

City of Mississauga Department Comments

Date Finalized: 2022-02-23	File(s): A79.22 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-03-03 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to allow existing parking conditions with:

1. A minimum landscape buffer of 2.9m (approx. 9.5ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.8ft) in this instance;
2. A minimum parking aisle width of 4.9m (approx. 16.1ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.0m (approx. 23.0ft) in this instance;
3. Access to and from parking and loading spaces to be provided by driveways and aisles that are partially on-site and partially off-site, whereas By-law 0225-2007, as amended, requires access to and from parking and loading spaces to be provided by unobstructed on-site driveways or driveways and aisles in this instance; and,
4. 81 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 85 parking spaces in this instance.

Background

Property Address: 2880, 2884 & 2896 Slough Street

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-38 - Employment

Other Applications: CDM-M 20-4**Site and Area Context**

The subject property is located on the south side of Slough Street, west of the Slough Street and Airport Road intersection. It has a lot area of +/- 1.04ha (2.57ac) and currently contains 3 multi-tenant industrial buildings. There are no landscape elements present on the subject property, and vegetation is limited to the front property line. The surrounding area context is generally industrial, consisting of 1 to 2-storey buildings on lots of various sizes, however Commercial uses are present along Airport Road and residential uses are present along the east side of Airport Road.

The applicant is proposing to convert the property to an industrial condominium requiring variances for the landscape buffer, parking aisle width and location, and parking.



Variances 1-3 represent existing conditions on the subject property. The subject property has functioned appropriately despite these deficiencies and the necessary easements are in place to allow the continued operation of the site. Furthermore staff note that the deficiencies are only at select locations throughout the site and do not represent conditions across the site as a whole. Staff therefore have no objections to variances 1-3.

Variance 4 requests a reduction in parking. 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 Justification Letter' and 'Parking Justification' were submitted by Weston Consulting, dated December 20, 2021.

The Letter explains that a reduction in parking is required for the subject lands from 85 spaces to 81 spaces (a deficit of 4.7%) due to registered easements on site. For legal reasons, it has been determined that a reduction of parking on site would be most appropriate to address this matter as these easements need to be avoided.

Staff recommend deferral of this application. Zoning By-law 0225-2007 stipulates that a commercial school requires 5.0 parking spaces per 100 m² GFA – non residential. Zoning has deemed a rate of 3.2 parking spaces as acceptable for the commercial school should the GFA be less than 10% of the entire building GFA. The applicant shall verify with staff that the reported GFA numbers/proposed types of uses are correct site-wide. The applicant must clearly identify the GFA for each use. Zoning advised that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required. If Committee should see merit in approving this application, Staff could support the requested variances upon zoning staff confirming the accuracy of the requested variances.

Given the outstanding questions surrounding the parking variance, staff recommend that the application be deferred in order to allow the applicant to submit the necessary information for review.

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 are being addressed through the Condominium Conversion Application currently being processed, CDM 20-04.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Condominium Conversion application under file CDM-M 20-4. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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: Marco Palerma