

7. Zoning

The site is currently split-zoned, where 1094 Eglinton Avenue East is zoned **C3-64** (General Commercial) and 1108 Eglinton Avenue East is zoned **D** (Development). The zoning by-law amendment proposes to apply the **C3-64** (General Commercial) zone to the entire site and to amend Schedule C3-64 of the Exception Zone.

8 Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as land dedication for the widening of Eglinton Avenue East, detailed stormwater management design, and the registration of required easements.

9. Conclusions

In conclusion, City staff has evaluated the application to permit a two storey motor vehicle commercial building at 1108 and 1094 Eglinton Avenue East against the *Provincial Planning Statement*, Region of Peel Official Plan and Mississauga Official Plan.

The application is seeking to provide an infill commercial development within the Northeast (West) Employment Area in accordance with the **Mixed Use** designation of MOP. The subject site is located along an arterial road where similar uses exist such as a multi-tenant industrial plaza and another motor vehicle commercial use. The proposal is compatible with adjacent uses and the surrounding built form and supports the employment area.

Staff are of the opinion that the applications are consistent with and conform to Provincial, Region and City planning instruments. Staff has no objection to the approval of the rezoning applications subject to the recommendations provided in the staff report.