

City of Mississauga Department Comments

Date Finalized: 2024-07-03	File(s): A297.24 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-07-11 3:30:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the location of Class B Bicycle parking spaces to be permitted both indoors and outdoors whereas By-law 0225-2007, as amended, requires the Class B Bicycle parking spaces to be located outdoors in this instance.

Background

Property Address: 3880 Fitzroy Street

Mississauga Official Plan

Character Area: Downtown Core
Designation: Downtown Mixed Use

Zoning By-law 0225-2007

Zoning: CC2-5- Downtown Core, Mixed Use

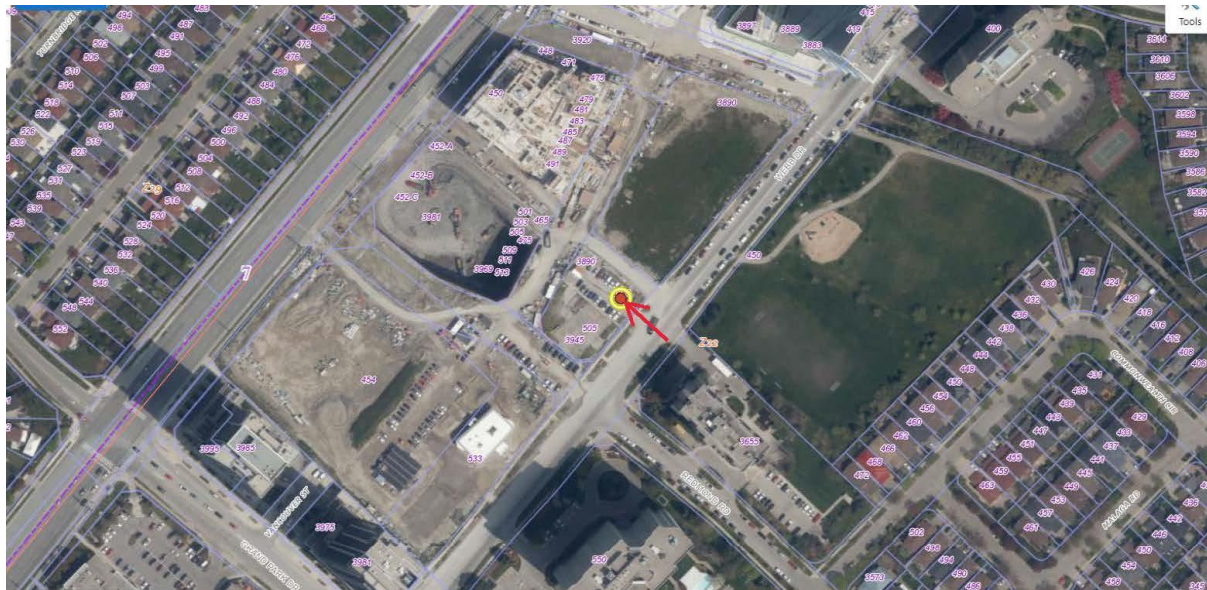
Other Applications: SP 21-163

Site and Area Context

The subject property is located south-west of the Burnhamthorpe Road West and Confederation Parkway intersection in the Downtown Core Character Area. Currently, the site is under

construction with the M City condominium development. The surrounding area includes a mix of uses, including commercial, residential, and office uses, as well as a mix of built forms such as detached dwellings, townhouse dwellings and apartment dwellings.

The applicant is proposing a mixed use development requiring variances for location of Class B bicycle parking spaces.



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 sole variance requests the location of Class B bicycle parking spaces be permitted in both indoor and outdoor locations. The applicant proposes the Class B bicycle indoor parking spaces to be located on the P1 parking level in a location accessible to the public. Planning staff agree that the indoor bicycle storage area permits the flexibility for bicycle parking spaces to be located

within the building and sheltered from the elements, while still maintaining spaces outdoors in close proximity to retail uses for short-term parking.

Planning staff are satisfied that the proposed indoor bicycle parking area is in a sufficient location for the intended development. The proposal meets the general intent and purpose of the official plan and zoning by-law, is minor in nature and will not create negative impacts to the surrounding area.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the requested variance pertaining to the location of Bicycle parking spaces.

Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

SP RECEIVED, MORE INFO

The Building Department is currently processing a site plan approval application under file SP 21-163. The plans presented do not reflect the requested variance(s). Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 05/01/24 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: A. McCormack; Zoning

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner