

Resolution

Date:

Moved by Councillor Damerla
Seconded by Councillor Dasko

WHEREAS the City of Mississauga Official Plan designates the lands bounded by Burnhamthorpe Road on the north, Grand Park Drive on the east, Central Parkway West on the south and Mavis Road on the west (the "Subject Lands") as Mixed Use and Motor Vehicle Commercial;

AND WHEREAS between 1981 and 1996, the City of Mississauga Official Plan designated most of the Subject Lands as Mixed Industrial & Commercial and zoned them to permit a range of industrial uses until 2007;

AND WHEREAS the 2019 Mississauga Employment Survey determined the Subject Lands contain a total of 83 businesses and 973 jobs across a range of industries, including 132 manufacturing jobs and 118 construction jobs;

AND WHEREAS official plan and zoning changes made since then have the effect of only permitting minor alterations or additions to existing industrial facilities, buildings and structures on most of the Subject Lands;

AND WHEREAS as a result of these official plan and zoning changes many of the businesses are being unfairly impacted in their ability to succeed

AND WHEREAS the City has since introduced unlimited residential height and density in its downtown core reducing the need to build residential on the subject lands and displace high paying jobs in order to achieve provincial intensification targets

AND WHEREAS as a City we are responsible for both economic development and residential intensification and need to find a balance between promoting both sectors

AND WHEREAS the lands on the West side of Mavis and the subject lands are contiguous and were originally both zoned for industrial use but have been treated very differently; with the lands West of Mavis enjoying protection as employment lands while those on the East side alone have been rezoned primarily for commercial uses which do not permit industrial uses

NOW THEREFORE BE IT RESOLVED THAT

Council direct staff to prepare a report to Planning Development Committee outlining the history, planning context, relevant official plan land use policies, zoning by-law provisions and other applicable policies and guidelines related to the Subject Lands; and provide context as to why lands that were once contiguously zoned industrial have been treated very differently on the West and East side of Mavis

AND FURTHER THAT the report include a preliminary recommendation on the appropriateness of reintroducing industrial land use permissions to the Subject Lands.

