

City of Mississauga Department Comments

Date Finalized: 2023-11-22	File(s): A444.23
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 to allow the construction of an addition proposing 18 parking spots whereas By-law 0225-2007, as amended, requires a minimum of 22 parking spots in this instance.

Amendments

The Building Department is processing Building Permit application BP 3NEW 22-3521. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing 17 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 24 parking spaces in this instance.

Background

Property Address: 7150 Tranmere Drive

Mississauga Official Plan

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

Zoning By-law 0225-2007

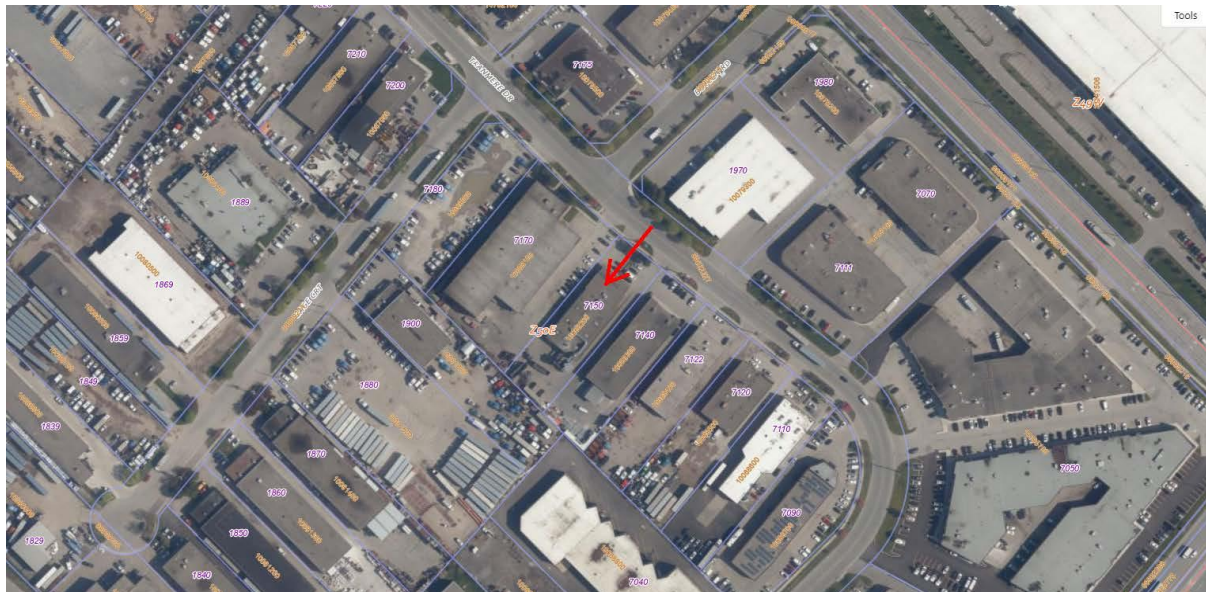
Zoning: E3- Employment

Other Applications: BP 3NEW 22-3521

Site and Area Context

The subject property is located north-west of the Derry Road East and Bramalea Road intersection in the Northeast Employment Area. It is an interior lot and currently contains a two-storey, multi-tenant industrial building along Tranmere Drive. Currently the property has a lot area of +/- 0.30ha (0.77ac). The surrounding area context is exclusively industrial, consisting of a mix of single and multi-tenant buildings one to two stories in height on lots of varying sizes.

The applicant is proposing an addition to the existing building 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 Industrial 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' 444.23, 7150 Tranmere Drive, the Applicant is requesting the Committee to approve a minor variance to allow reduced parking for the subject property and proposing:

A total of 18 parking spots whereas By-law 0225-2007, as amended, requires a minimum of 22 parking spots in this instance.

Per the materials provided by the Applicant, the subject property is currently utilized as a Multiple-Occupancy Manufacturing Facility. The requested variance is triggered by the addition of warehousing space with a Gross Floor Area (GFA) of 389 square meters to the existing building. The total GFA of the subject property with the expansion would be 1,510.73 square meters. The subject site is located within E3 Zoning Area, Parking Precinct 4.

Per Section 3.1.1.2 of Mississauga Zoning By-law, Multiple-Occupancy Manufacturing Facility uses located in Parking Precinct 4 require a minimum of 1.6 parking spaces per 100 square meters of non-residential GFA. Therefore, with a proposed GFA of 1,510.73 square meters, a minimum of 24 parking spaces is required. Staff advise that all the current uses on the subject property shall be associated with the primary use (Multiple-Occupancy Manufacturing Facility) for consistency purposes, therefore the parking calculation shown on the Site Plan with multiple usages in the same building should not be adopted. The Applicant proposes a total of 18 parking spaces. As such, 24 parking spaces are required whereas 18 parking spaces can be accommodated, which generates a parking deficiency of 6 spaces or 25%.

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 27, 2023, prepared by JD Northcote Engineering Inc. Parking surveys were undertaken from 7 a.m. to 6 p.m. for one day in August 2023. Staff advise that the current parking study is not satisfactory as only one day of survey was conducted. Surveying should occur two to three days per week for two consecutive weeks and reoccurring peak parking demand should be captured in this timeframe.

In addition, Zoning staff have advised that the requested variance should be amended as follows:

“The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing 17 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 24 parking spaces in this instance.”

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

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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit Process.

We do note from our site inspection that there is a significant size mechanical unit at the rear of the existing building which does not appear to be depicted on the plans submitted and are unsure if it's location will have any impact on the proposal.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 3NEW 22-3521. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing 17 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 24 parking spaces in this instance.

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: Alana Zheng, Planner Zoning Examination

Appendix 3- Region of Peel**Minor Variance: A-23-444M / 7150 Tranmere Drive**Development Engineering: Brian Melnyk (905)-791-7800 x3602**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. Regional site servicing connection approvals are required prior to the local municipality issuing full building permit. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner