

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-05-19	File(s): A170.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-05-27 1:00 PM

## Consolidated Recommendation

The City has no objections to the requested variance.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a medical office proposing 48 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces in this instance

## Background

**Property Address:** 1834 Lakeshore Road West

### Mississauga Official Plan

Character Area: Clarkson-Village Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C4-63 - Commercial

### Other Applications

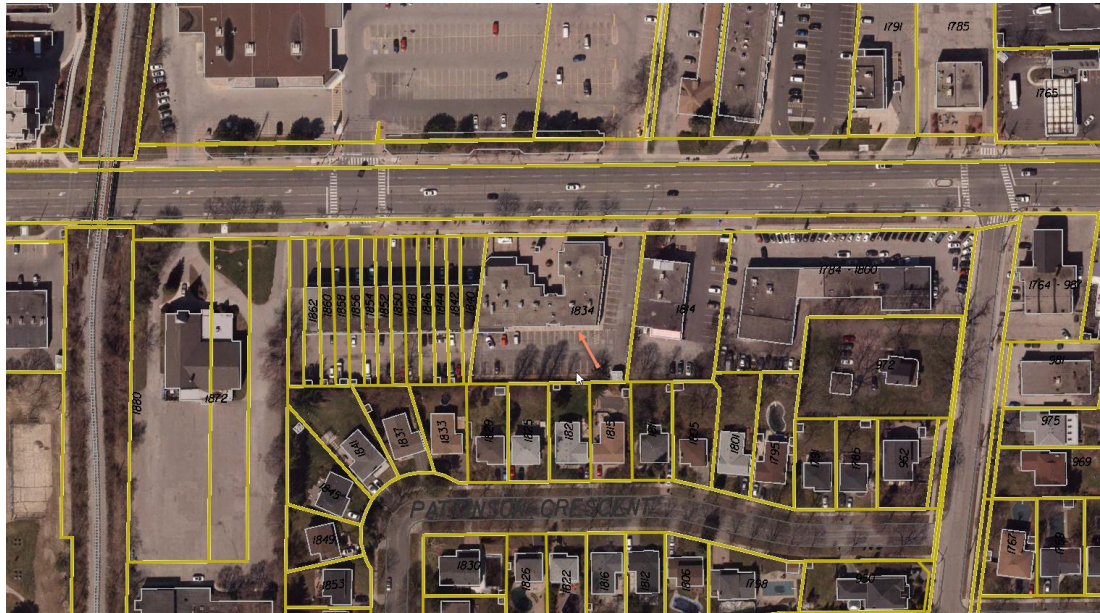
Certificate of Occupancy: 21-5054

### Site and Area Context

The subject property is located within the Clarkson-Village Community Node Character Area, southwest of Lakeshore Road West and Clarkson Road North. The surrounding area consists of

a mix of restaurant, commercial and office uses fronting onto Lakeshore Road West. The subject property contains an existing one storey building that contains a similar mix of uses that exist within the immediate area.

The applicant is proposing a medical office within unit 5A that requires a variance for deficient parking.



## 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 designated Mixed Use in Schedule 10 of the Mississauga Official Plan, which permits restaurants, personal service establishments, and retail, among other uses. The zoning by-law permits similar uses including a medical office. The application proposes 48 parking spaces whereas a minimum of 53 parking spaces are required to accommodate a medical office. 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 the parking letter (Trans-Plan, March 25, 2021) submitted by the applicant, the proposed 48 parking spaces are suitable to adequately accommodate the peak parking demands of the subject site for the following reasons:

- Maximum number of staff expected on site at any time is 3, as well as a maximum of 3 patients at any time. This results in the peak parking demand being minimal to the overall site.
- The highest parking demand generator in the plaza is a restaurant in Unit 1. Business hours for the restaurant were provided and it appears that the medical office will be operating in off-peak hours from the restaurant, which would allow for spaces to be used when the restaurant is closed.
- The site has access to MiWay route 23, and the future Lakeshore BRT, which will include 15-minute service.

Based on the proceeding information, staff is of the opinion that the application maintains the four tests within Section 45(1) of the *Planning Act*.

## Conclusion

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee information are photos showing the existing parking area.







Comments Prepared by: John Salvino, Development Engineering Technologist

**Appendix 2 – Zoning Comments**

Through a review of the Certificate of Occupancy permit under file 21-5054, the variance as requested, is correct. It should be noted that the application states the proposed use is for a medical office whereas a retail store is also proposed.

Comments Prepared by: Ramsen Hedoo

**Appendix 5 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner