

City of Mississauga Department Comments

Date Finalized: 2023-07-12	File(s): A67.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-07-20 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended.

Application Details

The applicant requests the Committee to approve a minor variance to permit 386 parking spaces whereas By-law 0225-2007, as amended, requires 467 parking spaces in this instance.

Amendments

While Planning staff is not in a position to provide an interpretation of the Zoning By-law, staff recommend that the variance be amended as follows:

The applicant requests the Committee to approve a minor variance to permit 386 parking spaces whereas By-law 0225-2007, as amended, requires 450 parking spaces in this instance.

Background

Property Address: 2305 Stanfield Road Unit 66

Mississauga Official Plan

Character Area: Dixie Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-131-Employment

Other Applications: Certificate of occupancy permit 22-2739

Site and Area Context

The subject property is located within the Dixie Employment Character Area, west of Queensway East and Dixie Road. The surrounding area north of Queensway East is comprised of a mix of commercial, employment and industrial type uses. The subject property contains a similar mix of uses found in the broader area, which include both commercial and employment uses. The area south of Queensway East consists of detached residential dwellings.

The applicant is proposing a medical office unit on the subject property requiring a variance for 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 are as follows:

The subject property is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP) which permits warehousing and secondary office uses. A secondary office use means a business, professional or administrative offices having an area less than 10,000 m² (107,639 ft²) or accommodating less than 500 jobs.

The applicant is seeking to permit a medical office on the subject property with a total of 386 on-site parking spaces where a minimum of 467 parking spaces are required in this instance.

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:

Per the materials provided by the applicant, there are 6 buildings with a total of 93 units on the subject site and the non-residential Gross Floor Area (GFA) of all units is 14,460.98 m² (155656.69ft²). The parking lot on site is shared by all tenants and visitors. The applicant proposes to open a medical office that provides chiropractic services in unit 66 within Building F. The applicant proposes a total of 386 parking spaces, whereas 467 parking spaces are required in this instance. The proposed deficiency is 81 parking spaces, or 17.3%.

The applicant provided a Parking Utilization Study (PUS) dated May 5, 2023, completed by Trans-Plan Transportation Inc. Parking surveys were conducted for 6 days over a two-week period for the subject site and proxy site. Results indicate that the peak parking demand for the subject site was on a Wednesday at 1:30 p.m., which was 174 spaces; the peak demand for proxy site was on a Wednesday at 2 p.m., which was 146 spaces. The peak parking utilization percentage for the subject site was 45% and 37% for proxy site. In addition, the peak parking demand ratio was 1.97 spaces per 100m² (1076.39ft²) of GFA for the subject site and 1.37 for proxy site. Based on the survey results, the parking demand ratios for both sites appear to be lower than what's required in the zoning bylaw (3.8 spaces per 100 m² non-residential GFA) on the subject property. The parking assessment reviewed the policy and transit context of the Lakeview area, as well as proposed travel demand management measures.

Zoning staff have confirmed that the requested variance should be 450 parking spaces required instead of 467 parking spaces based on the current land uses and non-residential GFAs of all units.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a total of 386 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires 450 parking spaces, in this instance.

Planning staff echo comments from Municipal Parking staff and have no concerns with the application, as amended.

Comments Prepared by: Connor DiPietro, 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' 67/23.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit application under file 22-2739. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Furthermore, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required: Gross Floor Area calculation and proof of medical registration.

Our comments are based on the plans received by Zoning staff for the above captioned certificate of occupancy permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: RAMSEN HEDOO

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner