

City of Mississauga Department Comments

Date Finalized: 2024-07-17	File(s): A318.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-07-25 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred to submit the required documentation.

Application Details

The applicant requests the Committee to approve a minor variance to allow 69 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 90 parking spaces in this instance.

Background

Property Address: 1060 Meyerside Drive

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E3-Employment

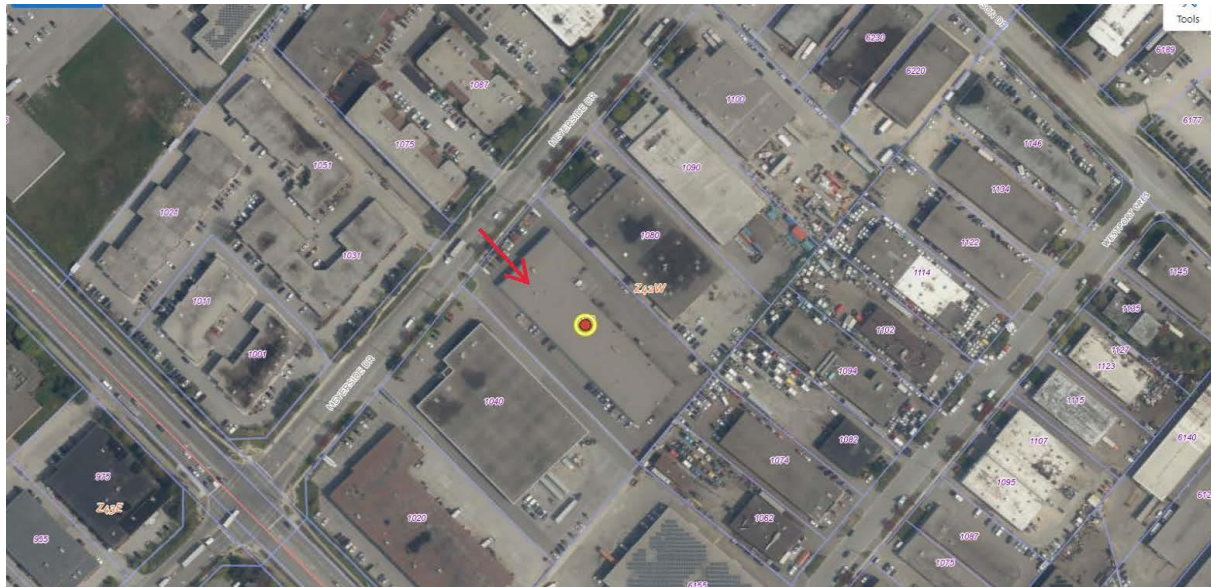
Other Applications: C 24-1366

Site and Area Context

The subject property is located along the south side of Meyerside Drive, east of the Tomken Road and Meyerside Drive intersection in the Northeast Employment Area. It currently contains a multi-tenant one-storey industrial building with an associated surface parking lot. Limited

landscaping and vegetative elements are present on the subject property. The surrounding context is exclusively industrial consisting of one and two-storey industrial buildings.

The applicant is proposing a restaurant use in Unit 2 of the subject property and requires a variance for 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 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' 318.24, 1060 Meyerside Drive, the applicant requests the Committee to approve a minor variance to allow reduced parking for the subject property and proposes:

69 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 90 parking spaces in this instance.

Per the materials provided by the applicant, the subject site is designated for industrial use by the Official Plan. Further communication with zoning staff confirmed that the applicant proposes a new Restaurant use in Unit 2 of the subject site, with a Gross Floor Area (GFA) of 472 square meters. The subject site is located within E3 Zoning Area, Parking Precinct 4.

Per Section 3.1.2.2 of Mississauga Zoning By-law, Restaurant uses with non-residential GFAs over 220 square meters located in Parking Precinct 4 require a minimum of 9 parking spaces per 100 square meters of non-residential GFA. Zoning staff have confirmed that a minimum of 90 parking spaces is required for the entire property. The applicant proposes 69 spaces for the subject site. As such, 90 parking spaces are required whereas 69 parking spaces can be accommodated, which generates a parking deficiency of 21 spaces or 23%.

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 applicant did not provide a PUS as justification for the proposed parking deficiency. The applicant should refer to the City's [Parking Study 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.

Zoning staff have advised that the requested variance is correct.

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

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

Enclosed for Committees easy reference are photos depicting the subject property.







Comments Prepared by: Mike Russo, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C 24-1366. Based on the review of the information available in this application, the requested variance(s) is/are correct.

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

Minor Variance: A-24-318M / 1060 Meyerside Drive

Planning: Petrele Francois (905) 791-7800 x3356

Comments:

- We acknowledge that the subject site is located within a Regional Employment Area, identified on Schedule E-4 of the Regional Official Plan (ROP), within a Provincially Significant Employment Zone (F-12). Regional staff encourage the applicant to work with

the City to address the appropriate mix of land uses, land use compatibility with nearby employment lands, and appropriate consideration to municipally initiated studies and recommendations that support the requirements of Policy s.5.8 of the RPOP

Comments Prepared by: Petrele Francois, Junior Planner