



August 20, 2025

City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, ON L5B 3C1

Attn: Connor Di Pietro, Planner, Development North

Re: Planning Justification Report – **Site Plan Approval (SPA-124178 Distribution Centers)**

Location: North west of the Tenth Line West and Argentia Road intersection

Legal Description: Part of Lot 14, Concession 10, New Survey, Geographic Township of Trafalgar, City of Mississauga, Regional Municipality of Peel

Owners: PROLOGIS CANADA HOLDING 3 GP ULC

Mainline Planning Services Inc. ('Mainline') is authorized by PROLOGIS CANADA HOLDING 3 GP ULC ('owner', 'PROLOGIS') to act as their agent with respect to planning matters affecting the above referenced property ('subject property'). Please note that this development proposal is considerate of an consent application to the Committee to sever a parcel of land for the purposes of a lot addition, to be heard on August 21, 2025 as File(s): B26.25.

We are directed by PROLOGIS to submit the above-referenced site plan application to facilitate the development of two Distribution Centers ('the proposal'). As directed by staff in the DARC process, we respectfully submit the following items:

- ✓ Arborist Report prepared by MHBC;
- ✓ Architectural Site Plan prepared by Petroff Partnership Architects;
- ✓ Civil Engineering Packages prepared by MTE;
- ✓ Environmental Site Screening and Declaration Schedule;
- ✓ ePlans Comment Response Matrix prepared by Mainline Planning Services Inc.;
- ✓ Functional Servicing & Stormwater Management Report prepared by MTE;
- ✓ Heritage Impact Assessment;
- ✓ Landscape Plans prepared by MHBC;
- ✓ Noise Impact Study prepared by dBa Acoustical Consultants Inc.;
- ✓ Parcel Register;
- ✓ Phase I ESA prepared by Pinchin;
- ✓ Photometric Plan prepared by Hammerschlag and Joffe Inc.;
- ✓ Plan of Survey and Topography;
- ✓ Planning Justification Report prepared by Mainline Planning Services Inc.;
- ✓ Preliminary Geotechnical Investigation prepared by Pinchin;
- ✓ Reference Plan
- ✓ Severance Plan prepared by Mainline Planning Services Inc.;
- ✓ Traffic Impact Study prepared by TYLin;
- ✓ Traffic Impact Study 'Approved Pre Study Consultation Checklist'.
- ✓ Tree Protection Plan prepared by MHBC.

PLANNING JUSTIFICATION REPORT

1.0 Executive Summary

It is our considered and professional planning opinion that the proposal represents good planning and is appropriate for the development of the subject property for the following reasons.

- ✓ The proposal is consistent with the Provincial Planning Statement (PPS, 2024).
- ✓ The proposal conforms with the Region of Peel Official Plan (2022 consolidation).
- ✓ The proposal conforms with the City of Mississauga Official Plan (MOP, 2023 consolidated).
- ✓ It advances the City's objectives for promoting the expansion of employment uses.

2.0 Introduction

2.1 Site Location and Context:

The subject property is located north west of the Tenth Line West and Argentia Road intersection, in the Meadowvale Business Park Corporate Centre Character Area. Subject to Committee's approval of consent application B26.25, the subject property is approximately 29.86 acres and will merge as a lot addition to the adjoining property to the south, known as 3255 & 3275 Argentia Rd. The subject property is zoned D-8 Development. The property is currently leased back to the previous farm owner, with farming activity scheduled to end. The immediate area consists of employment use to the south, employment use to the east, Highway 401 to the north, and Greenlands/Parkway Belt to the west.

The site is tested, considered free of contamination and suitable for industrial development. [see submitted Pinchin Phase One Environmental Site Assessment Report]

2.2 Description of the Proposal:

The proposal includes two applications that will be processed concurrently.

1. A 'site specific' Zoning Bylaw Amendment to change the current zoning from 'D-8 Development' to 'E2 Employment'. An accompanying 'draft' Zoning By-Law will permit a large format building for two Distribution Centers (Warehouse/Distribution Facility 2.2.6).
2. A Site Plan application to support the development that includes the construction of two 1-storey Distribution Centers, 288,720 sq ft and 328,332 sq ft respectively.

A Site Plan application and Zoning By-law amendment application is included in this submission to support the development. PROLOGIS intends to construct two 1-storey Distribution Centers. The facilities will include parking for 496 cars, 12 loading spaces, and 30 bicycle parking spaces.

Access is provided via the frontage/access of 3255 & 3275 Argentia Road.

2.3 City of Mississauga - Economic Development Strategy

The proposal is timely and will result in development contemplated by the City to create significant jobs in the Meadowvale Business Park Corporate Centre Character Area ('MBPCCCA'). Consistent with the economic development strategy, the City has attracted a significant business partner in PROLOGIS. PROLOGIS is invested in the MBPCCCA, as evidenced by the existing PROLOGIS Business Park development at 3255 and 3275 Argentia Road, and is prepared to push forward with building permits to expand the Business Park and bring additional businesses and significant jobs to the Town, aligning with the City's Economic Development Strategy.

PROLOGIS is invested in this community and is a world leader in providing logistics and data centre development to FORTUNE 500 companies and AAA businesses. The spin-off economic effect will be beneficial to Mississauga as a whole as property tax and business tax revenue will help the City continue to provide high quality services.

Planning Opinion:

It is my considered and professional planning opinion that the proposal aligns with the City's priorities, objectives, and actions including investment in employment areas as indicated in Mississauga's Economic Development Strategy 2020-2025 (and 2025-2030, in progress).

2.4 Purpose of the Application

The purpose of this report is to describe the development proposal and provide a planning opinion that the proposal is justified pursuant to the relevant Provincial, Regional, and local policy framework. In addition, the proposal must be supported by the technical studies and plans prepared by other qualified experts so that it is considerate to the environment, adjacent land uses, and is functionally serviceable utilizing municipal services and utilities.

3.0 The Proposal

The proposal is to permit the development of land for two 1-storey Distribution Centers. To facilitate the development of land, a draft Zoning By-law Amendment is proposed to rezone the property to permit employment development.

3.1 Proposed Use

Once constructed, the performance standards for the two Distribution Centers are as follows:

- ✓ The use is Warehouse/Distribution Facility.
- ✓ Total Site Area is 29.86 acres or 120,843.30 sq m.
- ✓ The building envelope GFA is 26,823 sq m (288,720 sq ft) and 30,503 sq m (328,332 sq ft)
- ✓ The floor space index ('FSI') is 0.47 (47% coverage).
- ✓ The building height is 16.15m.
- ✓ Provided parking for 496 cars.
- ✓ 12 loading spaces.
- ✓ 30 bicycle parking spaces.
- ✓ Access is provided via the frontage/access of 3255 & 3275 Argentia Road.

3.2 General Site Design

General Site Design is provided in the attached site plan. The proposal is compatible with the expanded employment area and is similar in density to the large format warehousing located along Argentia Road. Vehicular and pedestrian connections are shown on the site plan, including accessible parking and sidewalk connections to office entrances.

3.3 Servicing

Municipal services are available with sufficient capacity to support development. A functional servicing report is included in this submission that provides development details, including but not necessarily limited to, stormwater management, sewer and watermain connections.

3.4 Green Development Standards and Initiatives

The City has confirmed due to new provincial legislation, the Green Development Standard Program is now on pause. This project will continue to pursue LEED Silver certification, as part of PROLOGIS' commitment to building sustainably.

3.5 General Performance with Existing By-Law E2 Employment Zone

The proposal includes a site plan that was designed with consideration to the City's 'E2 Employment' performance standards. A site-specific Zoning By-Law Amendment is proposed.

4.0 Summary of Findings of Supporting Studies and Materials

4.1 Arborist Report, prepared by MHBC:

The arborist provides an inventory of the existing trees within the boundaries of the subject property. Recommendations are provided to remove trees to accommodate the proposed development and to protect the remaining trees. The arborist informs that no tree shall be harmed or removed prior to applying for and receiving the requisite permits from the City.

4.2 Functional Servicing & Stormwater Management Report ('FSR'), prepared by MTE Consultants:

This report is prepared to document details associated with the servicing strategy for the proposed development. The Report concludes that the proposed development of the subject property can be readily serviced from a functional servicing perspective. The proposed civil engineering servicing design outlined in this report will meet the objectives of the regulatory agencies and will be subject to detailed design. The proposed stormwater management design outlined in the Report can meet the objectives of all regulatory agencies and will be subject to further detailed design as a condition of Site Plan Approval.

4.3 Preliminary Geotechnical Investigation, prepared by Pinchin:

This report informs that the subsurface conditions and soil engineering characteristics found specifically on PROLOGIS owned land by advancing a total of thirty (30) sampled boreholes at the Site. Test pits were advanced to determine the topsoil thickness present for quantity estimation and

costing purposes. The borehole analysis concluded that water levels in open boreholes were generally between about 5.0m and 6.7m below ground surface. Topsoil is recommended to be stripped and replaced with engineered fill. The soil composition supports foundations and slab on grade construction, as proposed.

4.4 Noise Impact Study, prepared by dBA Acoustical Consulting Inc.:

The study considers the noise impact from the proposed development's mechanical equipment, rooftop units, onsite truck traffic and coupling and decoupling on nearby properties. Prepared in accordance with the Ministry of Environment, Conservation & Parks (MECP) D-6 separation requirements between residential and industrial sites, the Study concludes that no noise control measures are necessary to meet the requirements of MECP Publication NPC-300 entitled "Stationary & Transportation Sources-Approval & Planning guidelines."

4.5 Phase I Environmental Site Assessment, prepared by Pinchin:

The study was prepared in general accordance with the scope and limitations of the ASTM Standard Practice E1527-21 to the extent applicable in Canada. The assessment did not identify current or historical recognized environmental conditions (RECs) for the Site, and as such, no subsurface investigation work (Phase II ESA) is recommended.

5.0 Policy Justification and Analysis

5.1 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 ('PPS') came into effect on October 20, 2024. The PPS provides policy direction to municipalities on matters of provincial interest related to land use planning and development with a view to supporting the provincial goal to enhance the quality of life for all Ontarians.

All municipal Official Plans are required to be consistent with the PPS. In making development decisions, the city is required by legislation to manage development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Policy directions pertaining to employment areas are set out in Chapter 2 of the PPS.

Planning Opinion:

The proposal is consistent with the PPS as the Mississauga Official Plan ('MOP') is in conformity with the Regional Official Plan. The Region designates the subject property for Employment, and the MOP designates the subject property as 'Business Employment'. The proposed Zoning Bylaw Amendment will support the development of two distribution centers, creating high-quality jobs that strengthen our economy. The Distribution Centers are permitted within the MOP and promotes the expansion of employment uses.

Our planning opinion is supported by the following policies.

- ✓ Consistent with PPS Policy 2.3.1.1 the proposed development is located within a designated Employment Area. The proposal is timely and is consistent with this PPS policy as it provides development within a defined settlement area and will provide high-quality jobs needed to reach the 2051 employment target set out by the province and the region for Mississauga.
- ✓ Consistent with PPS policy 2.3.1.2, the proposed development "*efficiently uses land and resources*" by increasing the employment tax base and number of jobs in the employment area. The proposed development will conform with the City's vision for the subject area.
- ✓ Consistent with PPS Policy 2.8.1 a), b), d) and e), the proposed development once developed will provide for "*an appropriate mix and range of development [by]... providing opportunities for a diversified economic base... [which] support the achievement of complete communities*" that is compatible with surrounding business employment areas.
- ✓ Consistent with PPS Policy 3.3.3, the proposed development is considerate of planned transportation corridors and is "*supportive of, the long-term purposes of the corridor*" and minimizes negative impacts on the corridor and transportation facilities.
- ✓ Consistent with PPS policy 4.1.1, the proposed development is considerate of natural heritage systems and provides appropriate buffers to ensure that "*natural features ...[are] ...protected for the long term*".

