

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A265.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

Consolidated Recommendation

The city has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of two high-rise towers proposing 68 indoor and 20 outdoor Class B Bicycle parking spaces whereas By-law 0225-2007, as amended, requires all 88 Class B Bicycle parking spaces to be located outdoors in this instance.

Background

Property Address: 180 Burnhamthorpe Rd W

Mississauga Official Plan

Character Area: Downtown Core
Designation: Downtown Mixed Use

Zoning By-law 0225-2007

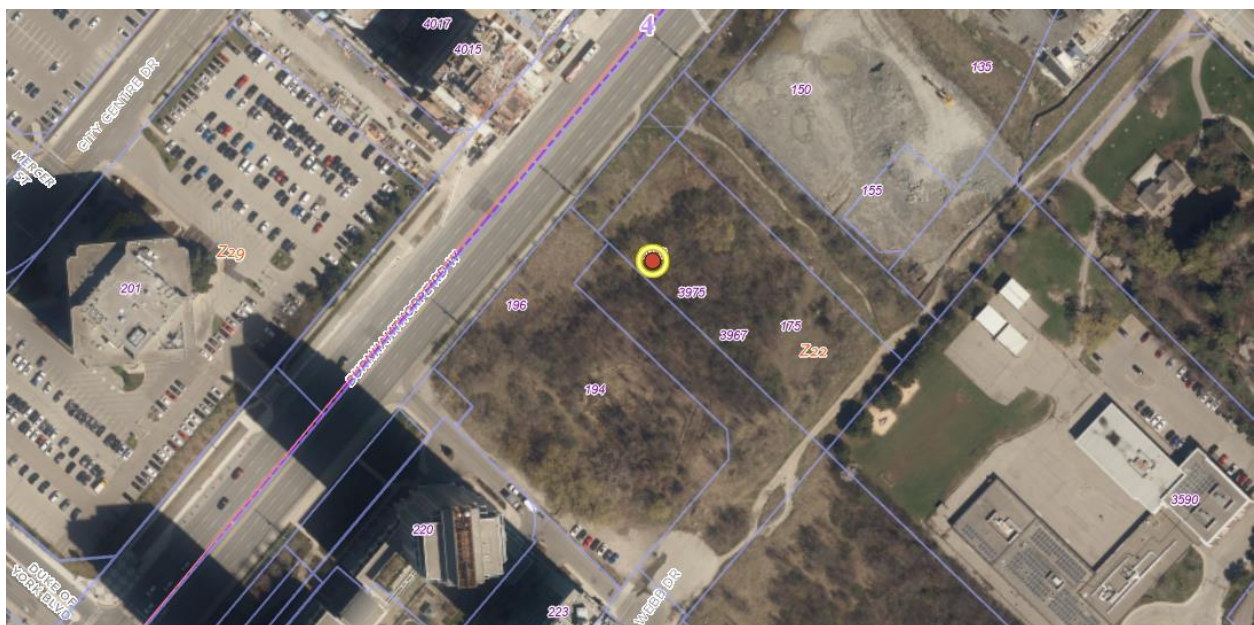
Zoning: CC2(2) - Downtown Core

Other Applications: SP 21-119

Site and Area Context

The subject property is located south-west of the Burnhamthorpe Road West and Hurontario Street intersection in the Downtown Core Character Area. With the site currently vacant, the applicant is proposing to construct two mixed-use buildings being 40 and 60-storeys in height consisting of 1,063 dwelling units and office and retail space. 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 indoor and outdoor 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:

Staff note a previous minor variance application for a new building was approved on August 15th, 2024 by the Committee of Adjustment for variances related to floorplate size, podium projection, glazing and retail activation unit depth. During the Building Permit review, review staff identified an additional required variance for bicycle parking.

Zoning staff comments below, are based on an existing Site Plan application that is currently under review. The Site Plan application will be updated pending the decision of the Committee. Zoning has not vetted the variances.

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 34 Class B bicycle indoor parking spaces to be located on the P1 parking level in a location that is accessible to the public. The remaining 34 Class B bicycle indoor parking spaces would be located in P2 parking level with other residential bicycle parking. Planning staff are of the opinion 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 20 outdoor bicycle parking spaces.

Planning staff are satisfied that the proposed indoor and outdoor 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: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development will be addressed through the Site Plan Approval Process (SP 21-119 W7).



Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Application under file SP 21-119. Based on review of the information currently available in this permit application, the variances, as requested are not correct.

Staff note that the proposed development as reviewed under SP 21-119 requires 117 Class B Bicycle spaces whereas the applicant proposes zero Class B Bicycle spaces. Staff also note that the applicant's floor plans indicated 984 Class A spaces. If there are any proposed changes to these plans staff cannot confirm compliance without a resubmission of SP 21-119.

Comments Prepared by: Tage Crooks, Planner Zoning Examination