

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A79.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended, subject to the recommended condition.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a hotel proposing an overnight and/or short term accommodation use whereas By-law 0225-2007, as amended, does not permit such use in this instance.

Amendments

Planning staff note that the application requests a relief from the provisions of the Interim Control By-law BL-0165-2024, and not the Zoning By-law 0225-2007. As such, the variance should be amended to reflect this.

Recommended Condition

Should the Committee see merit in the application, Staff recommend the decision be tied to general conformance with the drawings presented.

Background

Property Address: 3645 Platinum Dr

Mississauga Official Plan

Character Area: Churchill Meadows Employment Area

Designation: Business Employment, Mixed Use

Zoning By-law 0225-2007

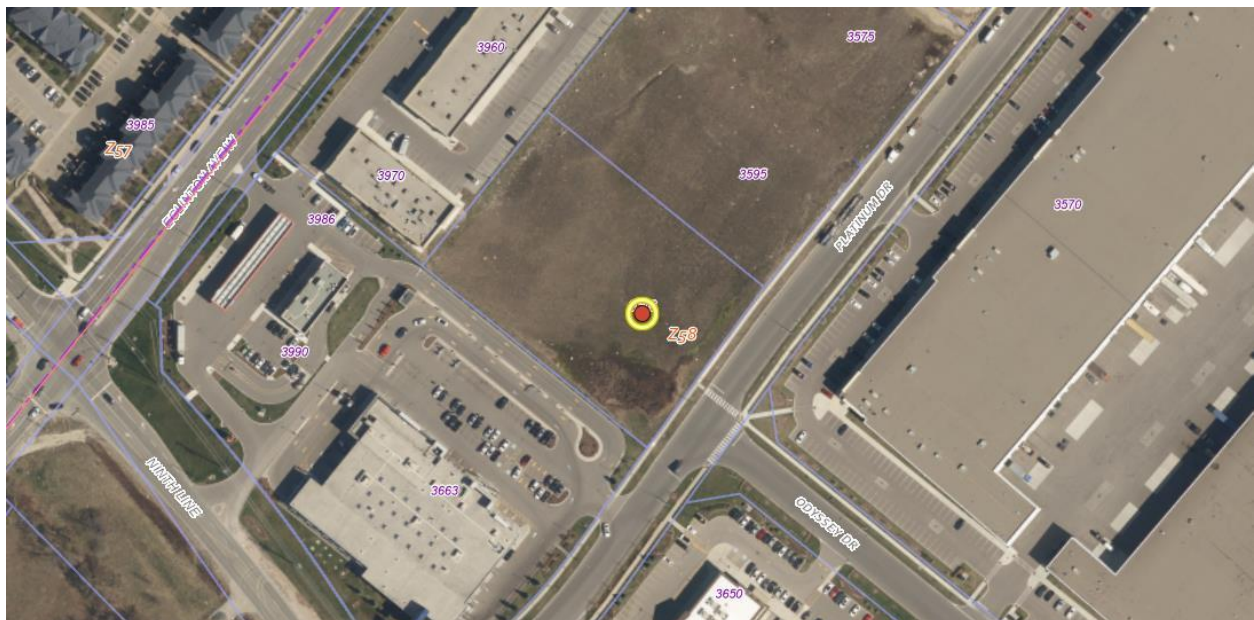
Zoning: C3 - Commercial, E2 - Employment

Other Applications: Site Plan Approval application SP 24-49 W8

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 along with the immediate area is primarily vacant with little vegetation. The surrounding area includes vacant lands zoned for employment and commercial uses.

The application requests a variance to permit a hotel use whereas the Interim Control By-law BL-0165-2024 does not permit so.



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, including relief from an Interim Control 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 an active Site Plan application (SP 24-49 W8). The Committee previously approved for variances pertaining to parking and an outdoor patio under file A303.20 on October 1, 2020.

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 parking study to be undertaken to examine land use policies, parking and zoning provisions. Council has the authority to extend the period to two years during which the by-law will be in effect should the review not be completed. As such, under the Interim Control By-law (ICBL), introduction of new overnight and/or short-term accommodation is not permitted.

Notwithstanding the ICBL and the ongoing City-initiated study, a minor variance application was submitted for consideration to exempt them from the ICBL and allow them to proceed with the site plan review.

Given that the subject site is located on the periphery of the study area for the ICBL, and unlike other lands within the study area, the subject site proposes a self contained parking and vehicular circulation network design, it is anticipated the subject site can operate on its own and that the study done for the subject site is sufficient requiring no further review. Furthermore, staff are of the opinion that activities occurring on the subject site will not have any material impact on the remainder of the lands that are subject to study through the ICBL process.

Accordingly, staff do not object to the subject site being removed from the ICBL study area by minor variance, as it is anticipated that the removal will not undermine the ongoing study. Furthermore, the proposed development does not require any parking relief, which is the focus of the ICBL and its study. That said, should the COA seek to approve the requested variance to remove the subject site from the ICBL, we ask that it be conditional on the proposed development being built substantially in accordance with the architectural plans.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that this property was the subject of a recent severance application File B-87/17 and that any Transportation and Works Department concerns/requirements for the proposed building will be addressed through the future Site Plan and Building Permit applications.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Department is processing site plan approval application SP 24-49 W8. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – MTO

The subject site described above appears to be located within the MTO Permit Control Area for **Highway 407**; as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works. These comments are preliminary only, and prior to any MTO permit applications being submitted, the MTO requests that the Municipality circulate the Official Plan & Zoning By-law / Site Plan Amendment Applications for the subject site for review, where we will provide more detailed comments, including what materials will be required for review as part of the Site Plan Application circulation.

Information regarding the application process, forms and the policy can be found at the following link: <https://www.ontario.ca/page/highway-corridor-management>

Comments Prepared by: Nicole Hajjar, Corridor Management Officer