

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-17	File(s): A91.20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-25 1:00 PM

Consolidated Recommendation

The City has no objections to the requested variances, subject to the condition.

Application Details

The applicant requests the Committee to approve a minor variance to allow renovations to the existing building on the subject property proposing:

1. 14 parking spaces, with a minimum of 9 spaces to be provided on site, whereas By-law 0225-2007, as amended, requires a minimum of 17 parking spaces in this instance;
2. Up to 5 of the required parking spaces to be located off-site whereas By-law 0225-2007, as amended, requires all parking spaces to be provided on-site in this instance;
3. A parking space length of 5.0m (approx. 16.4ft) whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.2m (approx. 17.1ft) in this instance;
4. A 1.46m (approx. 4.79ft) access aisle abutting the entire length of the accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum 1.50m (approx. 4.92ft) wide access aisle abutting the entire length of each accessible space in this instance; and
5. A drive aisle width of 5.18m (approx. 16.99ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

Amendments

Staff also recommends the following amendment to the notice.

“The applicant requests the Committee to approve a minor variance to allow *15 rental apartment dwelling units (8 existing and 7 new dwelling units)* on the subject property proposing...”

Recommended Conditions and Terms

Staff recommends the following condition be added to the application:

- A satisfactory shared parking agreement be submitted to staff with a plan demonstrating the provision of 5 parking spaces at an off-site location, and/or applying for a Payment-in-Lieu (PIL) application for the consideration of the parking deficiency as applicable. Through the PIL application process, the proponent contribution will be calculated for the requested parking deficiency.

Background

Property Address: 222 Lakeshore Road East

Mississauga Official Plan

Character Area: Port Credit Neighbourhood East

Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4-66 (Commercial)

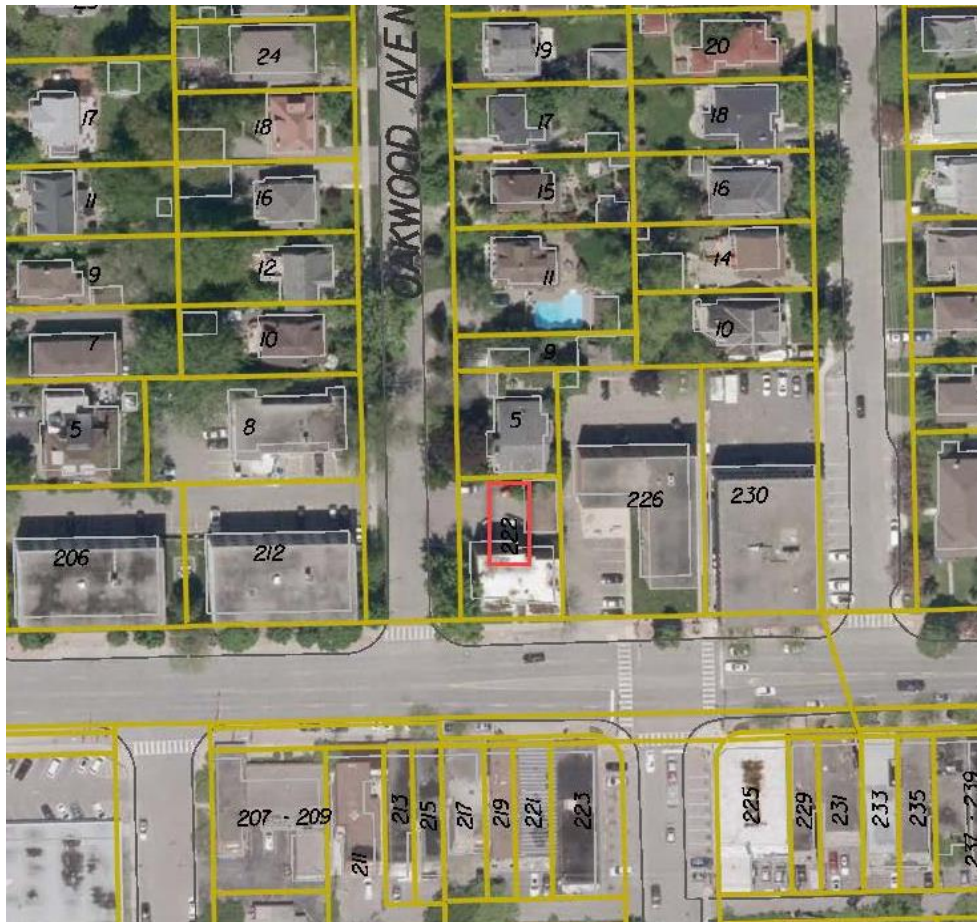
Other Applications

Pre-Zoning Application: 19-9207

Site and Area Context

The subject site is located within the Port Credit Neighbourhood Character Area, east of Hurontario Street and Lakeshore Road East. The north side of this portion of Lakeshore Road East consists of low rise apartment buildings and commercial uses surrounding the subject property, with a mix of low density residential uses further north on Oakwood Avenue. The south side of Lakeshore Road East consists of two storey mixed use buildings with commercial uses on the ground floor and residential above. The subject property contains a three storey apartment building with 8 rental units.

The application proposes interior renovations that increases the unit count from 8 rental units to 15, requiring variances related to parking and parking space length.



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 Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP) which permits apartment dwellings, among other uses. The official plan policies for lands within the Port Credit Neighbourhood Character Area are contained within the Port Credit Local Area Plan and are within the Mainstreet Neighbourhood precinct of the South Residential Neighbourhood. Section 7.2.2 (Housing) of MOP promotes a range of housing choices and a

variety of dwelling types for ownership and rental markets. The variances are required in order to efficiently renovate the existing building thereby creation additional units and contributing to the range of housing choices promoted within 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, 17 parking spaces are required; whereas, the applicant is proposing 9 parking spaces. The City Planning Strategies Division has reviewed the proposed variance and have provided the following comment:

A parking utilization study, prepared by Trans-Plan, dated February 4, 2021 was submitted by the applicant in support of the application. The study notes the presence of existing transit services and a variety of amenities that are walkable within the immediate area. It also recognizes the future planned LRT stop at Hurontario and Port Credit GO. The existing transit services are compared to Toronto's Policy Area 4 (avenues on a surface transit route). The minimum parking standards in Policy Area 4 would result in 12 resident parking spaces and 2 visitor parking spaces, for a total of 14 parking spaces for this proposed development. Since the applicant is proposing to provide 9 parking spaces on-site there is a parking deficiency of 5 spaces. The applicant recommends that the parking shortfall of 5 spaces would be provided through parking-in-lieu.

The parking report satisfactorily justifies a reduction of 3 parking spaces for the rental apartment development requiring a total of 14 spaces. Of the 14 parking spaces proposed by the applicant, 9 parking spaces would be provided on-site and 5 parking spaces off-site.

Should Committee see merit in the application, staff recommends the following condition:

- A satisfactory shared parking agreement be submitted to staff with a plan demonstrating the provision of 5 parking spaces at an off-site location, and/or applying for a Payment-in-Lieu (PIL) application for the consideration of the parking deficiency as applicable. Through the PIL application process, the proponent contribution will be calculated for the requested parking deficiency.

Staff also recommends the following amendment to the notice.

- "The applicant requests the Committee to approve a minor variance to allow *15 rental apartment dwelling units (8 existing and 7 new dwelling units)* on the subject property proposing..."

Through a review of the remaining variances, the deficiencies are a minor deviation from the zoning by-law that will not result in a significant impact to the development and surrounding area. As such, staff is of the opinion that these variances are appropriate to be handled through the minor variance process and raise no concerns of a planning nature in this instance.

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

The proposed variances represent existing conditions that will not significantly impact the future use of the site. Staff can support a parking reduction of 3 spaces on-site, as such, the remaining spaces can be obtained through other means. The proposal maintains the context of the existing and planned character of the area. As such, staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Conclusion

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

Comments Prepared by: Lucas Petricca, 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 91/20.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file 19-9207. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the pre-zoning application process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Sandra Morrison

Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Deferred Application: DEF-A-91/20, DEF-A-413/20.

Minor Variance Applications: A-67/21, A-68/21, A-83/21, A-84/21, A-85/21, A-87/21, A-88/21, A-89/21, A-92/21, A-93/21, A-94/21.

Comments Prepared by: Diana Guida, Junior Planner