



Corporate Report

Clerk's Files

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Files FA.31 12/004 W11

PDC FEB 25 2013

DATE: February 5, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 25, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Payment-in-Lieu of Off-Street Parking (PIL) Application**
100 Queen Street South - Unit #102
West side of Queen Street South, south of Caroline Street
Owner: Cyncorp Developments Inc.
Applicant: Cyncorp Developments Inc.

Ward 11

RECOMMENDATION: That the Report dated February 5, 2013 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 12/004 W11, Cyncorp Developments Inc., 100 Queen Street South, Unit #102, west side of Queen Street South and south of Caroline Street, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$13,260.00 be approved as the amount for the payment-in-lieu of three (3) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Cyncorp

Developments Inc. for the proposed medical office within Unit #102, 100 Queen Street South.

3. That the execution of the PIL agreement and payment be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

**REPORT
HIGHLIGHTS:**

- The PIL application has been made in order to allow a medical office within Unit #102 of the subject building with a site deficiency of three (3) parking spaces;
- The proposal has been evaluated against the criteria contained in the Corporate Policy and Procedure on Payment-in-Lieu of Off-Street Parking (PIL);
- The request can be supported subject to the execution of a PIL Agreement and payment of the required "lump sum" amount by the owner/occupant.

BACKGROUND:

An application has been filed requesting payment-in-lieu of providing three (3) required on-site parking spaces. The purpose of this report is to provide comments and recommendations with respect to the application.

COMMENTS:

Background information including details of the application is provided in Appendices 1 through 5.

Neighbourhood Context

The subject property is located on the west side of Queen Street South, south of Caroline Street within the Streetsville Community Node Character Area. The site is currently designated Mixed Use, Special Site 5 and zoned "C4-53", Mainstreet Commercial which permits the proposed medical office use. The subject unit is located within a two-storey commercial building constructed in 2009. Vehicular access to the unit is through the building's main entrance which faces Queen Street South. At the rear of the

building is a parking lot with twenty-six (26) parking spaces, including two (2) parking spaces for persons with disabilities and a two (2) car attached garage. Access to the parking lot is provided from Caroline Street.

There are a variety of uses surrounding the subject property. On the north side of Caroline Street there is a six (6) storey apartment building. On the east side of Queen Street South there are four (4) buildings which contain a real estate office, law office, insurance office and office space for lease. To the south of the subject property is Streetsville Rotary Park and the Streetsville Branch Library and parking lot. Additional commercial uses including a large commercial plaza are located further south on both sides of Queen Street South. Two (2) detached dwellings are located west of the subject property.

PIL Request

The applicant is seeking to permit a medical office within Unit #102 having a gross floor area of approximately 105.3 m² (1,133.4 sq. ft.). Under the approved site plan file SP 06/069 W11 for the subject commercial building, Unit #102 was proposed to be utilized for a retail store. Under Zoning By-law 0225-2007, as amended, a retail store in a C4 zone requires a parking standard of 4.0 spaces per 100 sq. m (1,076.4 sq. ft.) compared to a medical office, which requires a higher parking rate of 6.5 spaces per 100 m² (1,076.4 sq. ft.). The proposed conversion of the vacant retail space to a medical office increases the number of parking spaces required on-site to twenty nine (29) spaces, whereas twenty six (26) spaces are provided. This results in a site deficiency of three (3) parking spaces.

Evaluation Criteria

This application has been evaluated against the following criteria contained in the Corporate Policy and Procedure on Payment-in-Lieu of Off-Street Parking (PIL).

- 1. Whether the existing parking supply in the surrounding area can accommodate on-site parking deficiencies?**

On-street parking is available along Caroline Street and William Street. There are six (6) unmetered on-street parking spaces available on the east side of Queen Street South between the entrance to municipal parking lot (Lot 19) and the Canada Post office at 145 Queen Street to the south. These parallel parking spaces have a two-hour maximum between 9 a.m. and 5 p.m. Within the municipal parking lot, there are eleven (11) parking spaces, including one (1) space for persons with disabilities. This lot provides three (3) hours and ten (10) hours of unmetered parking and is less than a five minute walk to the subject property.

2. What site constraints prevent the provision of the required number of parking spaces?

The site was constructed as a speculative commercial building with Unit #102 proposed to be a retail store. Upon completion of the building, the required twenty six (26) parking spaces were provided on-site. Changing the use of Unit #102 from retail to medical office increases the number of parking spaces required on-site and results in a site deficiency of three (3) parking spaces. No alternative parking configurations are feasible on-site.

3. The proposed use of the property, and whether there is any issue as to overdevelopment of the site?

The proposed use is permitted within the new Mississauga Official Plan (2011) as well as the Zoning By-law. The proposal represents a change in use for Unit #102 and no additional gross floor area is proposed.

Based on the foregoing, the proposal is considered reasonable and does not constitute an overdevelopment of the site.

4. Whether the proposal is consistent with and/or advances environmental, design, transportation or economic development objectives and policies of Mississauga Official Plan?

The proposed Payment-in-Lieu of Off-Street Parking meets the overall intent, goals and objectives of Mississauga Official Plan

and advances the City's strategic goals of developing environmental responsibility, providing mobility choices and promoting a green culture.

PIL Agreement

The *Planning Act* provides that a municipality and an owner or occupant of a building may enter into an agreement exempting the owner or occupant from providing or maintaining parking facilities in accordance with the applicable Zoning By-law, provided such agreement provides for the payment of monies for the exemption and sets out the basis for such payment.

The Planning and Building Department and the applicant have prepared and mutually agreed upon the terms and conditions of the PIL approval and related agreement which has been executed by the owner/occupant of the subject lands. The agreement stipulates the following:

- payment-in-lieu of off-street parking is provided for three (3) parking spaces at a rate of \$4,420.00 per parking space;
- a total payment of \$13,260.00 is required;
- payment has been made in one lump sum.

FINANCIAL IMPACT: As of January 18, 2013, the balance of the Payment-in-Lieu of Off-Street Parking account for Streetsville was \$36,607.93 and with the incorporation of the monies from this application, the account will have a balance of \$49,867.93.

CONCLUSION: Current parking standards represent city-wide averages which were developed to ensure that municipal standards will provide adequate off-street parking for all land uses. Nonetheless, there are areas within the City where it may be physically impossible to comply with the off-street parking requirements without jeopardizing the opportunities to expand uses in response to market demand. Older areas of the City, such as Streetsville, face the further challenge of strengthening their historic commercial centres through the creation of new residential and commercial space in their core areas through intensification and infilling on lots with limited land areas.

The subject PIL application should be supported for the following reasons:

- there are on-street and off-street parking opportunities in the immediate vicinity to offset the on-site shortfall of three (3) parking spaces;
- there are no opportunities to create additional parking on the subject property;
- there are no changes proposed to the appearance or functionality of the site; and
- the proposed shortfall of three (3) parking spaces is not expected to adversely impact the local area.

ATTACHMENTS:

Appendix 1: Site and Policy Histories

Appendix 2: Aerial Photograph

Appendix 3: Zoning and Existing Uses Map

Appendix 4: Site Plan

Appendix 5: Ground Floor Plan

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner

Cyncorp Developments Inc.

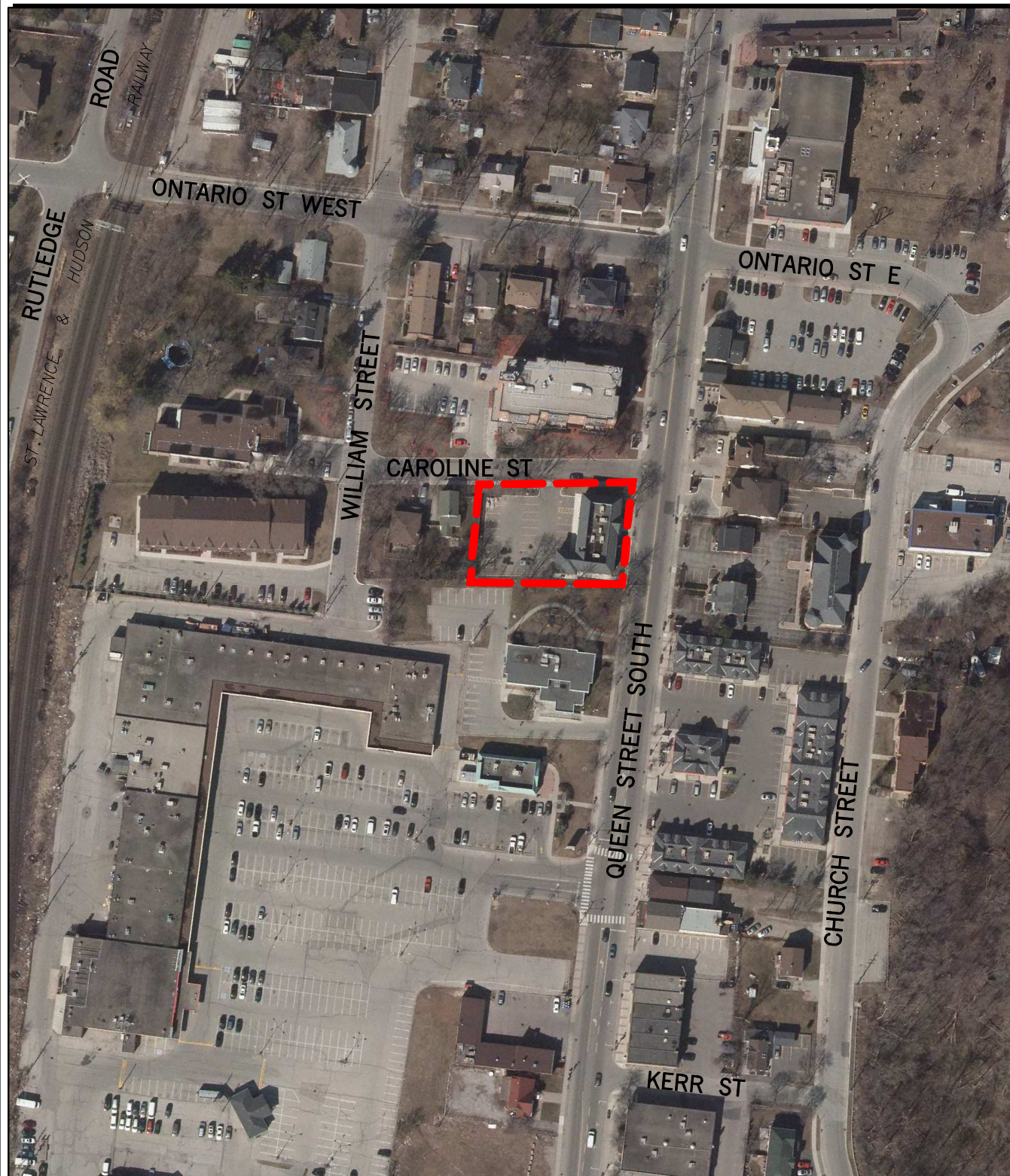
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Site History

- July 30, 2008 – The Planning and Building Department approved a site plan application for the demolition of two existing dwellings and construction of a new office building and parking lot on the subject property.

Policy History

- March 27, 1997 - Council adopted Recommendation PDC-43-97 approving a revised Payment-in-Lieu of Off-Street Parking Program;
- March 1998 - The firm of McCormick Rankin Corporation prepared the *City of Mississauga Commercial Areas Parking Strategy* to form the basis for the City's ongoing program of capital investment in parking improvement in the historic commercial areas of Clarkson, Cooksville, Port Credit and Streetsville. On September 30, 1998, the *Strategy* was endorsed by Council as a guide to parking-related matters;
- October 25, 2000 - Council adopted Recommendation PDC-0150-2000 which slightly revised the Payment-in-Lieu of Off-Street Parking Program concerning the approval process and the types of uses that are eligible for PIL;
- February 11, 2009 – Council adopted Recommendation PDC-0014-2009 which revised the Payment-in-Lieu of Off-Street Parking Program including the addition of recommendations from the Parking Strategy for Mississauga City Centre;
- November 13, 2012 – Administrative revision made to Applicability of Surface and Structured Parking Formulas Section to clarify what PIL rate applies when parking being paid for is located off-site.



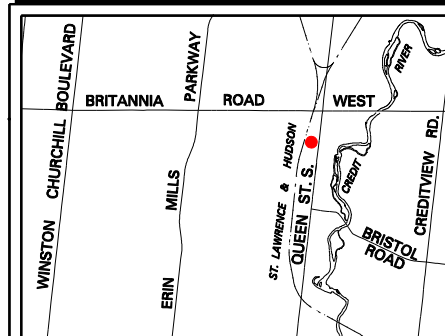
LEGEND:



SUBJECT LANDS
100 QUEEN STREET SOUTH



SUBJECT: CYRIL TAHTADJIAN
CYNCORP DEVELOPMENTS



FILE NO:
FA31 12004 W11

DWG. NO:
FA31 12004A

SCALE:
1:20000

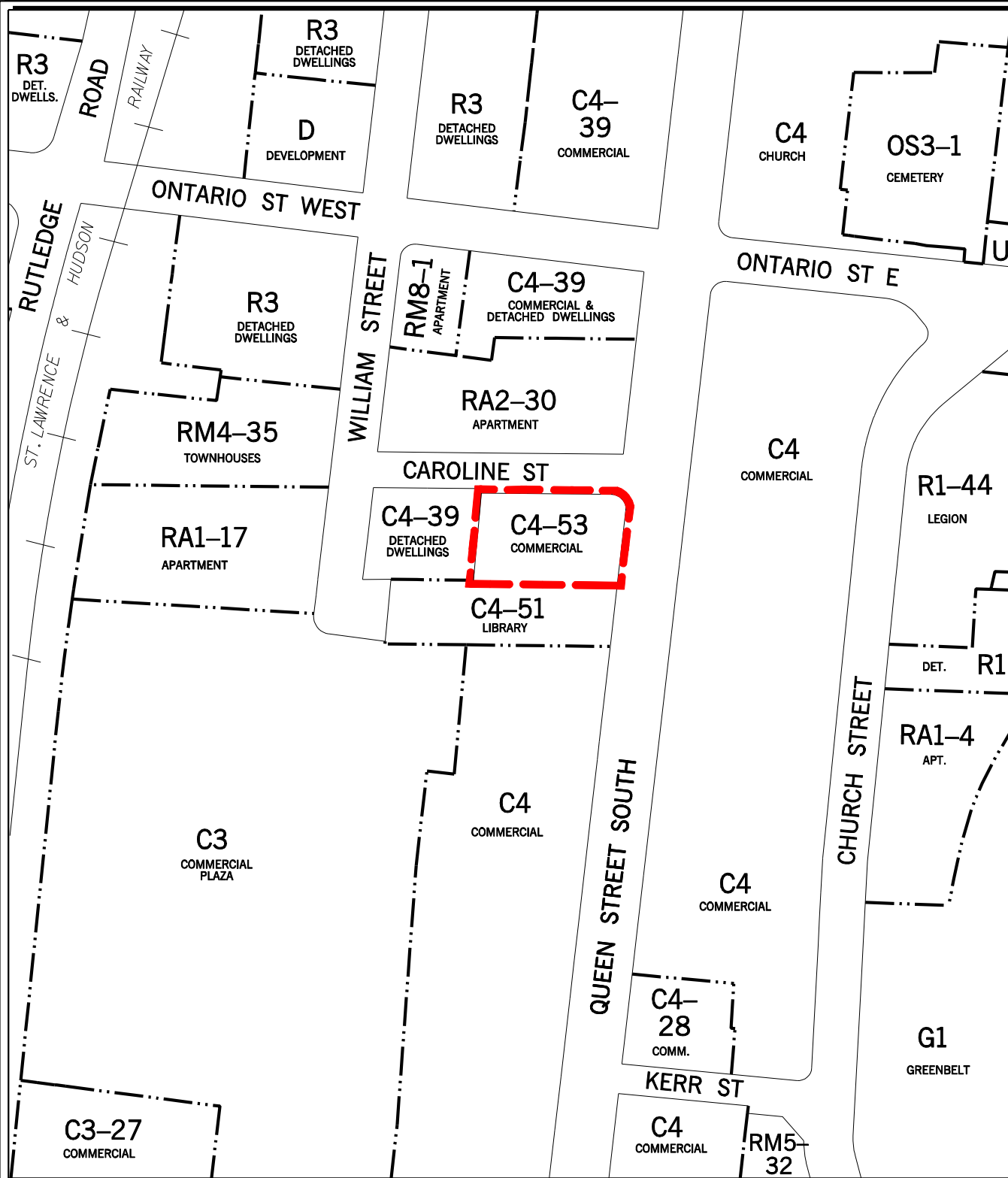
PDC DATE:
25 02 2013

DRAWN BY:
B. KRUGER

APPENDIX 2

MISSISSAUGA
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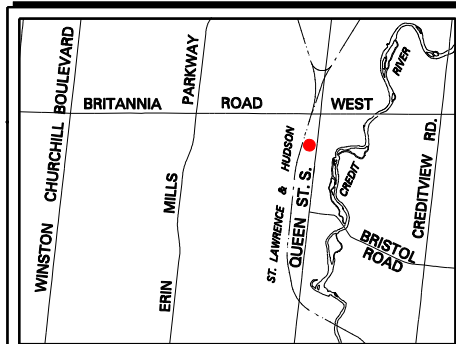
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SUBJECT LANDS
100 QUEEN STREET SOUTH



