

City of Mississauga Department Comments

Date Finalized: 2021-10-26	File(s): A444.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-04 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of one additional basement dwelling unit proposing:

1. To permit 31 dwelling units; whereas By-law 0225-2007, as amended, permits a maximum of 30 dwelling units, in this instance; and
2. To permit 30 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum of 31 parking spaces, in this instance.

Background

Property Address: 288 Lakeshore Road East

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4-30 - Commercial

Other Applications: Pre-Application Zoning Review: PREAPP 21-6785

Site and Area Context

The subject property is located within the Port Credit Neighbourhood (East) Character Area, northeast of Hurontario Street and Lakeshore Road East. The immediate area consists of a 3-storey apartment building, office buildings and two storey commercial plazas with residential apartments located on the second storey. Limited boulevard trees exist along Lakeshore Road East. The subject property contains an existing 5- storey rental apartment building with vegetation in the front yard.

The applicant is proposing to construct an additional unit in the basement of the existing rental apartment building requiring variances related to number of units and parking spaces.



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 (MOP) which permits which permits residential uses.

Variance #1 pertains to number of dwelling units. The applicant is requesting permission for 1 additional dwelling unit (totalling 31 units) when a maximum of 30 dwelling units is permitted. The proposal would convert the existing unoccupied area in basement to a new bachelor apartment. It is staff's opinion that the proposed dwelling is sympathetic to the units in the existing rental apartment and will not impact these units. Through a detailed review of the application, staff is of the opinion that the requested variance raises no concerns of a planning nature.

Variance #2 pertains to reduced parking. The applicant is seeking approval to provide a total of 30 parking spaces onsite where a minimum of 31 parking spaces is required. The reduction of 1 space equates to a 3% deficiency onsite. The City Planning Strategies (CPS) Division has reviewed the application and their comment is as follows.

Staff contacted the agent, Bill Oughtred, W. E. Oughtred & Associates Inc, via email on October 12, 2021 requesting a satisfactory Parking Justification Letter. The agent submitted the requested Parking Justification Letter via email on October 15, 2021 to staff.

The submitted Letter explained the site permits an existing apartment building with 30 dwelling units and 30 parking spaces, however there is no opportunity for any additional parking spaces onsite. The property owners advised that some of the tenants do not have vehicles and observed that only 26 of the 30 parking spaces are occupied by tenant vehicles. The Letter explained that the site is well connected by transit along both Lakeshore Road and Hurontario Street, including connections to the Port Credit GO Station, which is located approximately 1.2 km from the subject property. Tenants have convenient access to a variety of services and amenities within walking distance in Port Credit.

Based on the submitted information, CPS staff can support the requested variance to provide a total of 30 parking spaces whereas a minimum of 31 parking spaces are required in this instance.

Planning staff echo the CPS Division's comments and have no planning concerns with the proposed variances. It is Planning staff's opinion that the proposed dwelling unit is sympathetic to the existing rental apartment and will not impact the neighbouring units. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos depicting the existing building and parking area at the rear of the building.







Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-6785. 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: Brandon Eidner, Zoning Examiner