

# City of Mississauga Department Comments

Date Finalized: 2023-01-25	File(s): A713.22 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-02-02 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variance and that additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an amenity space proposing an amenity area of 37.21 sq m (approx. 400.53sq ft) whereas By-law 0225-2007, as amended, requires a minimum amenity area of 1232.00 sq m (approx. 13261.14sq ft) in this instance.

### Amendments

Based on review of the information currently available in this permit application, we advise that the variance should be amended as follows:

1. The applicant requests the Committee to approve a minor variance to allow the construction of an amenity space proposing an amenity area of 37.21 sq m (approx. 400.53sq ft) whereas By-law 0225-2007, as amended, requires a minimum amenity area of 1232.82 sq m (approx. 13270 sq ft) in this instance.

Furthermore, we advise that the following variance should be added:

2. Parking aisle deficiency in width; whereas By-law 0225-2007, as amended, requires a minimum parking aisle of 7.0m (approx. 22.96 ft.) in width in this instance.

## Background

**Property Address:** 65 and 75 Paisley Blvd W

**Mississauga Official Plan**

Character Area: Downtown Hospital  
Designation: Residential High Density

### Zoning By-law 0225-2007

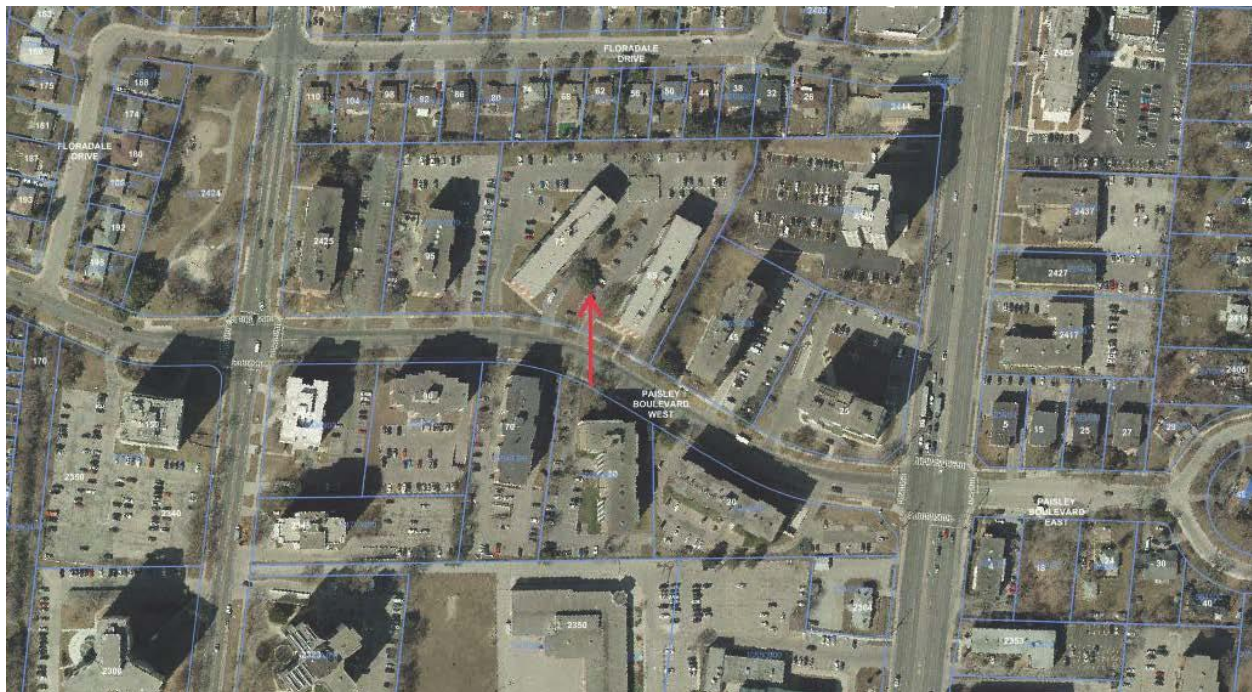
Zoning: RA2-5 - Residential

Other Applications: BP 22-3651

### Site and Area Context

The subject property is located on the north side of Paisley Boulevard West, west of the Hurontario Street intersection. It currently contains two seven-storey apartment buildings with associated surface parking and a small underground parking lot. Limited vegetative and landscaping elements are present on the subject property, generally located along or near the property lines. The surrounding area context is predominantly residential, consisting of a variety of built forms and lot sizes. Non-residential uses are present along Hurontario Street.

The applicant is proposing to create additional units within the existing buildings, requiring a variance for amenity area.



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## 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 Downtown Hospital Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits apartment buildings. The applicant is not proposing any changes to the built form or the use of the property.

The variance requested by the applicant proposes a reduction to the required amenity area on site. While staff would generally be unable to support such a reduction, staff note that the site currently contains no amenity area and that the applicant is proposing two new amenity areas as part of the project. The proposal represents an improvement from the existing condition and is appropriate given the constraints of the existing site layout.

Variance 2, as identified by Zoning staff, requests a reduced aisle width on the subject property. The intent of aisle width regulations is to ensure appropriate circulation can be maintained around the site. Staff note that no changes are being proposed to the parking area and therefore site circulation will remain unaffected.

Given the above Planning staff are of the opinion that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

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' 713/22.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

#### 65 Paisley Boulevard

The Building Department is currently processing a Building Permit under file BP 22-3651. Based on review of the information currently available in this permit application, we advise that the variance should be amended as follows:

1. The applicant requests the Committee to approve a minor variance to allow the construction of an amenity space proposing an amenity area of 37.21 sq m (approx. 400.53sq ft) whereas By-law 0225-2007, as amended, requires a minimum amenity area of 1232.82 sq m (approx. 13270 sq ft) in this instance.

Furthermore, we advise that the following variance should be added:

2. Parking aisle deficiency in width; whereas By-law 0225-2007, as amended, requires a minimum parking aisle of 7.0m (approx. 22.96 ft.) in width in this instance.

Lastly, more information is required to verify the sufficiency of the total amount of parking spaces as more information is first required for parking space dimensions.

#### 75 Paisley Boulevard

The Building Department is currently processing a Building Permit under file BP 3ALT 22-3652. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit 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: Sherri Takaloo/Adam McCormack, Zoning Examiners

**Appendix 3 – Metrolinx****65 and 75 Paisley Blvd W**

- At this stage Metrolinx does not have any major comments but any work within Metrolinx ROW or within 60 m of the Hu LRT will require approval and coordination with Mobilinx.
- The applicant should be advised that Metrolinx and its contractors will be utilizing the Hurontario Street right-of-way, and its intersections, during the Hurontario LRT project's Construction Period.
- Should construction of the Hurontario LRT and the proposed development occur simultaneously, Metrolinx will require the developer to submit schedule or staging plans to coordinate access to both parties.

Comments Prepared by: Farah Faroque – Intern, Third Party Projects Review

**Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko – Junior Planner, Planning and Development Services