
September 22, 2026

Dear Ward 3 Residents,

The Committee of Adjustment is an independent, Council-appointed quasi-judicial body established under the Provincial Planning Act required to make decisions free from political influence. Any correspondence submitted is considered as part of the evidentiary record before the Committee and weighed accordingly in its decision-making process. Planning staff support this process by providing objective, impartial professional analysis and recommendations based on the four statutory tests for a minor variance set out in the Ontario Planning Act. The four tests are:

1. The variance is minor.
2. The variance is desirable for the appropriate development or use of the property.
3. The general intent and purpose of zoning by-law is maintained.
4. The general intent and purpose of the official plan is maintained.

Like many residents, I believe that this development application proposal is far too dense for the property and is not minor in nature with 19 variances. I stand with the community and do not support this application.

For a better understanding, I have also included some background information on this application. On October 16, 2025, I was invited by the applicant to attend a tenant open house and made the request to the applicant and city staff that I am kept up to date regarding any future planning proposals for this property. At that time, the applicant had not confirmed the planning application process that they would proceed with. The Province under the Planning Act gives developers/ landowners two ways to amend the zoning that applies to a property: a Zoning By-law Amendment Application (Rezoning) or a Minor Variance Application.

Zoning By-law Amendment

- Major change to the permitted use and/or the zoning regulations that apply to the lands
- Council is the approval authority
- More costly and lengthy process
- Large notice sign posted on property
- Mail-out notice sent upon deeming the application complete and a minimum of 20 days prior to the statutory public meeting to property owners within 120 m of the subject property

Minor Variance

- Minor change to the zoning regulations that apply to the lands
- Committee of Adjustment is the approval authority
- Less costly and shorter process
- Small notice sign posted on property
- Mail-out notice sent at least 10 days prior to the Committee of Adjustment hearing date to property owners within 60 m of the subject property

Coming back to current day, on Thursday August 20, 2026, application A234.26 (1055 Bloor Street) was before the Committee of Adjustment seeking 19 variances that would result in a 112 unit stacked townhouse development being added to the existing apartment site. City staff and committee members expressed concern with the applicant including parking and traffic impacts and the staff report recommended deferral. In alignment with the staff report, members of the Committee of Adjustment and at the direction of the Chair of the Committee directed the applicant to work with the myself, the ward 3 office, and the local community to have a community meeting. Since then, I have reached out to the applicant and city staff to coordinate a community meeting and have requested that the applicant is transparent with myself and the community about which planning application process they will be following. I have also made it really clear to the applicant and city staff that I do not support the application and am very concerned about the impact on the tenants and local community.

I would like to thank all community members who have reached out to my office regarding this application. Now that the application has been deferred at the direction of the Committee of Adjustment and the Chair directed the applicant to work through my office and the community, I will continue to advocate for members of the community on this application and will work with City staff and the applicant to have a community meeting to discuss concerns from the community.

Respectfully,

Chris Fonseca

Chris Fonseca
Councillor, Ward 3 City
of Mississauga
www.chrisfonseca.ca

