



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A124.22  
Ward: 4

### 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 4116 & 4128 Parkside Village Dr, zoned CC4-1 - Commercial, 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 four-level underground garage, a 9-level podium, and two 36- and 42-storey towers proposing:

1. The calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, ladders, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 11.0m (approx. 36.1ft) above the height limit otherwise applicable whereas By-law 0050-2013, as amended, permits the calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 6.0m (approx. 19.7ft) above the height limit otherwise applicable in this instance;
2. A parking rate of 0.80 parking spaces per unit whereas By-law 0050-2013, as amended, requires a minimum of 1.0 resident parking spaces per unit for an Apartment use within CC1-CC4 Zones (Commercial) in this instance;
3. A maximum of 30% of the length of the streetwall set back beyond the build-to area whereas By-law 0050-2013, as amended, requires each building, structure and or use to comply with all regulations related to build-to area in this instance;
4. A minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 0.00m whereas By-law 0050-2013, as amended, requires a minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 3.00m (approx. 9.84ft) in this instance;
5. A maximum encroachment of portions of a residential building or structure into the required setback of 4.7m (approx. 15.4ft) whereas By-law 0050-2013, as amended, permits a maximum encroachment of portions of a residential building or structure into the required setback of 1.5m (approx. 4.9ft) in this instance;
6. To permit at-grade retail uses fronting condominium roads on lands zoned CC4-1 (Commercial) and located within 40.0m (approx. 131.2ft) of lands zoned CC3 (Commercial) or OS1 (Open Space) whereas By-law 0225-2007, as amended, only permits apartment, long-term care building or retirement building uses on lands zoned CC4-1 (Commercial) and located within 40.0m (approx. 131.2ft) of lands zoned CC3 (Commercial) or OS1 (Open Space) in this instance;
7. Notwithstanding the minimum dimensions of the build-to-areas identified on Schedule CC4-1 of this Exception, where a building, structure or part thereof is used for an apartment, long-term care or retirement building and is situated at grade, to permit a minimum setback to the streetline of 3.0m to that portion of the building or structure containing that use, in addition to a setback of 2.9m (approx. 9.5ft) to any column face, whereas By-law 0225-2007, as amended, only permits a minimum setback to the streetline of 3.0m (approx.

9.8ft) to that portion of the building or structure containing that use in this instance;

8. A balcony, open staircase, porch, bay window, canopy, and architectural features including but not limited to coping, sills, pilasters to encroach a maximum of 2.0m (approx. 6.6ft) into the required street line setback, whereas By-law 0225-2007, as amended, permits a balcony and bay window to encroach a maximum of 1.5m (approx. 4.9ft) into the required street line setback in this instance;

9. A minimum setback to the lot lines abutting the lands zoned CCOS (Downtown Core – Open Space) of 3.5m (approx. 11.5ft) for the underground garage and air shaft, and 5.0m (approx. 16.4ft) for the terrace whereas By-law 0225-2007, as amended, requires a minimum setback of 5.75m (approx. 18.86ft) to the lot lines abutting the lands zoned CCOS (Downtown Core – Open Space) in this instance;

10. A minimum setback to the lot lines abutting the lands zoned OS1 (Open Space) of 3.5m (approx. 11.5ft) for the underground garage and air shaft, and 4.0m (approx. 13.1ft) for the terrace whereas By-law 0225-2007, as amended, requires a minimum setback of 5.75m (approx. 18.86ft) to the lot lines abutting the lands zoned OS1 (Open Space) in this instance;

11. The height of the podium to be measured as the vertical distance between established grade and the top of the roof surface of the podium but shall not include mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, ladders, stairways and structures providing access to the roof tops whereas By-law 0225-2007, as amended, defines the height of the podium as the vertical distance between established grade and the top of the roof surface of the podium in this instance;

