

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-09	File(s): A559.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/16/2025 1:00:00 PM

Consolidated Recommendation

The City recommends deferral of the application to submit the required documentation.

Application Details

The applicant requests the Committee to approve a minor variance to proposing a change of use proposing:

1. A parking rate for Motor Vehicles Repair Facility – Commercial Motor Vehicles and Motor Vehicles Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles of 1.50 parking spaces per 100 sq.m whereas By-law 0225-2007, as amended, requires a minimum 4.50 parking spaces per 100 sq.m in this instance;
2. 4 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance.

Background

Property Address: 5925-5945 Ambler Dr

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment

Zoning By-law 0225-2007

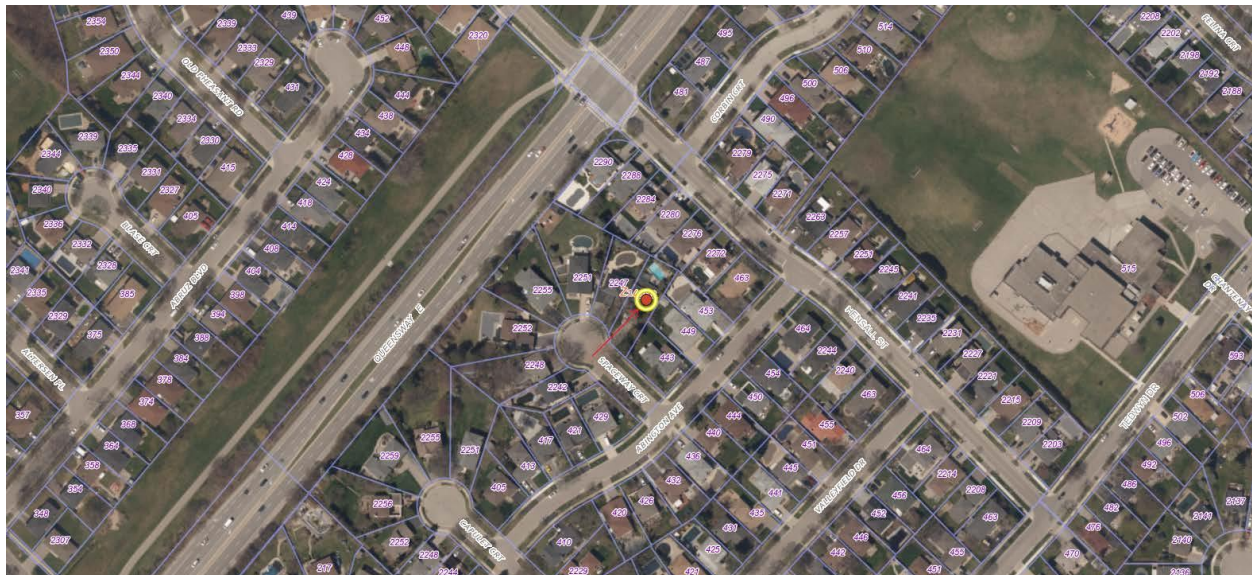
Zoning: E2 - Employment

Other Applications: C 24-4466

Site and Area Context

The subject property is located north-east of the Tomken Road and Kamato Road intersection. It currently contains an existing one-storey multi-tenant industrial building with associated surface parking and various loading areas. Limited landscaping and vegetative elements are present on the subject property. The surrounding area consists of various sizes of industrial buildings.

The proposal requires variances for a reduced parking rate and accessible parking spaces.



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:

Planning staff note the Committee of Adjustment approved a previous application (A373.24) on the subject property at the August 29th, 2024 hearing for a change of use and subsequent parking and aisle width deficiencies. Both Planning and Municipal Parking staff recommended deferral due to missing information in the parking utilization study that was submitted.

The subject property is located in the Northeast Employment Area (West) and is designated Business Employment. The designation permits a variety of employment and industrial uses.

The proposed variances request 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' 559/24, 5925-5945 Ambler Drive, the Applicant is requesting the Committee to approve a minor variance for change of use proposing:

1. A parking rate for Motor Vehicles Repair Facility – Commercial Motor Vehicles and Motor Vehicles Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles of 1.50 parking spaces per 100 m² whereas By-law 0225-2007, as amended, requires a minimum 4.30 parking spaces per 100 m² in this instance.

Per the submitted site plan, issued October 31, 2024, the Applicant has 55 existing parking spaces on-site. The proposed Gross Floor Area (GFA) of the use is 3,667 m². The proposal is to convert the existing building into a Motor Vehicles Repair Facility – Commercial Motor Vehicles and Motor Vehicles Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles, such as buses and trucks. The Applicant previously received a variance under 'A' 373/24 for the same reduction; however, the submitted site plan and the proposed GFA of 3,358 m² was incorrect. A Parking Utilization Study (PUS), prepared by NexTrans Consulting Engineers, dated July 5, 2024, was submitted in support of the earlier application. The Committee of Adjustment approved the variance 'A' 373/24 and the Applicant currently operates at the subject site (5925-5945 Ambler Drive).

Per the submitted materials, 55 parking spaces are proposed, whereas 158 parking spaces are required. This is a 103-parking space or 65% deficiency.

NexTrans undertook 4 days of parking surveys of the Applicant's previous location, 1213 Lorimar Drive, in April 2024. The use had a GFA of 2,331.9 m². Peak observed parking demand was determined to be 18 vehicles, or 0.77 parking spaces per 100 m² GFA. Per the NexTrans study, and accounting for the earlier proposed GFA of 3,358 m², the Applicant advised that the new location would employ 12 additional staff for a total requirement of 38 parking spaces, or 1.13 parking spaces per 100 m² GFA. Updated parking information with the new building GFA was not provided by the Applicant.

