

City of Mississauga Department Comments

Date Finalized: 2024-03-28	File(s): A521.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-04 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing building with 386 parking spots whereas By-law 0225-2007, as amended, requires a minimum of 430 parking spots in this instance.

Amendments

The Building Department is processing Building Permit application BP 3ALT 21-4620. Based on review of the information available in this application, we advise that following amendment is required:

- To allow the expansion of existing mezzanine within Unit 47 proposing a total of 386 parking spaces for all uses on site, whereas Bylaw 0225-2007, as amended, requires a minimum of 470 parking spaces for all uses on site in this instance.

Background

Property Address: 1215 Queensway East - Unit 47

Mississauga Official Plan

Character Area: **Dixie Employment Area**
Designation: **Business Employment**

Zoning By-law 0225-2007

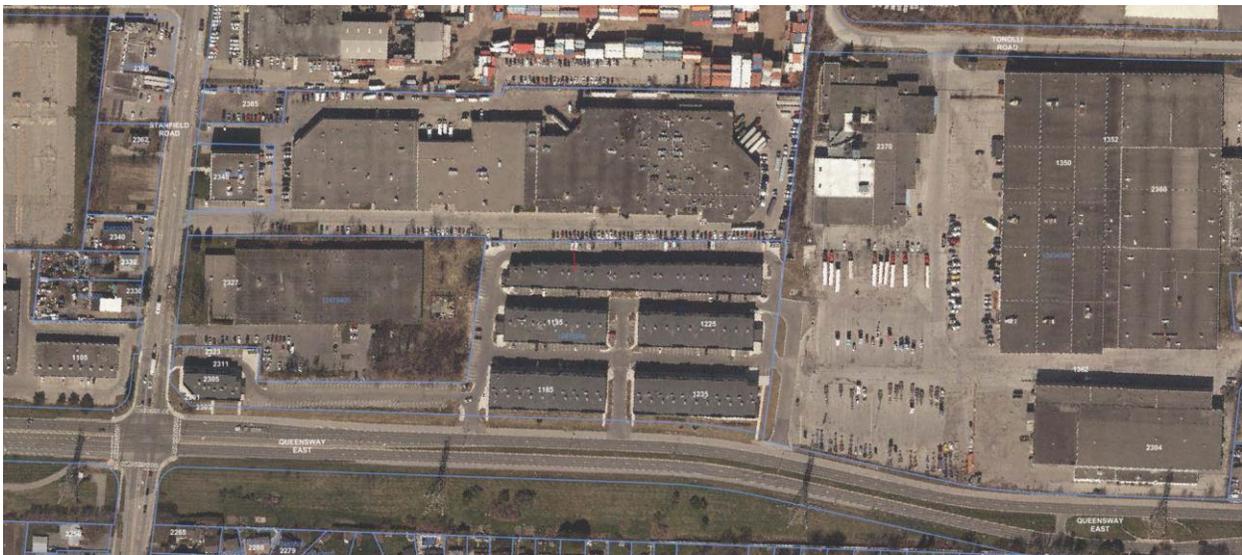
Zoning: **Employment**

Other Applications: Building Permit application under file BP 3ALT 21-4620

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 land uses found in the broader area, including both commercial and employment uses. The area south of Queensway East consists of detached residential dwellings.

The applicant is proposing a mezzanine in a unit containing office and warehouse uses 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 business, professional or administrative offices having an area less than 10,000 m² (107,639 ft²) or accommodating less than 500 jobs.

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' 521.22, 1215 Queensway East, Unit 47, the applicant requests the Committee to approve a minor variance to allow reduced parking for the subject property and proposes:

386 parking spots whereas By-law 0225-2007, as amended, requires a minimum of 430 parking spots in this instance.

Per the information obtained from Zoning Department, an Office use with a Gross Floor Area (GFA) of 168.9 square meters is being proposed in Unit 47 inside Building E at the subject property. The subject property is located within E2-131 Zoning Area, Parking Precinct 4.

Per Section 3.1.2.2 of Mississauga Zoning By-law, Office uses located in Parking Precinct 4 require a minimum of 3 spaces per 100 square meters of non-residential GFA. Therefore, with a proposed non-residential GFA of 168.9 square meters, a minimum of 5 parking spaces are required for the subject unit. Zoning staff have suggested that the minimum required number of parking spaces for the entire property should be 470 based on the most up-to-date calculation with all current uses on site. As such, 470 parking spaces are required whereas 386 parking spaces can be accommodated, which generates a parking deficiency of 84 spaces or 17.9%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required per the City's Parking Study Terms of Reference provisions. The application was deferred on December 15, 2022, at the Committee of Adjustment hearing due to the excessive rate of parking deficiency and the lack of a PUS.

The applicant has subsequently submitted a Parking Utilization Study dated October 4, 2023, prepared by CGH Transportation Inc. A three-day survey at the subject sites was undertaken in September 2023, including 2 weekdays and 1 weekend day, from 7 am to 7 pm. As per requirements stipulated in Parking Study Terms of Reference, on-site survey should occur two to three days per week for two consecutive weeks, the three-day survey does not meet this requirement. In addition, while the parking utilization rates of each individual section were included, the overall utilization rates for the entire site, particularly the peak demand rates for the duration of survey, were not provided. Furthermore, the Terms of Reference requires parking demand ratios per 100 square meters of the entire property to be provided, however such data were also not included in the parking study. Staff advise that a precise assessment of the parking demand and situation at the subject site can not be made due to the lack of necessary data and

sufficient duration of survey, the submitted parking justification is therefore not satisfactory. Staff also note that with the growing occupancy rate of existing units with various types of land uses, the requirements for parking spaces may keep increasing at the subject site.

The applicant should refer to the City's Parking Study Terms of Reference for parking justification requirements to be included with a formal submission.

Zoning staff have advised that the variance should be amended as follows:

To allow the expansion of existing mezzanine within Unit 47 proposing a total of 386 parking spaces for all uses on site, whereas Bylaw 0225-2007, as amended, requires a minimum of 470 parking spaces for all uses on site in this instance.

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

Please note that the above comments are based on the details submitted along with the applications and are subject to change should Zoning identify any additional variances or any changes to the variances with regards to the above applications.

Should you have any questions, please contact extension 4705.

Evan Pu, Transportation Planner
Traffic Management and Municipal Parking Division, Municipal Parking Section
Transportation and Works Department

Planning staff echo comments from Municipal Parking staff and recommend that the application be deferred. Should the Committee see merit in the application; Planning staff recommend that the variance be amended.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

N/C

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 3ALT 21-4620. Based on review of the information available in this application, we advise that following amendment is required:

- To allow the expansion of existing mezzanine within Unit 47 proposing a total of 386 parking spaces for all uses on site, whereas Bylaw 0225-2007, as amended, requires a minimum of 470 parking spaces for all uses on site in this instance.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Planner