

**OZ 17/007 W3**

**1094-1108 Eglinton Avenue East**

Recommendation Report  
2094404 Ontario Inc.

Planning and Development Committee  
October 28, 2024

# Subject Property



Aerial Photo of 1094-1108 Eglinton Avenue East

# Site Context



View of site from Eglinton Avenue and Maingate Drive

# Site Context



View across from site at Eglinton Avenue and Maingate Drive (westward)

# Site Context



View across from site at Eglinton Avenue and Maingate Drive (eastward)

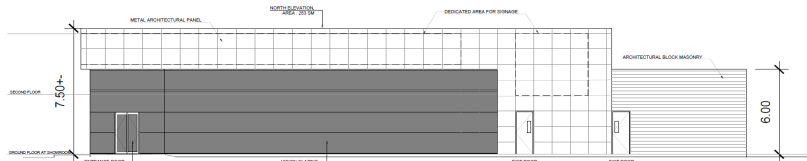
# Site Context



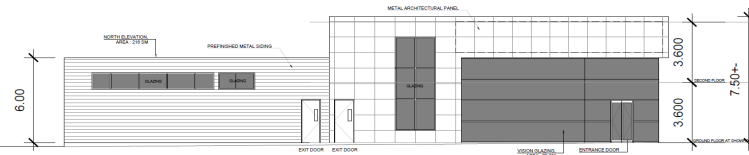
View of western site across from greenlands

# Development Proposal

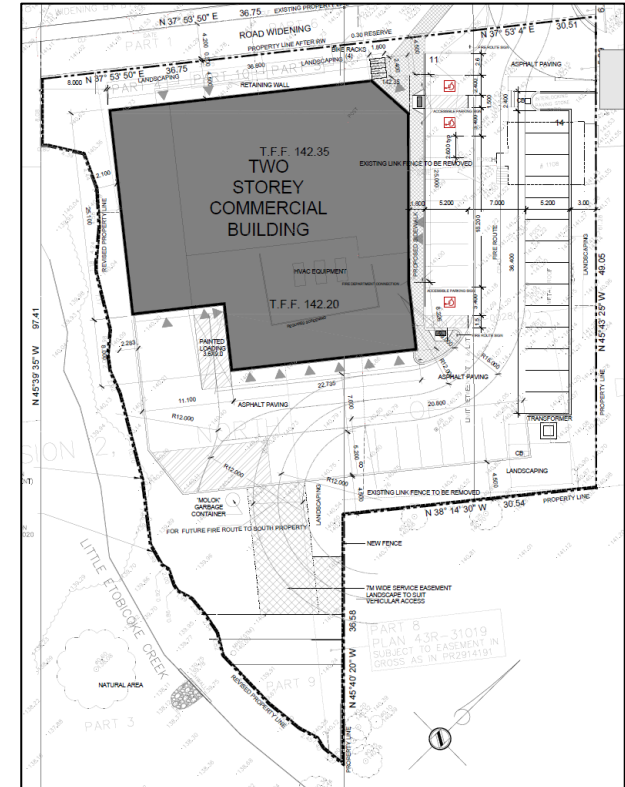
- Rezoning to permit a two storey commercial building for an motor vehicle sales facility



