

City of Mississauga Department Comments

Date Finalized: 2022-02-09	File(s): A56.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-02-17 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow a Medical Office expansion proposing:

1. To provide 7 parking spaces for the first storey Medical Office whereas By-law 0225-2007, as amended, requires a minimum of 14 parking spaces in this instance; and,
2. To provide a total of 13 spaces for the entire building whereas By-law 0225-2007, as amended, requires a minimum of 20 parking spaces in this instance.

Background

Property Address: 1728 Lakeshore Road West

Mississauga Official Plan

Character Area: Clarkson – Lorne Park Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4-65 - Commercial

Other Applications: Zoning Certificate of Occupancy application under file C 21-6918.

Site and Area Context

The subject site is located within the Clarkson Village Community Node, located southwest of Lakeshore Road West and Meadow Wood Road. The subject site contains multiple buildings with a mix of commercial and residential uses, and minimal vegetation in the form of street trees along Lakeshore Road West. The broader area consists of commercial uses including restaurants, institutional uses and low-density residential uses with minimal vegetation. Immediately abutting the subject site to the south are single detached dwellings.

The application proposes a Medical Office expansion requiring variances for 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 are as follows:

The subject property is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP) which permits secondary office uses. A secondary office use means business, professional and administrative offices having an area less than 10,000 m² (107,639 ft²) or accommodating less than 500 jobs.

The Transportation and Works Division (T&W) has reviewed the application and their comment is as follows.

The Applicant submitted a Parking Justification Letter, prepared by Baroque Group, dated December 6, 2021, and a Site Plan, prepared by Baroque Group, dated November 22, 2021, in support of the submitted application.

The Parking Justification Letter explains that the applicant is proposing to expand the existing Medical Office into an adjacent vacant commercial space within the same building. The additional gross floor area (GFA), proposed in the site plan, is for a fitness area and three (3) offices. The Parking Justification Letter notes that the Medical Office has four (4) full time staff and the maximum capacity to operate with six (6) patients. Due to the limited number of staff, the Medical Office treats only three (3) patients at a time and the expanded space would be used for patients waiting to be treated.

The subject site presently includes an Office unit, the Medical Office, and the vacant unit. Baroque Group advises that the parking associated with the subject site is adequate to accommodate the existing and expanded uses due to the different peak hours of use. Should additional parking be required Baroque Group noted that adjacent commercial tenants are willing to share their available parking spaces as needed.

Staff note that the requested parking reductions are greater than 10%. Variance 1 represents a 50% (7 parking spaces) deficiency, while Variance 2 represents a 35% (7 parking spaces)

deficiency. A Parking Utilization Study that includes a patron survey of clients Medical Office employees, and a parking survey of the subject property detailing the share parking arrangement.

It is staff's understanding that Zoning has advised that more information is required in order to verify the accuracy of the requested variance(s).

Based on the submitted information, staff require the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

Planning staff echo T&W staff's concerns and recommend that the application be deferred to allow the applicant an opportunity to submit a satisfactory PUS.

Comments Prepared by: Connor DiPietro, 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' 56/22.

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 C 21-6918. Based on review of the information currently available in this 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 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: Richard Thompson, Zoning Examiner