

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-12	File(s): A162.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/19/2025 1:00:00 PM

Consolidated Recommendation

The City recommends no objections to the application, subject to the amendment.

Application Details

The applicant requests the Committee to approve a minor variance to allow reduced parking spaces proposing 123 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 149 parking spaces in this instance.

Amendments

The Building Department is processing Certificate of Occupancy application 24-5043. Based on review of the information available in this application, we advise that following amendments are required:

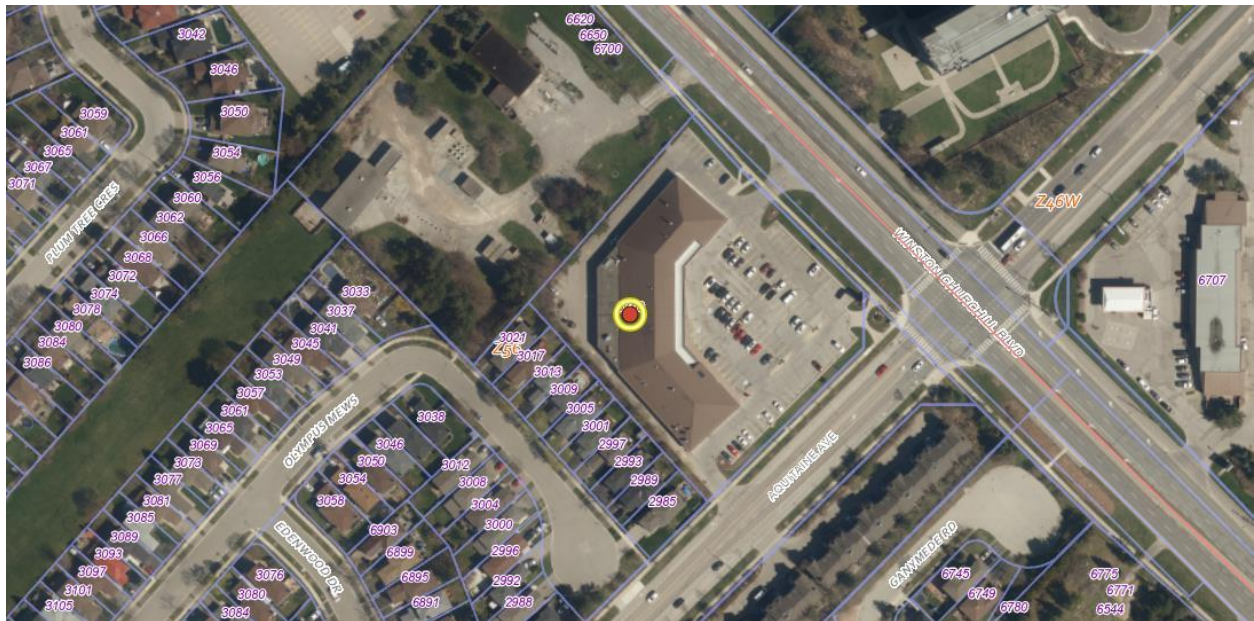
1. Proposed 122 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 173 parking spaces in this instance; and
2. Proposed 4 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 7 accessible parking spaces in this instance.

Background

Property Address: 6750 Winston Churchill Blvd

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Mixed Use



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 Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed Use designation permits a variety of uses, including restaurant uses.

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 variances request as amended and note as follows:

With respect to Committee of Adjustment application 'A' 162/25, 6750 Winston Churchill Boulevard, the Applicant is requesting the Committee to approve a minor variance to allow reduced parking spaces proposing 123 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 149 parking spaces in this instance.

The existing retail centre has a GFA of approximately 3,070 m² with a mixture of retail, medical, and restaurant uses. The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA).

The Applicant requests an overall parking rate for the entire plaza, rather than calculating parking on a per-unit basis. This approach aims to eliminate the need for future parking variances with each tenant change. The Zoning Bylaw rate for a retail centre greater than 2,000 m² GFA is 5.4 spaces per 100 m² GFA, or 166 parking spaces. The existing site has a parking supply equivalent to 4.1 spaces per 100 m² GFA, or 127 parking spaces. Per the City's Building Department comments (below), a 30% or 51 parking space deficiency will exist on the subject site based on current and proposed tenants on a per-unit basis.

A Parking Utilization Study was completed by BA Group as part of the submission. The existing parking demand survey of the subject site comprised of two nine-hour surveys on Friday February 21, 2025 and Saturday February 22, 2025. Following consultation with

Municipal Parking Staff, an additional two nine-hour surveys were undertaken on Friday June 6, 2025 and Saturday June 7, 2025 to confirm the February survey results. **The observed peak parking demand at the subject site was 2.27 spaces per 100 m² GFA, or 61 vehicles.**

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2. Proposed 4 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 7 accessible parking spaces in this instance.

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.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a minimum parking supply of 4.0 spaces per 100 m² GFA, or 123 parking spaces, in this instance.

Please note that above comments are based on the details submitted along with the applications and are subject to change should Zoning identify any additional variances or any changes to the variances with regards to the above application.

Planning staff echo Municipal Parking staff's comments and are of the opinion that the variance maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application 24-5043. Based on review of the information available in this application, we advise that following amendments are required:

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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: Andrea Patsalides, Zoning Examiner