

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-04-07	File(s): A126.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-15 1:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow a tattoo and piercing studio on the subject property proposing:

1. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 parking spaces in this instance; and
2. A parking aisle width of 1.80m (approx. 5.91ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance.

Recommended Conditions and Terms

Staff recommends that the application be approved on a temporary period of two years

Background

Property Address: 795 Lakeshore Road East

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4 (Commercial)

Other Applications

Occupancy Permit: 20-2672

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, east of Lakeshore Road East and Cawthra Road. The surrounding area consists of a mix of uses fronting onto Lakeshore Road East such as restaurants, retail, service establishments, manufacturing and residential uses. The subject property contains an existing two storey building with a residential apartment on the second storey. There are three existing parking spaces in the front yard of the building, similar to how neighbouring buildings in the immediate area operate.

The application proposes to introduce a service establishment on the ground floor, requiring variances related to deficient parking and aisle width.



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:

Variance #1 proposes 3 parking spaces whereas a minimum of 6 spaces are required. The intent in quantifying the required number of parking spaces is to ensure that each unit is self-sufficient in providing adequate parking accommodations based upon its intended use. The City Planning Strategies Division reviews variances related to the overall parking reduction. Based on their review of the application, their comment is as follows.

A cover letter dated January 5th, 2021 was submitted in support of the variance stating that the deficiency is similar to other commercial properties within the immediate area and that there are other parking opportunities off-site. Additionally, the use will operate on an appointment only basis, allowing for efficient use of the on-site parking. Staff can support the proposed parking reduction subject to a temporary period of two years, at which time a Parking Utilization Study will be required as per the City's Parking Studies Terms of Reference.

Regarding variance #2, the deficient aisle width represents an existing condition which is a common characteristic of buildings within the immediate area. Due to the location of the parking spaces in the front yard, an increased aisle width cannot be provided. As such, staff is of the opinion that this variance is appropriate to be handled through the minor variance process and raises no concerns of a planning nature in this instance.

Based on the preceding information, staff is of the opinion that Section 45(1) of the *Planning Act* is maintained.

Conclusion

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference is a photo depicting the subject parking area in front of the building.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate permit under file 20-2672. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application 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: RAMSEN HEDOO

Appendix 5 – Region of Peel Comments

We have no comments or objections

Comments Prepared by: Diana Guida, Junior Planner