

City of Mississauga Department Comments

Date Finalized: 2024-07-17	File(s): A319.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-07-25 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:

1. 3 parking spaces whereas By-law 0224-2007, as amended, requires a minimum of 4 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

Background

Property Address: 263 Lakeshore Rd E

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)

Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4 - Commercial

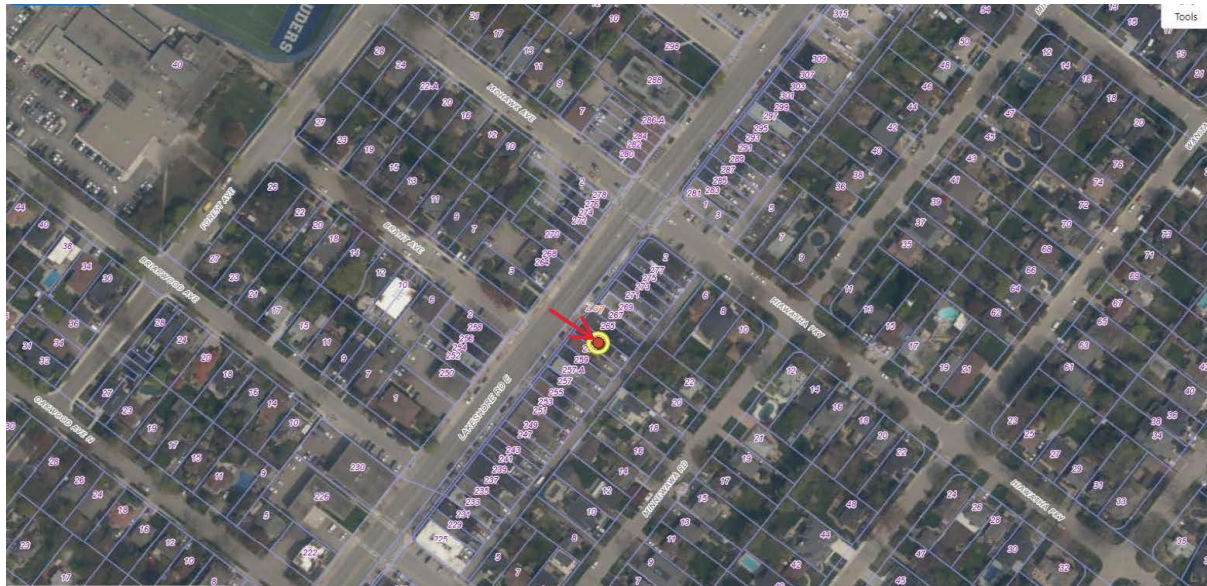
Other Applications: Certificate of Occupancy application 24-1411

Site and Area Context

The subject property is located in the Port Credit Neighbourhood (East) Character Area, southeast of the Hurontario Street and Lakeshore Road East intersection. The immediate area

consists of a variety of commercial uses contained in plazas fronting onto Lakeshore Road East. Minimal vegetation exists in the form of urban street trees.

The application proposes a change of use from personal service establishment to retail establishment requiring variances 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 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 restaurant uses. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

Variances #1 and #2 request a reduction in parking spaces.

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 provide the following comments:

A Parking Justification Letter was submitted by Carrie C. Patch, the agent on file, dated June 21st, 2024. The submitted parking justification is not satisfactory because the variance is greater than 10% and the applicant is required to submit satisfactory justification and/or documentation.

It is staff's understanding that Zoning has advised that more information is required in order to verify the accuracy of the requested variances.

Staff recommend the application be deferred in order for Zoning and the applicant to verify the accuracy of the requested variances and given the parking deficiency, to allow the applicant to submit either of the following documents: Payment-in-Lieu, Shared Parking Agreement, or Parking Utilization Study.

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, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the front and parking area at the rear of the property. We have no concerns with the request.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application 24-1411. Based on the review of the information available in this application, the requested variances are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-24-319M / 263 Lakeshore Road East

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

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- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
 - All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
 - Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
 - Installation of and alterations to property line water valves and chambers and sanitary/storm sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
 - Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

Comments Prepared by: Petrele Francois, Junior Planner