

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 151 City Centre Drive, zoned H-CC2(2) - Holding & City Centre, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a reduction of Retail Activation Frontage Use requirements proposing:

1. A retail activation frontage of 65% on Burnhamthorpe Road West, City Centre Drive and The Exchange, whereas By-law 0225-2007 Schedule CC2(2), as amended, requires a retail activation frontage of 75% on Burnhamthorpe Road West, City Centre Drive and The Exchange in this instance;
2. A phased development of the subject lands allowing zoning regulations to be complied with based on temporary phase lines and the portion of the building to which the retail activation frontage is required based on the phased development as it relates to retail activation units and build-to-areas; whereas By-law 0225-2007, as amended, requires regulations apply to the external limits and all street frontages to which a building abuts on the overall property in this instance;
3. Additional and accessory uses incidental to the residential and hotel uses within the retail activation frontages; whereas By-law 0225- 2007, as amended, does not permit additional and accessory uses incidental to the residential and hotel uses within the retail activation frontages in this instance (Policy 7.1.4A.2.1);
4. No minimum depth for units contributing to Retail Activation use whereas By-law 0225-2007, as amended, requires a minimum depth of 10.0 metres for a retail activation use in this instance (Policy 7.1.4A.2.2);
5. No minimum height for units contributing to a Retail Activation Use; whereas Zoning By-law 0225-2007 requires a minimum height for a Retail Activation Use of 4.5 metres in this instance (Policy 7.1.4A.2.3);
6. A pedestrian accesses for uses permitted above and below the first storey to have a width greater than 6.5 metres; whereas By-law 0225-2007, as amended, permits a maximum width of pedestrian accesses of 6.5 metres in this instance (Policy 7.1.4A.3.1);
7. To permit uses and accessory uses associated with the principle function of the buildings in addition to the required Retail Activation Uses to include commercial uses, doorways, driveways, electrical rooms, hotels, lobbies and foyers, mail pick-up areas, mechanical rooms, moving and garbage rooms, stairwells, vestibules, parcel and mail rooms, loading areas; whereas By-law 0225-2007, as amended, does not permits theses uses in this instance (Policy 7.1.4A.3.1);
8. No minimum requirement for the percentage of the first storey of the linear building frontage exterior wall to be used for Retail Activation Uses; whereas Zoning By-law 0225-2007, as amended, requires a minimum of 50% of the exterior wall of units on the first storey and part of the linear building frontage exterior wall to be used for Retail Activation in this instance (Policy 7.1.4A.4.1); and
9. Remove requirements for units above the first storey and above/below the first storey of a building with an 'A' Street Frontage to be provided through a main front entrance facing the 'A' Street Frontage; whereas Zoning By-law 0225-2007 requires access from a main front entrance from an 'A' Street Frontage to access first and second storey units in this instance (Policy/Table 7.2.1 – 4A.4 and 4A.5).

The Committee has set **Thursday June 24, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>. Hearings will be streamed online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

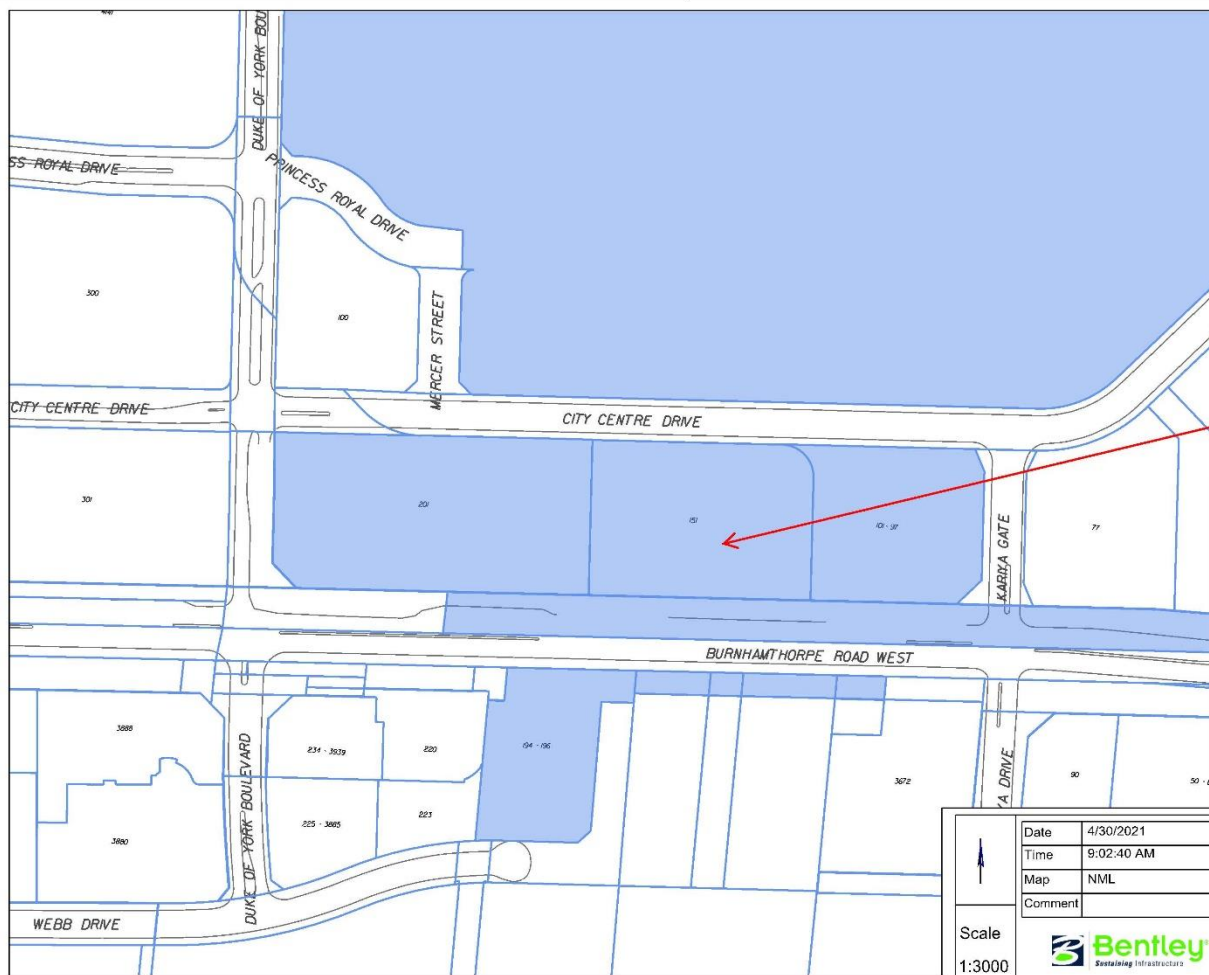
To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

To participate by telephone: To register, please call 905-615-3200 x5209 no later than 4:30pm the Tuesday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

Legal notice:

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Tuesday prior to the hearing to committee.adjustment@mississauga.ca. If a party does not submit a request and does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.


Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



A233/21
151 City Centre
Dr.

Date	4/30/2021
Time	9:02:40 AM
Map	NML
Comment	

Scale
1:3000

 **Bentley**
Sustaining Infrastructure