12. The height of buildings with a flat roof to be measured from the established grade to the highest point of the flat roof but not including mechanical penthouses, mechanical equipment, ladders, stairways and structures providing access to roof tops whereas By-law 0225-2007, as amended, requires the height of buildings with a flat roof to be measured from the established grade to the highest point of the flat roof but not including mechanical penthouses, stairways and structures providing access to roof tops in this instance;

13. To permit residential dwelling units on the first storey of a building whereas By-law 0225-2007, as amended, does not permit residential dwelling units on the first storey of a building in this instance;

14. A maximum building height on Parcel Block 1A of 118.5m (approx. 388.8ft) and 36 storeys whereas By-law 0225-2007, as amended, permits a maximum building height of 81.1m (approx. 266.1ft) and 24 storeys in this instance;

15. A maximum building height on Parcel Block 1E of 136.5m (approx. 447.8ft) and 42 storeys whereas By-law 0225-2007, as amended, permits a maximum building height of 18.0m (approx. 59.1ft) and 5 storeys in this instance;

16. A maximum tower floor plate on Parcel Block 1A and Parcel Block 1E of 800sq.m (approx. 8,611sq.ft) whereas By-law 0225-2007, as amended, permits a maximum tower floor plate of 670sq.m (approx. 7,211sq.ft) in this instance;

17. A maximum podium height on Parcel Block 1A of 37.5m (approx. 123.0ft) and 9 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height of 18.0m (approx. 59.1ft) and 5 storeys in this instance;

18. A maximum podium height on Parcel Block 1B of 37.5m (approx. 123.0ft) and 9 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height of 18.0m (approx. 59.1ft) and 5 storeys in this instance;

19. A maximum podium height on Parcel Block 1E of 37.5m (approx. 123.0ft) and 9 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height of 18.0m (approx. 59.1ft) and 5 storeys in this instance;

20. Encroachments permitted by Sentence 7.2.5.1.12 where a building, structure, or part thereof abutting a condominium road has a minimum separation distance of 16.25m (approx. 53.31ft) from another building, structure, or part thereof located on the opposite side of the same condominium road whereas By-law 0225-2007, as amended, only permits encroachments permitted by Sentence 7.2.5.1.12 where a building, structure, or part thereof abutting a condominium road has a minimum separation distance of 18.50m (approx. 60.70ft) from another building, structure, or part thereof located on the opposite side of the same condominium road in this instance;

21. A maximum setback of 14.0m (approx. 45.9ft) to a condominium road whereas By-law 0225-2007, as amended, permits a maximum setback of 6.0m (approx. 19.7ft) to a condominium road in this instance; and,

22. Approval of the variance Schedule attached to the subject application, whereas By-law 0225-2007, as amended, requires all site development plans to comply with Schedule CC4-1 of this exemption in this instance.

The Committee has set **Thursday, March 10, 2022 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](mailto: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 Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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:**

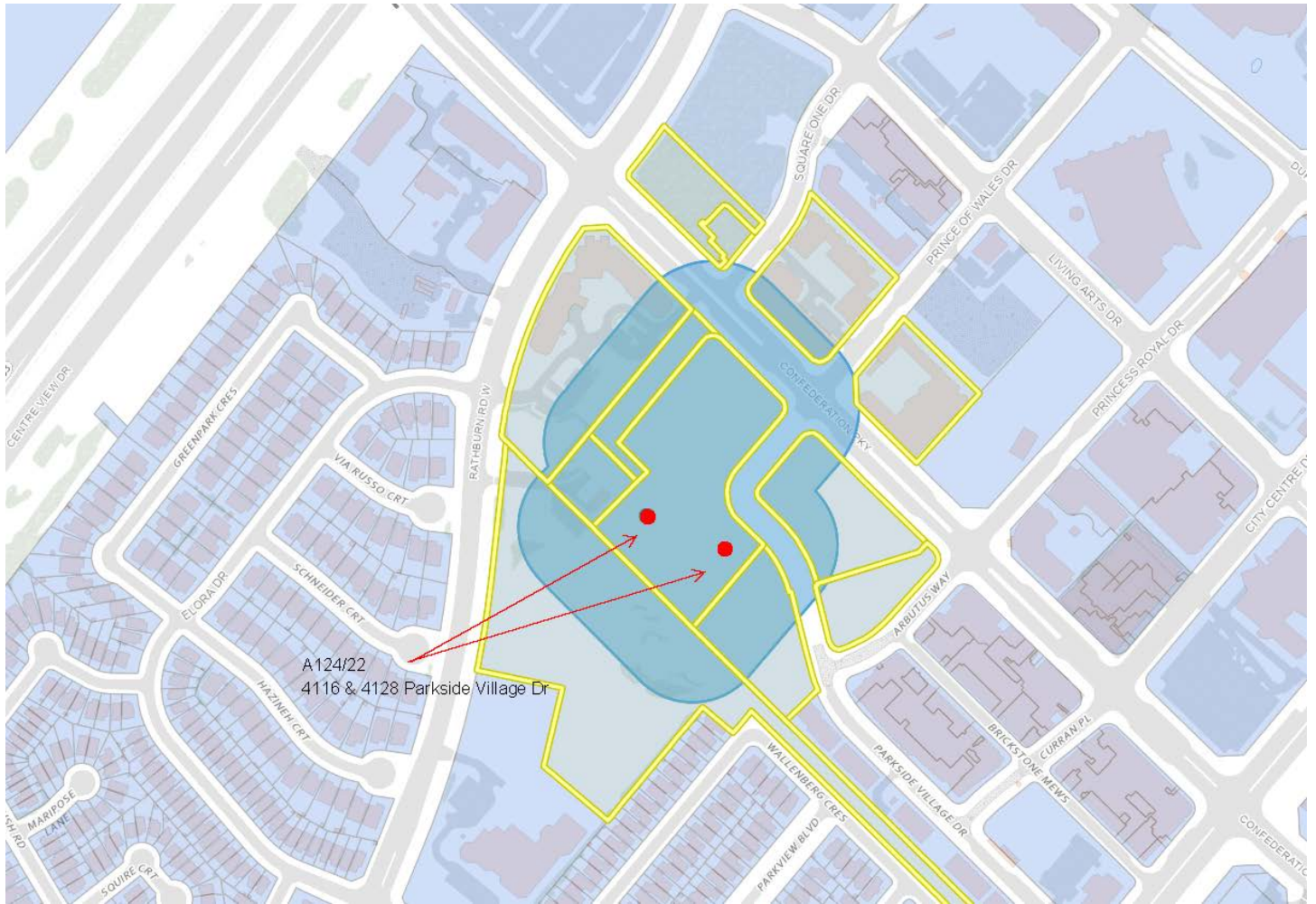
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Friday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided 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 x 2408 no later than 4:30pm the Friday 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 Friday prior to the hearing to [committee.adjustment@mississauga.ca](mailto: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.

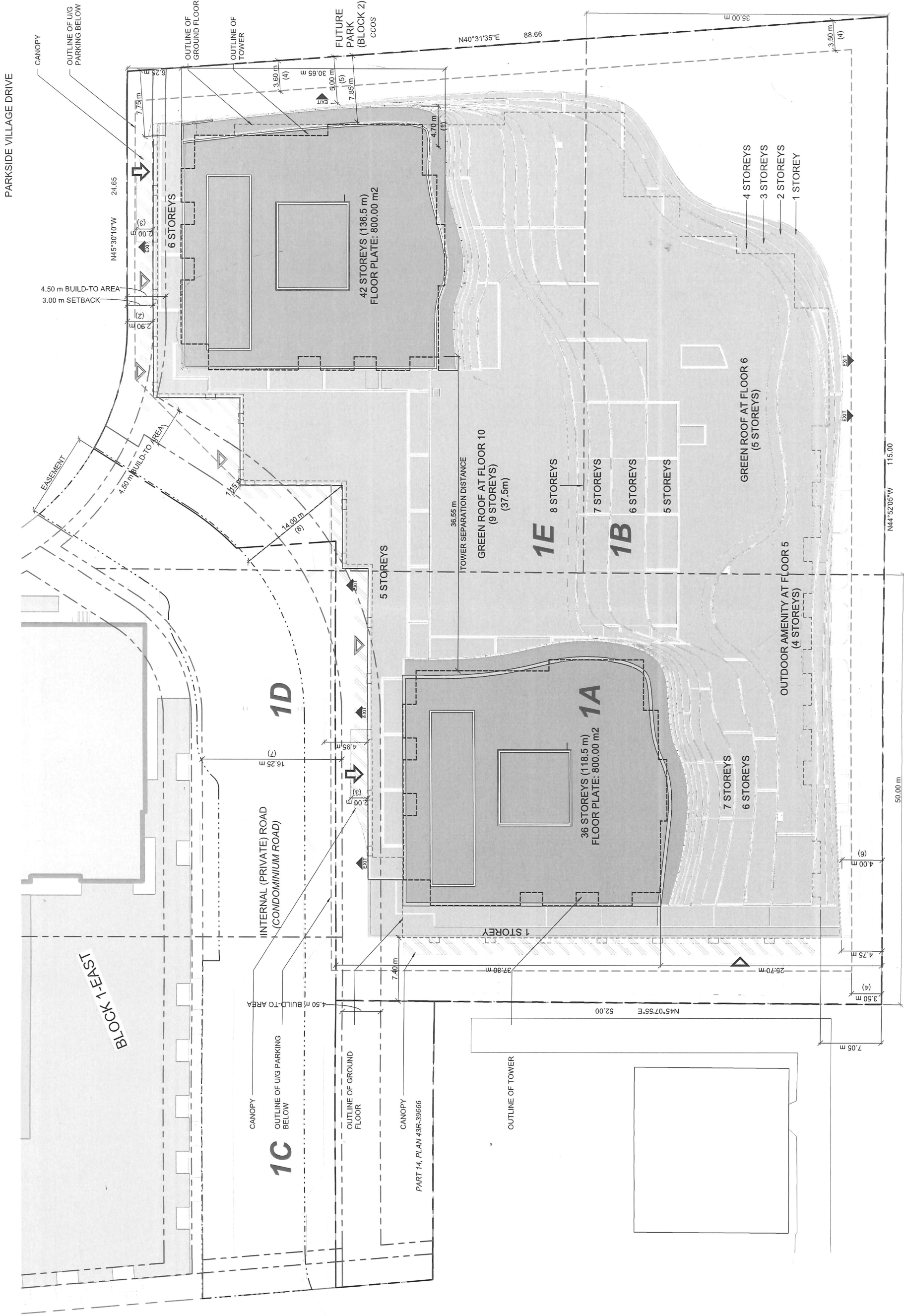
Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of 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 x2408.





LEGEND	
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
	EXIT
	FIRE HYDRANT
	SEWER CONNECTION
	CONVEX MIRROR
	GAS HYDRO METER

#	DATE	DESCRIPTION	BY
AMACON			
AMACON DEVELOPMENT (CITY CENTRE) CORP. Suite 601 - 1 Yonge Street Toronto, ON M5E 1E5 T 416 593 9965			
PROJECT			
PARKSIDE VILLAGE BLOCK 1 WEST SOUTH TOWER 4100 PARKSIDE VILLAGE DRIVE - NORTH TOWER 4100 PARKSIDE VILLAGE DRIVE CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL PARKSIDE VILLAGE BLOCK 1 WEST NORTH OF DUNDAS STREET (SP 21, 195 WA)			
DRAWING			
VARIANCE SCHEDULE			
PROJECT NO 1913803			
PROJECT DATE 2020-09-14			
DRAWN BY CFU			
CHECKED BY CFU			
SCALE 1:200			
DRAWING NO C-01-01			



ZONTA MEADOWS (P-294)  
OS1