

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-02-19	File(s): A61.21
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2021-02-25

Consolidated Recommendation

The City has no objection to the variance, as requested. The Applicant may wish to defer the application to ensure that all required variance(s) have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing 404 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 443 parking spaces in this instance.

Background

Property Address: 301 Burnhamthorpe Road West

Mississauga Official Plan

Character Area: Downtown Core
Designation: Downtown Mixed Use, Public Open Space

Zoning By-law 0225-2007

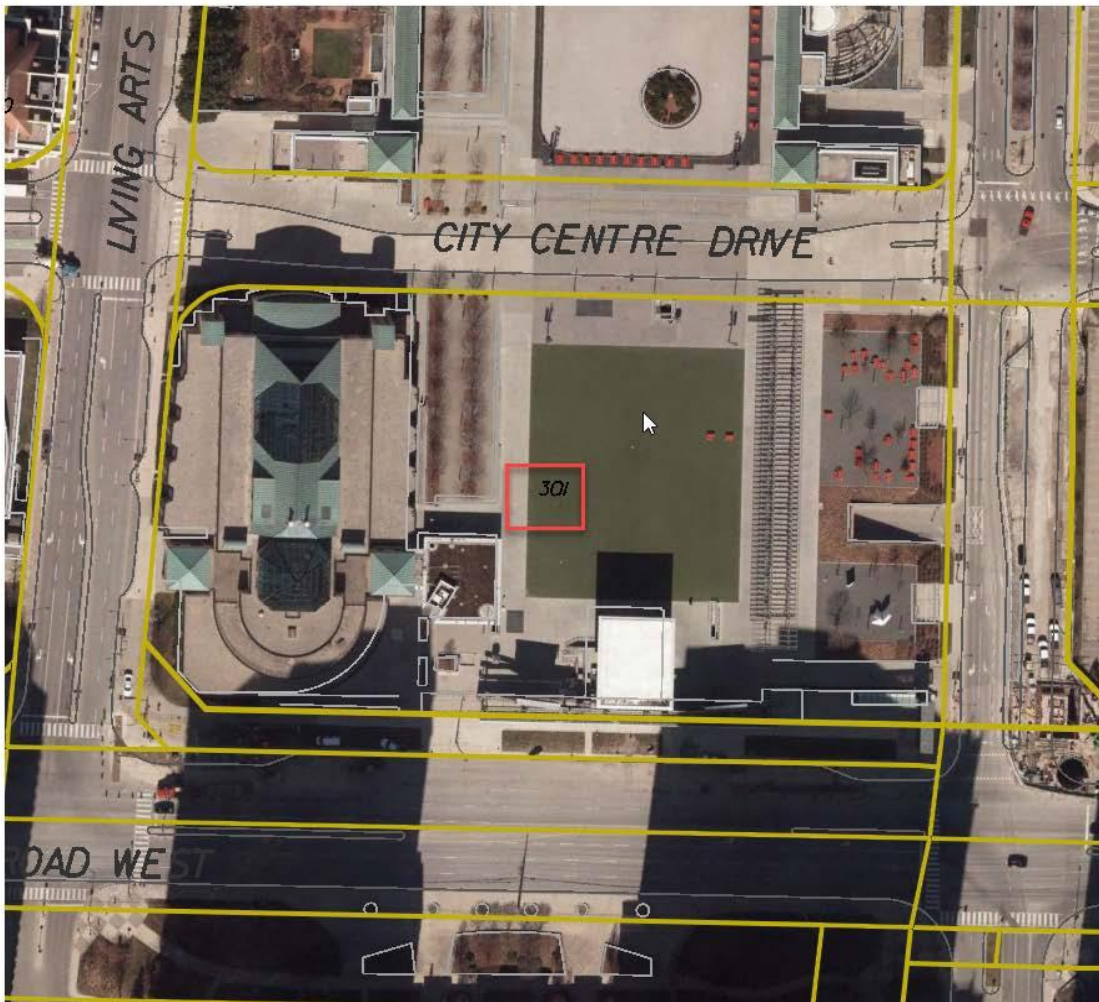
Zoning: CC2-6 - City Centre, CCOS-2 - City Centre and Open Space

Other Applications: Pre- 62248
BPA-67853
PREAPP 20-4482

Site and Area Context

The subject property is the City of Mississauga Central Library located within the Downtown intensification area at north-east corner of the Confederation Boulevard and Burnhamthorpe intersection. The subject property is an exterior parcel with a lot area of +/- 16,752.00m² and a lot frontage of +/- 162.18m which possesses minimal vegetation and landscape elements along the periphery of the site. From a land-use perspective, the immediate neighbourhood is a mixture of employment and residential uses; including restaurants, offices, and residential towers.

The applicant is proposing a decrease in available parking that requires a variance for 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 are as follows:

The site is located within the Downtown Core Character Area, and is currently designated Mixed Use and Public Open Space by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.1 (Uses Permitted in all Designation) community infrastructure is permitted within the designation. The Downtown Core is deemed an intensification area to be developed as a major regional centre with a mix of uses containing the greatest concentration of activities and variety of uses. The existing public library meets the purpose and general intent of the Official Plan.

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, 443 parking spaces are required; whereas, the applicant is providing 404 parking spaces.

City Planning Strategies (CPS) Staff note, a Letter of Justification, prepared by the agent, RDHA, dated January 8, 2021, has been submitted in support of the application for the requested parking variance. The Letter of Justification explains that the City's Central Public Library is proposing interior renovations that will result in an increase of GFA beginning added to the existing building, thereby creating a Central Public Library with a total GFA of 13,840 m². Based on the current design and proposed interior renovations, there is no ability to increase parking capacity due to the existing underground parking structure and the existing conditions of the site. The requested variance is less than 10% and therefore the submitted justification letter is satisfactory, CPS Staff note that the application can be supported.

The Building Department is currently processing a pre-application zoning review (20-4482) and have confirmed that the variance requested is correct.

Based on the submitted information and existing conditions of the underground parking structure Planning Staff are of the opinion that the application represents the orderly development of the land and is minor in nature.

Conclusion

The Planning and Building Department has no objection to the variance, as requested. The Applicant may wish to defer the application to ensure that all required variance(s) have been accurately identified.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 61/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a pre-application zoning review under file 20-4482. Based on review of the information currently available in this pre-application zoning review file, the variance, as requested is correct.

Please note that comments reflect those provided through the above pre-application zoning review 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: Richard Thompson, Zoning Examiner

Appendix 4 – Heritage

The property is listed on the City's Heritage Register. There are no heritage concerns with the subject application.

Comments Prepared by: P. Wubbenhorst, Heritage Planner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the February 25th, 2021 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-290/20, DEF-A-354/20, DEF-A-377/20.

Minor Variance Applications: A-46/21, A-47/21, A-49/21, A-50/21, A-52/21, A-53/21, A-61/21.

Comments Prepared by: Diana Guida, Junior Planner