

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-25	File(s): A392/20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-12-03

Consolidated Recommendation

The City has no objections to the requested variance.

Application Details

The applicant requests the Committee to approve a minor variance to allow a dental office in unit 15 of the subject property proposing 386 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a minimum of 410 parking spaces for all uses on site in this instance.

Background

Property Address: 1235 Queensway East

Mississauga Official Plan

Character Area: Dixie Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-131 (Employment)

Other Applications

Occupancy Permit: 20-1152

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 contains a mix of commercial, employment and industrial type uses while the subject property contains a similar mix of commercial and employment uses. South of Queensway East consists of detached residential dwellings. The applicant is proposing a dental office on-site, requiring 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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP) which permits secondary office uses which means business, professional, and administrative offices having an area less than 10,000 m² or accommodating less than 500 jobs. In this instance, the subject application would be considered secondary office and is permitted in the official plan. The application respects the designated and has regard for the official plan. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 410 parking spaces are required; whereas, the applicant is providing 386 parking spaces. As per the Parking Utilization Study (Trans-Plan, August 2020) submitted by the applicant, the proposed 386 parking spaces are suitable to adequately accommodate the peak parking demands of the subject site. The City Planning Strategies Division has reviewed the application and their comment is as follows.

A site visit was conducted by Trans-Plan on Thursday, August 13, 2020 to determine the number of occupied units. It was determined that only 24 of 93 units (26%) are currently occupied. Among these occupied units, there are two other medical office uses in the plaza. A parking survey was conducted on the subject site on Monday, August 17 and Wednesday, August 19, 2020. Peak demand was determined to be approximately 24% of the site. However, it was acknowledged that this is not representative of typical conditions, due to the high-vacancy of the plaza and the current Coronavirus pandemic reducing demand.

Two proxy surveys were undertaken at 223 Ceremonial Drive (in February 2020) and 791 Mississauga Valley Boulevard (in September 2018), both of which are dentist's offices operating with 4 staff. It was determined that peak demand was 10 spaces, or approximately 6.39 spaces/100m². This rate is lower than the rate in the Zoning by-law.

Two additional proxy surveys were undertaken for office plaza sites in Mississauga located at 4275-4311 Village Centre Court. The surveys were conducted in February 2020 and found a peak demand of 2.12 spaces/100m². Additionally, 100-120 Matheson Boulevard was surveyed in August 2017 and was found to have a peak demand of 2.69 spaces/100m².

With the applicants request being a minor parking reduction (6%), the subject plaza being approximately a quarter occupied, and the proxy data demonstrating peak demands lower than the by-law rate, staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed parking reduction is required as a new tenant is proposing a dental office in a unit. With the addition of this use, the subject property will remain self-sufficient and the proposed parking reduction will not pose a negative impact on the surrounding area from a parking perspective. As such, the proposed application represents orderly development of the land and is minor in nature.

Conclusion

The Planning and Building Department has no objections to the requested variance.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the unit and surrounding parking area.





Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 20-1152. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Comments Prepared by: Marco Palerma

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the December 3rd, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-328/20

Minor Variance Applications: A-351/20, A-359/20, A-376/20, A-383/20, A-390/20, A-392/20, A-397/20

Comments Prepared by: Diana Guida, Junior Planner