

City of Mississauga
Corporate Report



<p>Date: June 10, 2022</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 21-007 W2</p>
	<p>Meeting date: July 5, 2022</p>

Subject

RECOMMENDATION REPORT WARD 2

Rezoning application to permit 2 one storey industrial buildings

551 Avonhead Road, north of Lakeshore Road West, east side of Avonhead Road

Owner: 551 Avonhead GP Inc.

File: OZ 21-007 W2

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 21-007 W2, 551 Avonhead GP Inc., 551 Avonhead Road to change the zoning to **E3-Exception** (Employment – Exception) to permit 2 one storey industrial buildings be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 10, 2022 from the Commissioner of Planning and Building
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- The application is to change the **G2** (Greenlands – Natural Features) and **E3-12** (Employment – Exception) zone on the property to **E3 – Exception** (Employment Exception) to allow for 2 one storey industrial buildings
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including a natural regeneration area at the rear of the site and increased soft landscaping.
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the application be approved

Background

A public meeting was held by the Planning and Development Committee on November 15, 2021, at which time an Information Report

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=16709>

was received for information.

Recommendation PDC-0066 -2021 was then adopted by Council on November 24, 2021.

That the report dated October 22, 2021 from the Commissioner of Planning and Building regarding the application by 551 Avonhead GP Inc. to permit 2 one storey industrial buildings under file OZ 21/007 W2, 551 Avonhead Road, be received for information



Aerial Image of 551 Avonhead Road

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some modifications to the proposed concept plan including:

- Reducing the combined Gross Floor Area (GFA) of Buildings 'A' and 'B' from 78 343.66 m² (843,284 ft²) to 68 771.54 m² (740,251 ft²)
- Increasing the landscaped area from 9.20% to 21.05%
- Reducing the combined parking from 547 parking spaces to 484 spaces
- Increasing the front yard setback from 4.45 m (14.6 ft.) to 7.50 m (24.6 ft.)
- Adding a natural regeneration area at the rear of the site

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on October 21, 2021. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on November 15, 2021. One member of the public made deputations regarding the application. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. A zoning by-law amendment is required to change the zoning from **G2** (Greenlands – Natural Features) and **E3-12** (Employment – Exception) to **E3-Exception** (Employment – Exception) to permit the proposal.

The application has been found to be acceptable based upon the following:

- The proposal promotes economic development by making efficient use of the existing employment area
- The development protects existing natural features by proposing a natural area at the rear of the site
- The proposal maintains the long-term vision of the Southdown Local Area Plan and enhances the Character Area

Strategic Plan

The application is consistent with the Connect Pillar of the Strategic Plan by contributing a choice of employment opportunities to residents that supports the principle of building complete communities to accommodate growth.

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

In summary, the proposed development is compatible with the surrounding area and contributes to the overall vision of the Southdown Employment Character Area. The rear of the site will consist of a natural regeneration area that will be preserved, maintaining the intent of the Significant Natural Area identified in the Official Plan. The proposed rezoning is acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lucas Petricca, Development Planner