NORTH ELEVATION

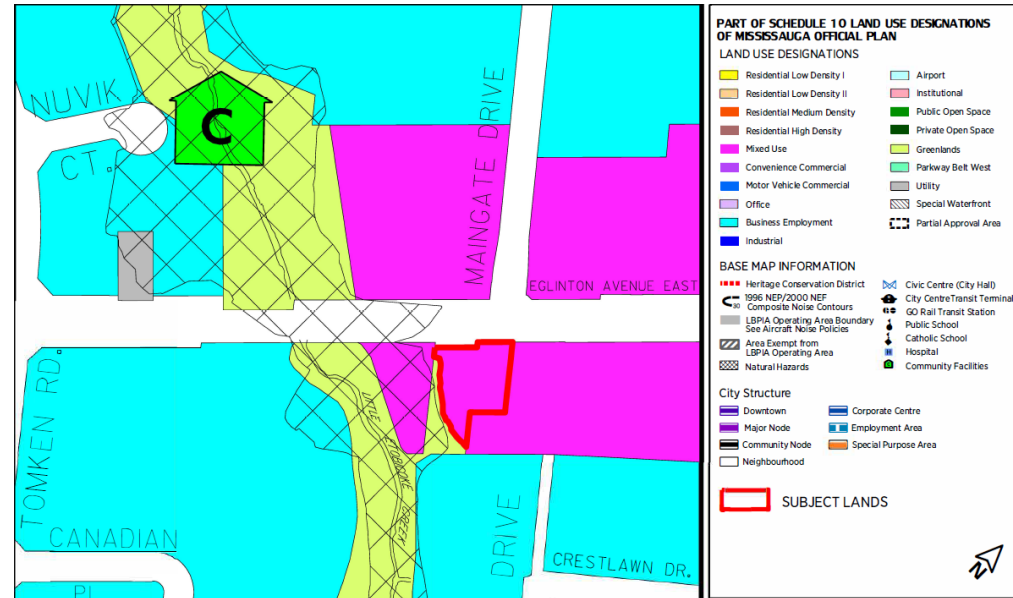


EAST ELEVATION



# Official Plan

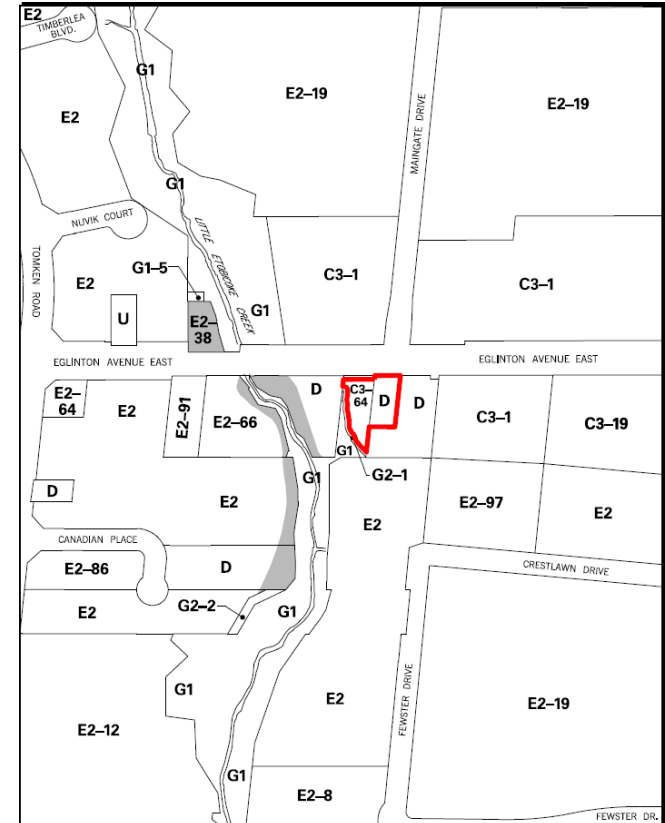
- Located in the **Northeast (West) Employment** Character Area
- Land Use designated **Mixed Use**
- Commercial motor vehicle sales is permitted within employment lands, given it is within the **Mixed Use** designation





# Zoning By-law

- A Zoning By-law Amendment is required to change the zoning from zoned **C3-64** (General Commercial – Exception) and **D** (Development) to **C3 – Exception** (General Commercial – Exception)



# Summary

- The proposed development is designed with a built form that is compatible with the existing area
- The proposal contributes to the mix of uses within the employment area, establishing an efficient retail use that respects the area's existing and planned context
- The proposed development conforms with relevant policies within the Provincial Policy Statement and Growth Plan, the Regional Official Plan and the Mississauga Official Plan including the Northeast (West) Employment Character Area

# Extended Application Timeline

March 19, 2019	Submission circulated to staff
June 24, 2019	Information report presented to Council
July 22, 2019	Staff comments provided
November 4, 2020	Staff comments resent
July 12, 2021	Application provided updated submission
November 3, 2021	Staff comments provided
August 31, 2022	Applicant retained new agent
November 8, 2022	Applicant provided a new concept plan, discussed with staff
October 12, 2023	Applicant provided updated submission
November 9, 2023	Staff comments provided
April 25, 2024	Applicant provided updated submission
June 6, 2024	Staff comments provided