

City of Mississauga Department Comments

Date Finalized: 2023-03-15	File(s): A626.22 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-03-23 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to authorize a minor variance to allow an existing building with 151 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 173 parking spaces in this instance.

Background

Property Address: 30 Central Parkway W

Mississauga Official Plan

Character Area: Downtown Fairview
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: RA2-4 - Residential

Other Applications:

Site and Area Context

The subject property is located on the south side of Central Parkway West, west of the Hurontario Street intersection. It currently contains an 8-storey residential apartment building with associated surface and underground parking lots. Limited landscaping/vegetative elements are present on the subject property. The surrounding context includes a variety of uses and built

forms on lots of varying sizes, ranging from detached dwellings to high rise residential to office and commercial buildings.

The applicant is proposing additional units within the existing building 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 Fairview Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). The Residential High Density designation permits the existing apartment building.

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:

With respect to Committee of Adjustment application 'A' 626/22 located at address 30 Central Parkway W, the applicant is requesting to allow an existing building with the following minor variance being requested:

- 151 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 173 parking spaces in this instance.

The proposed parking is at a 13% deficiency from the City's requirements as stipulated within Zoning By-law 0225-2007. As per the City's parking Terms of Reference, the City requires the submission of a Parking Utilization Study (PUS) to justify reductions more than 10% from current Zoning By-law standards. A PUS was not submitted, and without proper justification, staff have concerns with the large proposed reduction.

Additionally, Zoning was unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required.

Staff Comments

Staff recommend the application be deferred:

- In the absence of a Building Permit Zoning is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.
 - Verification of the accuracy of the requested variance(s) and whether additional variance(s) will be required has yet to be completed.
- Pending the submission of a satisfactory Parking Utilization Study (PUS).
 - Staff advise that a satisfactory Parking Utilization Study is required to be submitted.
 - Please refer to the City's Parking Terms of Reference for parking justification requirements to be included with a formal submission.
 - The consultant should confirm the survey methodology with staff prior to conducting parking surveys. Details can also be found in the above hyperlink, under the City's Parking Terms of Reference.

Staff therefore recommend that the application be deferred to allow the applicant to submit the requested information.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections to this application.

Comments Prepared by: Patrycia Menko, Junior Planner

Appendix 4- Metrolinx30 Central Parkway W

Metrolinx is in receipt of the minor variance application for 30 Central Parkway W to allow an existing building with reduced parking spaces. Metrolinx's comments on the subject application are noted below:

- At this stage Metrolinx does not have any major comments but any works within the Metrolinx ROW or within 60 m of the Hurontario LRT will require approval and coordination with Metrolinx.

Comments Prepared by: Farah Faroque, Intern