

City of Mississauga Department Comments

Date Finalized: 2024-03-01	File(s): A110.24 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-03-07 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow 168 parking spaces for Back to Back Townhouses whereas By-law 0225-2007, as amended, requires a total of 174 parking spaces for all Back to Back Townhouses in this instance.

Background

Property Address: 70A-82B Thomas Street, 10,15,20,26,30,35,40,55,56,70 Lunar Crescent, 1,21 Wasdale Road and 130,150 Joymar Drive

Mississauga Official Plan

Character Area: **Streetsville Neighbourhood**
Designation: **Residential Medium Density**

Zoning By-law 0225-2007

Zoning: **RM10-1- Residential**

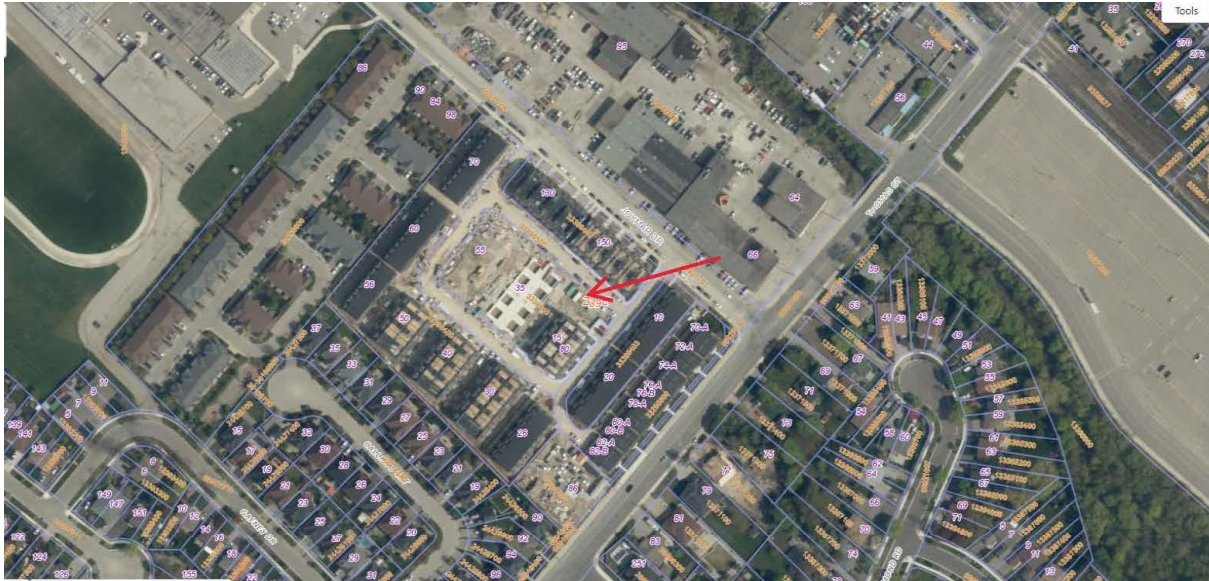
Other Applications: None

Site and Area Context

The subject property is located on the north-west corner of the Thomas Street and Joymar Drive intersection in the Streetsville Neighbourhood Character Area. Currently, the site is under

construction with a semi-detached and townhouse development. The subject site has an approximate lot area of +/- 2.46ha (6.1ac). The surrounding context is predominantly residential, consisting of detached, semi-detached and townhouse dwellings. Additionally, a one-storey multi-tenant industrial building is located to the east of the subject property.

The applicant is proposing a variance to permit a reduction in 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 of the four tests to this minor variance request are as follows:

The variance proposes a reduction in the required parking rate. 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 on 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' 110.24, 70A-82B Thomas Street, 10,15,20,26,30,35,40,55,56,70 Lunar Crescent, 1,21 Wasdale Road and 130,150 Joymar

Drive, the applicant requests the Committee to approve a minor variance to allow reduced parking for the subject property and proposes:

168 parking spaces for Back to Back Townhouses whereas By-law 0225-2007, as amended, requires a total of 174 parking spaces for all Back to Back Townhouses in this instance.

Per the materials provided by the Applicant, the requested variance specifically applies to resident parking spaces for 124 Back to Back Townhouse units within the previous development. All back-to-back townhouses are 3-bedroom units. The subject property is located within RM10-1 Zoning Area, Parking Precinct 4.

Per Section 4.14.3.1 Exception: RM10-1 of Mississauga Zoning By-law, Back to Back Townhouse units located in RM10-1 Zoning Area require a minimum of 1.4 resident spaces per three- bedroom dwelling unit. Therefore, with a total of 124 dwelling units, a minimum of 174 resident parking spaces are required. As such, 174 parking spaces are required whereas 168 parking spaces can be accommodated, which generates a parking deficiency of 6 spaces or 3.4%.

As the proposed parking deficiency falls below 10%, a satisfactory Parking Justification Letter (PJJ) is required as per the City's Parking Terms of Reference provision.

The applicant submitted a Parking Justification Study dated January 23, 2023, prepared by BA Group. A description of nearby transportation context, recommendation of Transportation Demand Management (TDM) measures, and previously approved parking reduction at other comparable developments in the city were included. Given the relatively low deficiency rate, the variation of parking demand from property purchasers, as well as the market feedback, Staff find that the proposed parking reduction request is minor in nature, maintains the general purpose and intent of the zoning by-law, and therefore have no further objection to the requested variance.

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

Given the above, Municipal Parking staff can support 168 parking spaces for Back to Back Townhouses whereas By-law 0225-2007, as amended, requires a total of 174 parking spaces for all Back to Back Townhouses in this instance.

Planning staff echo Municipal Parking staff's comments and are of the opinion that the variance maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

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 – Metrolinx

70A-82B Thomas Street; 10, 15, 20, 26, 30, 35, 40, 55, 56, and 70 Lunar Crescent; 1 and 21 Wasdale Road; and 130 and 150 Joymar Drive - A110.24

Metrolinx is in receipt of the Minor Variance application for 70A-82B Thomas Street; 10, 15, 20, 26, 30, 35, 40, 55, 56, and 70 Lunar Crescent; 1 and 21 Wasdale Road; and 130 and 150 Joymar Drive to allow a reduced parking rate for proposed back-to-back townhouse dwelling block development. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the CP Galt Subdivision which carries Metrolinx's Milton GO Train service.

Advisory Comments:

- The Proponent is advised the following:
 - **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or

expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Comments Prepared by: Farah Faroque, Project Analyst

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner