

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-12-09	File(s): A413/20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-12-17

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow reduced parking requirements on the subject property proposing:

1. 0.5 parking spaces per one bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.75 parking spaces per one bedroom unit in this instance; and
2. 0.8 parking spaces per two bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.90 parking spaces per two bedroom unit in this instance.

## Background

**Property Address:** 28 Ann Street

### Mississauga Official Plan

Character Area: Port Credit Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** H-RA5-53 (Residential)

### Other Applications:

Building Permit: 20-3380  
Site Plan Application: 20-51

## Site and Area Context

The subject property is located within the Port Credit Community Node, northwest of Hurontario Street and Lakeshore Road East. The subject property is also located within a Major Transit Station Area (MTSA). The immediate area contains the Port Credit Go Station, commercial uses, parking structures and high rise apartment buildings. On February 24, 2020 the subject property received Zoning by-law Amendment approval for a 22 storey condominium.

The subject property is currently undergoing the site plan approval process. The applicant is requesting a further reduction of parking rates for one and two bedroom units than those that were granted through the previous rezoning process.



## 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:

The subject property is designated Mixed Use in Schedule 10 of the Mississauga Official Plan, which permits a residential and commercial, among other uses. The subject property is within the Central Residential precinct of the Port Credit Local Area Plan. As per Section 9.2.1 (Parking and Transportation Demand Management) of the Port Credit Local Area Plan, reduced parking requirements may be considered within the Community Node provided they are within close proximity to the Go Station and future LRT stops. Additionally, the intent of the zoning by-law is to ensure that each structure is self-sufficient in providing adequate parking accommodations for its intended use. Through the recently approved rezoning application OZ (19/008 W1), a parking justification study was submitted justifying lower rates for one and two

bedroom units which was supported by staff and resulted in the current parking rates of 0.75 spaces per one bedroom unit and 0.9 spaces per two bedroom units. Since approval of the rezoning application, a further reduction of parking has been requested by the developer.

The developer has gone to market, selling units within the recently approved development. With most of the available units sold in the building, the current market trend suggest that a lower parking rate might be appropriate as they have 68 unsold parking spaces with most of the available units sold.

A parking study was submitted in support of this minor variance application by LEA Consulting dated November 6<sup>th</sup>, 2020, in support of the application based on sales data and proxy sites. Prior to the application being submitted, staff had recommended the following information be included as part of the parking justification for the minor variance application:

- The preparation of a parking requirement and preference survey questionnaire which is to be reviewed by staff and then provided to all future condominium unit owners, who have purchased a unit in the proposed development
- A parking sales strategy for the proposed development which shall include the cost of purchasing a parking spot, whether all unit owners of the development were originally provided an opportunity to own a parking space, information of any waitlist of interested owners willing to purchase a parking spot.

The information requested by staff regarding sales data was not included in the parking study.

The parking study further supports the reduced parking rates by including information regarding the study of three proxy sites that were surveyed in January 2020. The proxy sites listed in the study are rental apartments situated in the vicinity of the subject site. Staff noted that proxy site surveys should be conducted on condominium apartments in order to determine the approximate residential parking demand and then be compared to the subject site, as opposed to the rental apartment proxy site data used in the study. As such, comparison of rental apartment sites is not accepted by staff and does not sufficiently support a reduction in parking. The parking standards for rental apartments are lower than those required for condominium apartments as per the zoning by-law. The study also noted that the site is located within walking distance to the Port Credit Go Station and future Port Credit LRT MTSA. The proximity to MTSA's was taken into consideration during the original rezoning application which supported the current by-law parking rates.

Based on review of the parking study, staff have indicated a concern with the request due to the insufficient information provided and as such, recommend that the application be deferred to allow the applicant an opportunity to provide the below information:

- A parking preference survey/questionnaire - the draft survey questionnaire be provided for staff's review prior to its distribution to the future owners of the subject development.
- Parking sales strategy – information including cost of purchasing a parking spot, whether all unit owners of the development were originally provided an opportunity to own a parking space, information of any waitlist of interested owners willing to purchase a parking spot.
- Proxy site surveys - staff recommends that the applicant conduct parking surveys on comparable condominium apartments.
- Travel Demand Management (TDM) Measures - staff may consider reviewing additional justification that support parking reduction on site, such as, application of appropriate TDM measures on site including car share programme. Method of implementation and recommendations on securing these measures should be provided.

Although staff is recommending deferral of the application to allow the applicant to submit the requested information, staff may not be supportive of the reduced parking rates as the lowest rates within the City of Mississauga have already been applied to the subject site.

## Conclusion

The Planning and Building Department recommends that the application be deferred.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development are being addressed through the Site Plan Application SP-20/005 and Lifting of the 'H' application 'H'-OZ-20/001 for this development.



Comments Prepared by: David Martin, Supervisor Development Engineering

### Appendix 2 – Zoning Comments

The Planning and Building Department is currently processing a development applications under files 20-3380 & 20/51. Based on review of the information currently available for this

application, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

The applicant is advised that insufficient information has been provided in order to confirm the unit total and the resulting parking requirement. Therefore the parking requirement for this development has not been reviewed and that the minor variance application is premature.

Comments Prepared by: Brian Bonner, Zoning Examiner

### **Appendix 5 – Region of Peel Comments**

Regional Planning staff have reviewed the applications listed on the December 17<sup>th</sup>, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Application:** DEF-A-321/20

**Consent Application:** B-70/20

**Minor Variance Applications:** A-398/20, A-413/20, A-415/20

Comments Prepared by: Diana Guida, Junior Planner