

City of Mississauga Department Comments

Date Finalized: 2023-06-14	File(s): A177.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-06-22 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 a mixed-use development proposing:

1. 0.7 parking spaces per residential unit whereas By-law 0225-2007, as amended, requires 0.8 parking spaces per residential unit in this instance; and,
2. 0.1 parking spaces per unit for visitor/non-residential use whereas By-law 0225-2007, as amended, requires 0.2 parking spaces per unit for visitor/non-residential use in this instance.

Background

Property Address: 3051 Cook Street

Mississauga Official Plan

Character Area: **Downtown Cooksville**
Designation: **Residential High Density**

Zoning By-law 0225-2007

Zoning: **RA4-27 - Residential**

Other Applications: None

Site and Area Context

The subject property is located on the north-east corner of the Agnes Street and Cook Street intersection. It has a lot area of +/- 3,193.7m² (+/- 34,376 ft²) and is currently vacant with the

exception of a paved driveway along the eastern property line serving adjacent developments. Limited vegetation or landscaping elements are present on the subject property. The surrounding area context contains a mix of residential and commercial uses with differing built forms and lot sizes, as well as T.L. Kennedy Secondary School in close proximity to the north.



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 Cooksville Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP).

The requested variances propose a reduction in the required amount of vehicle and bicycle 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. Furthermore the requirement for bicycle parking seeks to encourage active transportation methods within the City by providing adequate bicycle parking/storage on site. 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' 177/23, 3051 Cook Street, the Applicant is requesting the Committee to approve a minor variance to allow a mixed-use development proposing:

- 0.7 parking spaces per residential unit whereas By-law 0225-2007, as amended, requires 0.8 parking spaces per residential unit in this instance; and
- 0.1 parking spaces per unit for visitor/non-residential use whereas By-law 0225-2007, as amended, requires 0.2 parking spaces per unit for visitor/non-residential use in this instance.

Per the materials provided by the applicant, a 28-storey mixed-use building comprising of 314 residential units and 235 m² of ground floor commercial area is proposed. The Applicant provided a parking assessment dated April 5, 2023, completed by GHD. The parking assessment provided a review of the policy and transit context of the Cooksville area, as well as proposed travel demand management measures. The applicant is proposing a total of 253 parking spaces, whereas 314 parking spaces are required overall in this instance. The proposed deficiency is 61 parking spaces, or 19.4%.

Staff advise that the recently updated parking requirements for off-street parking, Zoning By-Law 0117-2022, that came into effect June 8, 2022, is supportive of provincial and municipal land use and transportation policies. The updated rates were derived from the Parking Regulations Study (PRS) which undertook a review of off-street parking rates throughout the City, including the Cooksville area. These developed rates were carefully tailored to Mississauga's context as well as current needs and are intended to support developments that are well served by existing or future planned higher order transit, such as the Hurontario Light Rail Transit line which is currently under construction.

Although the applicant submitted a parking assessment, it did not include a proxy survey of comparable sites to justify the requested parking reduction. As the parking deficiency is greater than 10% from the existing [Zoning By-law 0225-2007](#), as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study is required. The Applicant should refer to the City's [Parking Terms of Reference](#) for parking justification requirements to be included with a formal submission. The Applicant should confirm the survey methodology with staff prior to conducting parking surveys.

Zoning staff have advised that the applicant needs to conform to current Zoning By-law requirements.

Given the above, Municipal Parking staff require the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

Planning staff are in agreement with the comments provided by Municipal Parking staff and echo the recommendation that the application be deferred to allow the applicant to submit the requested information.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed mixed use development are being addressed through the Site Plan Application SP 21-102. We also note that the City is processing Rezoning Application OZ-13/017 for this development.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

Parking calculation should conform to the current regulations as per amending By-law 0117-2022.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Metrolinx3051 Cook Street

We note the subject site is within 300m of the future Hurontario LRT.

- 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, Project Analyst

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner