

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-03	File(s): A70.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/10/2025 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 meets the requirements of Section 45(1) of the Planning Act, subject to the recommended condition. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow reduced parking space dimensions proposing:

1. An obstruction up to 1.58m (approx. 5.18ft) on one side of the parking space for 15 parking spaces whereas By-law 0225-2007, as amended, permits a maximum obstruction on one side of a parking space of 1.00m (approx. 3.28ft) in this instance;
2. An obstruction up to 2.56m (approx. 8.40ft) on one side of the parking space for 2 parking spaces whereas By-law 0225-2007, as amended, permits a maximum obstruction on one side of a parking space of 1.00m (approx. 3.28ft) in this instance;
3. A parking space width of 2.54m (approx. 8.33ft) whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m (approx. 8.53ft) in this instance; and
4. A parking space width of 1.89m (approx. 6.20ft) and a parking space length of 4.52m (approx. 14.83ft) whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m (approx. 8.53ft) and a minimum parking space length of 5.20m (approx. 17.06ft) in this instance.

Recommended Conditions and Terms

The applicant shall include a warning clause in Condominium Declaration to advise owners and potential purchasers of the size deficiency. The applicant shall register on title a warning clause identifying the parking spaces that are substandard in size.

Background

Property Address: 55 Covese Dr & 251 Masonry Way

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)
Designation: Residential High Density

Zoning By-law 0225-2007

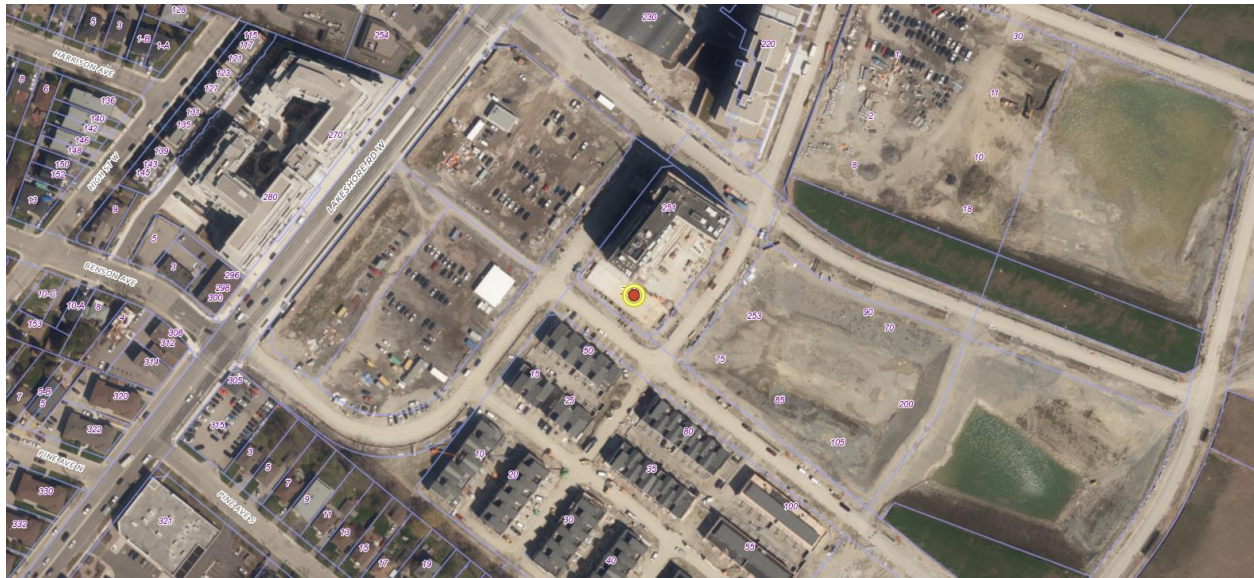
Zoning: RA3-36-Residential

Site and Area Context

The subject site is located within the Port Credit Neighbourhood (West) Character Area and forms part of the 29 hectare (72 acre) “Brightwater” development, located south-west of the Mississauga Road and Lakeshore Road West intersection. The immediate area consists of a range of residential, commercial and recreational uses. The Local Planning Appeal Tribunal (LPAT) (now Ontario Land Tribunal) through a settlement agreement between the applicant and the City approved an official plan and zoning amendment (OZ/OPA 17 12) which permitted a variety of uses including townhouses, mid and high-rise condominiums, retail, parkland and institutional uses on the 29-hectare (72-acre) site. A block plan accompanied the official plan and zoning by-law amendments. These applications added permissions for a variety of uses including townhouses, mid and high-rise condominiums, retail, parkland and institutional uses on the 29-hectare (72-acre) site.

The subject site is referred to as “Block G” (Block 7) within the Brightwater community (70 Mississauga Rd S & 181 Lakeshore Rd W).

The minor variance application is required to accommodate the as-built condition of residential parking spaces within the underground parking garage.



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; uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property; and uses permitted in the Convenience Commercial designation at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive-through facilities.

The Site Plan Application for this block consisted of a 9-storey mid-rise building with 146 units adjacent to a block of 8 back-to-back townhomes and 4 townhomes was approved in April 2023.

The proposed variances pertain to 19 spaces (18 residential and 1 visitor) that are obstructed on one side or are deficient in width due to minor modifications made during the construction process.

The 19 obstructed parking spaces have minor deficiencies with respect to the width and length required by the zoning by-law, due to minor modifications during the construction process with regards to the addition of vertical pipes, fire extinguisher cabinets, and structure into and/or adjacent to parking spaces greater than 1.0 metre from the front or rear of the spaces. Planning

staff are satisfied that there will be no negative impact on the functionality of the parking spaces as the proposed dimensions represent minor deficiencies and can still accommodate vehicular parking.

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. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, 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 the property were addressed as part of the previously approved Site Plan application SP-21/021 and Building Permit BP-9NEW 22/1262.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

Zoning notes that the variances requested are the result of construction related modifications resulting after the Site Plan and Building Permit applications. We are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Carrie Chan Patch, Zoning Examiner