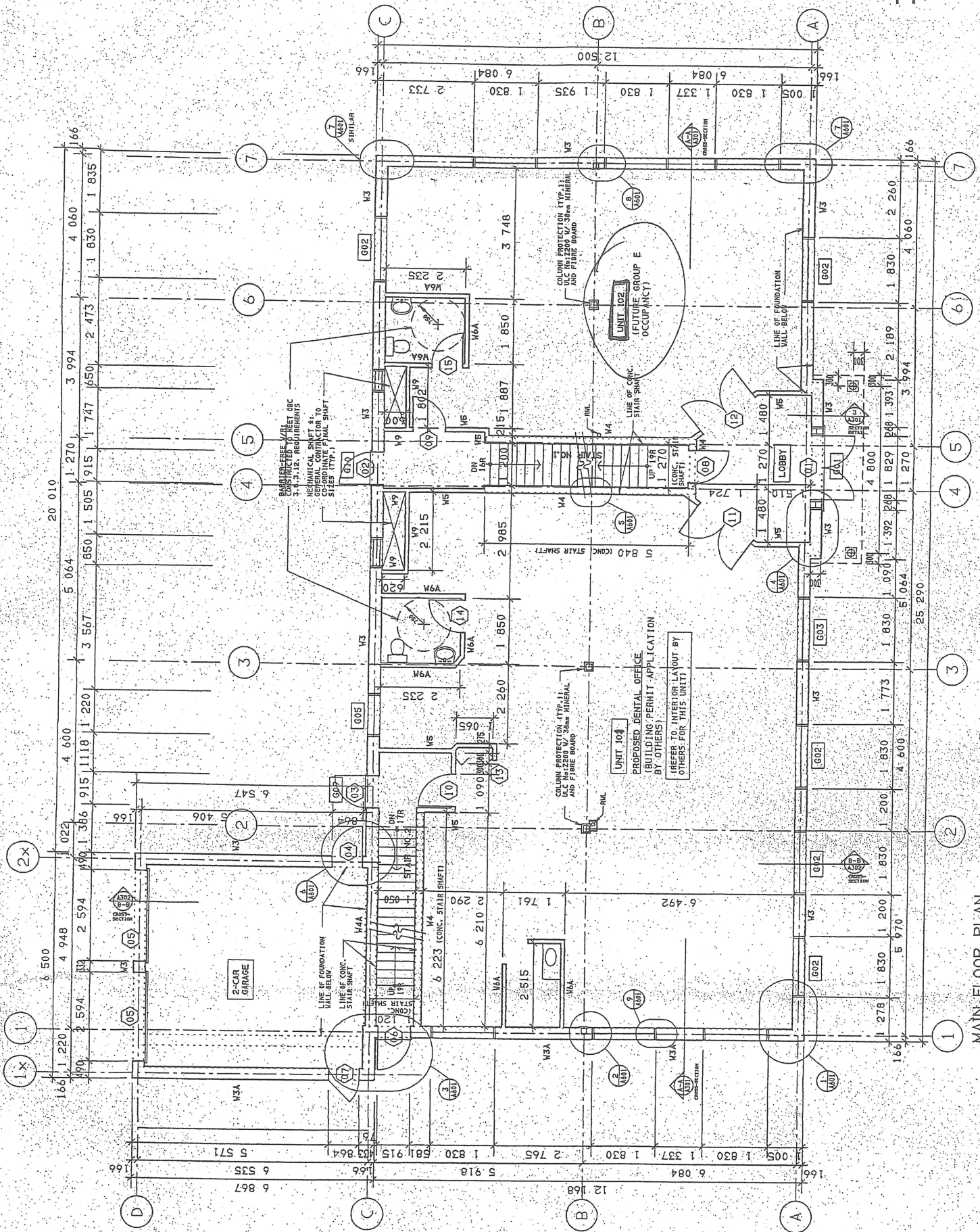
**SUBJECT: CYRIL TAHTADJIAN
CYNCRP DEVELOPMENTS**



FILE NO: FA31 12004 W11	
DWG. NO: FA31 12004R	
SCALE: 1:20000	
PDC DATE: 25 02 2013	APPENDIX 3
DRAWN BY: B. KRUGER	

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MAIN FLOOR PLAN
 BUILDING AREA = 360.41 S.M.
 DENTAL OFFICE = 166.08 S.M. (GFA)
 RETAIL SPACE = 105.30 S.M. (GFA)