

City of Mississauga Department Comments

Date Finalized: 2022-04-27	File(s): A200.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-05 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant request the Committee to approve a minor variance to allow a Retail store with a total of 133 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 206 parking spaces in this instance.

Amendments

We advise that the variance should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow a Retail Store within a unit of the subject building providing a total of 133 parking spaces for all uses on the site whereas By-law 0225-2007, as amended, requires a minimum of 206 parking spaces for all uses on site in this instance.

Background

Property Address: 7-2275 Britannia Rd W

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-89 - Employment

Other Applications: C 21-10102

Site and Area Context

The subject property is located on the north side of Britannia Road West, opposite the Turney Drive intersection. It currently contains a single storey, multi-tenant commercial plaza with an associated parking lot and a heritage structure. Some current uses include restaurants, retail stores, medical offices, and personal service establishments. Limited landscaping and vegetative elements are present on the property, predominantly located along the property lines. The surrounding area context includes a mix of industrial, commercial, and residential uses.

The applicant is proposing a retail store in unit 7 requiring a variance 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Meadowvale Business Park Corporate Centre Character Area. It is designated Business Employment in Schedule 10 of the Mississauga Official Plan

(MOP) and forms Exempt Site 7 within the Character Area. The Exempt Site 7 policies permit general commercial uses within the subject property.

The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

A Parking Justification Letter dated March 4, 2022 was provided by Harper Dell & Associates. The requested parking reduction is to allow a retail store (optical store) in Unit 7 on the subject property. The subject property is an existing plaza that includes medical, retail, personal service, and take-out/restaurant tenants. Staff note that the existing mix of uses at the subject property have generated the parking deficiency. The parking requirements of the proposed retail store, 5.4 spaces/100 m² GFA, will increase the required minimum parking spaces by 6 spaces to 206 whereas only 133 parking spaces are available. This represents an overall deficiency of 73 parking spaces or 35%.

The proposed optical store is anticipated to have 1 employee serving a maximum of 10 appointments per day. The store is expected to be open 6 days a week. The potential for walk-in customers also exists.

The Parking Justification letter advised that due to pandemic restrictions at the time, a parking utilization study (PUS) was not undertaken. Staff note that restrictions are no longer in place and a PUS can now be conducted.

As the parking deficiency is greater than 10%, per the Parking Terms of Reference a Parking Utilization Study is required. The applicant should refer to the City's Parking [Terms of Reference](#) for parking justification requirements to be included with a formal submission. The Applicant should confirm the survey methodology with staff prior to conducting parking surveys.

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

Planning staff are in agreement with the comments provided by Municipal Parking staff and are of the opinion that the application should be deferred in order to allow the applicant to submit the requested information.

Comments Prepared by: Alexander Davies, 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' 200/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy application under file 21-10102. Based on review of the information currently available in this permit application, we advise that the variance should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow a Retail Store within a unit of the subject building providing a total of 133 parking spaces for all uses on the site whereas By-law 0225-2007, as amended, requires a minimum of 206 parking spaces for all uses on site in this instance.

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