

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-09-01	File(s): A356.21 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-09 1:00:00 PM

## Consolidated Recommendation

The Planning and Building Department has no objection to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a reduction in required parking proposing 425 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 460 parking spaces in this instance.

## Background

**Property Address:** 89 Dundas Street West

### Mississauga Official Plan

Character Area: Downtown Cooksville

Designation: Mixed Use & Residential High Density

### Zoning By-law 0225-2007

**Zoning:** H-RA4-53 - Holding & Residential, C4 - Commercial, and D-1 - Development

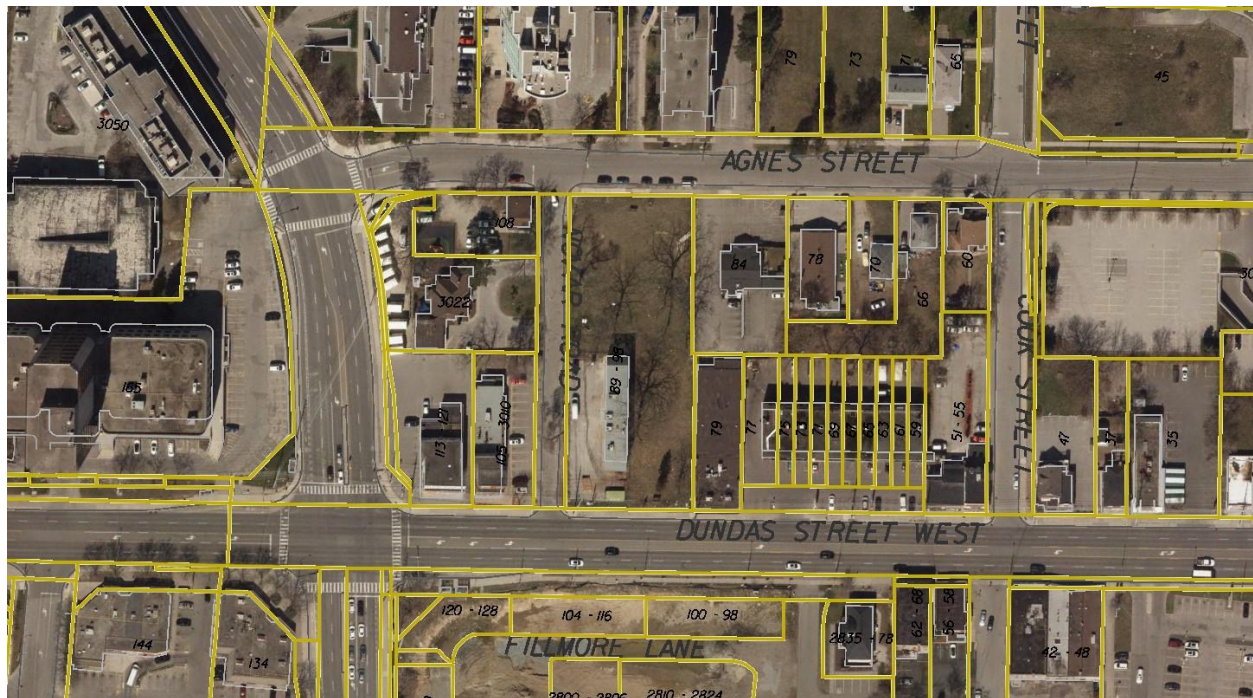
**Other Applications:** SP 020/52

### Site and Area Context

The subject property is located in Downtown Cooksville, north-east of the Dundas Street West and Confederation Parkway intersection. It currently contains a two storey building, however the majority of the property is vacant. Multiple mature trees are present on the subject property. The

surrounding area includes one and two storey buildings with a mix of uses, as well as high rise residential buildings.

The applicant is proposing to construct a high rise residential building on the subject property requiring a variance for parking.



With respect to Committee of Adjustment application A-356/21, 89 Dundas St W, the applicant is requesting to permit a new 18 storey mixed-use building with residential condominium units, proposing 425 parking spaces on-site whereas By-law 0225-2007, as amended, requires a minimum 460 parking spaces required on site in this instance;

Staff note that this property was subject to an approved rezoning (OZ-19/017) which granted the applicants reduced parking rates (0.9 spaces/unit for 1-bedroom, 1.0 for 1-bedroom, 1.3 for 3 bedroom, and 0.15 spaces/unit for visitor parking).

No parking study has been submitted in support of this application. However, as this request represents only a 35 space (7.6%) reduction from the approved zoning by-law, staff does not require a full PUS. A parking assessment letter by GHD, dated July 5, 2021 has been submitted in support of the application.

Justification provided in the letter included proxy information and sales data from a nearby development by the same developer at 86-90 Dundas Street East. That data showed parking demand averaged approximately 0.78 spaces/unit. The proxy site is only blocks away from this property (same neighbourhood context), and in addition, the proposed parking supply above equates to an overall rate of 0.84 spaces/unit.

Given the above justification and that the requested reduction is under 10% from the zoning by-law, as amended, staff can support the requested variance.

Planning Staff are in agreement with the comments provided by CPS and are satisfied that the request meets the general intent and purpose of the Official Plan and Zoning By-law. Staff are also satisfied that the request represents appropriate development of the subject property and is minor in nature.

Comments Prepared by: Alexander Davies, 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 (SP20-52). We also note that the City has processed and approved a Rezoning Application OZ-19/17 for this development.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner