

City of Mississauga Department Comments

Date Finalized: 2023-04-05	File(s): A79.23 Ward: 3
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-04-13 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 variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of mid-rise buildings proposing:

1. An east side yard setback to the existing building (1750 Bloor St) of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 15.00m (approx. 49.21ft) in this instance;
2. A west side yard setback to the existing building (3315 Fieldgate Dr) of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 15.00m (approx. 49.21ft) in this instance;
3. A setback from the amenity building to the service building of 9.20m (approx. 30.18ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 10.20m (approx. 33.46ft) in this instance;
4. A north yard setback to the underground parking garage of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.50m (approx. 18.04ft) in this instance;
5. A height of 9.50m (approx. 31.17ft) for the service building whereas By-law 0225-2007, as amended, permits a maximum height of 6.50m (approx. 21.33ft) in this instance;
6. A podium height of 2-storeys whereas By-law 0225-2007, as amended, permits a maximum podium height of 1-storey in this instance.

Background

Property Address: 1750 & 1720 Bloor St and 3315 Fieldgate Dr

Mississauga Official Plan

Character Area: Applewood Neighbourhood
Designation: Residential High Density

Zoning By-law 0225-2007

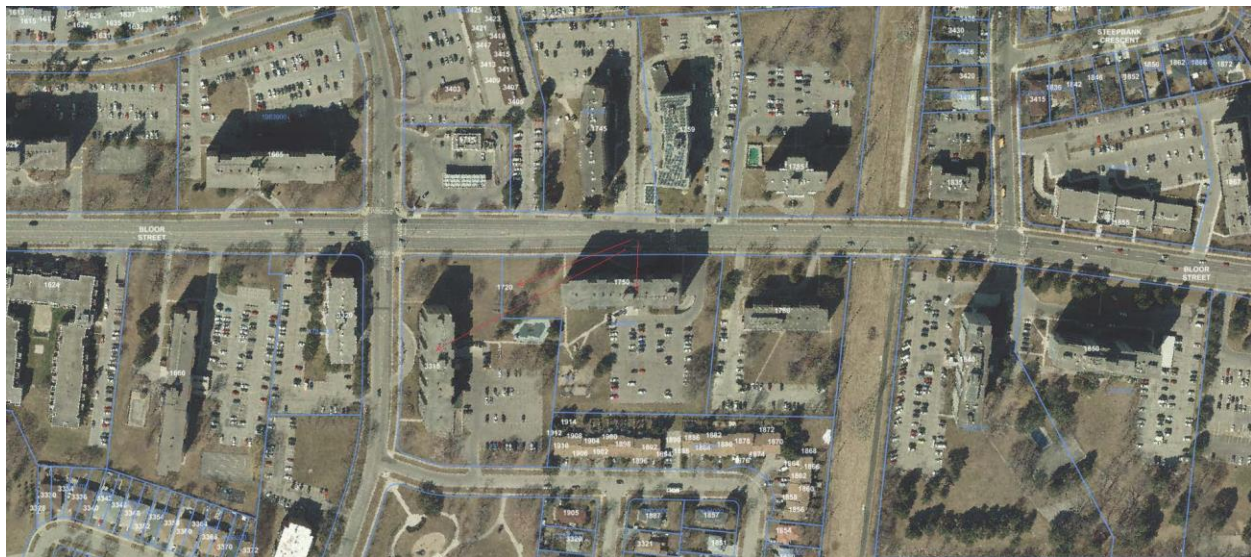
Zoning: RA3-38 - Residential

Other Applications: SP 20-129

Site and Area Context

The subject property is located on the south-east corner of Bloor Street and Fieldgate Drive. It currently contains two eleven-storey apartment buildings with associated surface parking and some below grade parking. Some landscaping and vegetative elements are present towards the centre of the property. The surrounding context is predominantly residential, consisting of a mix of apartment, townhouse, semi-detached and detached dwellings. A commercial plaza is present across the street, and employment uses are present in the larger area context.

The applicant is proposing to construct an additional apartment building on the site requiring variances for setbacks and heights.



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 Applewood Neighbourhood Character Area and is designated Residential High 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.

While the applicant has proposed several variances to the zoning regulations, Planning staff note that the nature of the variances are to facilitate a design which has been reviewed by the Development Planning team through their review of the Site Plan Approval application (SP 20-129). Staff are of the opinion that the requested variances represent minor changes that have already been reviewed in consultation with municipal staff and do not fundamentally change the intended design or functionality of the site. The changes reviewed with staff were not represented in the site specific by-law 0073-2022 when passed, necessitating the need for a variance.

To this end, the Planning and Building Department is of the opinion that the application is appropriate to be handled through the minor variance process. Staff are satisfied that the variances are minor in nature, represent appropriate development of the subject property, and maintain the general intent and purpose of both the zoning by-law and official plan.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed development will be addressed through the Building Permit Process

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 20-129

We advise that more information is required to verify the accuracy of the variances and/or to determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff 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: Ramsen Hedoo, Zoning Examiner

Appendix 3- Region of Peel

We have no comments or objections.

Comments Prepared by: Patricia Menko, Junior Planner