minor in nature and represents desirable development of the subject property. As such Planning staff are in support of the request for deferral by CPS staff.

Conclusion

The Planning & Building Department recommends that the application be deferred.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 20-117 W5. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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: Brandon Eidner, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)

Appendix 4 – Heritage

"[Enter Community Services staff comments]"

Comments Prepared by: [Click here to insert name, title...](#)

Appendix 5 – Region of Peel Comments

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Comments Prepared by: [Click here to insert name, title...](#)

Appendix 6- Conservation Authority Comments

"[Entert CA comments]"

Comments Prepared by: [Click here to insert name, title...](#)

Appendix 7 – "[Enter other agency name]"

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Comments Prepared by: [Click here to insert name, title...](#)