

City of Mississauga
Corporate Report



<p>Date: August 13, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ 18/018 W8</p>
	<p>Meeting date: September 7, 2021</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 8)

Rezoning application to permit a five storey self-storage building and 2 two storey industrial condominium buildings

3855 Dundas Street West, northeast quadrant of Ninth Line and Dundas Street West

Owner: 3855 Dundas West Storage GP Corp.

File: OZ 18/018 W8

Recommendation

That the report dated August 13, 2021, from the Commissioner of Planning and Building regarding the application by 3855 Dundas West Storage GP Corp. to permit a five storey self-storage building and 2 two storey industrial condominium buildings, under File OZ 18/018 W8, 3855 Dundas Street West, be received for information.

Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The rezoning application is required to permit a five storey self-storage building and 2 two storey industrial condominium buildings. The zoning by-law will need to be amended from **E2-93** (Employment - Exception) to **E2-Exception** (Employment - Exception) to implement this development proposal. A plan of condominium will also be required to create the proposed industrial units within the industrial condominium buildings. The zoning by-law may also need to be amended to include an "H" holding provision to ensure the provision of adequate servicing and connection to the municipal infrastructure system.

During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The vacant property is located on the east side of Ninth Line, north of Dundas Street West within the Western Business Park Employment Area. The subject property is not connected to municipal sanitary and water servicing and there are no immediate plans for the Region of Peel to extend the necessary servicing. An easement in favour of TC Energy is located along the east property line of the subject property.



Aerial image of 3855 Dundas Street West



Applicant's 3D view of the proposed five storey self-storage building and two storey industrial condominium buildings from Ninth Line and Dundas Street West

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting

all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform to the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms to the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 6.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information regarding matters such as stormwater management, the feasibility of on-site private servicing, fire prevention, compatibility with pipeline infrastructure, review of reduced parking standards and ensuring the compatibility of the new buildings.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Michael Franzolini, Development Planner