

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A204.21 Ward: 1
	Meeting date: 2021-06-03 1:00 PM

Consolidated Recommendation

The City has no objections to variances, as amended, subject to the conditions. The applicant may choose to defer the application to verify the accuracy of the requested variances and ensure additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow a personal service establishment in the existing building proposing:

1. 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

Amendments

Staff recommends that variance #1 be amended and variance #2 be removed from the application and replaced with the following:

1. To permit 12 parking spaces (with a minimum of 5 spaces to be provided onsite) whereas By-law 0225-2007, as amended, requires a minimum of 18 parking spaces in this instance; and
2. To permit a personal service establishment with up to 7 required parking spaces to be located off-site whereas By-law 0225-2007, as amended, requires all parking to be located onsite in this instance.

Recommended Conditions and Terms

Staff recommends the following condition:

The applicant shall make satisfactory arrangements for off-site parking with Planning and Building Staff; and if necessary enter into any required agreements.

Note: Off-site parking may be provided through the City of Mississauga Payment-In-Lieu (PIL) of Parking Program or through a lease of surplus parking from a nearby property owner (a template for an Off-Site Parking Agreement is available through City Planning Strategies Division).

Background

Property Address: 47 Lakeshore Road East

Mississauga Official Plan

Character Area: Port Credit Community Node
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4-66 (Commercial)

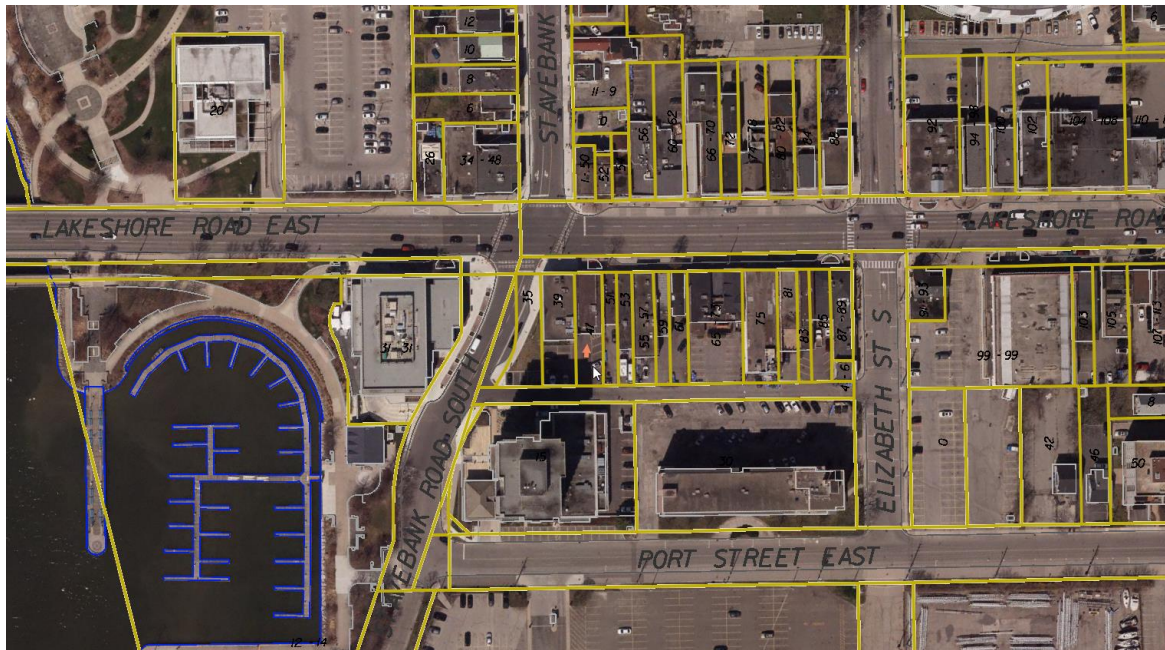
Other Applications:

Occupancy Permit: 20-717

Site and Area Context

The subject property is located within the Port Credit Community Node Character Area, west of Hurontario Street and Lakeshore Road East. The immediate area consists of a variety of commercial uses that front onto Lakeshore Road East. Abutting the subject property to the south is a hotel and mid-rise condominium.

The subject property contains an existing two storey building. The application proposes a personal service establishment, requiring variances related to parking.



