

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-11-11	File(s): A358/20 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-19

## Consolidated Recommendation

The City recommends that the application be deferred to allow the Applicant the opportunity to submit the requested Parking Utilization Study.

## Application Details

The Applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property, proposing 7 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 20 parking spaces, in this instance.

## Background

**Property Address:** 13 Thomas Street

### Mississauga Official Plan

Character Area: Streetsville Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C4 (Commercial)

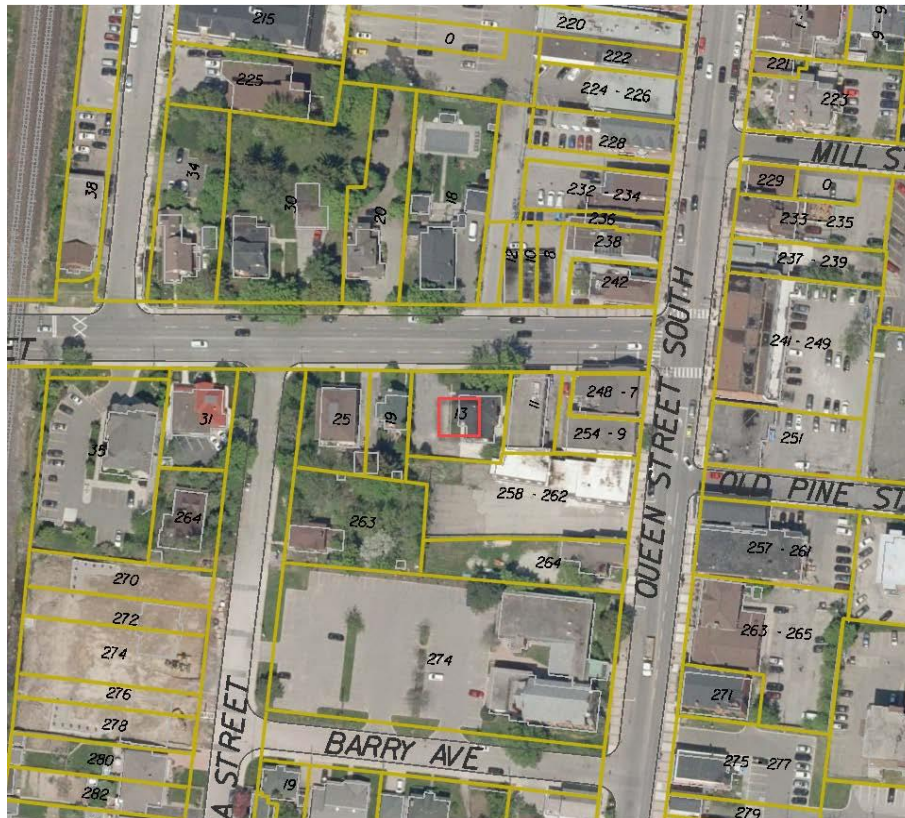
### Other Applications:

Occupancy Permit: 19-5283

## Site and Area Context

The subject property is located south-west of the Queen Street South and Thomas Street intersection, and currently houses a two-storey commercial structure. From a land-use perspective, the immediate neighbourhood along this portion of Thomas Street is comprised of a mixture of post-war, one and two storey detached residential structures; many of which operating as home businesses. Planning Staff note, the subject property provides a minor transitional area between the aforementioned smaller-scale commercial uses and the more intense commercial lands found upon the neighbouring portion of Queen Street South.

The properties within the immediate area possess lot frontages ranging from approximately +/-12.3m to +/-35.0m, with moderate vegetative / natural landscaped elements within their front yards.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such

applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning this minor variance request are as follows:

**Does the proposal maintain the general intent and purpose of the Official Plan?**

The site is located within Special Site 5 of the Streetsville Community Node Character Area, and is designated Mixed Use by the Mississauga Official Plan (MOP). Special Site 5 enacts developmental polices not applicable to this application. Pursuant to Section 11.2.6.1(h) (Mixed Use), this designation permits personal service establishment uses. The Applicant's proposal of a dentist office meets the purpose and general intent of the Official Plan.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

As per Zoning By-law 0225-2007, the subject property is zoned C4 (Commercial). In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), this zone regulates the required parking rates for various uses on this site. The intent in quantifying this amount is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use.

Given that the requested parking deficiency is greater than 10%, a Parking Utilization Study is required to adequately justify the parking variance.

Planning Staff note, no justification was provided in support of this application, in this regard.

City Planning Strategies contacted the Agent on December 21<sup>st</sup>, 2020, informing the Agent of the above and has yet to receive the requested information.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

As the requested supplemental information has yet to be submitted and reviewed by City Planning Strategies, Planning Staff cannot determine whether the required variances truly represents the orderly development of the lands, or whether the resulting impacts are in fact minor in nature.

## Conclusion

Based upon the preceding information, the Planning and Building Department recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the subject property will be addressed through the future Site Plan Approval and Building Permit process.







Comments Prepared by: David Martin, Supervisor Development Engineering

### **Appendix 2 – Zoning Comments**

The Building Department is currently processing an Occupancy Permit application under file 19-5283. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Comments Prepared by: Marco Palerma, Zoning Examiner

### **Appendix 3 – Heritage**

Heritage concerns have been addressed.

Comments Prepared by: Brooke Herczeg, Heritage Analyst

**Appendix 4 – Region of Peel Comments**

Regional Planning staff have reviewed the applications listed on the November 19<sup>th</sup>, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-54/20

**Minor Variance Applications:** A-358/20, A-373/20, A-374/20, A-377/20, A-378/20, A-382/20

Comments Prepared by: Diana Guida, Junior Planner