

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A19.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 3:30:00 PM

Consolidated Recommendation

The City recommends the application be withdrawn.

Application Details

The applicant requests the Committee to approve a minor variance to allow an outdoor play area associated with the daycare center proposing 247 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 325 parking spaces in this instance.

Background

Property Address: 75 Courtney Park Dr W

Mississauga Official Plan

Character Area: Gateway Corporate Centre
Designation: Office

Zoning By-law 0225-2007

Zoning: O2-1-Office

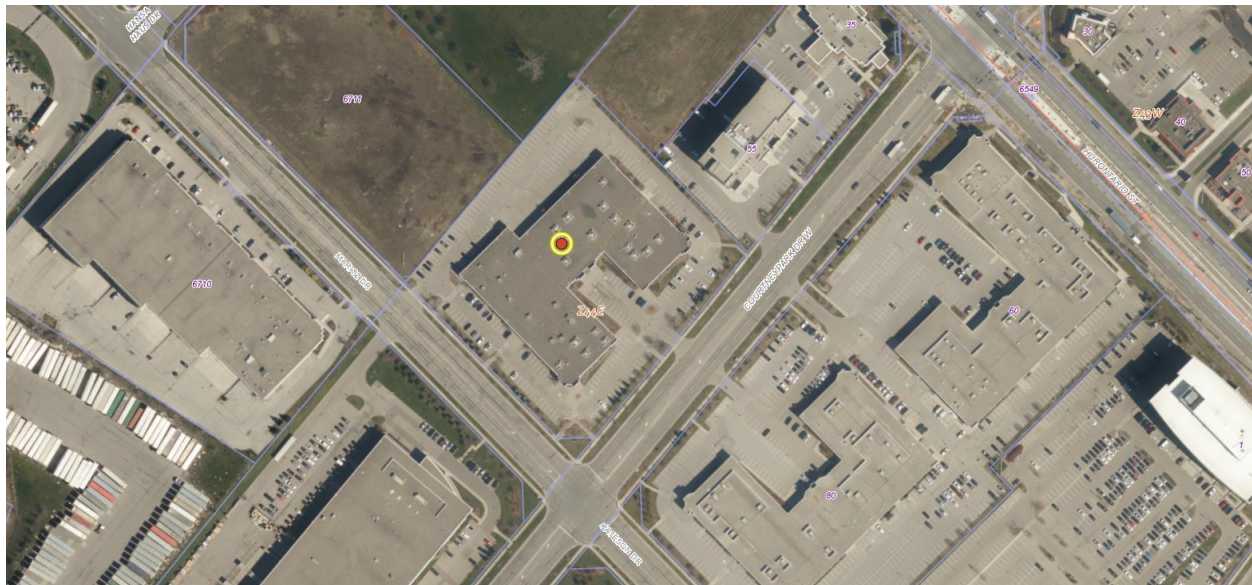
Other Applications: BP 3ALT 25-6253

Site and Area Context

The subject property is a multi-tenant commercial plaza located north-west of the Hurontario Street and Courtney Park Drive West intersection. The subject building contains multiple units

with varying uses. The immediate neighbourhood consists of a mixture of office and employment uses. Minimal vegetation exists in the form of urban street trees.

The applicant is proposing interior alterations to Unit 2C of the subject property requiring a variance for parking deficiency.



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:

Planning staff note a previous minor variance application, A218.24, was approved by the Committee of Adjustment on May 30th, 2024 for a parking deficiency proposing 262 parking spaces, whereas 325 were required.

The subject property is located in the Northeast Employment Area (West) Character Area and is designated Business Employment and Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP).

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. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

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 (MTSA). As the subject property is located in the Courtnepark MTSA, Planning staff note the minor variance is not required due to the proclamation of Bill 185.

Based on the preceding information, Planning staff recommend the application be withdrawn.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing a Building Permit application BP 3ALT 25-6253. Based on the review of the information available in this application, the requested variances is not required due to the property located within the Major Transit Station Area.

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: Maria Fernandez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed 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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

- There is a 16m wide Regional sanitary sewer and water easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Comments Prepared by: Brian Melnyk, Development Engineering

Appendix 5 – Metrolinx

- The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hurontario LRT.

HuLRT – ADVISORY COMMENTS

- The applicant should be advised that Metrolinx and its contractors will be utilizing the Hurontario Street right-of-way, and its intersections, during the project's Construction Period. Based on the location of the subject property, there is potential for construction coordination and traffic staging conflicts. • Should construction of the Hazel McCallion LRT and the proposed

development occur simultaneously, Metrolinx will require the developer to submit schedule or staging plans to coordinate access to both parties.

Should you have any questions or concerns, please contact jenna.auger@metrolinx.com.

Comments Prepared by: Jenna Auger, Third Party Project Review