



## Report Committee of Adjustment

**Filing Date:** May 17<sup>th</sup>, 2024  
**Hearing Date:** June 18<sup>th</sup>, 2024

**File:** A-2024-0183

**Owner/  
Applicant:** Golden Gate Mississauga Road Plaza Limited  
Bramcon Engineering Limited

**Address:** 9535 Mississauga Road

**Ward:** WARD 5

**Contact:** Paul Brioux, Assistant Development Planner

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### **Recommendations:**

That application A-2024-0183 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
  2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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### **Background:**

#### Existing Zoning:

The property is zoned 'Commercial 3' (C3-3014) according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a total of 96 parking spaces in a shopping centre, whereas the by-law requires a minimum 102 parking spaces.

### **Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Convenience Commercial' in the Credit Valley Secondary Plan (Area 45). The general intent of the 'Convenience Commercial' designation is to ensure buildings conform to design principles and standards for the area. Development will need to incorporate a variety of architectural elements and materials while being sensitive to adjacent land uses. The requested variance will facilitate the development of an additional commercial building on site with added floor area in the second floor above ground. The variances have no impact within the context of the policies of the Official Plan and Secondary Plan, and maintains the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

Variance 1 is requested to provide 96 parking spaces, whereas the by-law requires a minimum of 102 parking spaces. The intent of the by-law in regulating the minimum number of parking spaces on a property is to ensure there is sufficient parking provided to accommodate the uses. The applicant has provided staff with a parking memo which supports the reduction. Traffic planning staff have reviewed the memo and are in agreement with the finding and support the proposed reduction. There are no negative impacts to the functionality of the site as a result of the proposed parking reduction. Subject to the recommend conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to provide 96 parking spaces which is 6 parking spaces less than what the by-law requires. The reduced parking for this site has been justified through a parking memo provided by Bramcon Engineering Limited on May 31<sup>st</sup>. Through a review of the application and aforementioned parking memo, staff are of the opinion that the vehicle parking for the users of the site (employees and guests) can be sufficiently accommodated with the 96 parking spaces shown on the provided site plan. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The proposed variances are not anticipated to negatively impact the daily function and operation of the subject property or adjacent properties. The variances are not anticipated to generate significant adverse impacts on-site or off-site or limit the functionality of the site. Through the review of the parking study submitted, City Traffic Staff find that sufficient parking will be provided for both staff and visitors for the commercial development. Subject to the recommended conditions of approval, the variances are minor in nature.

Respectfully Submitted,

*Paul Brioux*

Paul Brioux, Assistant Development Planner

Appendix 1

