

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-01-09	File(s): A556.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:1/16/2025 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 the construction of a new building proposing:

1. An apartment tower floor plate of 915.00sq. m (approx. 9849.06sq ft) whereas By-law 0225-2007, as amended, permits a maximum apartment tower floor plate of 850.00sq m (approx. 9149.40sq ft) in this instance;
2. A podium projection for the first 3 storeys of a residential building of 4.33m (approx. 14.21ft)whereas By-law 0225-2007, as amended, permits a maximum podium projection for the first 3 storeys of a residential building of 0.00m (approx. 0.00ft) in this instance;
3. A 50.00% glazed area of the first storey street wall of a building containing a non-residential use facing a “A” street frontage whereas By-law 0225-2007, as amended, requires a minimum glazed area of the first storey street wall of a building containing a non-residential use facing a “A” street frontage of 60.00% in this instance;
4. A 47.00% glazed area of the first storey street wall of a building containing a non-residential use facing a “A” street frontage whereas By-law 0225-2007, as amended, requires a minimum glazed area of the first storey street wall of a building containing a non-residential use facing a “A” street frontage of 50.00% in this instance.

Background

Property Address: 3990 Redmond Rd

Mississauga Official Plan

Character Area: Downtown Core

Designation: Downtown Mixed Use

Zoning By-law 0225-2007

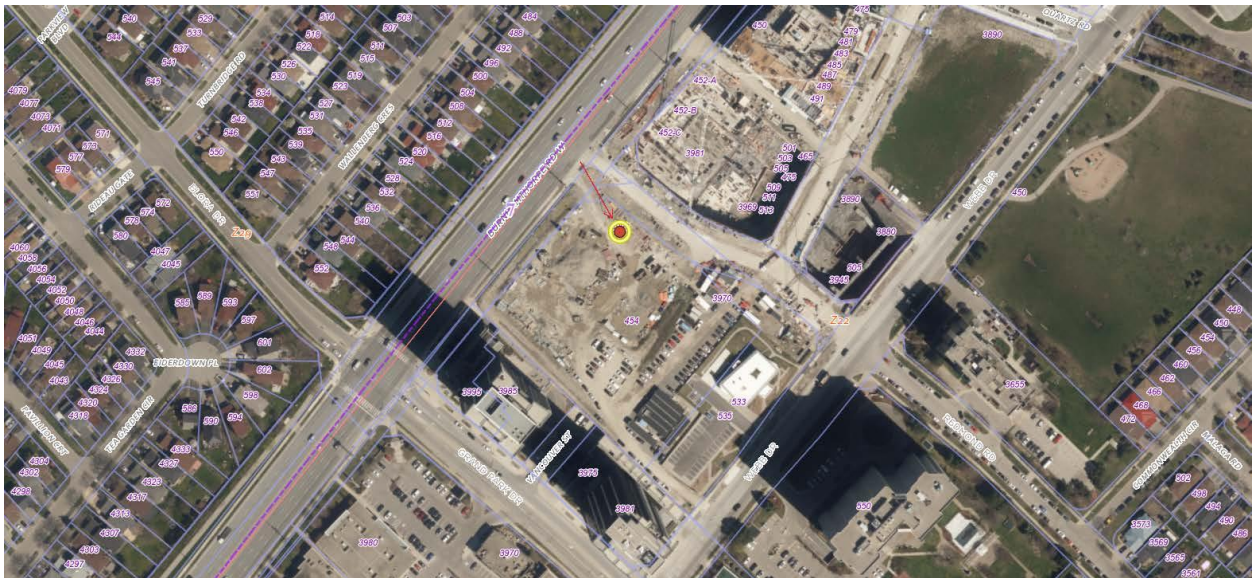
Zoning: H-CC2-5 - Commercial

Other Applications: SP 22-145

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. With the site currently under construction, the applicant is proposing to construct a 58-storey mixed use building as a part of the M City development, a multi-phased, master-planned community. The surrounding context includes a mix of uses, including commercial, residential and office uses, as well as a mix of built forms such as single detached dwellings and high-rise apartment units.

The proposal requires variances for floorplate size, podium projection and glazing.



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).

Planning staff note the nature of the four variances sought are to facilitate a design which has been conceptually approved by both the Urban Design and Development Planning teams through their review of the application to lift the H provision (H-OZ 22-7) and Site Plan Approval application (SP 22-145).

Variance 1 requests an increase in tower floor plate size. The intent of limiting residential tower floor plate sizes is to promote compact, slim towers thereby minimizing shadow impacts and negative wind conditions, maximizing separation, protecting views between buildings, and reducing privacy and overlook impacts on adjacent streets, parks, open spaces and properties. Planning staff have reviewed the requested tower floor plate size with Urban Design staff and are satisfied that the increase is negligible resulting in a compact, slim tower mitigating privacy and overlook impacts to adjacent properties.

Variance 2 requests a podium projection of 4.33m for the first 3 storeys of the residential building. The intent of limiting a podium projection is to mitigate the perception of height creating a comfortable scale for pedestrians, mitigate the effects of wind on the pedestrian environment and to maximize sunlight on the public realm. Staff are satisfied that the projected podium design creates a uniform street wall, mitigates the perception of height and effects of wind while maintaining a viable public realm.

Variances 3 and 4 pertains to a reduced ratio of the glazed area of the first storey street wall of a building containing a non-residential use. The intent of this zoning by-law regulation is to avoid blank walls along key major streets thereby promoting a pedestrian-oriented environment. Due to the subject property's prominent location, the City's vision for this area is to create an active lively pedestrian oriented urban place in the heart of the emerging downtown. Planning staff are satisfied that the proposed glazing ratio will enhance and promote a pedestrian-oriented environment.

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. Planning staff have no objections to the proposed variances as they meet the general intent and purpose of the official plan and zoning by-law, are minor in nature and result in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed development are being addressed through Site Plan Application SP 22-145 W7.

Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

SP RECEIVED, CORRECT VARIANCE

The Building Department is currently processing a site plan approval application under file SP 22-145. 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 11/14/24 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 Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner