

City of Mississauga Department Comments

Date Finalized: 2023-05-24	File(s): A157.23
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2023-06-01 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 a walkway proposing a walkway along Hurontario Street, Belbin Street and Armdale Road to be within the landscape buffer whereas By-law 0225-2007, as amended, only permits a traverse walkway within a landscape buffer in this instance.

Background

Property Address: 5085 Hurontario Street and 35 Armdale Road

Mississauga Official Plan

Character Area: Uptown Major Node
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: H-RA5-44- Residential

Other Applications: SP 22-135

Site and Area Context

The subject property is located on the north-east corner of Hurontario Street and Armdale Road. Construction is currently underway on the property for a condominium. Currently there are no

landscaping elements present on the subject property. The surrounding area consists of a mix of uses, including commercial, open space, and various residential built forms.

The applicant is proposing a hardscaping within the landscaped buffer requiring a variance for a walkway within a landscaped buffer.



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 Uptown Major Node Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). The Residential High Density designation permits the proposed built form and uses. The site also forms part of Special Site 2A, however the policies mostly relate to built form and are not applicable in this instance.

The sole requested variance proposes to permit a walkway within the landscaped buffer along Hurontario Street, Belbin Street, and Armdale Road. Planning staff are currently reviewing the proposal under file SP 22-135 and are seeking to create an urban public realm that is primarily hard surface in order to allow a continuous pedestrian connection between the various entrances along the frontages. The proposed variance will facilitate this vision and create a more urban pedestrian environment.

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

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 SP 22-135 and Rezoning Application OZ-20/020 for this development.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan approval application under file SP 22-135. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 03/25/23 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 –Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner

Appendix 4- Metrolinx

5085 Hurontario Street and 35 Armdale Road

At this stage Metrolinx does not have any major comments but any works within the Metrolinx ROW or within 60 m of the Hurontario LRT will require approval and coordination with Metrolinx.

Please note that Metrolinx is a stakeholder that has provided comments on the comprehensive application including Site Plan Application for this site. Please continue to engage Metrolinx as the application progresses.

Comments Prepared by: Farah Faroque, Intern