

# City of Mississauga Department Comments

Date Finalized: 2021-10-26	File(s): A448.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-04 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. Should Committee see merit in the Application, Planning Staff would recommend the condition(s) identified below be imposed. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a parking space (1) width of 2.63m (approx. 8.63ft) abutting a building, structure or part there of, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) abutting a building, structure, or part thereof in this instance.

## Recommended Conditions and Terms

The applicant shall register on title a warning clause for the parking space that is substandard in size indicating the size deficiency and shall notify the owner and/or purchaser affected by the reduced size of the parking space.

## Background

**Property Address:** 1165 Journeyman Lane

## Mississauga Official Plan

Character Area: Clarkson – Lorne Park Neighbourhood  
Designation: Residential High Density



## 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:

The subject property is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP), which permits apartment dwellings. The applicant is requesting a minor variance to permit a parking space (1) with a reduced width standard of 2.63m (approx. 8.63ft) abutting a building, structure or part thereof, where a minimum parking space width of 2.75m (approx. 9.02ft) is required. The intent of this portion of the Zoning By-law is to ensure that each structure is self-sufficient in providing adequate parking accommodations. In this instance, parking spaces abutting a building or structure are required to be wider than standard parking spaces. Staff have no concerns with this variance, as the applicant is proposing a parking space width of 2.63m, which exceeds the standard 2.6m parking width requirement in the zoning by-law. However, staff request that the following condition be added to ensure future owners of the property are aware of the deficiency:

The applicant shall register on title a warning clause for the parking space that is substandard in size indicating the size deficiency and shall notify the owner and/or purchaser affected by the reduced size of the parking space.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, 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 this property have been addressed through OZ-16/015, SP-17/133 and CDM-21/001 Application processes.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner