

# City of Mississauga Department Comments

Date Finalized: 2023-11-01	File(s): A628.22 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-11-09 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve minor variances to allow an addition to a restaurant proposing:

1. A gross floor area of 646.80sq m (approx. 6962.09sq ft) for the restaurant use whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 302.00sq m (approx. 3250.70sq ft) for the restaurant use in this instance;
2. A gross floor area of 646.80sq m (approx. 6962.09sq ft) non-residential whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 302.00sq m (approx. 3250.70sq ft) non-residential in this instance;
3. A building height of one-storey whereas By-law 0225-2007, as amended, requires a building height of two storeys in this instance;
4. The development to be partially outside of schedule C4-57 of the by-law whereas By-law 0225-2007, as amended, requires the proposed development to be within schedule C4-57 of the by-law in this instance; and,
5. An outdoor storage container (approx. 18.58 sq.m) whereas By-law 0225-2007, as amended, does not permit an outdoor storage container in this instance.

## Mississauga Official Plan

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

## Zoning By-law 0225-2007

**Zoning: C4-57 - Commercial**

## Other Applications: BP 23-6280

### Site and Area Context

The subject site is located within the Port Credit Neighbourhood (East), northwest of the Lakeshore Road West and Southdown Road intersection. The subject site contains an existing restaurant use. Minimal vegetation exists on the subject property, in the form of shrubs and sod in the front yard facing Lakeshore Road West. The broader area consists of commercial and residential uses. The commercial uses include restaurants and retail stores.

The application proposes an addition to the existing restaurant requiring variances for separation distance to a residential zone and parking reduction.



## 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*.

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP).

Planning staff are of the opinion that the applicant's request is premature. Staff note that the proposal will require the submission of a site plan application.

Furthermore, staff have identified issues with locating the proposed storage container within an existing drive aisle and absence of screening. Staff are of the opinion that the container

obstructs access to at least three parking spaces, may create on-site parking deficiencies and negatively impact the streetscape. Staff are of the opinion that these issues are appropriate to address through the site plan application process.

Although the applicant previously received site plan approval for the restaurant located at 1969 Lakeshore Road West (SPAX 23-8), staff note that the proposal has changed significantly and the site plan approved does not match the existing and proposed site conditions.

As such, staff recommend that the application be deferred to allow the applicant an opportunity to submit a new site plan application depicting all existing and proposed site conditions.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

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## 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 are being addressed by our Development Construction Section through the Building Permit process, File BP 3NEW-23/6280.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file BP 23-6280. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 7/3/23 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: A. McCormack; Zoning Examiner

### Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner