

# City of Mississauga Department Comments

Date Finalized: 2023-01-11	File(s): A680.22 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-01-19 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of townhouses proposing 25 visitor parking spaces whereas By-law 0225-2007, as amended, requires 26 visitor parking spaces in this instance.

### Amendments

Based on the review of the information currently available in this permit application, we advise that the variance should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of townhouses proposing 25 visitor parking spaces in a RM6-28 zone whereas By-law 0225-2007, as amended, requires 26 visitor parking spaces, in this instance.

## Background

**Property Address:** 4020-4033, 4035, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053 Saida Street, 4060, 4062, 4064, 4066, 4068, 4070, 4074, 4076, 4078, 4080, 4082, 4086, 4088, 4090, 4092, 4094, 4096 Kadic Terrace and 5165, 5167, 5169, 5171, 5173, 5175, 5177 Zionkate Lane

### Mississauga Official Plan

Character Area: Ninth Line Neighbourhood  
Designation: Residential Medium Density

**Zoning By-law 0225-2007****Zoning: RM6-27, RM11-1, RM6-28 - Residential****Other Applications:** SP 22-158**Site and Area Context**

The subject properties are part of a development located on the west side of Ninth Line, north of the Eglinton Avenue West intersection. The development lands are currently vacant, with no notable landscaping or vegetative elements, however significant vegetation abuts the development on the property to the north. Lands to the south are currently vacant, while lands across Ninth Line to the east contain residential uses. Highway 407 abuts the development to the west.

The applicant is proposing modifications to the visitor parking, requiring a variance for the number of 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Ninth Line Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP).

The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. The applicant is proposing a reduction in visitor parking to accommodate an accessible parking space within the visitor parking area. Municipal Parking staff have reviewed the variance request and note as follows:

The parking deficiency is at 4% and the applicant submitted a cover letter with justification.

The Building Department is currently processing a Site Plan application under file SP 22-158. Based on the review of the information currently available in this permit application, Zoning advises that the variance should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of townhouses proposing 25 visitor parking spaces in a RM6-28 zone whereas By-law 0225-2007, as amended, requires 26 visitor parking spaces, in this instance.

Based on the submitted application, the amended variance can be supported.

Planning staff are in agreement with the comments from Municipal Parking staff and have no objections to the requested parking variance. Planning staff are of the opinion that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 680/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 22-158. Based on the review of the information currently available in this permit application, we advise that the variance should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of townhouses proposing 25 visitor parking spaces in a RM6-28 zone whereas By-law 0225-2007, as amended, requires 26 visitor parking spaces, in this instance.

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: Ramsen Hedoo, Zoning Examiner

### Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

Should the application be approved, Community Services provides the following notes:

1. The Community Services Department – Park Planning Section, has reviewed and secured fees & securities under development applications SP 20 – 84 & 21T-M19006.
2. Access from the adjacent City owned lands is not permitted.
3. If future construction is required, access from the adjacent City owned lands is not permitted.

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4. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
5. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email [Nicholas.Rocchetti@mississauga.ca](mailto:Nicholas.Rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant

#### **Appendix 4 – Region of Peel**

We have no objections.

Comments Prepared by: Patrycia Menko – Junior Planner, Planning and Development Services