

# City of Mississauga Department Comments

Date Finalized: 2024-09-13	File(s): A412.24 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-09-19 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a reduction of parking spaces proposing 307 parking spaces whereas By-law 0225-2007, as amended, requires 420 parking spaces in this instance.

## Background

**Property Address:** 2070 Hadwen Road

### Mississauga Official Plan

Character Area: Sheridan Park Corporate Centre  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-5 - Employment

**Other Applications:** Building Permit application SP 24-2

### Site and Area Context

The subject property is located in the Sheridan Park Corporate Centre, west of Erin Mills Parkway and north of North Sheridan Way. The immediate area consists of a variety of uses including institutional, office and industrial. The subject property contains an existing office laboratory building with minimal vegetation.

[illegible]

Initially, a Parking Utilization Study (PUS) was submitted by LEA Consulting Ltd. in support of the proposed infill office development located at 2070 Hadwen Road (herein referred to as the “subject site”). The PUS was not satisfactory as it did not adhere to the guidelines set out in the City’s parking Terms of Reference. As a result, the applicant followed up with (1) a Parking Letter of Justification (PJL); as submitted by LEA, and (2) a Shared Parking Agreement (“Agreement”). The Agreement was established with 2240 Speakman Drive; a neighbouring

property owned and operated by the applicant, 300 metres from the subject site, or otherwise a 4-minute walk. The purpose of the Shared Parking Agreement is to allow employees of the subject site to legally park off-site in the nearby parking lot.

The proposed infill development will result in a parking deficiency of 27% relative to the City's Zoning By-law parking minimum requirements. Although, when factoring in the Agreement, the resulting parking deficiency is less than 10% of the City's Zoning By-law parking minimum requirements. The resulting parking deficiency is addressed through the satisfactory PJL.

As per confirmation from the City's Zoning Department, 2240 Speakman Drive has a surplus of approximately 70 parking spaces on-site, relative to the City's Zoning By-law parking minimum standards. Additionally, both sites, 2070 Hadwen Road and 2240 Speakman Drive, have similar land uses and operations.

It is staff's opinion that both sites can fully internalize anticipated parking demands with the Shared Parking Agreement formally enacted. The existing parking supply of both sites will be leveraged and will provide an efficient allocation of parking which will serve the needs of both existing and proposed uses.

Given the above, Municipal Parking staff recommend the application be approved subject to the enactment of the satisfactory Shared Parking Agreement, as had been already submitted to the City of Mississauga's Municipal Parking and Legal Departments.

Planning staff rely on Municipal parking staff's comments and expertise for variances pertaining to deficiency in parking spaces and echo their comments that the requested variance raises no concerns.

Planning staff are of the opinion that the application 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: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing building and property.

Comments Prepared by: John Salvino, Development Engineering Technologist











## Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application SP 24-2. Based on the review of the information available in this application, the requested variance is 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: Maria Fernandez, Zoning Examiner

## Appendix 3 – Region of Peel

**Minor Variance Application: A-24-412M / 2070 Hadwen Road**

Planning: Petrele Francois (905) 791-7800 x3356

**Comments:**

- Please be advised that the subject site is located within a Provincially Significant Employment Zone (F-12). Regional staff encourage the applicant to work with the City on the proposed change to the site.

Comments Prepared by:     Petrele Francois, Junior Planner