

# LAND & BUILDING EXPERTS

Professional Engineers Ontario

*Certificate of Authorization # 100205934*

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## **Proposed Temporary Commercial Parking at 1075 Canadian Place, Mississauga, ON L4W 1J9**

Land & Building Experts is retained by 2415054 Ontario Inc - the owner of 1075 Canadian Place - to apply for a temporary zoning amendment that would permit the parking of trucks on the vacant property.

The subject site has a frontage of 174 ft on the east side of Canadian Place and an area of 2 acres. The proposed temporary gravel parking lot will have one entrance/exit and the parking spaces will be identified by concrete wheel barriers at each parking space. No paving, grading improvements or painted lines to identify the parking spaces are proposed. The existing grading and other lot characteristics would remain the same during the proposed temporary use of the lot as a commercial parking lot. A perimeter silt fence to prevent potential soil erosion and control any sediment would remain in place. Since no structures or buildings are proposed at the subject site for the temporary use of the lot for non-accessory commercial parking, other than the installation of perimeter security fencing and silt fencing, no temporary connections to municipal services including domestic water, sanitary sewer, and storm sewer are required at this time. Required Site Servicing would be identified through any future applications for the development of the subject property

The required engineering drawings and reports have been completed.

An arborist's report was undertaken and concluded that there were no trees to be protected on the site.

Hydrogeologic and Geotechnical Investigation conducted at the subject property by Terraprobe Consulting Geotechnical Engineers confirms that there was no obvious evidence of active toe erosion, the slope appears to be stable and erosion and stability setbacks are not required. The physical top of the bank may be considered the long-term stable slope crest location. Staked top of the bank is located at a further significant distance away from the physical top of the bank.

The proposed temporary gravel parking lot with underground chambers is designed to capture stormwater runoff and achieve the maximum stormwater treatment benefit by taking full advantage of the available void space provided by gravel and ground recharging chambers. As

an alternative to traditional pavement, gravel parking lots allow rainfall and parking lot runoff to pass through the gravel and infiltrate into the native soils. This is an improvement from typical parking lots where most runoff travels directly into the storm sewers and into streams and Lake Ontario.

We are proposing a temporary gravel parking lot that allows rain to infiltrate, thereby reducing runoff and promoting groundwater recharge. Infiltrating stormwater close to the source prevents contamination of relatively clean runoff which can be infiltrated with dirty runoff. The water filters through the soil to remove any excess nutrients.

Runoff that is not infiltrated by the gravel will be transferred to underground soakaway chambers which provide additional infiltration and filter the runoff. The proposed subsurface soakaway chambers cool stormwater that has been heated by a gravel parking lot and filters the water to remove pollutants before it enters nearby Etobicoke Creek. The proposed gravel temporary parking lot with a subsurface soakaway chamber replicates a more natural water balance providing improved water quality and protection of aquatic habitat. In the proposed landscape strip around the perimeter of the parking lot, the interaction of plants, soil, and natural microbes remove pollutants to improve the quality of water.

The Toronto Region Conservation Authority has confirmed that they are satisfied with the top of the bank and its setback as shown on the site plan.

The subject property is located within an established Industrial Park with industrial uses developed on all sides. To the rear of the property is a wooded valley system associated with the Little Etobicoke Creek and a top-of-bank and appropriate setback has been established for the property in this location. The lands below the top of the bank and an appropriate buffer are to remain as a landscaped area.

The subject property is within the urban area of the City of Mississauga. This area is intended to be used for fully serviced urban uses. Provincial Policy Statement Policy 1.3.2.1 states: "Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs." The subject property is designated as Employment in the City of Mississauga's Official Plan and will be used for this purpose when the application is approved.

The Provincial Policy Statement also in Policy 2.1.1 requires that "Natural features and areas shall be protected for the long term." The Hazard lands that are part of this property are protected as required. The application for a parking lot on the subject property is consistent with the Provincial Policy Statement.

