

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2024-10-25	File(s): A465.24 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:10/31/2024 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 a reduction of parking spaces proposing 6 parking spaces whereas By-law 0225-2007, as amended, requires 17 parking spaces in this instance.

Background

Property Address: 322 Queen St S

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3 - Residential

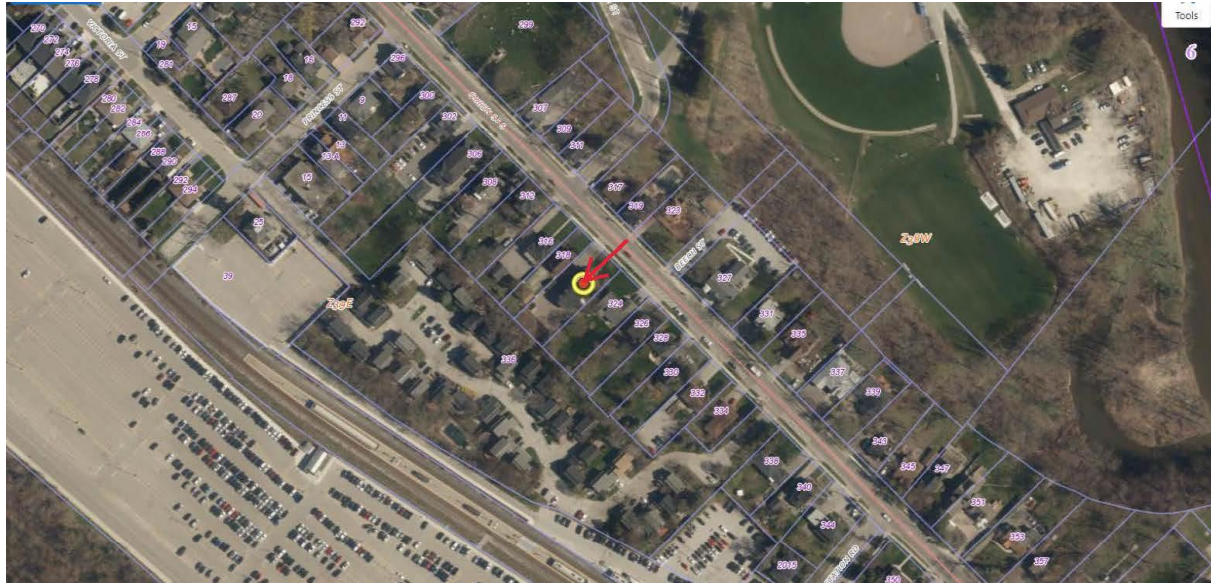
Other Applications: C 24-814

Site and Area Context

The subject property is located on the west side of Queen Street South, north of Old Station Road in the Streetsville Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling. Mature vegetation exists throughout the property with limited

landscaping elements. The surrounding context is exclusively residential and office, consisting of detached dwellings on lots of similar sizes.

The applicant is proposing an additional use on the property requiring a variance for a 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' 465/24, 322 Queen Street South, the applicant is requesting to allow a reduction of parking spaces proposing:

- 6 parking spaces whereas By-law 0225-2007, as amended, requires 17 parking spaces in this instance.

The Building Department is processing a Certificate of Occupancy application and based on their review of the information, Zoning staff advise that the requested variance is correct.

This site would be at an 11 parking space reduction, which equates to a 65% parking deficiency, based on the proposal submission.

A Parking Utilization Study (PUS) was not submitted for the existing preschool use at 322 Queen Street South. 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.

Staff have questions for the applicant in regard to the existing use on-site as well as the existing parking supply. It is unclear what the current parking demands are for the site. An undersupply of spaces may compromise access and circulation and create overspill problems for adjacent uses. Staff's understanding is that the neighbouring uses are private residences there is no available on-street parking, nor public parking. It is important for the supply of parking to be provided adequately on-site according with the use's demands.

Staff had forewarned the applicant and their consultant about requirements and concerns about not providing satisfactory rationale for the large proposed parking reduction.

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 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 and note that we have no concerns with the request.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C 24-814. 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: Andrea Patsalides, Planner

Appendix 3 –Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

Metrolinx is in receipt of the Minor Variance application for 322 Queen Street S to allow a reduction of parking spaces, as circulated on October 3rd, 2024, and to be heard at Public Hearing on October 31st, 2024, at 1:00PM. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the Canadian Pacific (CP) Galt Subdivision which carries Metrolinx's Milton GO Train service.

GO/HEAVY-RAIL – ADVISORY COMMENTS

- As the requested variances have minimal impact on Metrolinx property, Metrolinx has no objections to the specified variances should the committee grant approval.
- Please be advised that Metrolinx/ our Technical Advisor would be a stakeholder providing comments on the comprehensive application of this site should future development be contemplated. Please continue to engage Metrolinx should future developments be contemplated on the subject site.

Should you have any questions or concerns, please contact jenna.auger@metrolinx.com.

Comments Prepared by: Jenna Auger, Third Party Project Review