

# City of Mississauga Department Comments

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| Date Finalized: 2024-10-03                | File(s): A434.24<br>Ward: 1           |
| To: Committee of Adjustment               |                                       |
| From: Committee of Adjustment Coordinator | Meeting date:2024-10-10<br>1:00:00 PM |

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a reduction in parking proposing:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 471 parking spaces in this instance; and,
2. 10 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 12 accessible parking spaces in this instance.

## Amendments

The Building Department is processing Certificate of Occupancy application C 24-1661. Based on review of the information available in this application, Zoning staff advise that following amendment is required:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 474 parking spaces in this instance;

## Background

**Property Address:** 1185 Queensway E, Units 6A and 7A

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: Business Employment

## Zoning By-law 0225-2007

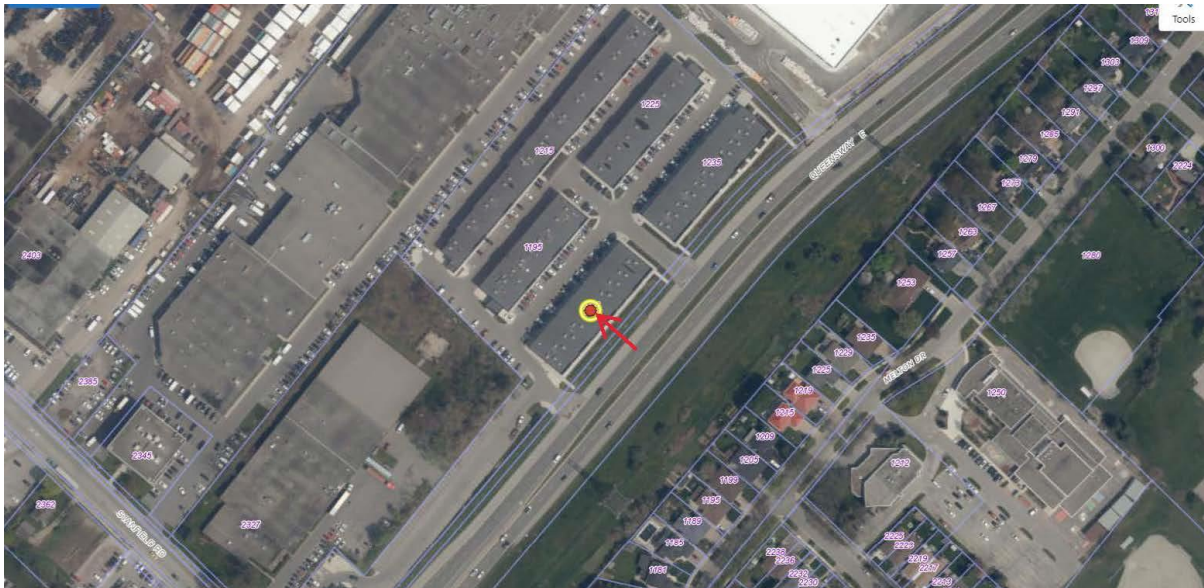
**Zoning: E2-131 - Employment**

**Other Applications: Certificate of Occupancy application C 24-1661**

### 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 comprises of a mix of commercial, employment and industrial type uses, while the subject property contains a similar mix of commercial and employment uses. The area south of Queensway East consists of detached residential dwellings.

The application requests a variance for a parking reduction.



## 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 a variety of uses, including a secondary office. A secondary office use means business, professional and administrative offices having an area less than 10,000 m<sup>2</sup> (107,639 ft<sup>2</sup>) or accommodating less than 500 jobs.

The applicant is requesting to allow an office use proposing 386 on-site parking spaces where a minimum of 474 on-site parking spaces are required and 10 accessible parking spaces whereas 12 are required in this instance.

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:

This site would be at an 88 parking space reduction onsite, which equates to a 19% parking deficiency, based on the proposal submission.

A Parking Utilization Study (PUS) was not submitted for the proposed office use at 1185 Queensway East, Units 6A and 7A. As per the City's parking Terms of Reference (ToFR), the City requires the submission of a Parking Utilization Study to justify parking reductions of more than 10% from current Zoning By-law standards.

Within the condo declaration, the following obligation is conveyed to unit holders prior to purchasing and/or leasing a unit within the site:

### **1.8 Approval Authority Requirements**

*As of January 28, 2019 the Condo Declaration of 1185 - 1235 Queensway East; 2305 Stanfield Road was established with the following conditions being imposed by the approval authority:*

- a) *Owners and tenants of Units are advised that there can be no change in use of a Unit, without the Unit Owner/tenant obtaining a zoning certificate of occupancy and a building permit, if required.*
- b) *Owners and tenants of Units are advised that although a use of a Unit may be permitted in the underlying zoning of the Property, a specific use of a Unit may not be permitted where sufficient on-site parking cannot be provided in accordance with the minimum zoning by-law requirements.*
- c) *Owners and tenants of Units are advised that there cannot be an increase in the gross floor area of the Unit unless sufficient parking is provided and the Unit Owner/tenant has obtained a building permit and/or zoning certificate.*

### **Staff Comments**

Staff recommend the application be deferred, pending the submission of a satisfactory Parking Utilization Study (PUS).

- Please refer to the City's Parking [Terms of Reference](#) for parking justification requirements to be included with a formal resubmission.
  - The consultant should confirm the survey methodology with staff prior to conducting parking surveys. Details can also be found in the above hyperlink, under the City's Parking Terms of Reference.

Planning staff rely on Municipal Parking staff's expertise on parking reductions and echo their comments recommending that the application be deferred pending the submission of a satisfactory Parking Justification Study.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures in the area of Units 6A and 7A. We have no concerns with the request.

Comments Prepared by: John Salvino, Development Engineering Technologist



## City of Mississauga Department Comments



### Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C 24-1661. Based on review of the information available in this application, we advise that following amendment is required:

2. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 474 parking spaces 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, Supervisor Zoning Examination

### Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner