

# City of Mississauga Department Comments

Date Finalized: 2022-04-20	File(s): A212.22 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-04-28 12:00:00 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 the addition of dwelling units with an Apartment use in an RM8-14 Zone (Residential) whereas By-law 0225-2007, as amended, does not permit an Apartment use in an RM8-14 Zone (Residential) in this instance.

## Background

**Property Address:** 7555 Goreway Dr

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Medium Density

### Zoning By-law 0225-2007

**Zoning:** RM8-14

**Other Applications:** PREAPP 21-6125

### Site and Area Context

The subject property is located on the south-east corner of the Goreway Drive and Brandon Gate Drive intersection in Malton. It currently contains four 3-storey residential buildings with associated surface parking and greenspace. The property has a lot area of +/- 4.22ha (10.43ac)

and contains some vegetative elements scattered throughout the property. The surrounding area context is predominantly residential, consisting of a mix of detached, semi-detached, townhouse, and apartment dwellings. Westwood Mall is present within the larger area context.

The applicant is proposing additional units on the subject property requiring a variance for an apartment 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 Malton Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits apartment dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff note that no changes are proposed to the footprints or heights of the existing buildings and that the only alterations to the exterior of the structures will be the installation of windows.

The sole requested variance proposes an apartment use where it is not permitted. The intent of restricting uses in the zoning by-law is to ensure appropriate built forms as well as to ensure land use conflicts do not occur. Apartment units are already present on the site on the third floor of the buildings, and staff have no objections to the introduction of additional units within the existing

buildings. Staff are satisfied that the additional units will not significantly increase the intensity of the use and that there will be no additional built form impacts to the streetscape or abutting properties.

Planning staff are of the opinion that the proposal is minor in nature and the introduction of additional units within the site represents appropriate development of the subject property. As there are no exterior changes proposed beyond the installation of windows, no impacts are anticipated on abutting properties or the streetscape. Staff are further satisfied that the general intent and purpose of both the official plan and zoning by-law are maintained.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 212/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-6125. Based on review of the information currently available in this application, the variances, as requested are correct.

Please note that comments reflect those provided through the above application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Richard Thompson, Zoning Examiner

### Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the minor variance application and advises as follows.

Should the application be approved, Community Services wishes to note the following:

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner

### Appendix 4 – Region of Peel

Development Planning: Joseph Filice (905) 791-7800 x3182

**Comments:** Please be advised that the subject property is located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA).

The Region relies on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.