

City of Mississauga Department Comments

Date Finalized: 2023-11-22	File(s): A456.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-11-30 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. The applicant may wish to defer the application to ensure the accuracy of the requested variances and to determine if additional variances are required.

Application Details

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

1. A parking space of 2.60m by 4.35m (approx. 8.53ft by 14.27ft) whereas By-law 0225-2007, as amended, requires a minimum parking space area of 2.60m by 5.20m (approx. 8.53ft by 17.06ft) in this instance; and,
2. A parking aisle width of 5.02m (approx. 16.47ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (approx. 22.97ft) in this instance.

Background

Property Address: 5 Cayuga Ave

Mississauga Official Plan

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

Zoning By-law 0225-2007

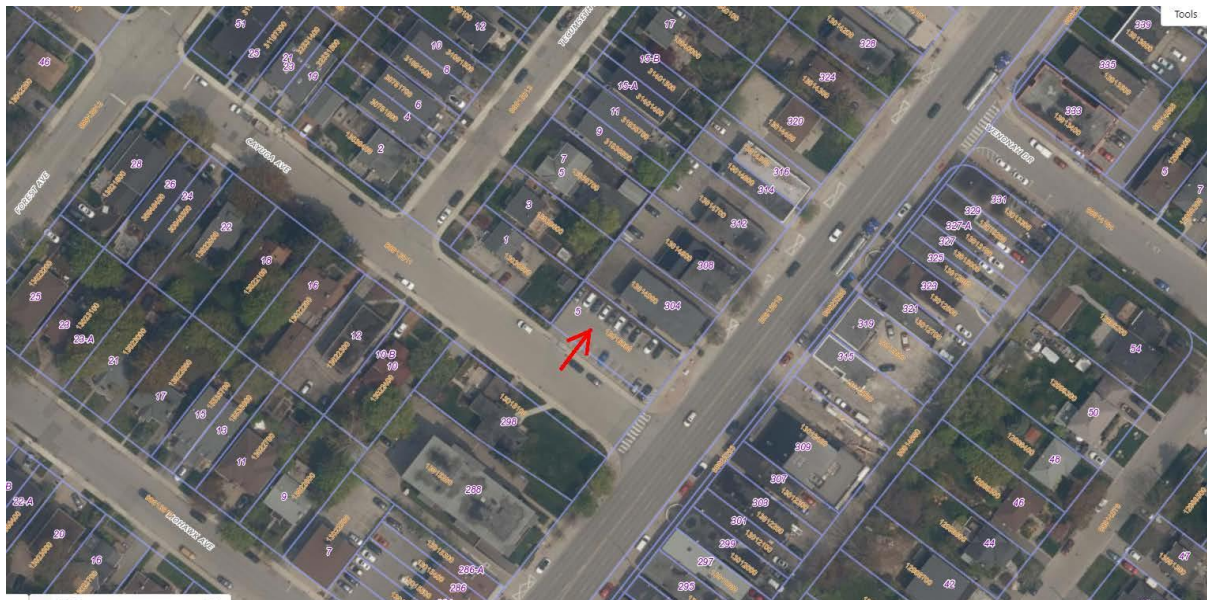
Zoning: C4-66- Commercial

Other Applications: none

Site and Area Context

The subject site is located at the northeastern junction of Lakeshore Road East and Cayuga Avenue. The subject site contains a municipally owned commercial parking facility. The immediate vicinity encompasses a diverse mix of residential and commercial land uses. Notably, the subject site features limited vegetation.

The application proposes parking requiring variances for parking space dimensions and an 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 commercial parking facility.

Variance #1 is for reduced parking space size. The intent of this regulation of the by-law is to ensure that vehicles can park entirely within the designated space without obstructing aisles,

roads, or sidewalks. Staff note that the deficiency in the parking stall length is for an existing condition. Staff are satisfied that the proposed parking space dimensions are able to suitably accommodate a vehicle.

Variance #2 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 impact on the functioning of the vehicle passageway and that the necessary maneuverability can be maintained within the proposed parking aisle width. Further, Transportation and Works staff have not identified any concerns with the variances.

Through a detailed review of the application, staff is 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 parking area. We have no concerns with the applicant's request.









Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Minan Song, Planner in Training

Appendix 3- Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner