

City of Mississauga

Memorandum:

City Department and Agency Comments

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| Date Finalized: 2021-01-20 | File(s): A40.21 Ward: 1 |
| To: Committee of Adjustment | |
| From: Committee of Adjustment Coordinator | Meeting date:2021-01-28 |

Consolidated Recommendation

The City has no objections to the requested variance, subject to a temporary approval.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of additional floor space proposing 14 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 17 parking spaces in this instance.

Recommended Conditions and Terms

Staff recommends the following condition:

- The application be approved on a temporary period of two years

Background

Property Address: 31 Front Street North

Mississauga Official Plan

Character Area: Port Credit Community Node
Designation: Greenlands, Public Open Space

Zoning By-law 0225-2007

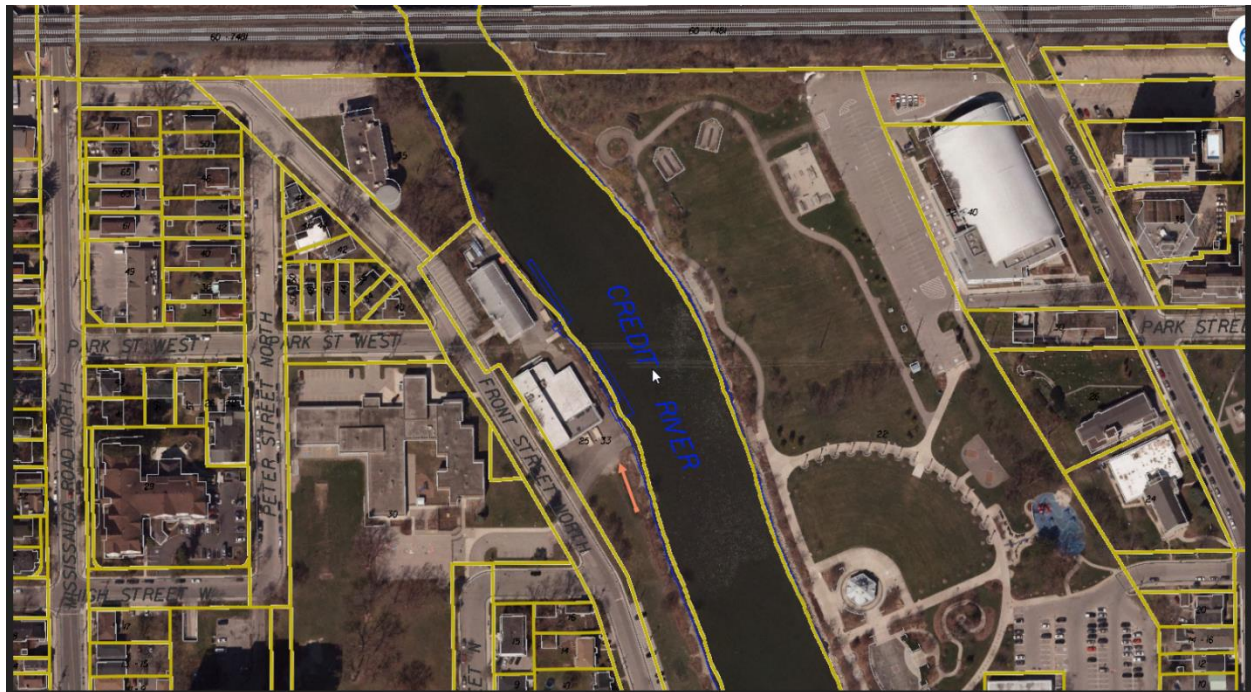
Zoning: OS2-8 - Open Space and G1 - Greenlands

Other Applications

Building Permit: 20-1189

Site and Area Context

The subject site is located within the Port Credit Community Node Character Area, north of Lakeshore Road West and Front Street North. The immediate area consists of a mixture of institutional, commercial and residential uses. Abutting the subject site to the east is the Credit River. The subject site contains two existing buildings used as recreational uses. The applicant is proposing interior alterations that will result in an increase in the overall gross floor area of the building, requiring a variance related to parking.



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 of the four tests to this minor variance request are as follows:

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

The subject site is designated Greenlands and Public Open Space in Schedule 10 of the Mississauga Official Plan (MOP). As there are no external changes being proposed to the existing buildings, there will be no impact to the abutting natural feature. The Public Open Space designation permits recreational facilities. The application respects the designated land use and does not significantly impact the site as a whole. As such, staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

The intent in quantifying the required number of parking spaces is to ensure that adequate parking accommodations for each structure are provided based on its intended use. As per Zoning By-law 0225-2007, 17 parking spaces are required; whereas, the applicant is providing 14 parking spaces. In this instance, the increased gross floor area of 53.54 m² generates three additional parking spaces. The City Planning Strategies Division reviewed the parking justification letter prepared by Andrew Skeoch on behalf of the Mississauga Canoe Club, received on Dec. 14, 2020, which was provided in support of the application. The letter states that the variance was initiated by the relocation and expansion of gym space from the basement to the first floor. The club is youth-oriented and therefore most participants do not require parking. As such, the minimal expansion of gross floor area is not anticipated to increase parking demand.

Given that no increase in parking demand is expected, and that there are approximately 45 public parking spaces currently available within 500 m of the subject site in addition to the 14 parking spaces on-site, staff can support the variance for a temporary period of two years. At which time, should conditions have returned to normal from Covid-19 and the applicant wishes to extend the parking relief, a parking study will be required. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

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

The subject site will continue to operate as intended. The increase in gross floor area will not significantly impact the parking requirement. As such, staff is of the opinion that the application represents the orderly development of the lands and is minor in nature.

Conclusion

The Planning and Building Department has no objections to the requested variance, subject to a temporary approval.

Comments Prepared by: Lucas Petricca, 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 property will be addressed through the Building Permit process, File BP 3ALT 20/1189.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building permit under file 21-1189. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Marco Palerma, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the minor variance application submitted at Port Credit Memorial Park (Park #106) as the request is minor in nature with limited impact on parkland.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner

Appendix 4 – Heritage

No Heritage Concerns

Comments Prepared by: John Dunlop, Manager, Heritage Planning

Appendix 5 – Region of Peel Comments

Development Planning: Diana Guida (905) 791-7800 x8243

Please be advised that a portion of the subject property is located within an area the Regional Official Plan (ROP) designates as a Core Area - Valley Corridor of the Greenlands System in Peel, under Policy 2.3.2. The subject property is also located within the limits of the regulated area of the Credit Valley Conservation (CVC).

Within the above-mentioned designations, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the CVC for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Diana Guida, Junior Planner

Appendix 6- Conservation Authority Comments

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the *Planning Act* - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

The subject property is traversed by the floodplain and valley slope associated with the Credit River. In addition, the property appears to be located within the Region of Peel Core Greenlands and the Credit River Watershed Natural Heritage System (NHS). It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicants request the Committee to approve a minor variance to allow the construction of additional floor space proposing 14 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 17 parking spaces in this instance.

COMMENTS:

CVC staff have previously reviewed the proposed development and issued a clearance for the proposed internal works (SP 20/CanoeClub dated April 1, 2020). It appears that the internal works have changed slightly from CVC's approval, however, CVC staff have **no concerns** with the works as proposed. As such, CVC staff have **no objection** to the approval of this minor variance by the Committee at this time.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 236) should you have any further questions or concerns.

Comments Prepared by: Elizabeth Paudel, Junior Planner