

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A434.24
	Meeting date:4/3/2025 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended.

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 amendments are required:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance; and,
2. 10 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 13 accessible 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

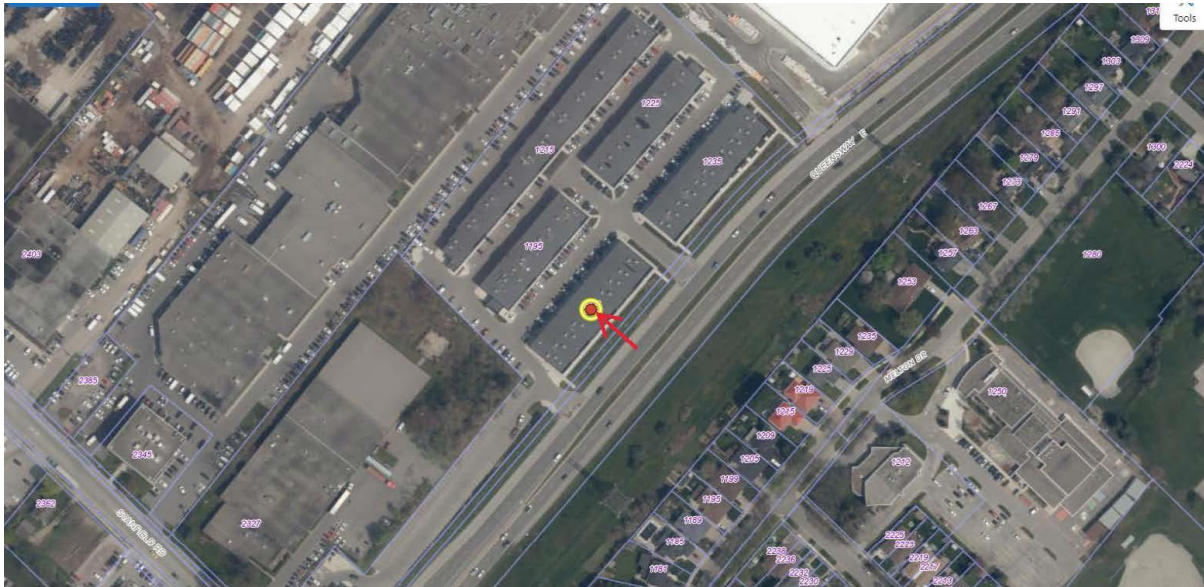
Zoning: E2-131 - Employment

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, with the subject property containing 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:

Staff note that the application was before the Committee of Adjustment on October 10, 2024, wherein the file was deferred to allow the applicant an opportunity to submit a satisfactory Parking Justification Study.

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 m² (107,639 ft²) or accommodating less than 500 jobs.

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' 434/24, 1185 Queensway East Units 6A and 7A, the applicant is requesting to allow a reduction of parking spaces proposing:

- 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 471 parking spaces in this instance.

The subject property has 6 buildings and a total of 91 units. Originally, Building C, D and E were approved by the City for warehouse facility use with a parking rate of 1.1 spaces per 100 m² of GFA. Building A, B and F were approved for office use with a parking rate of 3.2 spaces per 100 m² of GFA. All the buildings share a total of 386 parking spaces onsite. The site has a mix of uses, including warehousing, office, medical office, restaurant, commercial school and recreational establishment.

The proposed use in Units 6A and 7A is Office which will be utilized for IT Services with approximately 10-20 employees. The business will be operating Monday through Friday 9:30 a.m. to 5:30 p.m.

The Building Department is processing a Certificate of Occupancy application and based on their review of the information, Zoning staff advise that the following amendment is required to the variance:

- 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance.

Based on the proposal submission, onsite there would be a 118 parking space reduction, which equates to a 23% parking deficiency from the City's Zoning By-law 0225-2007 parking minimums.

A Parking Utilization Study (PUS) was submitted by Harper Dell & Associates Inc. dated February 4th, 2025. 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.

Additionally, 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.*

The proposed Office use in Units 6A and 7A is approximately 321.55 m² in size and located in building A, which was approved at the office parking rate. Based on Zoning's records, the office building is calculated at a rate of 3.0 spaces per 100 m² GFA and the two units require 10 parking spaces.

The submitted PUS noted that a survey was carried out at the subject property of 1185 – 1235 Queensway East and 2305 Stanfield Road on the following dates and times, reflective of the proposed Office use's hours of operation:

- Monday, January 20th 8:30 a.m. – 6:30 p.m.
- Wednesday, January 22nd 8:30 a.m. – 6:30 p.m.
- Friday, January 24th 8:30 a.m. – 6:30 p.m.
- Monday, January 27th 8:30 a.m. – 6:30 p.m.
- Wednesday, January 29th 8:30 a.m. – 6:30 p.m.

Staff found slight discrepancies with the noted peak observed parking demands. In analyzing the raw data, staff note that site-wide the peak observed parking demands seem to have occurred on Wednesday, January 29th at 12:30 p.m. with 208 parking spaces occupied, or in other words 54% of the site occupied, in total.

On the other hand, staff also analyzed the data in two separate sections:

1. 1185 – 1235 Queensway East; buildings A, B, C, D, and E.
 - a. Peak observed parking demands for were noted to have occurred on Wednesday January 29th at 2:00 p.m. with 193 parking spaces occupied out of 271 parking spaces, or in other words 71% occupied.
2. 2305 Stanfield Road; building F.
 - a. Peak observed parking demands were noted to have occurred on Monday, January 20th at 2:30 p.m.; Wednesday, January 29th at 12 p.m. and 12:30 p.m. with 18 spaces occupied out of a total of 115 parking spaces, or in other words 16% occupied.

Staff confirm that Harper Dell & Associates Inc. collaborated with staff to ensure proper surveying was approved and subsequently conducted on the site.

Through staff's review of the PUS, the raw surveying data, and staff having conducted a weekday midday site visit on the premises, the rationale as presented is satisfactory and depicts the parking conditions as had been observed by staff; the existing parking lot is majorly utilized at the Queensway buildings, although site-wide there still is unutilized parking capacity.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a total of 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance.

Planning staff rely on Municipal Parking staff's expertise on parking reductions and echo their comments recommending support of the application.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments supplied for the October 10, 2024 hearing, we have no concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist

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 amendments are required:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance; and,
2. 10 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 13 accessible 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 Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner