

# City of Mississauga Department Comments

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| Date Finalized: 2024-08-08                | File(s): A348.24<br>Ward: 7           |
| To: Committee of Adjustment               |                                       |
| From: Committee of Adjustment Coordinator | Meeting date:2024-08-15<br>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 a reduction of parking spaces proposing

1. 2 parking spaces whereas By-law 0225-2007, as amended, requires 7 parking spaces in this instance;
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires 1 accessible parking space in this instance.

## Background

**Property Address:** 3037 Hurontario Street

### Mississauga Official Plan

Character Area: Downtown Cooksville  
Designation: Mixed Use

### Zoning By-law 0225-2007

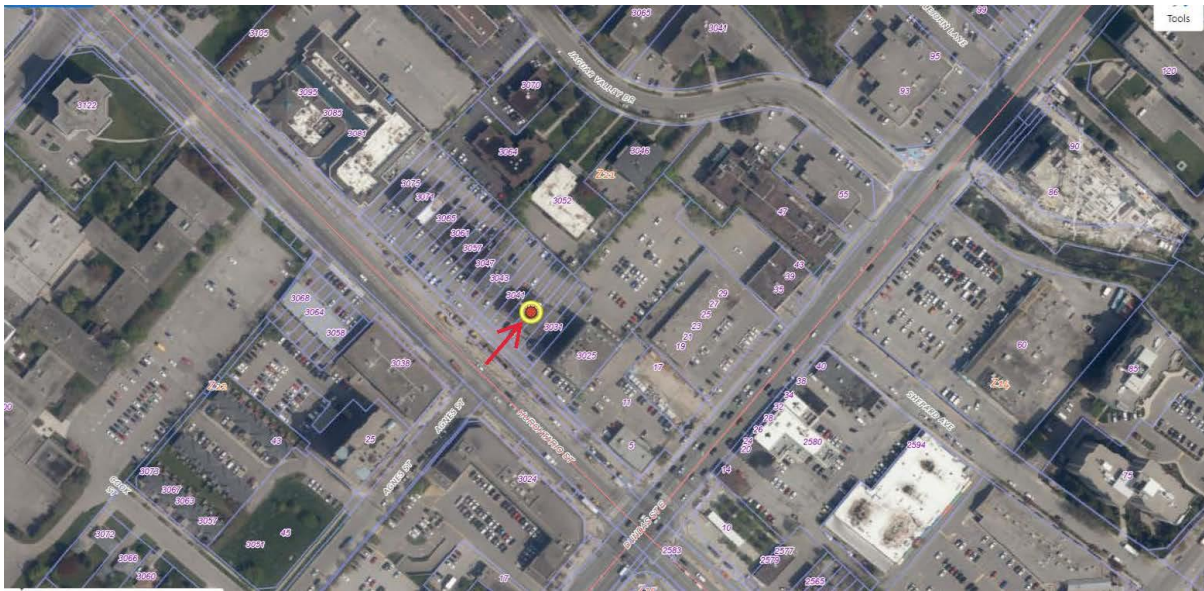
**Zoning:** C4 - Commercial

**Other Applications:** C 24-817

### Site and Area Context

The subject property is located on the east side of Hurontario Street, north-east of the Hurontario Street and Dundas Street East intersection in the Downtown Cooksville Character Area. It contains a two-storey multi-tenant commercial plaza with associated surface parking. Limited landscaping and vegetative elements are present on the subject property. The surrounding context includes residential apartment dwellings and varied sizes of multi-tenant commercial buildings.

The applicant is proposing a retail use on the subject property requiring variances for parking and accessible parking deficiencies.



## 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*.

"[Enter info here]"

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Downtown Cooksville Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

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The variances requested propose a reduction in parking and accessible parking spaces for the proposed retail use. The intent of the zoning by-law 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. Municipal Parking staff have reviewed the variance request and provide the following comments:

With respect to Committee of Adjustment application 'A' 348/24, 3037 Hurontario Street, the applicant is requesting to allow a reduction of parking spaces proposing:

- 2 parking spaces whereas By-law 0225-2007, as amended, requires 7 parking spaces in this instance

This site is subject to the provisions of Bill 185, Cutting Red Tape to Build More Homes Act, 2024. As a result, a review of zoning by-law minimum parking requirements is not required in this instance.

Planning staff note that the Cutting Red Tape to Build More Home Act, 2024 (Bill 185) received royal assent on June 6th, 2024. The Province of Ontario restricts municipal councils from approving official plans or enacting zoning by-laws requiring parking in Protected Major Transit Station Areas. Planning staff agree with Municipal Parking staff's comments and note the minor variance is not required due to the proclamation of Bill 185. Therefore, Planning staff have no objection to the proposed variance.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for the Committee's reference are photos depicting the subject property

Comments Prepared by: Tony Iacobucci, T&W Development Engineering







## Appendix 2 – Zoning Comments

Bill 185, Cutting Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024. Municipalities are no longer permitted to require parking within MTSA's. The subject lands are within the Dundas MTSA and as such, a Minor Variance to permit the previously identified parking deficiency is no longer required.

Comments Prepared by: Gary Gagnier; Zoning Examiner

## Appendix 3 – Metrolinx

Metrolinx is in receipt of the Minor Variance application for 3037 Hurontario Street to facilitate the reduction of parking spaces as follows:

- 2 parking spaces whereas By-law 0225-2007, as amended, requires 7 parking spaces in this instance.

- 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires 1 accessible parking space in this instance.

As circulated on July 18th, 2024, and to be heard at Public Hearing on August 15, 2024, at 1:00 PM. Metrolinx's comments on the subject application are noted below:

- The subject property is within the Municipal Consent Review and Roadway Coordination Zone (MCR) and within 60 metres of the Hazel McCallion LRT.

#### **GO/HEAVY-RAIL – ADVISORY COMMENTS**

- As the requested variances have minimal impact on Metrolinx property, Metrolinx has no objections to the specified variances should the committee grant approval.
- The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hurontario LRT.
- At this stage Metrolinx doesn't have any major comments but any work within Metrolinx ROW or within 60 m of the HuLRT will require approval and coordination with Metrolinx.
- Please be advised that Metrolinx/ our Technical Advisor would be a stakeholder providing comments on the comprehensive application of this site should future development be contemplated. Please continue to engage Metrolinx should future developments be contemplated on the subject site.

Should you have any questions or concerns, please contact [jenna.auger@metrolinx.com](mailto:jenna.auger@metrolinx.com).

Comments Prepared by: Jenna Auger, Third Party Projects Review

#### **Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner