

# **T-OZ 21-6 W3 1075 Canadian Place**

Recommendation Report  
Planning and Building Department  
2415054 Ontario Inc.

## **Application Timeline:**

**July 13, 2021** – Application Deemed Complete

**July 28, 2021** – Notice of the Application

**May 30, 2022** – Public Meeting – Information Report

**May 29, 2023** – Public Meeting – Recommendation Report (Deferred)

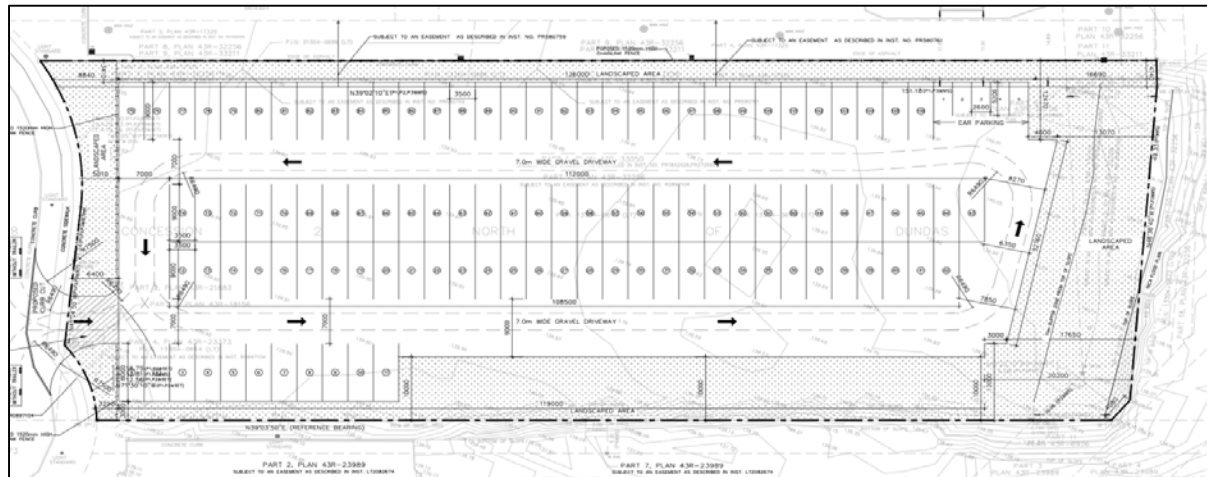
**September 5, 2023** - Recommendation Report

Subject  
Lands



## Development Proposal

- Transportation Facility
- 106 Commercial Vehicle Parking Spaces
- 5 Passenger Vehicle Parking Spaces
- For a period of 3 years



## Amendments requested:

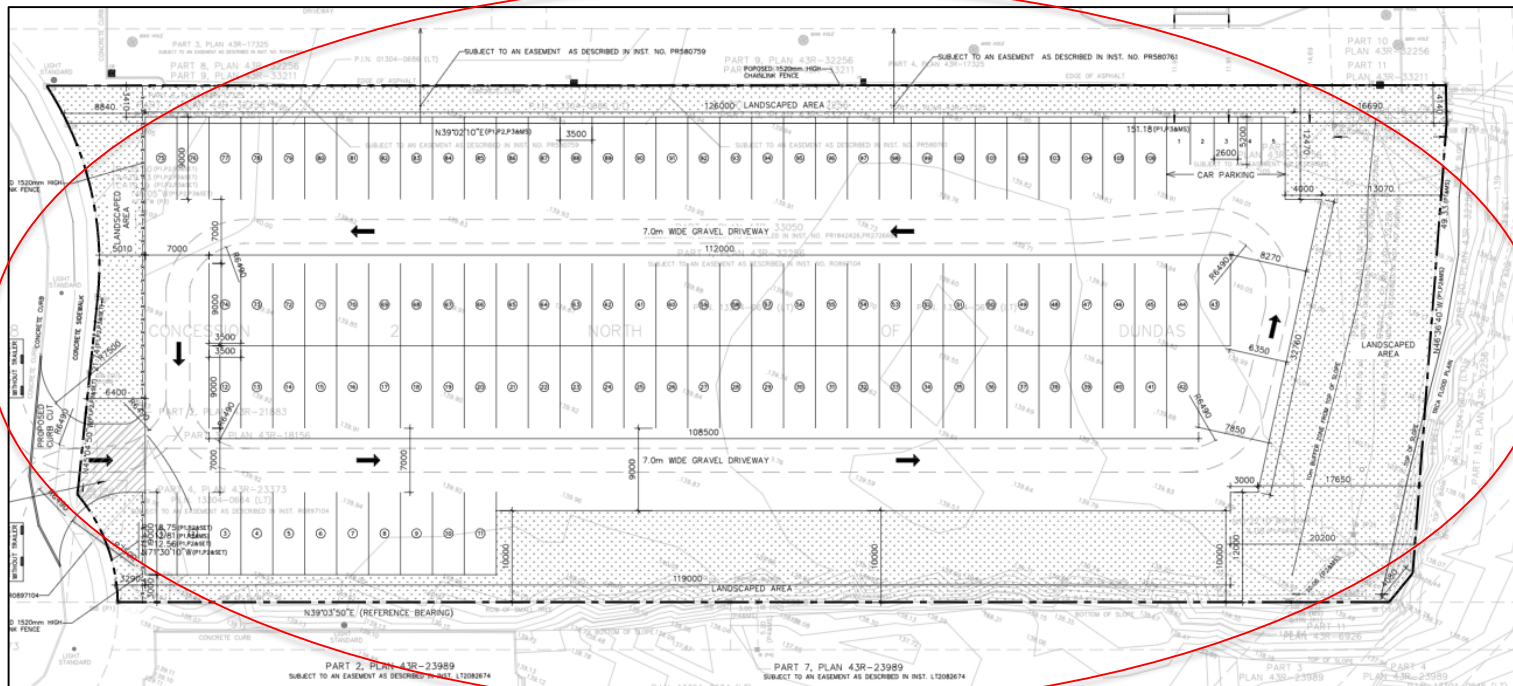
- An Official Plan Amendment is not required
- A Temporary Zoning By-law Amendment is required from the current **D** and **E2** zone to the Temporary **D-6**
- Section 19.9 of Mississauga Official Plan, contemplates temporary use by-laws and sets out a criteria by which an application is to be evaluated.

## **Mississauga Official Plan:**

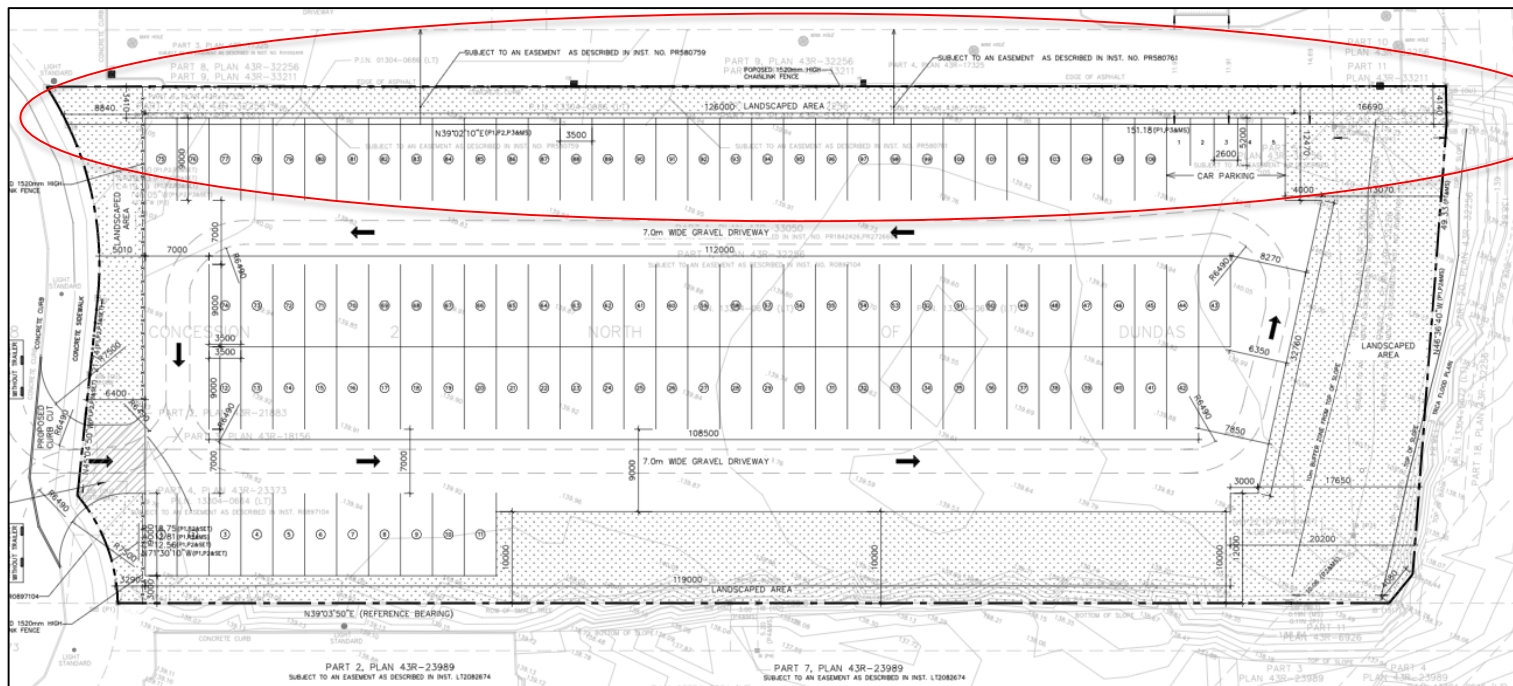
- extensions require subsequent by-laws up to a max of 10 years;
- no new buildings or expansion of buildings will be permitted;
- the temporary use must be compatible with adjacent land uses, or mitigation measures must be applied;
- no adverse impacts on traffic in the area may result, and sufficient parking must be provided on-site;
- the temporary use will not jeopardize the eventual planned land use; and
- temporary buildings must conform to the property standards by-law.



