

# City of Mississauga Department Comments

Date Finalized: 2024-09-19	File(s): A405.24
To: Committee of Adjustment	Ward: 9
From: Committee of Adjustment Coordinator	Meeting date:2024-09-26 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred to submit the required documentation.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a building proposing:

1. A centerline setback to Winston Churchill Boulevard of 20.50m (approx. 67.26ft) whereas By-law 0225-2007, as amended, requires a minimum centerline setback of 23.80m (approx. 78.09ft) in this instance;
1. A building height with vestibule of 17.00m (approx. 55.78ft) and 5 storeys whereas By-law 0225-2007, as amended, permits a maximum building height with vestibule of 14.30m (approx. 46.92ft) and 4 storeys in this instance;
2. A FSI of 1.20 whereas By-law 0225-2007, as amended, permits a maximum FSI of 0.90 in this instance;
3. 25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 26 parking spaces in this instance;
4. An uncovered landscaped area of 23.50% whereas By-law 0225-2007, as amended, requires a minimum uncovered landscaped area of 25.00% in this instance;
5. A driveway aisle width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

## Amendments

The Building Department is processing Zoning Review application IZR SP 24-1167. Based on review of the information available in this application, we advise that following amendments are required:

1. A building height with vestibule of 16.95m (approx. 55.61ft) and 5 storeys whereas By-law

0225-2007, as amended, permits a maximum building height with vestibule of 14.30m (approx. 46.92ft) and 4 storeys in this instance;

2. A FSI of 1.23 whereas By-law 0225-2007, as amended, permits a maximum FSI of 0.90 in this instance

## Background

**Property Address:** 6020 Winston Churchill Blvd

### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood  
Designation: Medium Density

### Zoning By-law 0225-2007

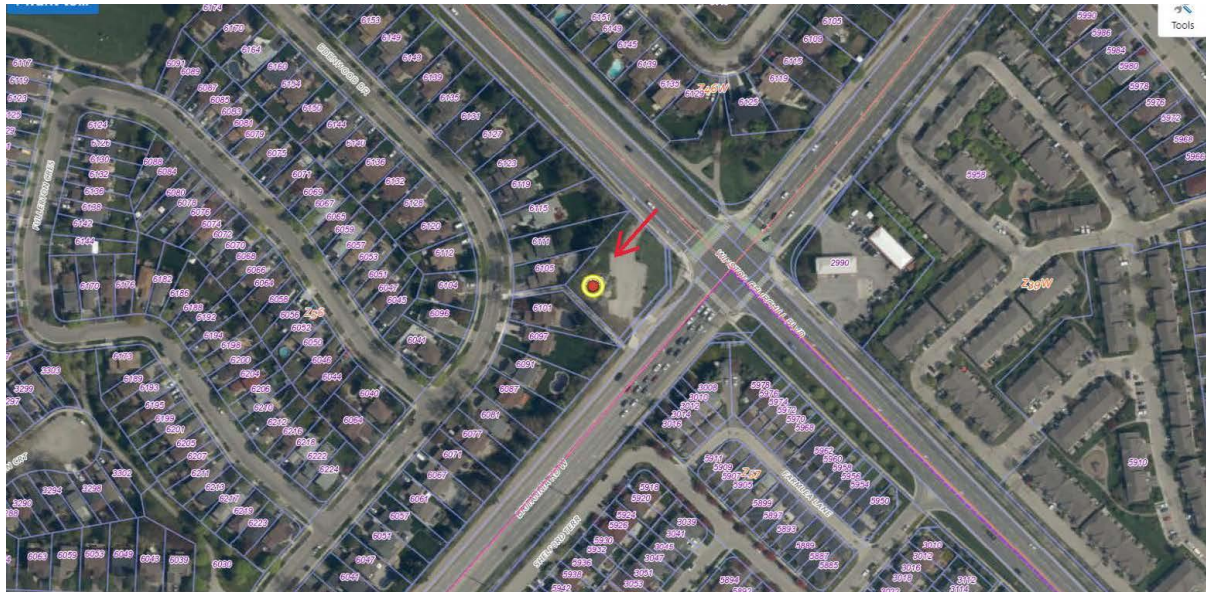
**Zoning:** RA1-34 - Residential

**Other Applications:** IZR SP 24-1167, SP 24-27

### Site and Area Context

The subject property is located at the north-west corner of the Britannia Road West and Winston Churchill Boulevard intersection in the Meadowvale Neighbourhood Character Area. The property is currently a vacant parcel and has an approximate lot area of 0.22ha (0.54ac). The surrounding area is predominantly residential consisting of detached, semi-detached and townhouse dwellings.

The applicant is proposing to construct a four-storey residential rental building requiring variances for centreline setback, building height, floor space index, parking deficiency, uncovered landscaped area and driveway aisle width.



## 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 Meadowvale Neighbourhood Character Area and is designated Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). The proposal went through a rezoning and official plan amendment (OZ/OPA 22-7) to permit a four-storey apartment building that was approved in February 2022.

Variance 4 requests a parking reduction. 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. Municipal Parking staff have reviewed the variance request and note as follows:

With respect to Committee of Adjustment application 'A' 405/24, 6020 Winston Churchill Blvd., the Applicant is requesting the Committee to approve a minor variance to allow a residential apartment building proposing:

1. 25 parking space whereas By-law 0225-2007, as amended, requires a minimum of 26 parking spaces in this instance.

Per the submitted application materials, the Applicant indicates that 22 residential apartment units are proposed. The Applicant does not specify whether the proposed tenure of the building will be condominium or rental. The subject site is located in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA).

The Precinct 4 parking requirement is 1.1 resident spaces per condominium apartment unit (24 spaces), or 1.0 resident spaces per rental apartment unit (22 spaces). The visitor parking requirement is 0.20 spaces per apartment unit (4 spaces). The Applicant is proposing to provide 1.0 resident spaces per apartment unit (22 spaces) and approximately 0.14 visitor spaces per unit (3 spaces). Based on a condominium tenure 28 parking spaces are required overall; for a rental tenure 26 parking spaces are required overall.

As such, the Applicant is deficient 3 parking spaces or 11% overall for a condominium apartment building, specifically 8% residential and 30% visitor. If the tenure of the building is rental, the Applicant meets the minimum residential parking requirements however is deficient 1 parking space or 4% overall, but specifically 30% visitor.

Staff require confirmation of the proposed residential tenure of the building. Staff advise that no justification has been provided as to why the subject site's parking and new building have been designed in a manner to not appropriately accommodate the required vehicle parking. Further, the Applicant does not provide satisfactory justification to support the reduced visitor parking demands at the subject site or how overflow parking demand may be accommodated. Street parking is not permitted on Britannia Road West or on Winston Churchill Boulevard.

The Applicant has not provided satisfactory justification to support the proposed parking reduction. As the visitor parking deficiency is greater than 10% from the existing Zoning By-law 0225-2007, as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study is required. The Applicant should refer to the City's [Parking Terms of Reference](#) for parking justification requirements to be included with a formal submission. The Applicant should confirm the survey methodology with staff prior to conducting parking surveys.

Given the above, Municipal Parking staff recommend the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

In addition, Planning staff note no objections to variances 1-3, 5 and 6 as the nature of these variances sought are to facilitate a design which has been conceptually approved by both the Urban Design and Development Planning teams through their review of the rezoning and official plan amendment application and the concurrent site plan approval application (SP 24-27). Planning staff have no objections to the proposed variances as they are minor in nature and result in orderly development of the subject property, however staff recommend the application be deferred to allow the applicant to resolve the issue with Municipal Parking staff.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development will be addressed through the Site Plan Application Process Reference SP 24-27, as well as Rezoning Application OZ/OPA 22-7 which has been processed for this development.



Comments Prepared by: Tony Iacobucci, Development Engineering

### Appendix 2 – Zoning Comments

The Building Department is processing Zoning Review application IZR SP 24-1167. Based on review of the information available in this application, we advise that following amendments are required:

1. A building height with vestibule of 16.95m (approx. 55.61ft) and 5 storeys whereas By-law

0225-2007, as amended, permits a maximum building height with vestibule of 14.30m (approx. 46.92ft) and 4 storeys in this instance;

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Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Gary Gagnier, Zoning Examiner

### **Appendix 3 – Parks, Forestry & Environment**

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

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

### **Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner