

# City of Mississauga Department Comments

Date Finalized: 2022-01-19	File(s): A25.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-01-27 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. 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 residential condominium building with 0.16 visitor parking spaces per unit (5 total spaces), whereas By-law 0225-2007, as amended, requires a minimum of 0.20 visitor parking spaces per unit (6 total spaces) in this instance.

### Amendments

City Planning Strategies staff recommend the variance be amended as follows:

To allow a residential condominium building proposing a total of 5 visitor parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 visitor parking spaces in this instance

## Background

**Property Address:** 55 Port Street East

### Mississauga Official Plan

Character Area: Port Credit Community Node  
Designation: Residential High Density

**Zoning By-law 0225-2007****Zoning: RA2-33 - Residential****Other Applications:**

Official Plan and Zoning by-law Amendment - OZ 18-007

Site Plan - SP 20-25

Minor Variance - A334/20

**Site and Area Context**

The subject property is located within the Port Credit Community Node, southwest of Hurontario Street and Lakeshore Road West. The subject property backs onto St. Lawrence Park and the Waterfront Trail. The immediate area contains a mix of mid-rise condominium apartments, townhouse and detached dwellings with significant vegetation lining the frontages of the properties. The subject property recently received an Official Plan and Zoning by-law Amendment approval for a nine-storey condominium building (File No. OZ18/007). The subject property has also received Site Plan Approval (File No. SP 20-25).

The applicant is seeking a variance to permit a residential condominium building with a reduced number of visitor 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 designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP), which permits apartment dwellings.

City Planning Strategies staff have provided the following comments with respect to these variances:

The applicant submitted a Parking Review Report, prepared by R.J. Burnside & Associates Limited, dated November 17, 2021, in support of the submitted application.

The Parking Review Report explains that the condominium development is currently under the construction of 31 dwelling units with a total of 44 residential parking spaces and 6 visitor parking spaces in an underground parking garage. Thirty of the units have been sold and the buyer of the last remaining unit is seeking to purchase a parking space, therefore the applicant is proposing to use one of the visitor spaces as a residential parking space. The proposed residential parking supply of 45 spaces will slightly exceed the City's Zoning By-law requirement for residential use, however this will result in a deficiency of 1 space for the visitor parking requirement.

A comparison of reduced visitor parking rates was drawn to other similar developments in Port Credit. Furthermore, the Parking Review Report highlights the subject site's location in proximity to public transit along the Lakeshore Corridor and the Hurontario LRT, as well as, the Port Credit GO Station is an approximate 7-minute walk from the site for residents and visitors.

Based on the submitted information and previous applications staff have supported, staff can support the requested parking reduction and recommend the variance be amended as follows:

- To allow a residential condominium building proposing a total of 5 visitor parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 visitor parking spaces in this instance.

Planning staff echo CPS staff's comments and are of the opinion that the application raises no concerns of a planning nature. 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.

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-18/017 and SP-20/025.

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