## Mitigation Measures



## Mitigation Measures



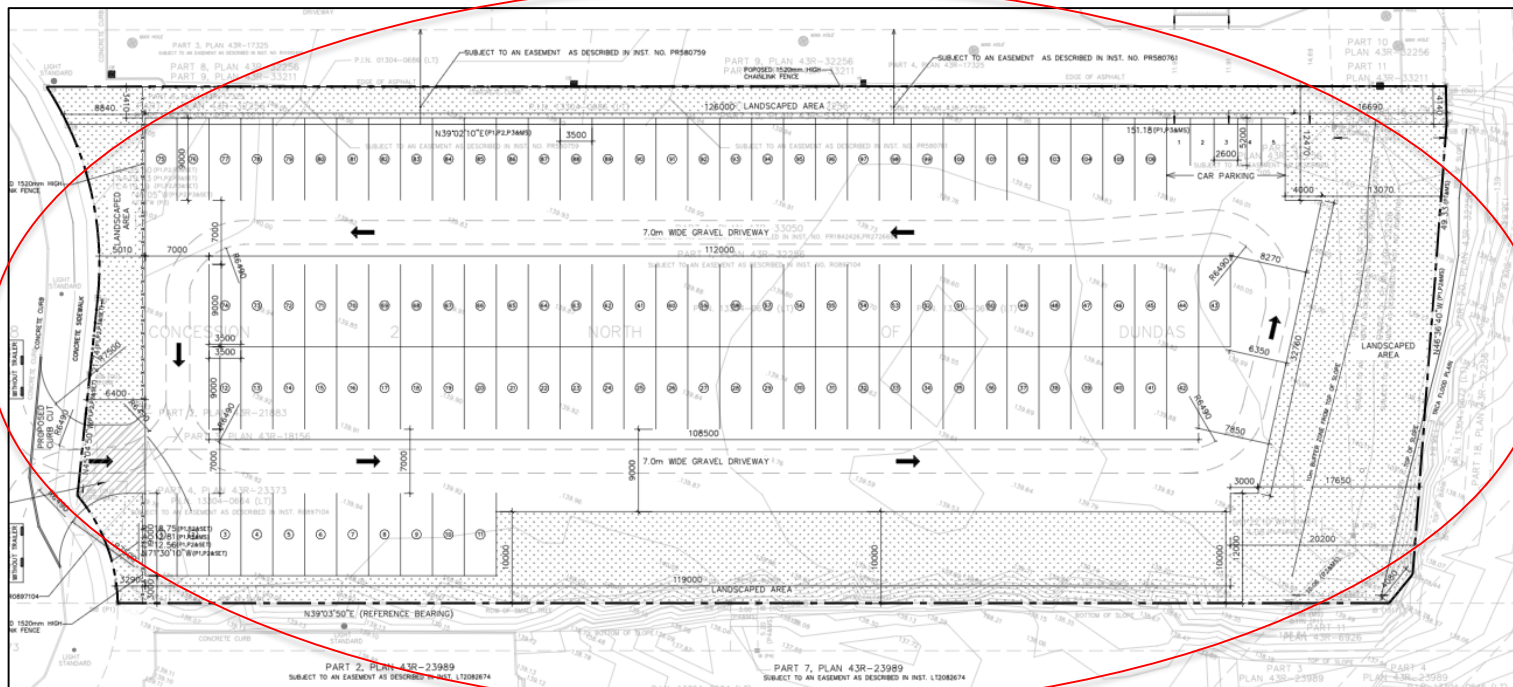


The site plan shows a rectangular lot with a total area of 120,000 sq. ft. The lot is divided into two main sections by a 7.0m wide gravel driveway. The northern section contains 50 units, and the southern section contains 50 units. A red circle highlights a parking area with 15 spaces. The plan includes various dimensions, bearings, and references to other parts of the plan. A north arrow is located in the center of the lot.

