

City of Mississauga Department Comments

Date Finalized: 2022-03-02	File(s): A132.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-03-10 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 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 an addition proposing:

1. A landscape buffer of 0.0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.8ft) in this instance;
2. An encroachment of 32.4sq.m (approx. 347.8sq.ft) into the OS2 (Open Space) and G2 (Greenlands) Zone boundaries whereas By-law 0225-2007, as amended, does not permit an encroachment into the OS2 (Open Space) and G2 (Greenlands) Zone boundaries in this instance; and,
3. A total of 441 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 631 spaces in this instance.

Background

Property Address: 1399 Cawthra Rd

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Greenlands & Public Open Space

Zoning By-law 0225-2007

Zoning: OS2 & OS2-3 - Open Space; G2 - Greenlands

Other Applications: Site Plan application under file SP 21-184

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Cawthra Road and Atwater Avenue. The immediate neighbourhood contains a mix of open space, greenlands and residential uses. The subject property contains Cawthra Park, Mississauga Seniors Centre and the Carmen Corbasson Community Centre.

The applicant is proposing an addition to the Community Centre that requires variances related to a landscape buffer, encroachment into the OS2 & G2 Zones, and 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 are as follows:

The subject property is located within the Lakeview Character Neighbourhood and is designated Greenlands & Public Open Space on Schedule 10 of the Mississauga Official Plan (MOP). The entirety of the proposal is on lands designated Public Open Space, which permits recreational facilities.

Variance #1 pertains to a landscape buffer. The expansion of the building, and adjustments of the existing service road, will cause small portions of the existing surface road to encroach within the required 4.5 m landscape buffer. Staff is satisfied that the remaining areas provide an adequate landscape buffer and raise no concerns of a planning nature.

Variance #2 pertains to an encroachment of 32.4m² (347.8ft²) into the OS2 (Open Space) and G2 (Greenlands) Zone boundaries. The proposed service road encroaches along the OS2/G2 zoning boundary. This encroachment is triangular in shape and will accommodate the north entry into the building and provide space for trucks to enter and exit the site between the Community Centre and adjacent Senior's Centre. The subject property is located within Credit Valley Conservation Authority's Regulatory Boundary. Credit Valley Conservation staff have no concerns with the proposal. As such, Planning staff raise no concerns of a planning nature.

Variance #3 pertains to parking. Transportation and Works staff provide comments on parking reductions. Their comments are as follows.

A Parking Utilization Study (PUS) prepared by Paradigm Transportation Solutions Ltd., dated November 2021, was submitted in support of this application. Staff provided extensive guidance on survey methodology, and determined that the submitted Study is acceptable.

A total of 441 proposed parking spaces on-site will serve the CCCC, Seniors' Centre, and Lawn Bowling Club (408 standard spaces and 33 barrier-free spaces). Justification for the proposed parking supply is based upon peak parking demand rates determined via parking utilization surveys conducted at Burnhamthorpe Community Centre (prior to expansion) and Huron Park Recreation Centre. The peak parking demand for the overall site with an expanded CCCC is estimated to be in the range of 361 – 400 spaces. This results in a surplus of 41 parking spaces for the overall site.

Staff can support the proposed variance of 441 parking spaces serving the overall site with an expanded CCCC facility and the adjacent Senior's Centre and Lawn Bowling Club. Additionally, Zoning advised, based on review of the information currently available for this application, the variances, as requested, are correct.

Planning staff echo's Transportation & Works staff's comments and have no concerns with the proposed parking reduction. 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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Site Plan Application process, File SPI-21/184.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 21-184. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 01/28/2022 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

1. The lands to the rear of the property are City owned lands, identified as Cawthra Park Park (P-074) and within the Natural Hazard Lands, zoned G-1, that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
 - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
 - b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. The proposed encroachment into G1 zone, significant natural area, will be subject to appropriate restoration compensation as required under the submitted Environmental Impact Study under site plan control application (SP 21 184)
2. Hoarding and park protection secured through the associated site plan control application (SP 21 184).
2. Construction access from the adjacent park/greenlands is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department

Comments Prepared by: Jim Greenfield, Park Planner