

# City of Mississauga Department Comments

Date Finalized: 2022-05-11	File(s): A245.22 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-19 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 the construction of an expansion to the existing retail plaza for an LCBO retail store proposing:

1. A total of 200 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 238 parking spaces in this instance;
2. A maximum exterior side yard of 7.6m (approx. 24.9ft) whereas By-law 0225-2007, as amended, permits a maximum exterior side yard of 3.0m (approx. 9.8ft) in this instance; and,
3. A minimum height of 1 storey whereas By-law 0225-2007, as amended, requires a minimum height of 2 storeys in this instance.

## Background

**Property Address:** 2550 Hurontario St

### Mississauga Official Plan

Character Area: Downtown Cooksville  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C4 - Commercial

**Other Applications:** SP 21-196

### Site and Area Context

The subject property is located on the north-west corner of the Hurontario Street and King Street West intersection in Downtown Cooksville. It currently contains a single storey commercial plaza with an associated parking lot. No landscaping or vegetative elements are present on the subject property. The surrounding area context includes a mix of commercial and residential uses with varying built forms and lot sizes.

The applicant is proposing an addition to the existing plaza requiring variances for parking, maximum exterior side yard and minimum height.



## 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 Downtown Cooksville Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed Use designation permits a variety of uses, including retail uses.

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 Study dated March 18, 2022 was provided by LEA Consulting Ltd. The subject property is an existing plaza that includes retail, personal service and restaurant uses. The plaza is located in Cooksville and adjacent to the future Hurontario LRT.

Per the Site Plan dated March 8, 2022 and prepared by Greystone, the parking requirements of the proposed retail store, 5.4 spaces/100 m<sup>2</sup> GFA, will increase the required minimum parking spaces by 38 spaces to 266 whereas only 200 parking spaces are available. The proposal is to provide parking at a rate of 4.0 spaces/100 m<sup>2</sup> GFA resulting in a total of 200 parking spaces. This represents an overall deficiency of 66 parking spaces or 25%. Parking staff note that there is a discrepancy between the requested parking variance and the parking data provided in the Site Plan.

The Parking Study advised that due to pandemic restrictions at the time, a parking utilization study (PUS) of the subject site was not undertaken. Staff note that restrictions are no longer in place and a PUS can now be conducted. LEA Consulting provided proxy data from five weekends between 2017 and 2019 at a retail plaza located at 3045 Mavis Road. Staff note that historic proxy data is not satisfactory in this instance.

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 echo the recommendation that the application be deferred 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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed expansion of the existing retail plaza will be addressed through the Site Plan Application process, File SP-21/196.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 21-196. Based on review of the information currently available in this permit application, we advise that variance #2 and #3 are correct. More information is required in order to verify the accuracy of variance #1 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: Alana Zheng, Zoning Examiner