

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A156.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 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 reduced numbers and dimensions of parking spaces proposing:

1. A width of parking space of 2.54m (approx. 8.33ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
2. A width of parking space of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
3. A width of parking space of 2.51m (approx. 8.23ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
4. A width of parking space of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance;
5. A width of parking space of 2.57m (approx. 8.43ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance;
6. A width of parking space of 2.68m (approx. 8.79ft) for two parking spaces whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance; and
7. A parking rate of 0.96 resident parking space per dwelling unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 0.97 resident parking space per dwelling in this instance.

Recommended Conditions and Terms

Should the Committee see merit in this application, Planning staff recommend supporting the requested parking variances subject to the following condition:

- The applicant shall include a warning clause in the Condominium Declaration to advise owners and potential purchasers of Units 49, 67, 107 and 123 on Level B, and Units 52, 70, 110 on Level C 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: 2495 Eglinton Ave W

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: High Density

Zoning By-law 0225-2007

Zoning: RA5-37 - Residential

Other Applications: None

Site and Area Context

The subject property forms part of a larger development on the north-east corner of Eglinton Avenue West and Erin Mills Parkway. The site is currently undergoing construction for multiple condominiums and incorporates limited landscaping and vegetative elements in the final development. The surrounding area context includes a variety of built forms and uses, including Trillium Health Centre and a variety of residential uses

The applicant is proposing a high-density mixed-use development with undersized parking spaces requiring variances for parking space width and a 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:

The site is located within the Central Erin Mills Major Node Character Area. The subject property is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP).

Variances 1-6 pertain to reduced dimensions for parking space width. The intent of the zoning by-law is to provide parking spaces with dimensions that accommodate the standard vehicle size. The variances are required to accommodate the as-built condition of parking spaces due to minor modifications and encroaching mechanical equipment during the construction process. Staff note a small minority of parking spaces will be impacted with the substandard parking dimensions. The proposed size reduction allows for standard vehicles to be parked in the affected parking spaces. Staff require that the applicant shall include a warning clause in the Agreement of Purchase and Sale to advise owners and potential purchasers of the substandard parking dimensions with the affected units.

Variance 7 requests a reduction in the total number of parking spaces. 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' 156/25, 2495 Eglinton Avenue West, the applicant is requesting to approve a minor variance to allow reduced numbers and dimensions of parking spaces proposing:

- A parking rate of 0.96 resident parking space per dwelling unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 0.97 resident parking space per dwelling in this instance.

Zoning noted that the variances requested are the result of construction related modifications resulting after the Site Plan and Building Permit applications. As such, they are unable to confirm the accuracy of the information provided or determine whether additional variance(s) may be required. Therefore, a zoning review was not completed. Zoning advised, that without zoning verification, a full zoning review later on may result in further variances being required in the future.

Based on the information submitted alongside the application, it is unclear how large of a parking space deficiency is being proposed numerically as well as in a percentage format seeing how there is not enough information presented for staff to calculate.

Although, seeing how a parking deficiency is being proposed, either a Parking Justification Letter (PJP) or a Parking Utilization Study (PUS) is required to be submitted, which neither have been. It is also important to note that the site is already deficient in number of parking spaces at a 0.97 parking rate, as such it is important to ensure there isn't an undersupply of parking spaces on-site so that access and circulation on the site is not compromised, nor resulting in spillover problems for surrounding uses.

Staff recommends deferring this application:

- Satisfactory justification is required to be submitted in accordance with the City's Parking Terms of Reference.
 - The City requires the submission of a Parking Utilization Study to justify parking reductions of generally more than 10% from current Zoning By-law standards.
 - When the parking reduction is relatively minor (generally less than 10% of the By-law standards) a Letter of Justification based on the nature of the operation and its land use circumstances may be acceptable.
- Verifying with Zoning the accuracy of the requested variance(s) and determining whether additional variance(s) will be required.

While Planning staff have no concerns with variances 1-6, Planning staff echo Municipal Parking staff's comments and recommend the application be deferred to submit the required documentation to justify the parking deficiency.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that This department has no objections to the applicant's request.





Comments Prepared by: Tony Iacobucci, Development Engineering

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

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

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

The lands to the abutting the property are owned by the City of Mississauga, identified as Woodland Chase Trail (P-269), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. A portion of the City owned lands abutting the property are zoned OS2 – City Park. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Should the application be approved, the Parks and Culture Planning Section provides the following notes:

1. Given the property is subject to a development application, SP 21 20 and SPM 24 45, all of the Community Services Department's comments and/or requirements are being addressed through the development application(s).
2. Construction access from the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
5. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Appendix 4- Conservation Authority Comments

Based on the review of the information, the proposed variance are regarding parking spaces and rate and therefore does not impact CVC regulated area. As such, CVC staff have **no objection** to the approval of the minor variances at this time.

Comments Prepared by: Stuti Bhatt, Junior Planner

Appendix 5 – MTO

Regarding the property municipally known as 2495 Eglinton Ave W, although located within the MTO Permit Control Area for Highway 407, the subject Minor Variance will not require a Building & Land Use Permit from this office. Therefore, we have no further comments.

Comments Prepared by: Nicole Hajjar, Corridor Management Officer