

# City of Mississauga Department Comments

Date Finalized: 2023-11-08	File(s): A437.23
To: Committee of Adjustment	Ward: 9
From: Committee of Adjustment Coordinator	Meeting date:2023-11-16 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow parking proposing 108 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 118 parking spaces in this instance.

## Background

**Property Address:** 2565 Argentia Road

### Mississauga Official Plan

Character Area: Meadowvale Business Park CC  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-26- Employment

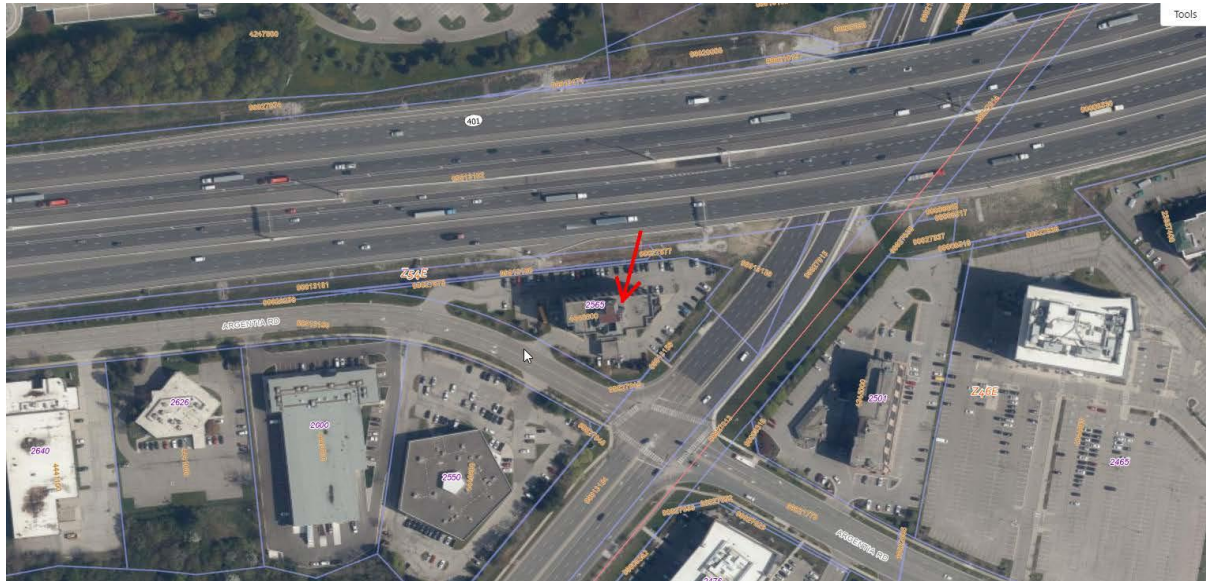
**Other Applications:** C 23 9840

### Site and Area Context

The subject property is located on the north-east corner of the Derry Road West and Argentia Road intersection in the Meadowvale Business Park Corporate Centre Character Area. It currently contains a Holiday Inn & Suites hotel and has a lot frontage of +/- 26.08m (85.56ft) and a lot area of 0.64ha (1.58ac). It contains limited vegetation and landscaping elements, along the

the subject property's frontage. The surrounding area context includes office buildings and the Highway 401 to the north.

The applicant is proposing a hotel expansion requiring a variance for a parking deficiency.



## 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 Business Park Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

The proposed variances requests a reduction in the total number of parking spaces. 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' 437.23, 2565 Argentia Road, the Applicant is requesting the Committee to approve a minor variance to allow reduced parking for the subject property and proposing:

A total of 108 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 118 parking spaces in this instance.

Per the materials provided by the Applicant, the subject property is currently occupied by Holiday Inn & Suites with 120 existing guest rooms in the hotel. The requested variance is triggered by the addition of 12 new rooms to the hotel, which results in a total of 132 guest rooms. The existing non-residential Gross Floor Area (GFA) of the subject property, including restaurants and meeting rooms, is 480.24 square meters. The subject site is located within E2-26 Zoning Area, Parking Precinct 4.

Per Section 3.1.1.2 of Mississauga Zoning By-law, staff advise that the correct parking rates for Overnight Accommodation uses located in Parking Precinct 4 require a minimum of 0.8 parking space per guest room and 10 spaces per 100 square meters of non-residential GFA for facilities intended for public use. Therefore, with a minimum of 106 parking spaces for guest rooms and 48 spaces for public use facilities, the correct minimum required number of parking spaces for the subject property would be 154. The Applicant proposes a total of 108 parking spaces. As such, 154 parking spaces are required whereas 108 parking spaces can be accommodated, which generates a parking deficiency of 46 spaces or 29.9%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision.

The Applicant submitted a Parking Utilization Study dated September 28, 2023, prepared by CGE Transportation Consulting. Parking surveys were undertaken from 5 p.m. to 11 p.m. on a 30-minute interval for four days in September 2023. The results of survey indicate that the peak parking demand was observed at 11:00 p.m. on a Saturday, with a total of 78 occupied parking spaces on site, which represents a utilization rate of 72%. The Applicant also proposes several Transportation Demand Management (TDM) strategies to justify the requested parking reduction. Staff advise that the timing of the parking survey was not satisfactory. While two weeknights and two weekend nights were surveyed, only 6 hours of survey were conducted each day. The hours of these surveys should have been extended especially during daytime (around noon) and the timeframe between 11 p.m. and 1 a.m. to more accurately assess the parking demand of the subject property.

Zoning staff have advised that more information is required to verify the accuracy of the requested variance.

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

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Planning staff echo Municipal Parking staff's comments and therefore recommend that the application be deferred to allow the applicant to submit the requested information.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

In the absence of a Development application 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Minan Song, Planner in Training

### Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner