

# City of Mississauga Department Comments

Date Finalized: 2021-12-01	File(s): A531.21 Ward 3
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-12-09 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to the conditions.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an office unit with 288 on-site parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 486 on-site parking spaces in this instance.

### Recommended Conditions and Terms

1. A temporary approval of 2 years; and
2. Following the expiration of the temporary two (2) year approval, the applicant is required to provide a satisfactory Parking Utilization Study (PUS) to address the parking deficiency onsite.

## Background

**Property Address:** 126-1065 Canadian Place

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment & Greenlands

### Zoning By-law 0225-2007

**Zoning:** E2 - Employment

**Other Applications:** C 21-7918

## Site and Area Context

The subject property is located south-east of the Tomken Road and Eglinton Avenue East intersection in the Northeast Employment Area. It currently contains 2 multi-storey commercial condominium buildings with a range of uses. The property has very little vegetation or landscaping, mostly at the rear of the property. The property contains a large parking lot servicing the two buildings. The surrounding area context includes a mix of commercial and industrial buildings on lots of various sizes with very little landscaping. Notable exceptions include the greenspace surrounding the Little Etobicoke Creek to the rear of the property and Philip Pocock Secondary School to the south.

The applicant is proposing a new office use in unit 126 requiring a variance for parking.



## 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 subject property is located in the Northeast Employment Character Area and is designated Business Employment and Greenlands in Schedule 10 of the Mississauga Official Plan (MOP). The majority of the property is designated Business Employment, with the Greenlands designation covering only a small portion of the rear of the property adjacent to the Little Etobicoke Creek. The Business Employment designation permits a variety of uses, including office uses.

The intent of the Zoning By-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the Official Plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. CPS staff have reviewed the variance request and note as follows:

The multi-use commercial condominium plaza at 1065 Canadian Place has a shared parking arrangement with 1055 Canadian Place and the existing shared parking lot provides a total of 288 spaces for all uses onsite.

The applicant did not submit any parking justification. Staff contacted the agent, Arshad Siddiqui, CArchitecture, via email on November 16, 2021, to request clarification for the proposed use and parking deficiency. The agent provided satisfactory responses via email on November 19, 2021.

Through application 'A' 405/20, staff point out the parking requirement for the commercial plaza was a total of 483 parking spaces, which indicates that the deficiency has increased by 3 parking spaces for the office unit, which is a total of 486 spaces.

Staff advise that at this time, a Parking Utilization Study (PUS) is not recommended as it would not reflect an accurate parking demand, specifically for commercial and office uses. Given the current circumstances, staff further noted that the application could be supported on a temporary basis and following the expiration of such temporary approval, the applicant would be required to submit a satisfactory PUS for the parking deficiency onsite. Staff recommend the expiration date align with the previous Committee of Adjustment application 'A' 405/20 and lapse on December 31, 2023.

Given the current pandemic circumstances, staff recommend supporting the requested parking variance on a temporary basis for up to two (2) years, set to expire on December 31, 2023, subject to the following condition:

- Following the expiration of the temporary two (2) year approval, the applicant is required to provide a satisfactory Parking Utilization Study (PUS) to address the parking deficiency onsite

Planning staff are in agreement with the comments from CPS staff and are of the opinion that the application maintains the general intent and purpose of both the Official Plan and Zoning By-law, is minor in nature, and represents appropriate development of the subject property at this time. The temporary approval will allow staff to re-review the parking availability on site and ensure that, as traffic and parking volumes return to normal, the impacts of the request continue to be minor in nature.

Comments Prepared by: Alexander Davies, 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' 531/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy Permit under file C 21-7918. 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: Ramsen Hedoo, Zoning Examiner