**Key Features and Dimensions:**

- Lot Dimensions:** 120,000 sq. ft. total area.
- Driveway:** 7.0m wide gravel driveway running north-south.
- Parking:** 15 spaces highlighted in a red circle.
- Units:** 50 units in the northern section, 50 units in the southern section.
- Dimensions:** Various dimensions are shown, including 10000, 12000, 15000, 18000, 20000, 22000, 24000, 26000, 28000, 30000, 32000, 34000, 36000, 38000, 40000, 42000, 44000, 46000, 48000, 50000, 52000, 54000, 56000, 58000, 60000, 62000, 64000, 66000, 68000, 70000, 72000, 74000, 76000, 78000, 80000, 82000, 84000, 86000, 88000, 90000, 92000, 94000, 96000, 98000, 100000, 102000, 104000, 106000, 108000, 110000, 112000, 114000, 116000, 118000, 120000.
- Bearings:** Various bearings are shown, including N39°03'50"E, N39°02'10"E, N39°01'10"E, N39°00'10"E, N38°59'10"E, N38°58'10"E, N38°57'10"E, N38°56'10"E, N38°55'10"E, N38°54'10"E, N38°53'10"E, N38°52'10"E, N38°51'10"E, N38°50'10"E, N38°49'10"E, N38°48'10"E, N38°47'10"E, N38°46'10"E, N38°45'10"E, N38°44'10"E, N38°43'10"E, N38°42'10"E, N38°41'10"E, N38°40'10"E, N38°39'10"E, N38°38'10"E, N38°37'10"E, N38°36'10"E, N38°35'10"E, N38°34'10"E, N38°33'10"E, N38°32'10"E, N38°31'10"E, N38°30'10"E, N38°29'10"E, N38°28'10"E, N38°27'10"E, N38°26'10"E, N38°25'10"E, N38°24'10"E, N38°23'10"E, N38°22'10"E, N38°21'10"E, N38°20'10"E, N38°19'10"E, N38°18'10"E, N38°17'10"E, N38°16'10"E, N38°15'10"E, N38°14'10"E, N38°13'10"E, N38°12'10"E, N38°11'10"E, N38°10'10"E, N38°09'10"E, N38°08'10"E, N38°07'10"E, N38°06'10"E, N38°05'10"E, N38°04'10"E, N38°03'10"E, N38°02'10"E, N38°01'10"E, N38°00'10"E, N37°59'10"E, N37°58'10"E, N37°57'10"E, N37°56'10"E, N37°55'10"E, N37°54'10"E, N37°53'10"E, N37°52'10"E, N37°51'10"E, N37°50'10"E, N37°49'10"E, N37°48'10"E, N37°47'10"E, N37°46'10"E, N37°45'10"E, N37°44'10"E, N37°43'10"E, N37°42'10"E, N37°41'10"E, N37°40'10"E, N37°39'10"E, N37°38'10"E, N37°37'10"E, N37°36'10"E, N37°35'10"E, N37°34'10"E, N37°33'10"E, N37°32'10"E, N37°31'10"E, N37°30'10"E, N37°29'10"E, N37°28'10"E, N37°27'10"E, N37°26'10"E, N37°25'10"E, N37°24'10"E, N37°23'10"E, N37°22'10"E, N37°21'10"E, N37°20'10"E, N37°19'10"E, N37°18'10"E, N37°17'10"E, N37°16'10"E, N37°15'10"E, N37°14'10"E, N37°13'10"E, N37°12'10"E, N37°11'10"E, N37°10'10"E, N37°09'10"E, N37°08'10"E, N37°07'10"E, N37°06'10"E, N37°05'10"E, N37°04'10"E, N37°03'10"E, N37°02'10"E, N37°01'10"E, N37°00'10"E, N36°59'10"E, N36°58'10"E, N36°57'10"E, N36°56'10"E, N36°55'10"E, N36°54'10"E, N36°53'10"E, N36°52'10"E, N36°51'10"E, N36°50'10"E, N36°49'10"E, N36°48'10"E, N36°47'10"E, N36°46'10"E, N36°45'10"E, N36°44'10"E, N36°43'10"E, N36°42'10"E, N36°41'10"E, N36°40'10"E, N36°39'10"E, N36°38'10"E, N36°37'10"E, N36°36'10"E, N36°35'10"E, N36°34'10"E, N36°33'10"E, N36°32'10"E, N36°31'10"E, N36°30'10"E, N36°29'10"E, N36°28'10"E, N36°27'10"E, N36°26'10"E, N36°25'10"E, N36°24'10"E, N36°23'10"E, N36°22'10"E, N36°21'10"E, N36°20'10"E, N36°19'10"E, N36°18'10"E, N36°17'10"E, N36°16'10"E, N36°15'10"E, N36°14'10"E, N36°13'10"E, N36°12'10"E, N36°11'10"E, N36°10'10"E, N36°09'10"E, N36°08'10"E, N36°07'10"E, N36°06'10"E, N36°05'10"E, N36°04'10"E, N36°03'10"E, N36°02'10"E, N36°01'10"E, N36°00'10"E, N35°59'10"E, N35°58'10"E, N35°57'10"E, N35°56'10"E, N35°55'10"E, N35°54'10"E, N35°53'10"E, N35°52'10"E, N35°51'10"E, N35°50'10"E, N35°49'10"E, N35°48'10"E, N35°47'10"E, N35°46'10"E, N35°45'10"E, N35°44'10"E, N35°43'10"E, N35°42'10"E, N35°41'10"E, N35°40'10"E, N35°39'10"E, N35°38'10"E, N35°37'10"E, N35°36'10"E, N35°35'10"E, N35°34'10"E, N35°33'10"E, N35°32'10"E, N35°31'10"E, N35°30'10"E, N35°29'10"E, N35°28'10"E, N35°27'10"E, N35°26'10"E, N35°25'10"E, N35°24'10"E, N35°23'10"E, N35°22'10"E, N35°21'10"E, N35°20'10"E, N35°19'10"E, N35°18'10"E, N35°17'10"E, N35°16'10"E, N35°15'10"E, N35°14'10"E, N35°13'10"E, N35°12'10"E, N35°11'10"E, N35°10'10"E, N35°09'10"E, N35°08'10"E, N35°07'10"E, N35°06'10"E, N35°05'10"E, N35°04'10"E, N35°03'10"E, N35°02'10"E, N35°01'10"E, N35°00'10"E, N34°59'10"E, N34°58'10"E, N34°57'10"E, N34°56'10"E, N34°55'10"E, N34°54'10"E, N34°53'10"E, N34°52'10"E, N34°51'10"E, N34°50'10"E, N34°49'10"E, N34°48'10"E, N34°47'10"E, N34°46'10"E, N34°45'10"E, N34°44'10"E, N34°43'10"E, N34°42'10"E, N34°41'10"E, N34°40'10"E, N34°39'10"E, N34°38'10"E, N34°37'10"E, N34°36'10"E, N34°35'10"E, N34°34'10"E, N34°33'10"E, N34°32'10"E, N34°31'10"E, N34°30'10"E, N34°29'10"E, N34°28'10"E, N34°27'10"E, N34°26'10"E, N34°25'10"E, N34°24'10"E, N34°23'10"E, N34°22'10"E, N34°21'10"E, N34°20'10"E, N34°19'10"E, N34°18'10"E, N34°17'10"E, N34°16'10"E, N34°15'10"E, N34°14'10"E, N34°13'10"E, N34°12'10"E, N34°11'10"E, N34°10'10"E, N34°09'10"E, N34°08'10"E, N34°07'10"E, N34°06'10"E, N34°05'10"E, N34°04'10"E, N34°03'10"E, N34°02'10"E, N3

# Mitigation Measures





## Zoning By-law:

- The majority of the site is currently zoned **D** which only permits the previously existing non-conforming uses and **E2** which permits a variety of employment uses
- The temporary zoning will allow the use for a period of three years

## **Conclusion:**

- 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.

## Recommendations

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 135 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 August 11, 2023 from the Commissioner of Planning and Building.