Planning

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 a restaurant 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, within the Mainstreet Neighbourhood precinct. The Port Credit Local Area Plan encourages related commercial uses and closely spaced storefronts to line the street in order to encourage and foster an active pedestrian street. The proposed variances are consistent with these policies and maintain the existing and planned character of the area. The minor variance application maintains the general intent and purpose of the official plan.

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. As per Zoning By-law 0225-2007, 18 parking spaces are required; whereas, the applicant is

providing 6. Additionally, the applicant is proposing 0 accessible parking spaces whereas one accessible space is required. Planning staff recommend that two spaces be combined on the subject to create one accessible parking space.

The City Planning Strategies Division reviews variances related to parking deficiencies. Based on the information submitted with the application, their comment is as follows:

A Letter prepared by Nick Dell, Harper Dell & Associates, dated, April 8, 2021, was submitted in support of the application. The Letter, dated April 8, 2021, does not provide supporting parking justification and explains that the application is seeking temporary approval from Committee of Adjustment due to inability to complete a parking study during COVID-19.

In the absence of any submitted parking justification, staff provide the following analysis. The subject property is located in the Port Credit Community Node, which is serviced by existing and planned higher-order transit. The City's Port Credit and Lakeview Parking Strategy (2014) recognizes the higher-level of transit connectivity and recommends reduced parking requirements for certain uses in C4 Zones, including retail, personal service establishment and office.

Staff deem it appropriate to apply the reduced parking standards from the Port Credit and Lakeview Parking Strategy (2014), therefore staff could support the application with a total of 12 parking spaces for all uses onsite. See Table 1 below. Based on the submitted information, the site has 6 parking spaces, therefore there is still a deficiency onsite for 6 parking spaces.

Table 1 – Staff Supported Parking Rates

Use	GFA	Zoning By-law Parking Rate	Zoning By-law Total	Port Credit and Lakeview Parking Strategy	Staff Supported Total
Retail (ground)	150.8 m ²	4.0 spaces / 100m ²	6.03	3.0 spaces / 100m ²	4.52
Personal Service Establishment (second storey)	153.8 m ²	4.0 spaces / 100m ²	6.15	3.0 spaces / 100m ²	4.61
Office (basement)	104.6 m ²	3.2 spaces / 100m ²	3.34	3.0 spaces / 100m ²	3.13
TOTAL Required Parking			16		12

Note: Total required parking is rounded to nearest whole number

Through a previous application 'A' 365/20, the applicant was proposing a personal service establishment in the basement of the existing building. However, based on the submitted

information for 'A' 204/21, it appears that this personal service establishment in the basement is no longer there and staff cannot confirm the uses onsite. Zoning has also advised that more information is required to confirm the accuracy of the requested variance.

It is unclear whether the onsite parking is sufficient for the existing uses, therefore staff recommend applying the reduced parking standards for all uses onsite, based on submitted information for 'A' 204/21.

Therefore, staff recommend the requested variances be amended to the following:

1. To permit 12 parking spaces (with a minimum of 5 spaces to be provided onsite) whereas By-law 0225-2007, as amended, requires a minimum of 18 parking spaces in this instance; and
2. To permit a personal service establishment with up to 7 required parking spaces to be located off-site whereas By-law 0225-2007, as amended, requires all parking to be located onsite in this instance.

Staff also recommend the following condition to variance #2:

The applicant shall make satisfactory arrangements for off-site parking with Planning and Building Staff; and if necessary enter into any required agreements.

Note: Off-site parking may be provided through the City of Mississauga Payment-In-Lieu (PIL) of Parking Program or through a lease of surplus parking from a nearby property owner (a template for an Off-Site Parking Agreement is available through City Planning Strategies Division).

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

The proposed variances represent existing conditions that are present throughout the surrounding area along Lakeshore Road East. Historically, properties along this portion of Lakeshore Road East have operated in a similar fashion with these types of deficiencies and have not resulted in any significant impact to the existing streetscape character. The proposed variances maintain the existing and planned character of the area and do not negatively impact the day to day operations of the site. 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 variances, as amended, subject to the conditions. The applicant may choose to defer the application to verify the accuracy of the requested variances and ensure additional variances are not required.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees information are photos of the existing parking area.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning certificate of Occupancy application under file 20-717. Based on review of the information currently available in this permit 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 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: Marco Palerma

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner