

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A85.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to the amendments.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a transformer proposing:

1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) within a landscape buffer in this instance; and
2. A height for a townhouse of 10.75m (approx. 35.27ft) whereas By-law 0225-2007, as amended, permits a maximum height for a townhouse of 10.50m (approx. 34.45ft) in this instance.

## Amendments

The Building Department is currently processing a site plan approval application under file SP 23-2. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

- 1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer in this instance;

## Background

**Property Address:** 6719 Glen Erin Dr

### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood

Designation: High Density

### Zoning By-law 0225-2007

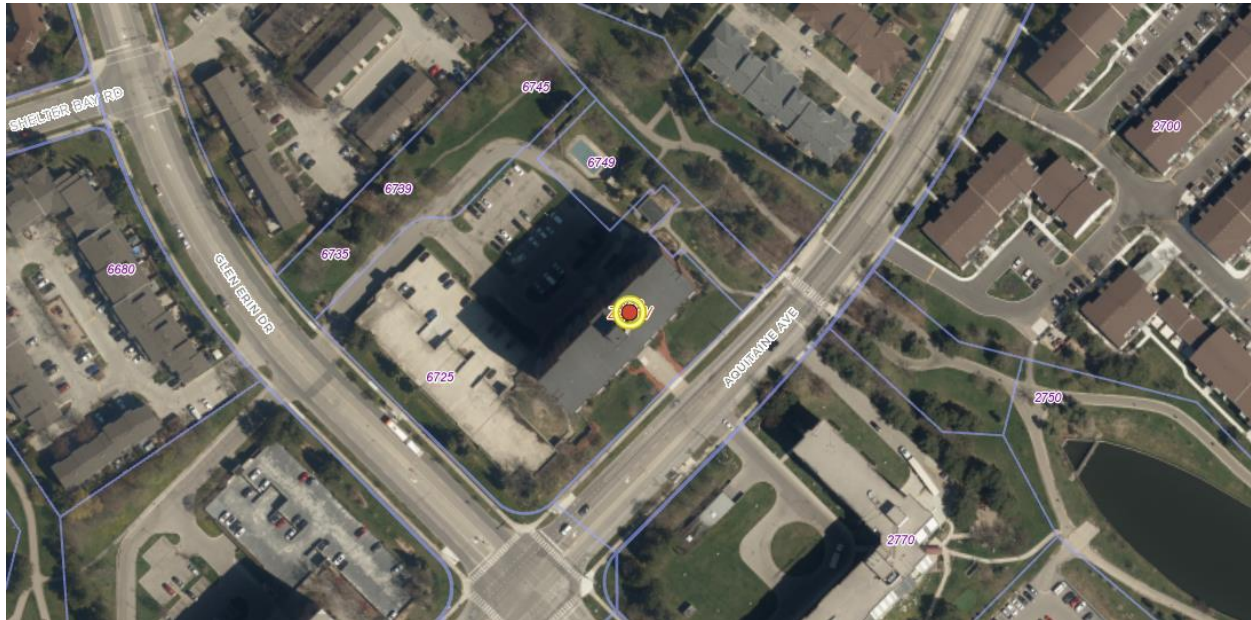
**Zoning:** H-RA4-45; RA4-45-Residential

**Other Applications:** SP 23-2 & H-OZ 23-6

### Site and Area Context

The subject property is located on the north-east corner of the Glen Erin Drive and Aquitane Avenue intersection in the Meadowvale Neighbourhood Character Area. It currently contains an existing thirteen (13) storey rental apartment building and a two-storey above-grade parking garage. The subject property has a lot area of 1.81 ha (4.46 acres) and a frontage of 134.36m (440.81ft). Limited landscaping and vegetative elements are present on the subject property, with the majority of these elements found along the street frontages and north and east property lines. The surrounding area context is predominantly residential consisting of detached homes, townhouses and apartments. Additionally, the Maplewood Park Pathway directly abuts the property to the east and the Meadowvale Community Centre is located close in proximity to the south.

The applicant is proposing the construction of townhouses requiring a variance for height and size of a transformer pad.



## 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 within the Meadowvale Neighbourhood Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits the proposed apartment dwellings and accessory townhouse dwellings.

The applicant is currently working on an active site plan application (SP 23-2) and a removal of 'H' holding symbol application (H-OZ 23-6) with the City's Development Planning team regarding the subject property. Planning staff note the nature of the two 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 aforementioned development applications.

Variance 1 requests an increase to the transformer pad size. Staff note the variance is technical as transformer requirements are guided by utility providers and their technical specifications. As such, the location and siting of the transformer on the south-west corner of the subject property for the new 12-storey apartment building, abutting Glen Erin Drive, has been identified by Alectra

Utilities as the only viable option. Due to Alectra's standards, a transformer internal to the subject property is not feasible due to standards that do not permit service vehicles to operate across/overtop of an underground parking garage. Furthermore, Alectra standards indicate that the required transformer foundation be a particular size based on the KVA (kilovolt-amperes) produced. Planning staff note the proposed transformer pad corresponds to Alectra's transformer standards and is ultimately required to facilitate power on the subject property.

Variance 2 requests an increase to the height of the proposed townhomes. Staff note the variance is triggered due to the enactment of By-law 0158-2023, which revised the definition of height for townhouses. The revised definition indicates, with reference to the height of a townhouse, that height is measured at the highest point of the roof surface of a flat roof, including a parapet. The applicant has indicated that the inclusion of the parapet in the measurement of height will increase the height of the townhouses to 10.75m. Staff are of the opinion this is a minor deviation to the existing by-law permissions and pose negligible impacts to abutting properties.

Given the preceding information, Planning staff are satisfied that the proposal will facilitate a development that is appropriate for the subject property and will not significantly alter the envisioned development. Furthermore, Planning staff are satisfied that the proposed variances, both individually and cumulatively, 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 any Transportation and Works Department concerns/requirements for the subject property are being addressed through the Site Plan Application process, File SP-23/02.







Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a site plan approval application under file SP 23-2. 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 2:

- Established Grade Calculation Verification.

Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

- 1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer in this instance;

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: Ramsen Raphael Hedoo, Zoning Examination Planner

## **Appendix 3 – Parks, Forestry & Environment**

### Park Planning Comments

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands to the rear of the property are owned by the City of Mississauga, identified as Lake Aquitaine Trail (P-130), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Should the application be approved, the Parks and Culture Planning Section provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email [nicholas.rocchetti@mississauga.ca](mailto:nicholas.rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner

#### **Appendix 4 – Region of Peel Comments**

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner

#### **Appendix 5 – Metrolinx**

Metrolinx is in receipt of the Minor Variance application for 6719 Glen Erin Dr, to construct a transformer in support of a townhouse development as circulated on March 21st, 2025, and to be heard at Public Hearing on April 24th, 2025, at 1:00 PM. Metrolinx's comments on the subject application are noted below:

- The subject property is located adjacent to a Metrolinx on-street Bus Stop.

#### **GO BUS – ADVISORY COMMENTS**

- We note, based on the Site Plan drawing in the submission package, that the existing Metrolinx Bus Stop will remain as-is and not be impacted by the development proposal.
- As the requested variance has no impact on Metrolinx-owned assets/infrastructure, Metrolinx has no objections to the specified variances should the Committee grant approval.

Comments Prepared by: Farah Faroque, Project Analyst