

City of Mississauga Department Comments

Date Finalized: 2022-02-02	File(s): A58.22 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-02-10 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 reduced parking proposing 0.86 residential parking spaces per unit whereas By-law 0225-2007, as amended, requires a minimum of 1.0 resident parking spaces per unit in this instance.

Background

Property Address: 3897 Quartz Road; 407 Webb Drive

Mississauga Official Plan

Character Area: Downtown Core
Designation: Downtown Mixed Use

Zoning By-law 0225-2007

Zoning: CC2-5 - Commercial

Other Applications: None

Site and Area Context

The subject property is located on the north-west corner of the Webb Drive and Confederation Parkway intersection in the Downtown Core. The site currently contains a high-rise building under construction with residential and commercial uses planned for the structure. Parking will be provided in an underground parking lot. Presently there are no landscaping or vegetation

elements present on the site. The surrounding area context includes a mix of high and low-rise residential uses, as well as commercial, office, and institutional uses.

The applicant is proposing to continue construction on the structure 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 Downtown Core Character Area and is designated Downtown Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). The Downtown Mixed Use designation permits a variety of uses, including residential and commercial 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:

A Parking Justification Letter was submitted by BA Consulting Group Ltd., dated November 25th, 2021. The submitted parking justification is not satisfactory because the variance is greater than 10% and the applicant is required to submit a satisfactory Parking Utilization Study (PUS).

It is staff's understanding that Zoning has advised that more information is required in order to verify the accuracy of the requested variance.

Based on the submitted parking justification, staff recommend the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

Where a reduction of parking exceeds 10% of what the By-law requires, the City of Mississauga requires a Parking Utilization Study be submitted in support of the application. With this in mind, Planning staff are supportive of Parking staff's request for deferral to allow for the resubmission of a full PUS in order to determine if the requested variance meets the four tests.

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 this property will be addressed through the Site Plan Application process, File SP-17/162.

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