

City of Mississauga Department Comments

Date Finalized: 2023-08-30	File(s): A262.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-09-07 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 parking proposing 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 10 parking spaces in this instance.

Background

Property Address: 170 Lakeshore Road W

Mississauga Official Plan

Character Area: Port Credit Community Node
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4- Commercial

Other Applications: C 23-6544

Site and Area Context

The subject site is located within the Port Credit Community Node, located north-east of the Lakeshore Road West and Mississauga Road North intersection. The subject site contains a single-storey medical clinic, fronting onto Lakeshore Road West. Minimal vegetation exists 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.

The application proposes a relief from the parking requirements for an existing medical clinic.



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 in the Port Credit Community Node 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 residential and commercial 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:

Per the materials provided by the Applicant, the subject property comprises of a one-storey building located in C4 Zoning Area. The proposed land use is Medical Office, with a Gross Floor Area (GFA) of 246.2 m² (2650.07ft²). The subject property is located within Parking Precinct 1.

Per Section 3.1.1.2 of Mississauga Zoning By-law, a Medical Office in Parking Precinct 1 requires 3.8 parking spaces per 100 m² (1076.39ft²) non-residential GFA. As a result, the required parking space for the subject property would be 9 spaces. The Applicant explained that there are no existing parking spaces on site, a part of the northwestern side of the building will be demolished to create a maximum of 6 parking spaces. As such, 9 parking spaces are required whereas 6 parking spaces can be accommodated. The proposed parking deficiency is 6 parking spaces, or 33.3%.

No information regarding justification for the parking deficiency has been provided to Staff for review. Staff require satisfactory information regarding the existing and proposed parking demand at the subject site, including operating hours, designated or shared parking, parking observations and utilization etc.

Since the parking deficiency rate is greater than 10%, a Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision. The Applicant should refer to the 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.

Staff request further verification of the required parking spaces for the subject property to be confirmed.

Given the above, Staff recommend the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

The City of Mississauga requires a Parking Utilization Study (PUS) be submitted in support of an application where a reduction of parking exceeds 10% of what the By-law requires. With this in mind, Planning staff echo Parking staff's request for deferral to allow for the submission of a full PUS in order to determine if the requested variance meets the four tests.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

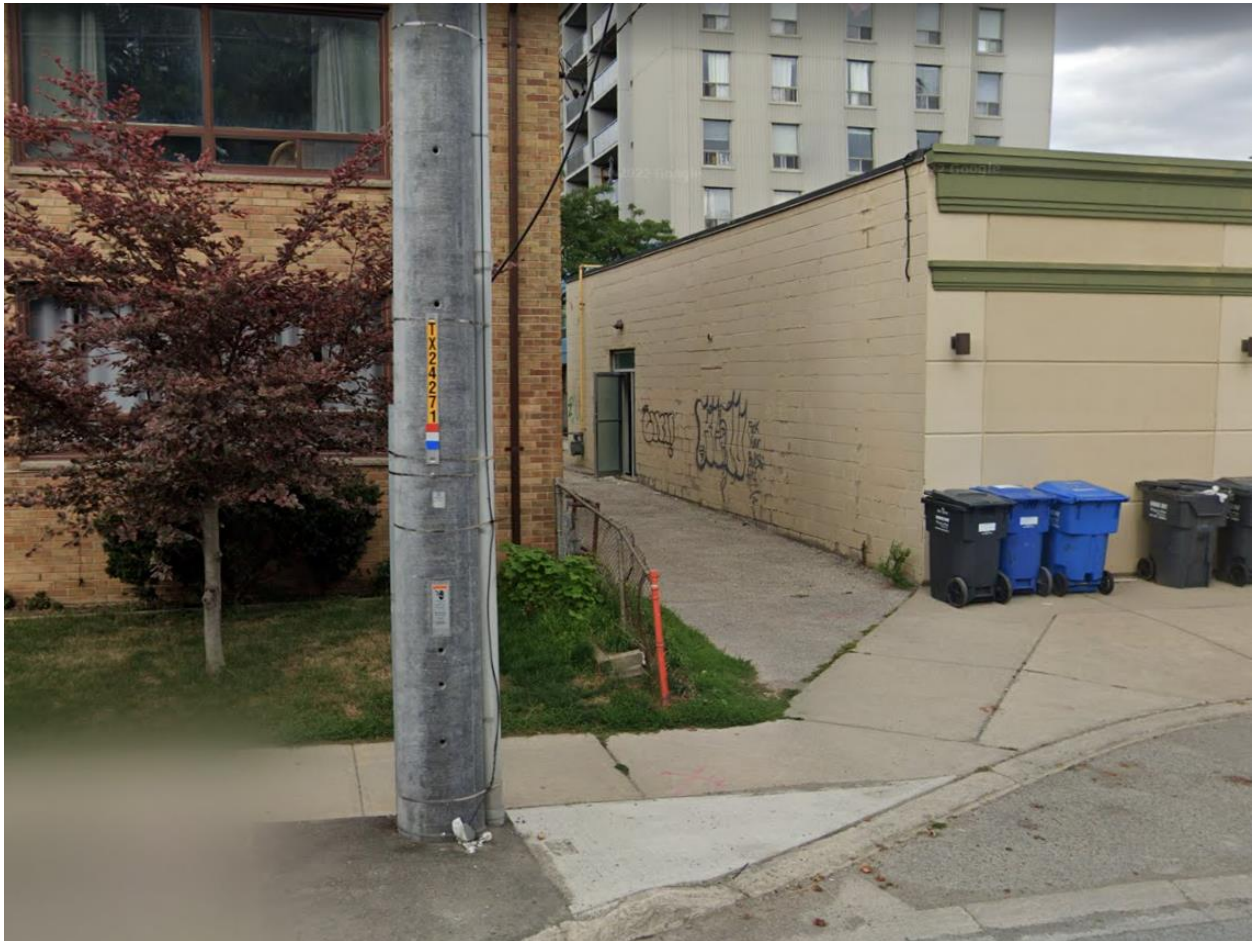
Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing building and drive/parking area. We will provide any grading related comments through a future Building Permit or Site Plan application for the modification of the building.









Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file C 23-6544. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 03/20/23 for the above captioned building permit 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- Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner