

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-12	File(s): A164.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/19/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow parking on the subject property proposing:

1. Four parking spaces to be 2.70m (approx. 8.86ft) in width when abutting a wall and/ or column deeper than 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.75m (approx. 9.02ft) when abutting a wall and/or column deeper than 1.00m. (approx. 3.28ft) in this instance; and
2. One parking space to be 2.60m (approx. 8.53ft) in width when abutting a wall and/ or column deeper than 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.75m (approx. 9.02ft) when abutting a wall and/or column deeper than 1.00m. (approx. 3.28ft) 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 8, 43 and 63 about the parking space size deficiency. The applicant shall register on title a warning clause identifying the parking spaces that are substandard in size.

Background

Property Address: 3009 Novar Rd

Mississauga Official Plan

Character Area: **Downtown Cooksville**
Designation: **Residential High Density**

Zoning By-law 0225-2007

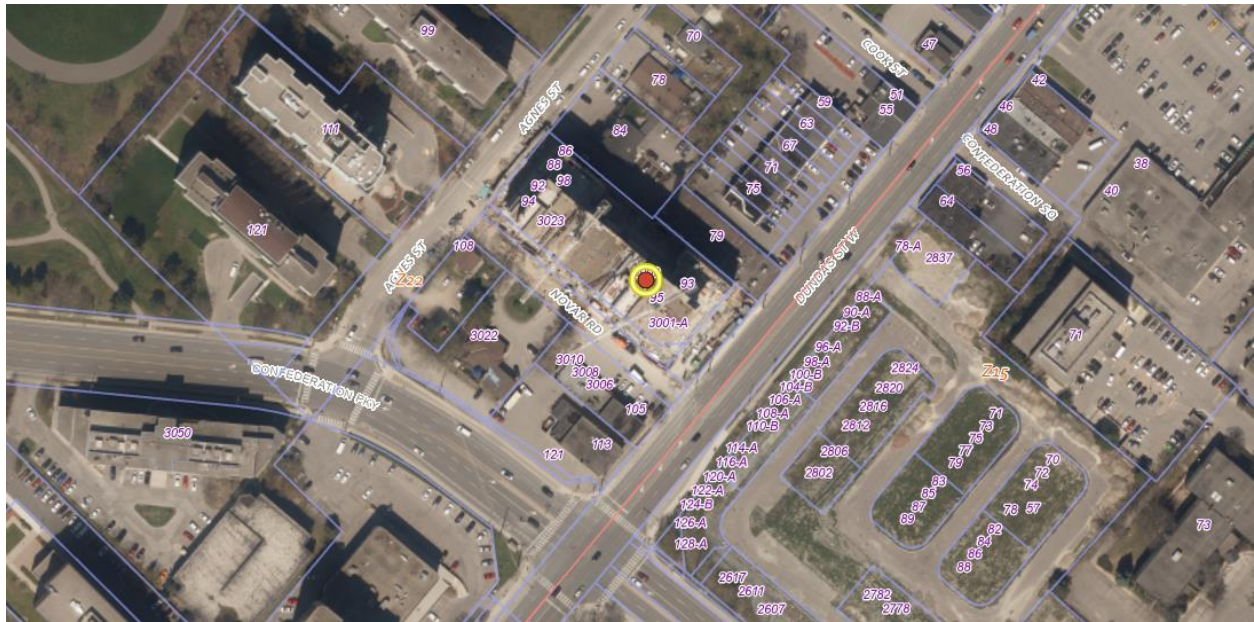
Zoning: RA4-53 - Residential

Other Applications:

Site and Area Context

The subject property is located on the north-east corner of the Dundas Street West and Noval Road intersection in Downtown Cooksville. It has a lot area of +/- 4,149.08m² (1.03ac) and contains no significant landscaping elements, however, limited mature vegetation can be found throughout the property. The surrounding area context consists of a mix of residential and commercial properties of various sizes and built forms.

The applicant is proposing a high-rise residential building requiring a variance for reduced parking width for 5 parking spaces in 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 of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Downtown Cooksville Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits apartment dwellings as well as some commercial uses at grade. In June 2021 Council passed MOPA 118, designating the entirety of the property as Residential High Density. The variance requested is to permit 5 reduced parking space widths, the use of the site will remain and therefore staff are satisfied that the application maintains the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variances 1 and 2 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

that only 5 parking spaces will be impacted with the substandard parking dimensions. Further, 3 of those spots will belong to residential units (units 8, 43 and 63) while the other 2 spots are visitor parking spaces as per the small car parking space requirement report that was submitted to committee on May 6th 2025. The proposed size reduction still allows for standard vehicles to be parked in the affected parking spaces. Staff require that the applicant shall provide 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.

