

# City of Mississauga Department Comments

Date Finalized: 2023-02-15	File(s): A743.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-02-23 1:00:00 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 construction of a building proposing glazing on 35% of the area of the first storey streetwall containing non-residential use facing a 'B' Street Frontage whereas By-law 0225-2007, as amended, requires a minimum glazing of 50% in this instance.

## Background

**Property Address:** 3880 and 3890 Fitzroy St, 510 Soho Ave, 491, 493, 497, 499 and 501 Webb Dr and 3945 Redmond Rd

### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Downtown Mixed Use

### Zoning By-law 0225-2007

**Zoning:** CC2-5, CCOS

**Other Applications:** SP 21-163

### Site and Area Context

The subject property is located in Mississauga's Downtown Core, on the south side of Burnhamthorpe Road West and west of Confederation Parkway. It is currently vacant and forms

part of the larger M City development. The surrounding context includes detached and townhouse dwellings as well as high rise residential.

The applicant is proposing to construct a 36-storey condominium building with both retail and residential uses on the ground floor. The proposal requires a variance for glazing.



## 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 Core Character Area and is designated Downtown Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP).

The applicant is requesting a variance for reduced glazing on the first storey street wall of the north façade. This portion of the building includes the parking garage entrance, gas metres, and transformer room, limiting the opportunities for glazing. The applicant is currently working with Planning staff through Site Plan Approval application 21-163, and Planning staff are satisfied that the proposed glazing on this façade is appropriate and will not negatively impact the planned function or character of the surrounding development.

Given the above Planning staff are of the opinion that the request 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

We are noting that any Transportation and Works Department concerns/requirements for the proposed development are being addressed through the Site Plan Application, SP20-163 and there is also application H-OZ 18/006 associated with this site.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application under file SP 21-163. Based on review of the information currently available for this application, the variance, as requested is correct.

Our comments are based on the plans received by Zoning staff on 10/27/2022 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

### Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows. Should the application be approved, Community Services provides the following notes:

The lands adjacent to the property are owned by the City of Mississauga and zoned CCOS – Downtown Core.

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email [Nicholas.Rocchetti@mississauga.ca](mailto:Nicholas.Rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant

#### **Appendix 4 – Region of Peel**

**Minor Variance Application: A-743/22 – 3880, 3890 Fitzroy Street, 510 Soho Avenue, 491, 493, 497, 499, 501 Webb Drive, and 3945 Redmond Road**

Development Planning: Patrycia Menko (905) 791-7800 x3114

#### **Comments:**

- Please be advised that the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC) Authority. Regional Planning staff, therefore, request that the Committee and City staff consider comments from the CVC Authority and incorporate their conditions of approval appropriately.

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