

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 1639 Lakeshore Rd W, zoned C4-64 - Commercial & G1 - Greenlands, 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 mixed use building proposing:

1. To permit a height of 4 storeys/14.5m (approx. 47.57 ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3 storeys/12.5m (approx. 41.0ft) in this instance;
2. To permit a minimum commercial use of 25% of the first storey whereas By-law 0225-2007, as amended, requires a minimum commercial use of 75% of the first storey in this instance;
3. To permit a first storey height of 3.1m (approx. 10.2ft) whereas By-law 0225-2007, as amended, requires a minimum first storey height of 4.5m (approx. 14.8ft) in this instance;
4. To permit a parking and paved areas setback to a Greenland zone of 0.0m whereas By-law 0225-2007, as amended, requires a minimum setback of 7.5m (approx. 24.6ft) in this instance;
5. To permit a rear yard landscaped buffer depth from a lot line abutting a Greenland zone of 0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer depth of 4.5m (approx. 14.8ft) in this instance;
6. To permit a rear yard setback abutting a Greenland zone of 10.9m (approx. 35.8ft) whereas By-law 0225-2007, as amended, requires a minimum of 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, (exceeding 10.0m) which is 12.0m (approx. 39.37ft) in this instance;
7. To permit a front yard setback of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 0.6m (approx. 2.0ft) in this instance;
8. To permit 27 parking spaces consisting of 17 on-site spaces and 10 payment-in-lieu of parking spaces whereas By-law 0225-2007, as amended, requires a total of 41 parking spaces (31 Residential parking spaces & 10 Visitor parking spaces) in this instance;
9. To permit all required parking spaces to be proposed as surface parking whereas By-law 0225-2007, as amended, requires parking spaces to be provided in a below grade structure when residential Floor Space Index is greater than 1.0 in this instance;
10. To permit 4 EV ready parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 7 EV ready parking spaces (6 residential EV parking spaces, and 1 visitor EV Parking Space) in this instance;
11. To permit a loading space dimension of 3.5m x 6.0m (approx. 11.48ft x 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum loading space of 3.5m x 9.0m (approx. 11.48ft x 29.53ft) in this instance;
12. To permit a horizontal clearance from the wall of 1.0m (approx. 3.3ft) for vertical bicycle parking racks whereas By-law 0225-2007, as amended, requires a minimum horizontal clearance from the wall of 1.2m (approx. 3.9ft) in this instance;
13. To permit a 0.0m bicycle parking aisle; whereas By-law 0225-2007, as amended, requires a minimum bicycle parking aisle of 1.5m (approx. 4.92ft) in this instance; and,
14. To permit 28 obstructed indoor bicycle parking spaces (28 obstructed & 14 unobstructed) to permit stacked bicycle parking racks; whereas By-law 0225-2007, as amended, requires a minimum unobstructed bicycle parking space of 0.6m x 1.2m x 1.8m (approx. 1.97ft x 3.94ft x 5.91ft)(31 total required) in this instance.

The Committee has set **Thursday, July 25, 2024 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** This hearing is being held virtually. Please see the options below for electronic participation. If holding an electronic rather than an in person hearing is likely to cause a party significant prejudice, a written request may be made to have the Committee consider holding an in person hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Monday prior to the hearing. The request can be emailed to committee.adjustment@mississauga.ca or mailed to the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. If a party does not submit a request and does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x2408 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. 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.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

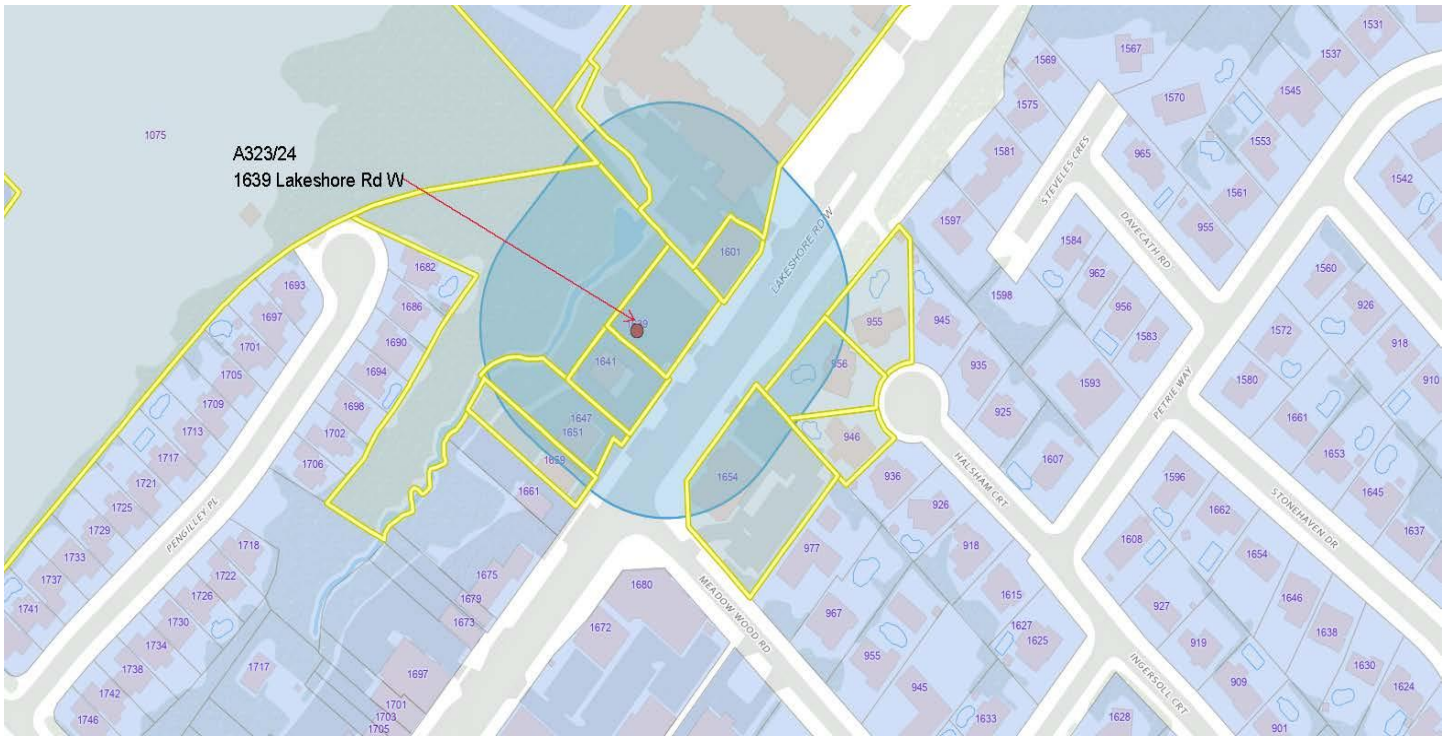
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario's Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. 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. For more information please see the "Appeal process" section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments 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.