

City of Mississauga Department Comments

Date Finalized: 2022-08-10	File(s): A392.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-08-18 3:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance application for an existing building proposing 1 parking space whereas By-law 0225-2007, as amended, requires 6 parking spaces in this instance.

Background

Property Address: 310 Lakeshore Road West

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: C4 - Commercial

Other Applications: C 22-2068

Site and Area Context

The subject unit is located within the Port Credit Neighbourhood (West), on the northwest corner of the Benson Avenue and Lakeshore Road West intersection. The subject site contains a commercial building with a mix of retail and commercial uses. The subject site also contains no

vegetation. The broader area consists of a mix of uses including commercial uses (including retail stores), and low to medium-density residential uses with minimal vegetation.

The application proposes a change of use from a food bank to retail and commercial school, requiring a variance for parking requirements.



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). This designation permits retail store uses, however, it does not permit commercial school uses.

The requested variance pertains to a parking reduction. Municipal Parking staff provide comments on requests for parking reductions. Their comments are as follows:

A Parking Utilization Study (PUS) was not submitted alongside the application, despite the parking deficiency being over the 10% threshold. Staff requires proxy site survey data to justify parking deficiencies greater than 10%.

The Building Department is currently processing a Zoning Certificate of Occupancy application. Based on Zoning's review of the information provided for the permit

application, they 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.

Furthermore, the submitted Site Plan drawing, was hand drawn and the gross floor area (GFA) was not identified per use (retail and commercial school). As such, Staff are unable to confirm the accuracy of the parking variance.

Staff recommend the application be deferred. The applicant is advised to apply for a Preliminary Zoning Review to ensure the proposed use is properly identified, the GFA becomes known, and that the parking requirements are calculated correctly. Zoning staff has advised that the Building Department requires more information to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Upon obtaining information regarding the proposed GFA, should the parking variance identified be determined by Staff as accurate, a satisfactory Parking Utilization Study (PUS) will be required to be submitted.

Planning staff echo Municipal Parking staff's concerns and recommend that the application be deferred to allow the applicant an opportunity to apply for a preliminary zoning review and submit the requested information.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos of the existing property and rear parking areas.









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 22-2068. Based on review of the information currently available in this permit 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 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