The Growth Plan requires that growth occurs within the designated urban area where services are available. Growth Plan Policy 2.2.5.1 states: "Economic development and competitiveness in the Greater Golden Horseshoe will be promoted by "making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities." The subject property is currently vacant and making use of it as proposed is consistent with the Growth Plan policy.

The subject property is located within the Urban System on Schedule D in the Peel Region Official Plan. The Regional Plan directs local municipalities to designate an adequate supply of employment land within the Urban System in order to achieve employment forecasts and accommodate a variety of employment uses in accordance with the locational and market requirements of those uses. The Regional Official Plan is silent on the matter of temporary uses. The proposed development conforms to the Regional Official Plan.

The subject property is designated as Business Employment in the City of Mississauga's Official Plan. The ravine area at the rear of the property is designated as Natural Hazard. The Business Employment designation permits a wide variety of industrial and commercial uses including transportation facilities, trucking terminals, warehousing, distributing and wholesaling, and accessory uses.

Section 19.9 of the City of Mississauga's Official Plan provides direction with respect to Temporary Use Bylaws.

Section 19.9.1 of the City of Mississauga's Official Plan states

"City Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the zoning by-law, as permitted by the provisions of the Planning Act."

Section 19.9.2 of the City of Mississauga's Official Plan states

"A temporary use which conforms to this Plan may be permitted by a temporary use by-law to allow:

- a. an unfamiliar use on a trial basis;
- b. the use of an available building until the rehabilitation or redevelopment of the building for a use permitted by this Plan is warranted by future market conditions; or
- c. the use of vacant land for a parking lot that would otherwise not be permitted.

Section 19.9.3 of the City of Mississauga's Official Plan states

"The following conditions will apply to all uses permitted by a temporary use by-law:

- a. extensions of the period of temporary use may be permitted by subsequent by-laws but should generally not continue for more than a total of ten years for temporary use of a garden suite and three years in all other cases as per the Planning Act;
- b. no new buildings or expansion of buildings, except for temporary or movable structures, will be permitted;
- c. the temporary use permitted must be compatible with adjacent land uses, or measures to mitigate any adverse impacts must be applied;
- d. no adverse impacts on traffic or transportation facilities in the area may result, and sufficient parking must be provided on-site;
- e. no adverse impact on community infrastructure;
- f. no adverse impacts on the assessment base;
- g. the temporary use will not jeopardize the eventual planned land use; and
- h. temporary buildings must conform to the property standards by-law."

While a truck parking lot is not specifically permitted in the Business Employment designation, a variety of trucking operations are permitted. Section 19.9.1 (c) of the City of Mississauga's

Official Plan specifically permits a parking lot on a temporary basis on a vacant property even though it is not a permitted land use within the designation.

The proposed parking lot meets all of the conditions imposed by Section 19.9.2 of the City of Mississauga's Official Plan in that:

- a) The use will be temporary
- b) No new buildings are proposed
- c) The use is compatible with and supportive of adjacent industrial uses.
- d) No adverse impact on traffic in the area has been identified or is expected.
- e) There is no impact on community infrastructure and no municipal services are required.
- f) There is no degradation of the assessment base
- g) The proposed use will not interfere with the future use or development of the property
- h) No temporary buildings are proposed and any curbs, landscaping, etc. can easily be removed when redevelopment occurs.

The subject property is zoned D Development in Bylaw 225-2007. Lands to the north and south are Zoned E2 Employment. This zoning category permits only existing uses and buildings on the site. The passage of the temporary zoning bylaw is required to permit the use of a parking lot. The passage of the temporary use bylaw as proposed conforms to the City's Official Plan.

The proposed use of a temporary parking lot is to encourage long-term redevelopment of the site more intense, transit-supportive compatible land use that is consistent with the policies of the Provincial Policy Statement and is in conformity with the Official Plan and the City of Mississauga's Plan.

On behalf of the owner, we hereby request the honourable members to approve the passage of the temporary by-law to permit temporary parking of trucks on the vacant lot located at 1075 Canadian Place.

Thank you

Yours truly,

**Land & Building Experts Ltd.**

**Nalliah Thayabharan**

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**May 25, 2022**