

City of Mississauga Department Comments

Date Finalized: 2022-05-11	File(s): A151.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-19 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a 6-storey storage facility proposing 19 parking spaces whereas the Zoning By-law (0225-2007), as amended, requires 21 parking spaces in this instance.

Background

Property Address: 250 Derry Rd W

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-136 - Employment

Other Applications: SP 18-101

Site and Area Context

The subject property is located on the south side of Derry Road West, east of the Saint Barbara Boulevard intersection. Currently the property is vacant with limited vegetation scattered throughout the property. It has a lot frontage of +/- 66.02m (216.6ft) onto Derry Road West and

a lot area of +/- 4,512.49m² (1.12ac). The surrounding area context includes a mix of residential, commercial, and open space uses on lots of varying sizes.

The applicant is proposing a self-storage facility 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 Meadowvale Village Neighbourhood Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a limited range of employment uses, including a self storage facility.

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:

The requested parking reduction is to accommodate a larger electrical transformer that was initially proposed to be located within a landscape buffer abutting the street line. The proposed relocated electrical transformer results in the loss of two parking spaces.

An updated Parking Justification Study dated March, 2022 was prepared by Crozier & Associates. An original Parking Study (dated December 2017) and subsequently a Parking Letter (August 2018) were previously submitted to support the site re-zoning. This Updated Parking Study captures the previous Parking Studies and incorporates the current site plan.

Through zoning exception E2-136 (passed through By-law 0079-2019), a total of 21 parking spaces for a self-storage facility is required in this instance. The proposed development has a Gross Floor Area (non-residential) of 13,868.86 m². At 21 parking spaces, this results in a parking rate of 0.15 spaces per 100 m². The revised proposal results in a total of 19 parking spaces for a self-storage facility, as such the revised parking rate is approximately 0.135 spaces per 100 m². This represents an overall deficiency of 2 parking spaces or 10%.

Three proxy sites were previously surveyed, including 1230 Lakeshore Road East, Mississauga. The peak parking demand rate for 1230 Lakeshore Road East was 0.13 parking spaces per 100 m². Further, the existing self-storage facility at 3625 Ninth Line, Mississauga, was approved with a reduced parking rate of 0.11 parking spaces per 100 m². The forecasted peak parking demands at the subject site can be accommodated by the proposed parking space supply.

Staff have previously supported parking reductions for self-storage facilities and generally agree that parking demand is low for self-storage facilities. The nature and operation of self-storage facilities is generally based on the factor that clients who use self-storage facilities are there for a short duration for pick up and drop off.

Given the above, and subject to confirmation by zoning staff that the requested variance is correct, staff can support the proposed parking reduction to allow 19 parking spaces on the subject property, whereas Zoning By-law 0225-2007, as amended, requires 21 parking spaces in this instance.

Planning staff are in agreement with the comments provided by Municipal Parking staff and are satisfied 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.

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' 151/22.

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.

Furthermore, we note that a Building Permit is 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

Appendix 3 – Parks, Forestry, and Environment Comments

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

1. The lands to the rear of the property are City owned lands, identified as Derry West Greenbelt (P-433) and within Significant Natural Area, zoned G-1, that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
 - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
 - b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. Hoarding and park protection secured through the associated Hold Removal Application (HOZ 19 08) & site plan control application (SP 18 101).
2. Construction access from the adjacent park/greenlands is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca.

Comments Prepared by: Jim Greenfield, Park Planner