

City of Mississauga Department Comments

Date Finalized: 2022-04-27	File(s): A57.22 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-05 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow reduced parking proposing 0.9 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: 0 Burnhamthorpe Road West; 3911 Quartz Road; 3906 Confederation Parkway

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 south-west corner of the Burnhamthorpe Road West 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 a mixed use commercial/residential building with a reduced parking rate requiring a variance for the reduced 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. Municipal Parking staff have reviewed the variance request and note as follows:

A Parking Utilization Study (PUS) was submitted by BA Group, dated March 1st, 2022. Overall 1,655 parking spaces are being proposed, including 1,419 resident (0.90 spaces per unit) and 236 shared non-resident spaces (0.15 spaces per unit as Zoning By-law 0225-2007). Section 3.1.2.1.4.0 specifies that the required non-residential parking requirements will be the greater of the visitor spaces requirement and the required parking for all non-residential uses.

Based on the above, staff can support a reduced residential parking rate of 0.90 parking spaces per residential unit as well as shared non-residential parking spaces rate at 0.15 parking spaces per dwelling unit.

Planning staff are in agreement with the comments of Municipal Parking staff and are satisfied that the application maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

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