

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2024-11-27	File(s): A350.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:12/5/2024 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 24 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 94 parking spaces in this instance.

Amendments

The Building Department is currently processing a certificate of occupancy permit under file C 24-4172. The previous zoning comments are applicable.

The following variances are required:

To provide 24 standard parking spaces whereas Zoning by-law 0225-2007, as amended, requires 95 spaces in this instance; and

To provide 2 accessible parking spaces whereas Zoning by-law 0225-2007, as amended, requires 4 accessible spaces in this instance.

Background

Property Address: 2556 Meadowpine Blvd

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre

Designation: Business Employment

Zoning By-law 0225-2007

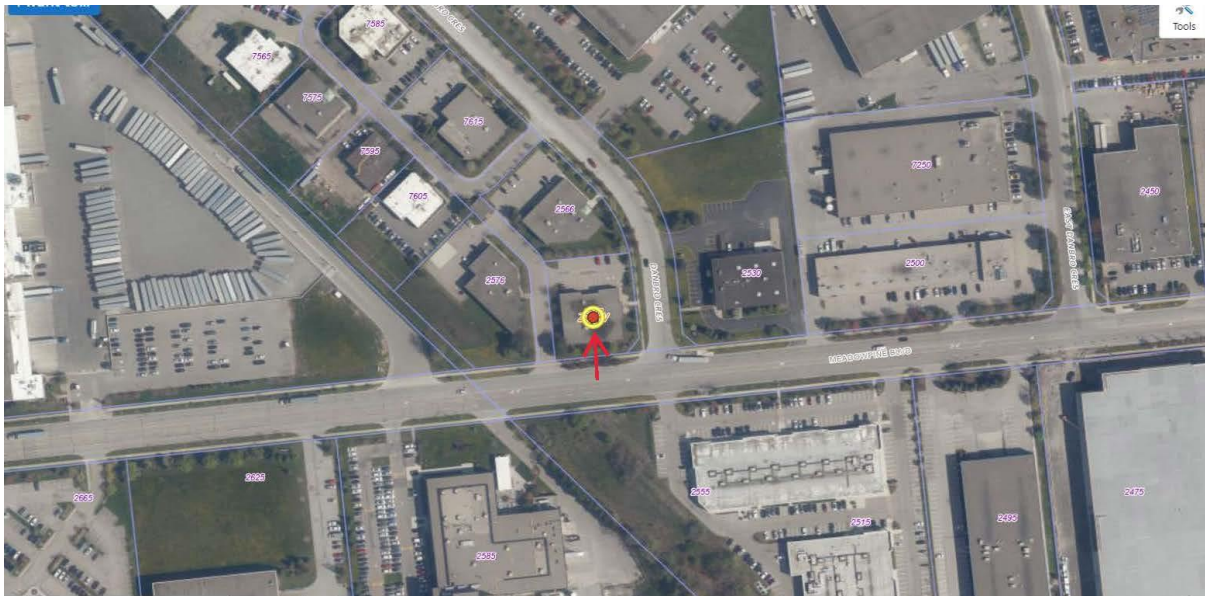
Zoning: E2-1-Employment

Other Applications: C 24-4172

Site and Area Context

The subject property is located at the north-west corner of the Danbro Crescent and Meadowpine Boulevard intersection in the Meadowvale Business Park Corporate Centre. It currently contains a single storey industrial building with an associated surface parking lot. Limited landscaping and vegetative elements are present on the subject property. The surrounding context is exclusively industrial consisting of one and two-storey industrial buildings.

The applicant is proposing a place of religious assembly use on the subject property and requires 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' 350/24, 2556 Meadowpine Boulevard, the applicant is requesting to approve a minor variance to allow:

- 24 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 94 parking spaces in this instance.

Zoning has confirmed that a revision to the variance is warranted; 95 parking spaces are required in this instance.

The applicant submitted a Parking Utilization Study (PUS) prepared by BA Consulting Group Ltd. and SvN Architects + Planners, dated October 21st, 2024 in support of the application. SvN Architects + Planners were in correspondence with the City's Municipal Parking staff to approve surveying parameters. Despite extensive correspondences between the consultants and staff; parameters as recommended by staff were not surveyed.

The submitted PUS carried out a survey at 2900 Argentinia Road, where the church is currently located and operating. Surveying was undertaken on the following days:

- Sunday, September 22, 2024 from 8 a.m. to 3 p.m. at 30-minute intervals
- Sunday, September 29, 2024 from 8 a.m. to 3 p.m. at 30-minute intervals

Sunday service was captured although weekday events, activities, groups, and programs organized by the congregation were omitted. The consultant also had not tabulated the surveying results to include: number of cars in each interval time related to the total occupied GFA to determine the observed demand ratio

per 100m² GFA. Additionally, the parking demand for all other units at the subject site of 2900 Argentinia Road were mentioned to have been recorded, although staff do not have this data for review.

Staff are seeking clarifications and revisions to concerning matters that have not been addressed within the PUS:

1. The City's Parking Terms of Reference (ToR) stipulates that surveying should occur two to three days per week for two consecutive weeks and observations made every half-hour during business hours. In order for enough data to be collected for staff to compile a sound planning recommendation, a minimum of 4-days surveying is required; the PUS notes only 2-days were surveyed.
2. It is unclear what the current parking demands truly are for the site in its entirety; staff require data for all uses on the surveyed site to determine the number of occupied spaces overall during the church's hours of operation. This data will validate whether there were any restrictions or limitations on-site i.e. if there was 100% parking space utilization at the plaza during the hours of the church's operations, this would resemble that not all parishioners and visitors to the church had parking available to them on-site...etc.
3. Illegally parked vehicles were not addressed within the PUS; staff are seeking to understand whether or not there were any observed illegally parked vehicles?

An undersupply of spaces may compromise access and circulation and create overspill problems for adjacent uses. There is no available on-street parking, nor public parking at the newly proposed location for the church at 2556 Meadowpine Boulevard. Staff have concerns with the submitted supporting documents and without having all the adequate information, as stipulated above, staff are unable to make a sound planning recommendation at this time. It is important for the supply of parking to be provided adequately on-site according with the use's demands.

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.

Comments Prepared by: Tony Iacobucci, Development Engineering





Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit under file C 24-4172. The previous zoning comments are applicable.

The following variances are required:

To provide 24 standard parking spaces whereas Zoning by-law 0225-2007, as amended, requires 95 spaces in this instance; and

To provide 2 accessible parking spaces whereas Zoning by-law 0225-2007, as amended, requires 4 accessible spaces in this instance.

Please update the variances accordingly.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

Appendix 3 – Region of Peel Comments

Please note that our previous comments still apply.

Comments Prepared by: Petrele Francois, Junior Planner