Municipal Parking staff applied the updated GFA of 3,668 m² to the NexTrans future demand calculation and determined a new peak demand of 40 parking spaces, or 1.10 parking spaces per 100 m² GFA. Although the updated future demand is less than the proposed parking rate of the subject site, Municipal Parking staff note that the NexTrans parking study did not indicate whether or not the observed vehicles were only employee

vehicles, or both employee vehicles and commercial buses and trucks being serviced. Given that the customer vehicles in this instance are significantly larger than regular employee vehicles, further clarification is required about the parking demand needs.

Municipal Parking staff observed the site on December 12, 2024 and noted that the existing parking configuration does not reflect the submitted site plan dated October 31, 2024. Please see below site plan capture and photographs.

Site Plan per Applicant, October 31, 2024

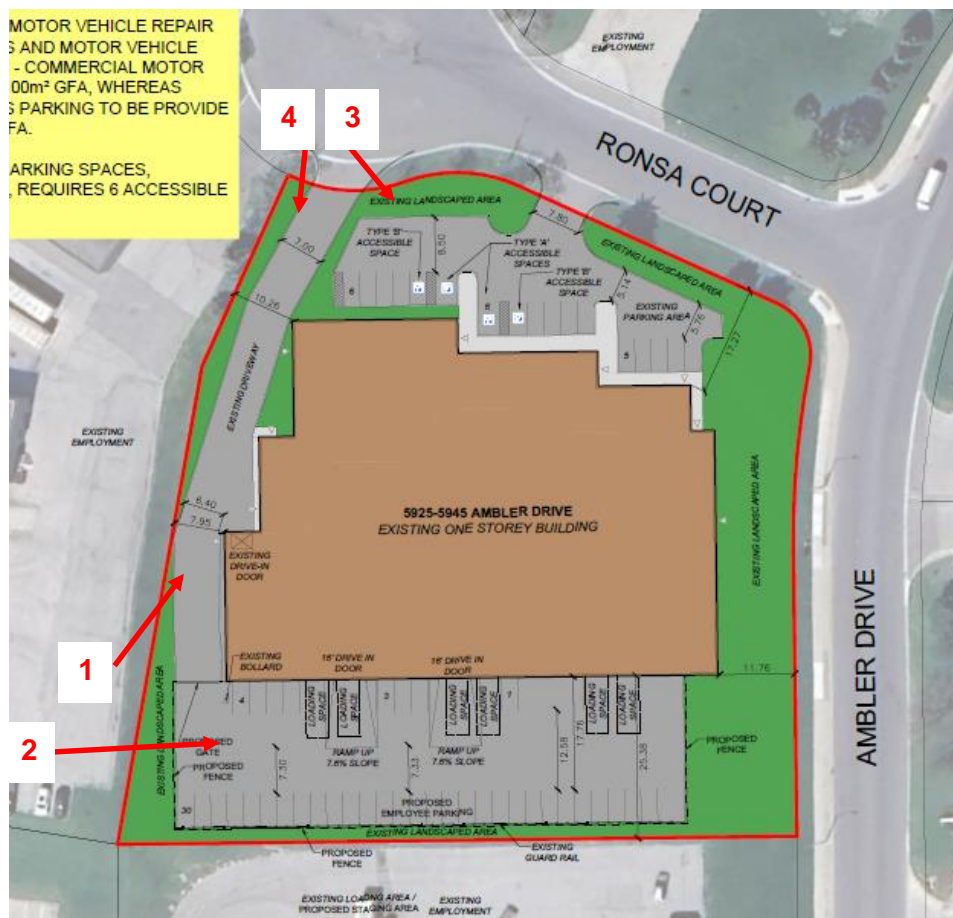




Photo 1: Vehicles parking at side of building. Accommodates 5 vehicles, not shown on Site Plan.



Photo 2: Commercial vehicles and transit buses occupying rear of site. Per Site Plan, this area is to accommodate parking for 30 passenger vehicles along rear fence.



Photo 3: Transit bus occupying site entrance. Well-utilized front parking area.



Photo 4: Transit bus occupying site entrance. Vehicles parking at side of building.

Based on the site observations of Municipal Parking staff, approximately 30 parking spaces may exist (55 per site plan - 30 parking spaces occupied by commercial vehicles at rear of site + 5 parking spaces added to the side of building). Further, as the requested reduced parking rate of 1.5 parking spaces per 100 m² GFA is based on the provision of 55 parking spaces, the variance may be incorrect as the 55 parking spaces as shown on the site plan do not appear to be available. Municipal Parking staff understand this is a unique situation given the space requirements of transit vehicles; however, as the NexTrans parking study indicates a need for 38 (40 with updated GFA) parking spaces, and there appear to be only 30 parking spaces available for use when 55

parking spaces were proposed, Municipal Parking staff are unable to support the parking variance at this time.

The Building Department is currently processing a Certificate of Occupancy permit under file C 24-4466. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Given the above, Municipal Parking staff recommend deferral pending clarification of the parking demands of the use (employee and customer vehicles) as well as an updated site plan indicating the available parking spaces as constructed on-site.

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 24-4466. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – MTO

Regarding the property municipally known as 5925-5945 Ambler Drive, although located within the MTO Permit Control Area, the subject Minor Variance will not require a Building & Land Use Permit from this office. Therefore, we have no further comments.

Please do not hesitate to contact me if you have any questions.

Comments Prepared by: Paul Nunes, Senior Project Manager