



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A151.23
Ward: 5

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 15 Watergarden Drive, zoned RA5-43 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a residential building proposing:

1. 1.0 parking space per residential unit whereas By-law 0225-2007, as amended, requires a ratio of 1.1 parking spaces for one and two bedroom units, and a ratio of 1.2 parking spaces per three bedroom units in this instance;
2. A building height of 121.0m (approx. 397.0ft) and 38 storeys whereas By-law 0225-2007, as amended, permits a maximum building height of 114.0m (approx. 374.0ft) and 35 storeys in this instance;
3. 904 dwellings units whereas By-law 0225-2007, as amended, permits a maximum of 874 dwelling units in this instance;
4. An encroachment of a balcony located above the first storey into a required yard not fronting onto Hurontario Street or Watergarden Dr, to a maximum of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum balcony encroachment of 2.50m (approx. 8.20ft) in this instance;
5. A projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects to a maximum of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 2.50m (approx. 8.20ft) in this instance; and,
6. A floor space index of 5.0 whereas By-law 0225-2007, as amended, permits a maximum floor space index of 4.8 in this instance.

The Committee has set **Thursday, May 25, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
- If you intend to make a presentation you must choose one of the following options:
 1. Provide a copy of your electronic presentation in .pdf or PowerPoint format to committee.adjustment@mississauga.ca by 4:30 on the Friday prior to the meeting **OR**
 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.

- <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Written comments to the Committee n

Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

- You can get more

- Tribunal.

Your commen

regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.



The Province of Ontario recently passed a major ho

implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

The new legislation

Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

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1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>