

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-02-27	File(s): A20.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:3/6/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance proposing 883 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 955 parking spaces in this instance.

## Background

**Property Address:** 3970 Eglinton Ave W, Units 1&2

### Mississauga Official Plan

Character Area: Churchill Meadows Employment Area  
Designation: Business Employment; Mixed Use

### Zoning By-law 0225-2007

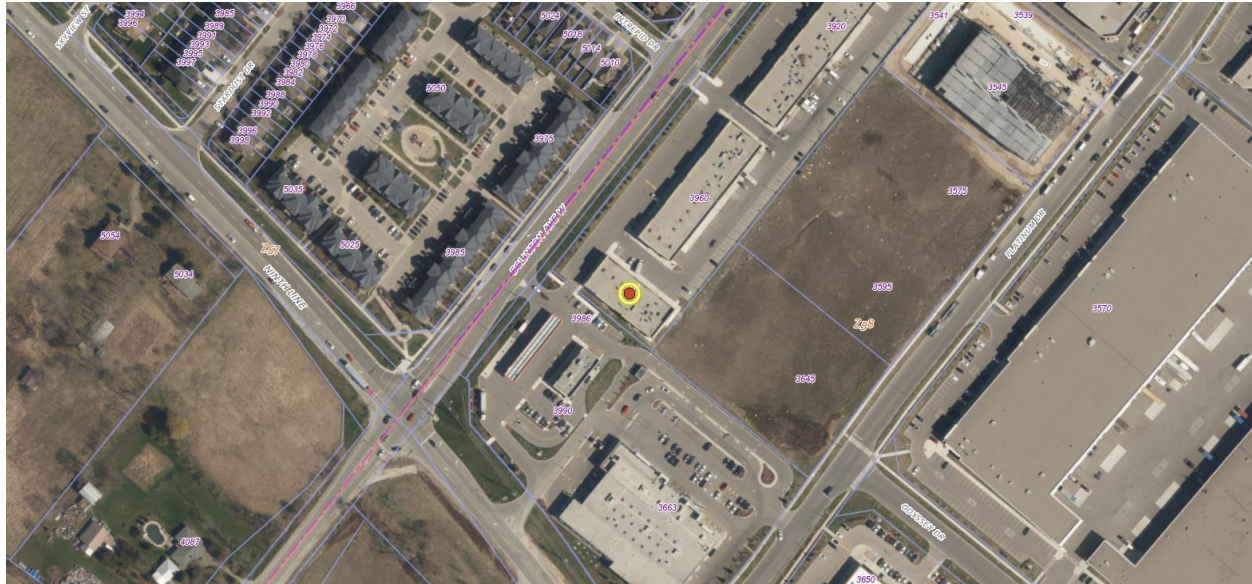
**Zoning:** C3-Commercial  
**Other Applications:** Certificate of Occupancy application C 24-2474

### Site and Area Context

The subject property is located within the Churchill Meadows Employment Area, southeast 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 for parking deficiency.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Business Employment and Mixed Use in the Churchill Meadows Employment Area in Schedule 10 of the Mississauga Official Plan (MOP).

The applicant has applied for a Certificate of Occupancy requesting a restaurant use on the subject property, requiring a variance for parking deficiency.

On September 11, 2024, the Council of the Corporation of the City of Mississauga passed an Interim Control By-law 0165-2024, pursuant to Section 38 of the *Planning Act*, to restrict the use of certain lands at the southwest corner of Ridgeway Drive and Eglinton Avenue West for a period

of one year to allow for a study to be undertaken to examine land use policies, parking and zoning provisions. Council also has the authority to extend the period during which the by-law will be in effect to a total period not exceeding two years. As such, under the Interim Control By-law, introduction of new restaurant uses is not permitted.

Additionally, Municipal Parking staff have reviewed the variance request and note as follows:

Baghdad Bakeries has submitted a Zoning Certificate of Occupancy application C 24-2474. Based on the review of the information available in this application, Zoning has confirmed the requested variance is correct.

Staff note, on September 11, 2024, the Council of the Corporation of the City of Mississauga passed By-law 0165-2024, an Interim Control By-law to restrict the use of certain lands at the southwest corner of Ridgeway Drive and Eglinton Avenue West to allow for a study to be undertaken to examine land use policies, parking, and zoning provisions. Under [the ICBL for the lands](#), the introduction of new restaurant uses is not permitted. At this time, the City has commenced new studies within this site; the results and their impact to the permitted uses, potential caps, and parking ratios are yet to be determined. As such, this application for this site is premature at this stage and no substantive review or comments on the parking study is, in the City's Legal's opinion, appropriate or necessary at this time.

Staff recommend the application be deferred, pending the results of the City's ongoing work in regard to Council passed Interim Control By-law 0165-2024.

Planning staff echo Municipal Parking staff's comments and are of the opinion that the application is premature and recommend the application be deferred.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures showing the existing parking area surrounding the building at 3970 Eglinton Ave. West. We have no concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist









## Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C 24-2474. Based on the review of the information available in this application, the requested variance(s) is/are correct.

*Please note that Interim Control By-Law 0165-2024, passed by Council on September 11, 2024, restricts changes of use. As such, the proposed change of use is not permitted under the current by-law.*

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Candice Williams, Zoning Examiner

**Appendix 3 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by:     Petrele Francois, Junior Planner