

City of Mississauga
Corporate Report



<p>Date: August 11, 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: T-OZ 21-6 W3</p>
	<p>Meeting date: September 5, 2023</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Temporary Rezoning application to permit a transportation facility for 106 commercial motor vehicles for a period of three years

1075 Canadian Place, south of Eglinton Avenue East, east of Tomken Road

Owner: 2415054 Ontario Inc.

File: T-OZ 21-6 W3

Pre-Bill 109

Recommendation

1. That the application under File T-OZ 21-6 W3, 2415054 Ontario Inc., 1075 Canadian Place to temporarily change the zoning to **D - exception** (Development – Exception) to permit a transportation facility for 106 commercial motor vehicles for a period of three years, be approved, in conformity with the provisions outlined in Appendix 2 of the staff report dated May 6, 2023 from the Commissioner of Planning and Building.
2. That the applicant agree 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 temporary 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 zoning on a temporary basis to permit a transportation facility for 106 commercial motor vehicles for a period of three years
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting including the addition of five spaces for the drivers to park personal vehicles; provide a fence along the northerly property line and an upgrade to the proposed surface material to minimize dust and loose gravel tracking on to the public road
- The recommendation report that was considered at PDC on May 29, 2023 was deferred to allow staff to work with the applicant to address concerns from abutting landowners regarding impacts resulting from the temporary use
- The Ward Councillor and planning staff have since met with the applicant and neighbouring property owners to discuss their concerns
- Staff remain satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on May 30, 2022, at which time an Information Report

(<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=26003>)

was received for information. Recommendation PDC-0045-2022 was then adopted by Council on June 8, 2022.

1. That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the application by 2415054 Ontario Inc. to permit a [transportation facility] parking lot for 106 commercial motor vehicles for a period of three years, under File T-OZ 21-6 W3, 1075 Canadian Place, be received for information.
2. That 1 oral submission be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the application. Given the amount of time since the public meeting, full notification was provided.

A second public meeting was held by the Planning and Development Committee on May 29, 2023, at which time a Recommendation Report

(<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=41584>) was

presented for decision. Recommendation PDC-0033-2023 was moved by Councillor C. Fonseca

1. That the application under File T-OZ 21-6 W3, 2415054 Ontario Inc., 1075 Canadian Place to temporarily change the zoning to D - exception (Development – Exception) to permit a transportation facility for 106 commercial motor vehicles for a period of three years, be deferred.
2. That one oral submission be received.

Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1075 Canadian Place

Comments

REVISED DEVELOPMENT PROPOSAL

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

- The number of commercial motor vehicle spots has been reduced from 135 to 106
- Five passenger car spaces have been added to the layout to allow drivers to park their personal vehicles on-site while using their trucks

- A fence is proposed along the northerly property line
- Larger stone gravel material is proposed to prevent dust and gravel tracking on to the public road.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official zoning change. All property owners within 120 m (393 ft.) were notified of the application on September 3, 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 May 30, 2022. A consultant representing a neighbouring property made a deputation 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 for a temporary use and 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.

The site is currently vacant and is being proposed to be used to permit parking for up to 106 commercial motor vehicles and accessory passenger vehicles. The use is proposed to be permitted for a maximum of three years.

Strategic Plan

The application is consistent with the Prosper pillar of the Strategic Plan by contributing to employment opportunities in the City.

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.

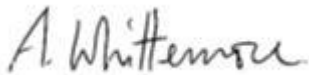
Conclusion

In summary, the proposed development is a temporary parking lot for commercial motor vehicles and the approved site plan has been designed to minimize negative impacts on neighbouring lands and to protect the natural environment. The proposed temporary zoning is acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Andrea Dear MCIP, RPP, Development Planner