Given the above, staff are satisfied that the requested variances maintain the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

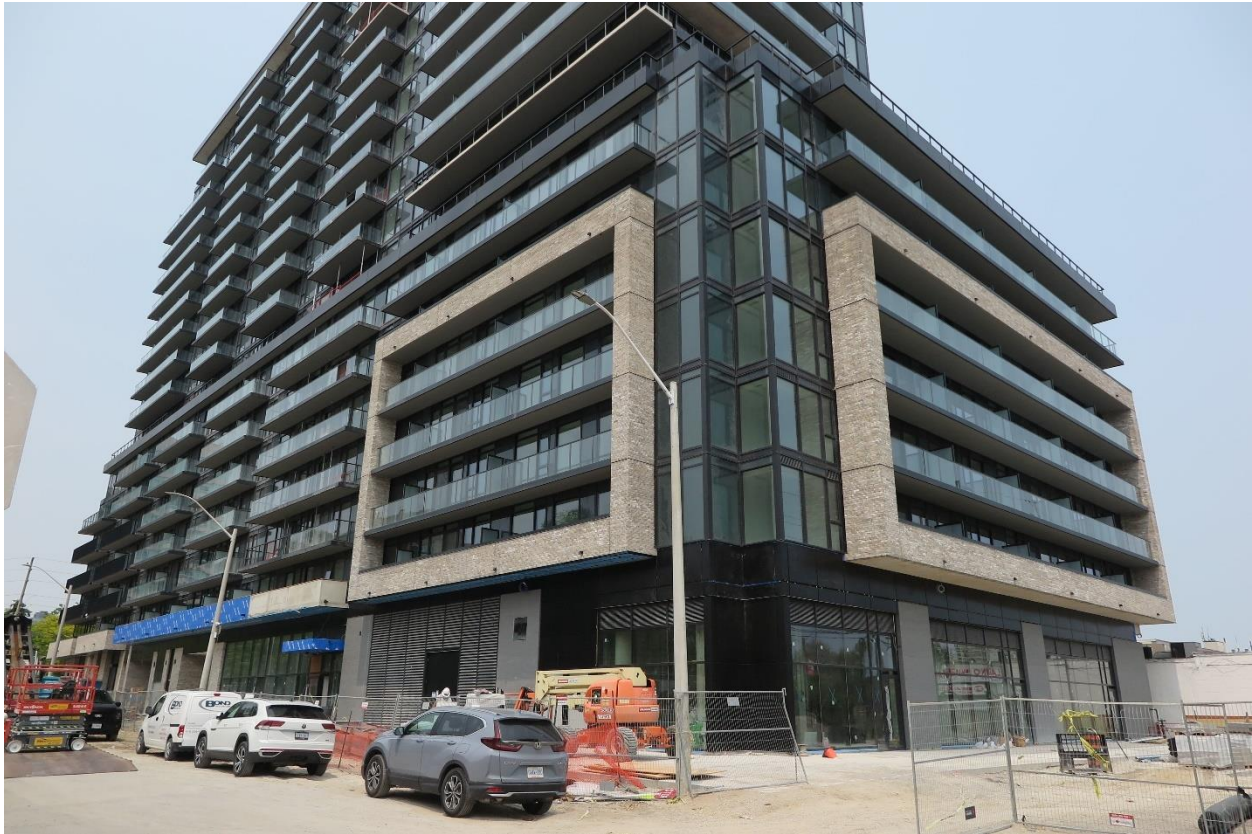
Staff are satisfied that the proposed variance is minor in nature. The reduced parking space widths will not have a significant impact to either the surrounding context or streetscape. Staff are also of the opinion that the application represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property. We note this Department has no objections to the applicant's request and that all Transportation and Works concerns/requirements were previously addressed through the Site Plan Application process (SP 20-52 W7).



Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

In the absence of a Development application 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Metrolinx

The subject property is located adjacent of the proposed Dundas Bus Rapid Transit (Dundas BRT) alignment.

DUNDAS BRT – ADVISORY COMMENTS

We understand that this segment of Dundas St may be redesigned as part of the City of Mississauga's current plan. It is advised to coordinate with City of Mississauga's Rapid Transit Office.

The subject property is located adjacent to the future Dundas Bus Rapid Transit ("BRT") alignment. The Dundas BRT project was assessed under the Transit Project Assessment Process (TPAP) in accordance with Ontario Regulation 231/08. During the TPAP, an Environmental Project Report (EPR) was prepared to assess the potential environmental impacts as a result of the Project. The Environmental Project Report was available for a 30-day review period (starting February 23, 2022 – March 25, 2022); and, on April 27, 2022, the Minister of the Environment, Conservation and Parks issued a Notice to Proceed with the municipal transit project. If the applicant wishes to find out more about the Dundas BRT project, the applicant is encouraged to visit <https://www.metrolinx.com/en/projects-and-programs/dundas-brt>.

Should you have any questions or concerns, please do not hesitate to contact me.

Comments Prepared by: Jenna Auger, Project Analyst