

City of Mississauga Department Comments

Date Finalized: 2024-03-28	File(s): A153.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-04-04 3:30:00 PM

Consolidated Recommendation

The City recommends the application be deferred to submit the required documentation.

Application Details

The applicant requests the Committee to approve a minor variance to permit 25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 46 parking spaces in this instance.

Background

Property Address: 2447 Anson Drive, Unit 2

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: **E2- Employment**

Other Applications: C 23-9910

Site and Area Context

The subject property is located south-west of the Drew Road and Torbram Road intersection in the Northeast Employment Character Area. The property contains a single storey industrial building. Limited vegetation and landscaping are present along the property frontage. The context of the surrounding area consists of varied sizes of industrial buildings.

The applicant is proposing to change the use of the property, requiring a variance for parking deficiency.



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:

The subject property is located in the Northeast Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

The variance proposes a reduction in the required parking rate. 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 on 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' 153.24, 2447 Anson Drive, Unit 2, the applicant requests the Committee to approve a minor variance to allow reduced parking for the subject property and proposes:

25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 46 parking spaces in this instance.

Per the materials provided by the applicant, the requested variance is triggered by the proposed change of use at Unit 2 from a Warehouse to a Science and Technology Facility, which is consistent with the current use of Unit 1, with a non-residential Gross Floor Area (GFA) of 1,560.78 square meters. The subject property is located within E2 Zoning Area, Parking Precinct 4.

Per Section 3.1.2.2 of Mississauga Zoning By-law, Science and Technology Facility uses located in Parking Precinct 4 require a minimum of 3 spaces per 100 square meters of non-residential GFA. Therefore, with a proposed GFA of 1,560.78 square meters, staff advise that a minimum of 47 parking spaces are required pursuant to Section 3.1.1.1.4 of the Zoning Bylaw. As such, 47 parking spaces are required whereas 25 parking spaces can be accommodated, which generates a parking deficiency of 22 spaces or 46.8%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required per the City's Parking Study Terms of Reference provisions.

The applicant did not provide a PUS as justification for the proposed parking deficiency. The applicant should refer to the City's Parking Study Terms of Reference for parking justification requirements to be included with a formal submission.

Zoning staff have advised that the accuracy of the requested variance can not be verified.

Given the above, Municipal Parking staff recommend the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

Planning staff are in agreement with the comments from Municipal Parking staff and recommend deferral at this time to allow the applicant time to complete the required parking justification study.

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.

We note from our site inspection of the property and as depicted on the enclosed photos that vehicles are currently parked within the delineated parking spaces along Unit #1 (2447 Anson Drive) which is depicted as an existing driveway. We also note that the Site Plan DWG A1 submitted depicts parking spaces at the rear of the buildings which are questionable as this area is currently a truck loading area.









Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application 23-9910. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner