

City of Mississauga Department Comments

Date Finalized: 2023-11-08	File(s): A419.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-11-16 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow parking proposing:

1. 56 parking spaces (including 1 accessible space) whereas By-law 0225-2007, as amended, requires a minimum of 111 parking spaces in this instance;
2. 1 accessible space whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance; and,
3. An aisle width of 5.50m (approx. 18.04ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 23.00ft) in this instance.

Background

Property Address: 201 Lakeshore Road East

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: C4-66- Commercial

Other Applications: BP 3ALT 23-8654

Site and Area Context

The subject property is located south-east of the Hurontario Street and Lakeshore Road East intersection in the Port Credit (East) Neighbourhood Character Area. The unit is within a two-storey mixed use commercial plaza containing commercial uses on the first storey and residential units on the second storey. Abutting the property to the south are one and two-storey detached residential dwellings. The immediate area consists of a mix of commercial and residential uses.

The applicant is proposing a retail store requiring variances for parking spaces and parking aisle width.



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 Neighbourhood (East) 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. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

Variance #1 and #2 request a reduction in parking spaces. 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. Municipal Parking staff have reviewed the variance request and provide the following comments:

Per the materials provided by the applicant, the subject property is currently occupied by eleven tenants that operate a variety of types of use, including Retail, Service Establishment, Medical Office, Veterinary Clinic, and Restaurant. Additionally, twelve residential units are located on the second floor. The total non-residential Gross Floor Area (GFA) of the property is 2,461.34 square meters (26493.64 square feet). The requested variance is triggered by the addition of a new retail store named "The Central Butcher" located within a unit in a mixed use plaza. The subject site is located within C4-66 Zoning Area, Parking Precinct 3.

The applicant provided a Parking Allocation Report obtained from Zoning staff that confirms the existing land use, minimum parking requirements for the subject site, and an existing supply of parking spaces. Per information provided by the report, the combined parking space requirement for the subject property is 111, and the current supply of parking spaces is 56. The proposed parking deficiency is 55 parking spaces, or 49.5%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision.

The applicant submitted a Parking Utilization Study dated September 12, 2023, prepared by Harper Dell & Associates. Parking surveys were undertaken from 9 a.m. to 6 p.m. for nine days in August and September 2023. The results of survey indicate that the peak parking demand was observed on a Thursday at 7:00 p.m., with a total of 47 occupied parking spaces on site, which represents a utilization rate of 84% and a demand ratio of 1.91 spaces per 100 square meters (1076.39 square feet) of non-residential GFA. Compared to the aggregated parking ratio at 3.13 spaces per 100 square meters (1076.39 square feet) of non-residential GFA as stipulated by the Zoning By-law, the observed peak ratio suggests a lower parking demand for the subject site. Considering the parking survey results, staff find that the requested variance is minor in nature and therefore it would be appropriate to support the application.

Zoning staff have confirmed that the requested variance is correct.

Given the above, Municipal Parking staff can support the proposed 56 parking spaces (including 1 accessible space) whereas By-law 0225-2007, as amended, requires a minimum of 111 parking spaces in this instance.

Planning staff echo Municipal staff's comments and are satisfied variance #1 and #2 raises no concerns.

Variance #3 requests a reduction in the parking aisle width. The intent of the zoning by-law is to ensure there is adequate space for vehicle passage within a parking area. Staff are of the opinion that the reduction in the parking aisle width poses no major impact on the functioning of the vehicle passageway and that the necessary maneuverability can be maintained within the proposed parking aisle width.

Given the above, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing parking on the property.











Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 3ALT 23-8654. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

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Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner