

City of Mississauga Department Comments

Date Finalized: 2024-07-17	File(s): A316.24
To: Committee of Adjustment	Ward: 6
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 an addition on the subject property proposing:

1. 102 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 159 parking spaces in this instance; and,
2. An exterior side yard setback of 4.56m (approx. 14.95ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance.

Amendments

The Building Department is processing Site Plan application SP 22-142. Based on review of the information available in this application, we advise that additional variances are required:

3. A centreline setback of 17.56m (approx. 57.61ft) from Central Parkway West whereas By-law 0225-2007, as amended, requires a minimum centreline setback of 20.5m (approx. 67.26ft) in this instance;
4. A landscaped buffer depth of 1.14m (approx. 3.74ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer depth of 4.5m (approx. 14.76ft) in this instance; and
5. An area used for outdoor storage located within the front yard of subject property, whereas By-law 0225-2007, as amended, does not permit area used for outdoor storage to be located within the front yard in this instance.

Background

Property Address: 3440 Wolfedale Road

Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area

Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-16-Employment

Other Applications: SP 22-142

Site and Area Context

The subject property is located on the south-west corner of Central Parkway West and Wolfedale Road in the Mavis-Erindale Employment Area. It currently contains a one-storey industrial building with an associated surface parking lot and has an approximate lot area of +/- 3.26ha (8.06ac). Limited landscaping elements are present on the subject property while vegetation is limited to the municipal boulevard, which is consistent with the area. The surrounding context includes one and two-storey industrial buildings.

The applicant is proposing to construct an addition to the existing building requiring variances for parking deficiencies, exterior side yard setback, centreline setback, landscaped buffer depth and outdoor storage in the front yard.



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:

One of 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' 316/24, 3440 Wolfedale Road, the applicant is requesting to allow an addition on the subject property proposing 102 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 159 parking spaces in this instance. This is a reduction of 57 spaces which equates to a 36% deficiency onsite.

A Transportation and Parking Review Letter (PRL) was submitted by C.F. Crozier & Associates Inc.; which was updated March 18, 2024 for the proposed warehouse building expansion at 3440 Wolfedale Road.

Parking surveys were noted to have been conducted on the subject site at 3440 Wolfedale Road:

- Saturday, February 25th, 2023 between 7:00 a.m. to 5:00 p.m.
- Tuesday, February 28th, 2023 between 7:00 a.m. to 7:00 p.m.
- Saturday, March 4th, 2023 between 7:00 a.m. to 5:00 p.m.
- Tuesday, March 7th, 2023 between 7:00 a.m. to 7:00 p.m.

The observed peak parking demand occurred at 3:30 p.m. on Tuesday, March 7th, 2023 at 46 parking spaces occupied.

Based on the submitted PRL, it is explained that the site currently is occupied by Kal-Polymers. The business is noted to operate 24/7 and 7-days a week with three shifts 8 a.m. to 4 p.m.; 4 p.m. to 12 a.m.; and 12 a.m. to 8 a.m. C.F. Crozier & Associates Inc. attached correspondence with City staff, dated February 2023, through which discrepancies have been noted as staff was advised that business operations are Mondays through Fridays only (conversations can be found in *Attachment 1: Correspondence* of the PRL).

C.F. Crozier & Associates Inc. attached correspondence with City staff, dated February 2023, in which staff provided guidance on survey methodology and the submitted onsite survey is not acceptable. As per the City's parking Terms of Reference (ToFR), the consultant should confirm survey dates and times with the City's Municipal Parking staff and prior to conducting parking surveys.

The PRL presents discrepancies in regards to the GFA in metres squared. Additionally, it is not clear and details as well as clarifications are required on how the operations of the business differ during the weekdays versus weekends, as well as throughout the three shifts. This information is required in order for staff to aid in confirming adequate parking surveying dates, times, and intervals to ensure the site does not encounter an undersupply of spaces which may compromise access and circulation, therefore creating spillover problems for adjacent uses.

Additionally, the PRL's *Attachment 6: Parking Survey Data*, presents discrepancies in regards to the surveyed times. Both Saturdays were only surveyed until 4:30 p.m. versus until 5:00 p.m. as stipulated.

Staff are seeking more information about Kal-Polymers hours/days of operation, anticipated peak parking times/days as per business operations, the total number of employees and visitors at any given time as well as accurate GFA of the existing building as well as the proposed expansion.

Based on the submitted parking justification as well as staff's above outlined concerns, staff recommend the application be deferred.

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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the subject property will be addressed through both active applications; Site Plan 22-142 and Building Permit 22-3628.





Comments Prepared by: Mike Russo, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Site Plan application SP 22-142. Based on review of the information available in this application, we advise that additional variances are required:

3. A centreline setback of 17.56m (approx. 57.61ft) from Central Parkway West whereas By-law 0225-2007, as amended, requires a minimum centreline setback of 20.5m (approx. 67.26ft) in this instance;
4. A landscaped buffer depth of 1.14m (approx. 3.74ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer depth of 4.5m (approx. 14.76ft) in this instance; and
5. An area used for outdoor storage located within the front yard of subject property, whereas By-law 0225-2007, as amended, does not permit area used for outdoor storage to be located within the front yard 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

Minor Variance: A-24-316M / 3440 Wolfedale Road

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

Appendix 4- Metrolinx

Metrolinx is in receipt of the Minor Variance application for 3440 Wolfedale Road to construct an addition to the existing industrial building with proposed reduced parking spaces and side yard setback, as circulated on June 25th, 2024, and to be heard at Public Hearing on July 25th, 2024, at 1:00 PM. 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.

GO/HEAVY-RAIL – ADVISORY COMMENTS

- Be advised Metrolinx is a stakeholder that have previously provided comments on the comprehensive application for this development including the Site Plan Application. Any previous comments/requirements from Metrolinx/our Technical Advisor are still applicable.
 - The Proponent is advised of 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.

Should you have any questions or concerns, please contact farah.faroque@metrolinx.com.

Comments Prepared by: Farah Faroque, Project Analyst