

City of Mississauga
Corporate Report



<p>Date: June 2, 2023</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 21-17 W3</p>
	<p>Meeting date: June 26, 2023</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

**Rezoning application to permit two, one storey industrial buildings
 4496 Tomken Road, north of Eastgate Parkway and west of Tomken Road**

Owner: Mantella Corporation

File: OZ 21-17 W3

Pre-Bill 109

Recommendation

1. That the application under File OZ 21-17 W3, Mantella Corporation, 4496 Tomken Road to change the zoning to **H-E2-Exception** (Employment - Exception) and **G2** (Greenlands – Natural Features) to permit two, one storey industrial buildings be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 2, 2023 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That the "H" holding provision is to be removed from the **H-E2-Exception** (Employment - Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June 2, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- The application is to change the zoning from **D** (Development) to **H-E2-Exception** (Employment – Exception) and **G2** (Greenlands – Natural Features) to allow the development of the site with two, one storey industrial buildings and the preservation of the existing woodlot at the rear of the property
- The applicant has made minor revisions to the proposal to address issues raised by staff including, the provision of an increased setback from Tomken Road to allow for the required road widening, the provision of a turning circle at the terminus of Winchester Road, and minor changes to the building footprints to improve overall site functionality
- 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 June 6, 2022 at which time an Information Report

<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=85879eaa-a995-4158-9180-f4861c625c1d&lang=English&Agenda=Agenda&Item=6&Tab=attachments>

was received for information.

Recommendation PDC-0054-2022 was then adopted by Council on June 8, 2022.

That the report dated May 13, 2022, from the Commissioner of Planning and Building regarding the application by Mantella Corporation to permit two, one storey industrial.



Aerial Image of 4496 Tomken Road

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposal including:

- providing an increased setback to allow for the required right-of-way dedication on Tomken Road
- providing a permanent turning circle at the terminus of Winchester Road, and
- Including some minor alterations to the building footprints to improve site functionality.

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 January 5, 2022. No written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on June 6, 2022.

No community meetings were held for the subject application. No comments were made at the public meeting and no comments have been received by the Planning and Building Department.

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 conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is not required.

The proposal is to develop the lands with two industrial buildings with access from the Winchester Road extension. The existing woodlot will be preserved by applying the appropriate **G2** (Greenlands – Natural Features) zone and dedicating it to the City. The application is proposing to utilize the vacant portion of a lot within an employment area for industrial uses. Further, it is located in an area serviced by existing municipal infrastructure and transit. Based on this, the application is consistent with provincial, regional and municipal policies.

Strategic Plan

This proposal is consistent with the Prosper Pillar in that it “Meet employment needs – to provide the infrastructure and network of services and opportunities that business requires to thrive.”

Further, with the preservation and dedication of the woodlot, this application is consistent with the Green Pillar “Conserve, enhance and connect natural environments – to be responsible stewards of the land by conserving, enhancing and connecting natural environments.”

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 Northeast Employment Character Area. The rear of the site will remain a woodlot that will be preserved and dedicated to the City, 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

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