

City of Mississauga Department Comments

Date Finalized: 2021-09-28	File(s): A433.21
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2021-10-07 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow a restaurant with a separation distance of 59.0m (approx. 193.6ft) from a Residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.0m (approx. 196.9ft) from a restaurant to a Residential zone in this instance.

Background

Property Address: 3920 Eglinton Avenue West Unit C2

Mississauga Official Plan

Character Area: Mixed Use
Designation: Churchill Meadows Employment Area

Zoning By-law 0225-2007

Zoning: C3 - Commercial

Planning Applications: None

Site and Area Context

The subject property is located within the Churchill Meadows Employment Area, south west of the Ninth Line and Eglinton Avenue West intersection. The subject property contains a commercial plaza having a mix of commercial and office uses with little vegetation. The surrounding area includes vacant lands zoned for employment and commercial uses.

The application requests a variance to permit a restaurant use.



residential uses. Furthermore, a wide city boulevard is provided between the residential neighbourhood and Eglinton Avenue West, which provides additional buffering between the restaurant use and the residential neighbourhood. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 433/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

BP RECEIVED, CORRECT VARIANCE

The Building Department is currently processing a building permit application under file BP 3ALT 21-7770. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 08/06/2021 for the above captioned building permit 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