

# City of Mississauga Department Comments

Date Finalized: 2023-11-22	File(s): A392.23
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2023-11-30 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 for parking on the subject property proposing 347 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 378 parking spaces in this instance.

## Background

**Property Address:** 7079 Torbram Road

### Mississauga Official Plan

Character Area: Northeast Employment Area (West)  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2- Employment

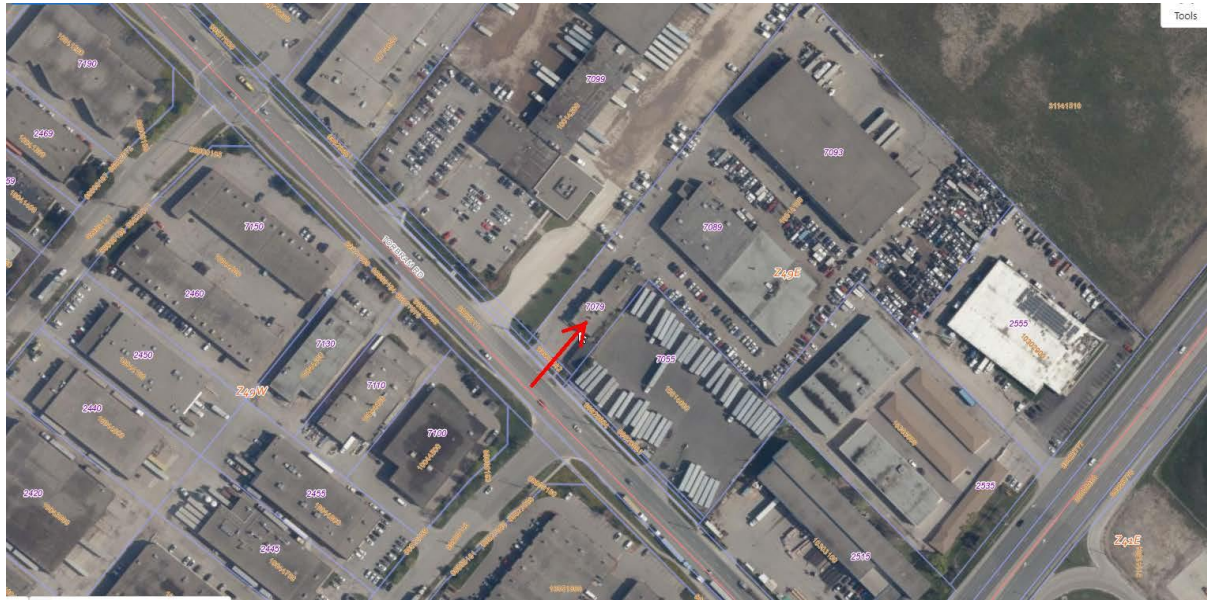
**Other Applications:** C 23 7599

### Site and Area Context

The subject property is located on the east side of Torbram Road, north of the Derry Road East intersection. It currently contains a single storey, multi-tenant industrial building with associated surface parking. The property has a mix of employment and commercial uses within the units. No landscaping or vegetative elements are present on the subject property. The surrounding

area context is predominantly industrial, consisting of low rise buildings on varying lot sizes and the airport is located within close proximity to the site.

The applicant is proposing a manufacturing facility 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 Northeast Employment Area (West) Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

The variance proposes 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' 392.23, 7079 Torbram 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 347 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 378 parking spaces in this instance.

Per the materials provided by the Applicant, the subject property is currently utilized as a Multiple-Occupancy Manufacturing Facility. The Site Plan that was submitted along with the application package was not legible enough to determine the existing Gross Floor Areas (GFA) or parking spaces of all three buildings. Staff reached out to the Applicant to request a more legible and clear Site Plan in order to obtain all the necessary information for assessment. The Applicant responded with a Site Plan that shows all the available parking spaces on site. However, no information regarding the precise number of parking spaces or GFA could be found on the drawing. The subject site is located within E2 Zoning Area, Parking Precinct 4.

Staff advise that the accuracy of the requested variance or the parking deficiency could not be verified due to the lack of necessary information. Materials that contain the existing number of parking spaces, current gross floor area, and information on the operational details of each tenant should be provided prior to the processing of this application. Furthermore, no materials regarding the justification of parking reduction have been provided for review.

Depending on the percentage of proposed parking deficiency, a Parking Justification Letter or a Parking Utilization Study (PUS) will be 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 in case a PUS is required.

Zoning staff have advised that the accuracy of the requested variance can not be confirmed.

Given the above, Municipal Parking staff recommend the application be deferred pending the submission of complete and satisfactory materials.

Planning staff echo Municipal Parking staff's comments and recommend the application be deferred.

Comments Prepared by: Daniel Grdasic, 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**

The Building Department is processing Certificate of Occupancy application C23-7599. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

## **Appendix 3- Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner