

City of Mississauga Department Comments

Date Finalized: 2024-05-22	File(s): A20.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-30 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 a reduction of parking spaces proposing 3 parking spaces (1 of which is accessible) whereas the By-law 0225-2007, as amended, requires 4 parking spaces in this instance.

Background

Property Address: 901 Lakeshore Road East

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4- Commercial

Other Applications: Certificate of Occupancy application C 23-8123

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of the Lakeshore Road East and Westmount Avenue intersection. The surrounding area, including the south side of Lakeshore Road East, comprises of a mix of commercial and industrial type uses. The area located north of the subject property and along Lakeshore Road

East consists primarily of a mix detached dwellings and commercial uses. The subject property contains a two-storey building with a ground floor commercial tenant and a residential unit above. No vegetative or landscape elements exist on the subject property.

The applicant is proposing a change of use, requiring a variance for reduced parking spaces.



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 within the Lakeview Neighbourhood Character Area and is designated Mixed Use on Schedule 10 of the Mississauga Official Plan (MOP). The Mixed Use designation permits a variety of uses, including residential and commercial uses.

This application was deferred on January 18, 2024, to allow the applicant an opportunity to submit the requested information and to address Transportation and Works staff's comments regarding a reciprocal easement with the adjacent property owner. The applicant has since worked with Transportation and Works (T&W), Traffic Planning and Planning staff to reconfigure the parking layout on site, eliminating staff's request for a reciprocal access easement. T&W staff do not have any concerns with the revised proposal.

Section 8.4 of Mississauga Official Plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations (Policy 8.4.3). 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 10.1 of the Lakeview Local Area Plan envisions Lakeshore Road East as a mainstreet corridor that requires new development to incorporate an appropriate public realm to reinforce its planned role as an intensification corridor that connects communities by fostering an active pedestrian and cycling environment. While Planning staff acknowledge that businesses along Lakeshore Road East benefit from the policies noted in the Lakeview Local Area Plan, staff rely on Municipal Parking staff's expertise on parking reductions.

Municipal Parking staff have reviewed the variance request and continue to recommend deferral of the application, pending the submission of a satisfactory Parking Utilization Study (PUS).

Given the above Planning staff recommend that the application be deferred in order to allow the applicant an opportunity to submit the information requested by Municipal Parking staff.

Comments Prepared by: Shivani Chopra, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

This Department has reviewed the revised plans showing the three parking stalls perpendicular to Lakeshore Road. Our Traffic Section has advised that they are agreeable to the proposal.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C 23-8123. Based on review of the information available in this 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 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: Minan Song, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Forestry Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Rita Di Michele, By-law Inspector, Community Services Department at 905-615-3200 ext. 5872 or via email rita.dimichele@mississauga.ca.

Comments Prepared by: Rita Di Michele, By-law Inspector

Appendix 4 – Region of Peel

We have no comments or objections to the following application: A-24-020M.

Comments Prepared by: Petrele Francois, Junior Planner