

City of Mississauga Corporate Report



Date: April 25, 2025 To: Chair and Members of General Committee	Originator's files:
From: Nadia Paladino, Acting Commissioner of Community Services	Meeting date: May 21, 2025

Subject

Authority to execute a Limiting Distance Spatial Separation Agreement between the City of Mississauga and Residences at Harbourwalk Inc. regarding lands located at 910 Aerodrome Avenue, in Lakeview Village (Ward 1)

Recommendation

That a by-law be enacted authorizing the Commissioner of Community Services, Chief Building Official and the City Clerk to execute a Limiting Distance Spatial Separation Agreement, and all documents ancillary thereto, satisfactory to the City Solicitor, between Residences at Harbourwalk Inc. and The Corporation of the City of Mississauga regarding lands located at 910 Aerodrome Avenue in Lakeview Village as outlined in the corporate report dated April 25, 2025 entitled "Authority to execute a Limiting Distance Spatial Separation Agreement between the City of Mississauga and Residences at Harbourwalk Inc. regarding lands located at 910 Aerodrome Avenue, in Lakeview Village (Ward 1)" from the Commissioner of Community Services.

Background

The City has received an application for a building permit from Residences at Harbourwalk Inc. (the "Developer") for the property 910 Aerodrome Ave ("Developer's Lands") in accordance with the Ontario Building Code under application file number BP 3NEW 24-4832. The Developer's Lands are Block 6 of the Lakeview Village subdivision, and abut City-owned parkland on Block 30, as illustrated in Appendix 1.

As a result of the proximity of what will be the westerly exposed building face of the proposed development to City-owned future park (City Park), a 3.9-meter limited distance boundary and no build zone is required within part of the future park in order to satisfy the Limiting Distance and Area of Unprotected Openings requirements, in accordance with Division B, Section 3.2.3.1 (8) of the 2012 Ontario Building Code. This limiting distance area is required for fire safety and ensures adequate access for emergency services.

Present Status

Parks Development staff have reviewed the proposed limited distance area shown in Appendix 2. Staff are satisfied that the 3.9-meter limiting distance area will not adversely impact the proposed design and function of the park. In order to receive approval of the building permit application, the Developer is required to execute and register on title a Limiting Distance Spatial Separation Agreement to establish a revised boundary beyond the common boundary between the Developer's Lands and the City Park.

Comments

The Agreement is to establish a limiting distance boundary, beyond the property line from the westerly exposed building face of the proposed residential building to be constructed 910 Aerodrome Ave, as shown in Appendix 2. The new boundary limit is used to determine compliance with any spatial separation and/or limiting distance requirements for construction on the Developer's Lands, as set out in the Ontario Building Code, with no buildings or structures to be erected on the City Park lands within the 3.9 m boundary.

Financial Impact

There are no financial impact resulting from the Limiting Distance Special Separation Agreement

Conclusion

It is reasonable for the City to enter into the Limiting Distance Spatial Separation Agreement with Residences at Harbourwalk Inc. to allow for the issuance of a building permit for the construction of the proposed medical/commercial building at at 910 Aerodrome Ave. The 3.9 meter no build zone on the future City park will not impact the proposed plan and design of the park.

Attachments

Appendix 1: Location of City Park and Developer's Land

Appendix 2: Sketch of the Limiting Distance/ No Building Zone area



Nadia Paladino, Acting Commissioner of Community Services

Prepared by: Sangita Manandhar, Acting Manager, Parks and Culture Planning