

SHAATH OMAR
3495 JOAN DR
MISSISSAUGA ON L5B 1T7

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 4116 & 4128 Parkside Village Dr, zoned CC4-1 - Commercial, 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 a four-level underground garage, a 9-level podium, and two 36- and 42-storey towers proposing:

1. The calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, ladders, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 11.0m (approx. 36.1ft) above the height limit otherwise applicable whereas By-law 0050-2013, as amended, permits the calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 6.0m (approx. 19.7ft) above the height limit otherwise applicable in this instance;
2. A parking rate of 0.80 parking spaces per unit whereas By-law 0050-2013, as amended, requires a minimum of 1.0 resident parking spaces per unit for an Apartment use within CC1-CC4 Zones (Commercial) in this instance;
3. A maximum of 30% of the length of the streetwall set back beyond the build-to area whereas By-law 0050-2013, as amended, requires each building, structure and or use to comply with all regulations related to build-to area in this instance;
4. A minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 0.00m whereas By-law 0050-2013, as amended, requires a minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 3.00m (approx. 9.84ft) in this instance;
5. A maximum encroachment of portions of a residential building or structure into the required setback of 4.7m (approx. 15.4ft) whereas By-law 0050-2013, as amended, permits a maximum encroachment of portions of a residential building or structure into the required setback of 1.5m (approx. 4.9ft) in this instance;
6. To permit at-grade retail uses fronting condominium roads on lands zoned CC4-1 (Commercial) and located within 40.0m (approx. 131.2ft) of lands zoned CC3 (Commercial) or OS1 (Open Space) whereas By-law 0225-2007, as amended, only permits apartment, long-term care building or retirement building uses on lands zoned CC4-1 (Commercial) and located within 40.0m (approx. 131.2ft) of lands zoned CC3 (Commercial) or OS1 (Open Space) in this instance;
7. Notwithstanding the minimum dimensions of the build-to-areas identified on Schedule CC4-1 of this Exception, where a building, structure or part thereof is used for an apartment, long-term care or retirement building and is situated at grade, to permit a minimum setback to the streetline of 3.0m to that portion of the building or structure containing that use, in addition to a setback of 2.9m (approx. 9.5ft) to any column face, whereas By-law 0225-2007, as amended, only permits a minimum setback to the streetline of 3.0m (approx.