

# City of Mississauga Department Comments

Date Finalized: 2024-10-25	File(s): A316.24 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-10-31 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred pending the re-submission of a revised proposal that includes a total of 78 parking spaces on the site.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an addition on the subject property proposing:

1. 67 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 159 parking spaces in this instance;
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;
3. A setback to the centreline of the street (Central Parkway West) of 17.56m (approx. 57.61ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the centreline of the street of 20.00m (approx. 65.62ft) in this instance;
4. A landscape buffer depth of 1.14m (approx. 3.74ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.50m (approx. 14.76ft) in this instance; and,
5. An outdoor storage location in the front yard with fencing, whereas By-law 0225-2007, as amended, does not permit an outdoor storage location in the front yard in this instance.

## Recommended Conditions and Terms

Should the Committee see merit in this application, Planning staff recommend supporting the requested variances subject to the following conditions:

1. No outdoor storage of waste materials shall be permitted. '
2. The facility shall only process non-hazardous plastic materials.
3. Construction related to this variance shall be in general conformance with the drawings before the Committee

## Background

**Property Address:** 3440 Wolfedale Road

### Mississauga Official Plan

Character Area: Mavis-Erindale Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

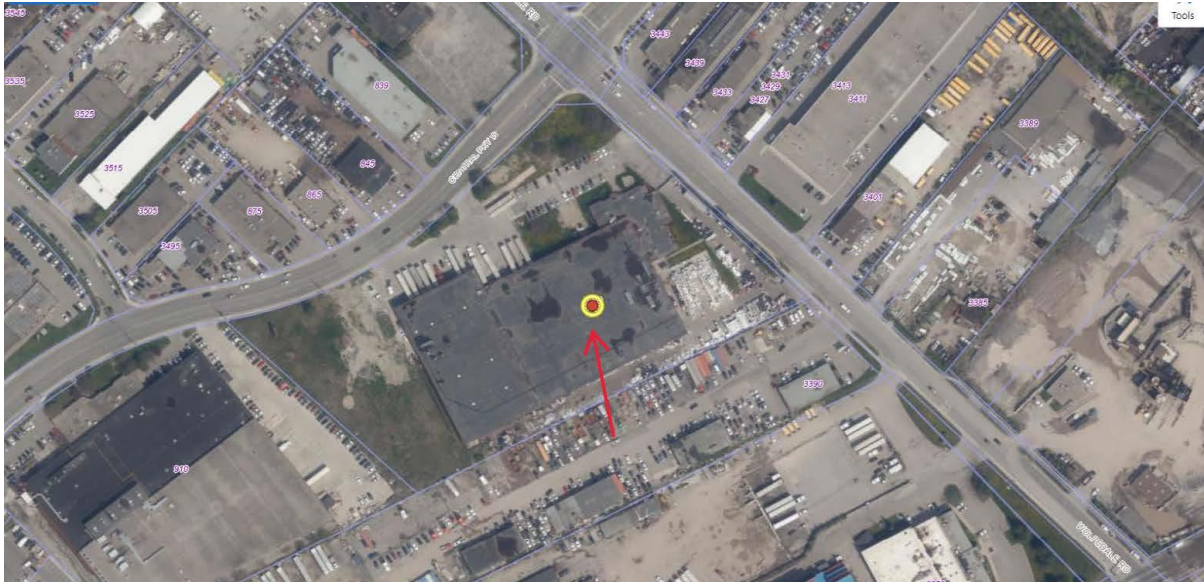
**Zoning:** E2-16-Employment

**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 area. The subject property 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:

The subject property is located in the Mavis-Erindale Employment Area and is designated Business Employment in Schedule 10 of the MOP (Mississauga Official Plan).

Variance 1 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 a reduction of parking spaces to allow an addition on the subject property proposing:

- 67 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 159 parking spaces in this instance.

The Building Division is processing Site Plan application SP 22-142. Based on the review of the information available in this application, Zoning staff require more information on the requested parking variance above in order to verify the accuracy of the requested variance or to determine whether additional variance(s) will be required.

This site would be at a 92 parking space reduction, which equates to a 58% parking deficiency, based on the proposal submission. From the initial application submission, the vehicle parking supply has been decreased from 102 parking spaces proposed to now 67 parking spaces proposed. This change was proposed to accommodate a separated truck turnaround area.

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. An updated version dated August 15<sup>th</sup>, 2024 was also submitted for staffs review.

Parking surveys remained 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 7<sup>th</sup>, 2023 at 46 legally occupied parking spaces and 4 illegally parked vehicles; this otherwise equates to over 100% parking space utilization on-site as the existing number of parking spaces on-site is 46. An additional 21-parking spaces is being proposed; for a total of 67-parking spaces overall on-site. Municipal Parking staff were not aware that 35-parking spaces will be eliminated from the initial application proposal. In speaking with the City's Traffic Reviewer, Municipal Parking staff were advised that there is room for additional parking spaces to be safely accommodated on-site while also maintaining the truck turning radii. The initially proposed parking spaces parallel to Wolfedale Road could be safely reinstated to the proposal which would add an additional 11-parking spaces on top of the proposed 67; equating to a total number of 78-parking spaces on-site. This revision would therefore decrease the severity of the parking deficiency on-site from 58% to 50% and provide additional parking capacity to mitigate overspill and illegal/unsafe parking on-site.

Staff recommend the application be deferred, pending the submission of a revised proposal which will include the additional 11-parking spaces onto the site; for a total of 78 proposed parking spaces overall on-site.

The applicant may also wish to defer the application in order for Zoning to confirm the accuracy of the requested variance.

In addition to Municipal Parking staff's comments, Planning staff have confirmed that the City's Traffic Department, who is also reviewing the concurrent site plan, have no concerns with reinstating the parking area in the south-east portion of the subject property to accommodate 11 parking spots parallel with Wolfedale Road. This configuration was proposed on the previous iteration of the drawings submitted to the Committee of Adjustment for the July 25<sup>th</sup>, 2024 hearing.

Planning staff have no concerns for Variances 2-4, however staff are not supportive of variance 5.

Variances 2-4 request a reduction to the exterior side yard setback, centreline setback, and landscape buffer. Staff note the reduced exterior side yard setback and landscape buffer are measured to a pinch point on the subject property and increase as you move along the site boundary along Central Parkway West. Additionally, staff also note a required land dedication to the City of Mississauga for future road widening of Central Parkway West, thereby reducing the exterior side yard setback, centreline setback and landscape buffer.

Variance 5 relates to the location of outdoor storage in the front yard. The intent of this by-law regulation is to ensure that outdoor storage is located appropriately on the property and does not negatively impact the public realm or streetscape. The applicant is proposing outdoor storage in the front yard, however aerial views and site photographs provided by Transportation & Work's staff depict a large portion of the outdoor storage on the subject property outside of the proposed outdoor storage area noted in the drawings submitted. Staff are of the opinion that the lack of screening of the outdoor storage is due to the outdoor storage being scattered throughout the front yard of the subject property. This is not appropriately located on the subject property as it negatively impacts the streetscape and public realm.

Planning staff recommend the application be deferred to allow for the submission of a revised proposal that includes a total of 78 parking spaces on the site.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property. We note that the city is currently processing a Site Plan Application, SP 22-142 W6 for the addition constructed at the west limits of the property.

With regards to Variance #4 pertaining to the required landscaped buffer along the Wolfedale Road frontage, from our site inspection and enclosed photos we note that the existing outdoor storage area abutting Wolfedale Road may not be accurately depicted on the submitted Site Plan. Also, we are uncertain as to what modifications (if any) will be made in this area (i.e. Site Plan mentions a new double swing 9M wide Gate).

The submitted Site Plan also depicts some modifications to be made to the southerly Wolfedale Road access which will be addressed through the Access Modification Permit Process.











Comments Prepared by: Tony Iacobucci, Development Engineering

## Appendix 2 – Zoning Comments

The Building Division is processing Site Plan application SP 22-142. Based on the review of the information available in this application, the requested variances #2-4 are correct. We advise that more information is required in order to verify the accuracy of the requested variance #1 or determine whether additional variance(s) will be required.

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 – Parks, Forestry & Environment

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

### Appendix 4 – Metrolinx

Metrolinx is in receipt of the Minor Variance application for 3440 Wolfedale Road to allow an addition on the subject property proposing:

1. 67 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 159 parking spaces in this instance;
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;
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4. A landscape buffer depth of 1.14m (approx. 3.74ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.50m (approx. 14.76ft) in this instance; and,
5. An outdoor storage location in the front yard with fencing, whereas By-law 0225-2007, as amended, does not permit an outdoor storage location in the front yard in this instance.

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**

- Be advised Metrolinx is a stakeholder that has previously provided comments on the comprehensive application, including a previous site plan application.
  - Any previous comments/requirements provided by Metrolinx and/or our Technical Advisors are still applicable.
- 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.
- 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 [jenna.auger@metrolinx.com](mailto:jenna.auger@metrolinx.com).

Comments Prepared by: Jenna Auger, Third Party Project Review

**Appendix 5 – Region of Peel Comments**

Please note that our previous comments still apply.

Comments Prepared by:     Petrele Francois, Junior Planner