5.2 Region of Peel Official Plan ('ROP')

The ROP identifies the subject property within a designated 'Employment Area'. The proposal conforms with Regional policy by:

- ✓ Supporting job growth to meet the Region's 2051 employment targets.
- ✓ Optimizing use of existing water and wastewater infrastructure.
- ✓ Considers natural heritage features and protects them.

Planning Opinion:

It is my considered and professional planning opinion that the proposal conforms with ROP policies as follows:

- ✓ The proposal will create two distribution centers that will create high-quality jobs and strengthen our economy.
- ✓ The proposal is timely and supported by community infrastructure with sufficient capacity as planned by the Region.
- ✓ The proposal is considerate of natural features and protects them.
- ✓ The proposal acknowledges opportunities for both active and passive transportation through development of the subject property.

5.3 City of Mississauga Official Plan ('MOP')

The most recent office consolidation of MOP is updated to May 15, 2025. The MOP designates the subject property as 'Business Employment'. The proposal conforms with the MOP by:

- ✓ Permitting the proposed Distribution Centers (Warehouse/Distribution Facility).
- ✓ Maintaining compatibility with adjacent employment uses.
- ✓ Meeting the intent of MOP Section 15 – Corporate Centres, Meadowvale Business Park Corporate Centre Character Area, which encourages the development of a mix of employment uses.

Planning Opinion:

It is my considered and professional planning opinion that the proposal will facilitate the development of two Distribution Centers, in accordance with MOP guidelines and policies. The proposal is in conformity with the in-force MOP.

5.4 Zoning By-law

A site-specific Zoning By-law amendment application ('ZBA') is needed to rezone the property from 'D-8 Development' to 'E2 Employment Exception'.

A site plan is provided to describe the development, including elevations to describe the massing, location, and general construction of the building. The site plan and landscape plan provide details concerning the provision of parking, loading spaces, and access.

A 'draft' Zoning By-law is included in this application to facilitate the proposal. The proposal is considerate of the E2 Employment zone performance standards indicated in the City's By-Law 0225-2007 ('By-Law') and recorded in Table 1.

Planning Opinion:

Based on our review of the By-Law, it is my considered and professional planning opinion that the proposed zoning as evidenced in Table 1 will require site-specific zoning exceptions to develop two Distribution Centers that meet the intent and purpose of the Official Plan. The site-specific exceptions relate to the required number of electric vehicle parking and bicycle parking.

Table 1: PROLOGIS – Meadowvale Distribution Centers Zoning Compliance Review – E2 Employment, Zoning By-Law 0225-2007			
Provision	By-Law Requirement	Provided on Site	Conforms To By-law
Table 8.2.1 – E2 Permitted Uses and Zone Regulations			
3.0 Minimum Lot Frontage	30.0 m	58.0 m	
5.0 Minimum Front Yard	7.5 m	(DC4) >7.5 m (DC5) >7.5 m	
7.0 Minimum Exterior Side Yard	7.5 m	(DC4) 31.2 m (DC5) >7.5 m	
9.1 Minimum Interior Side Yard (Lot with a lot frontage less than or equal to 75.0 m)	7.5 m	(DC4) >7.5 m (DC5) 17.1 m	
10.0 Minimum Rear Yard	7.5 m	(DC4) 42.2 m (DC5) 42.2 m	
12.2 Minimum Landscaped Buffer (Minimum depth of a landscaped buffer measured from a lot line that is a street line)	4.5 m	4.5 m	
12.3 Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, Commercial, Downtown Core, Parkway Belt, or Buffer Zone, or any combination of zones thereof	3.0 m	4.5 m	Complies
12.4 Minimum Landscaped Buffer (Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof)	0.0 m	0.0 m	
Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses			
54.0 Warehouse/Distribution Facility	Precinct 4 = 1.1 spaces per 100 m ² GFA - non-residential up to 6,975 m ² and 0.6 spaces per 100 m ² GFA - non-residential over 6,975 m ² DC4 [(6,975 m ² / 100 m ²) x 1.1 spaces] + [(19,848 m ² / 100 m ²) x 0.6 spaces] = 196 spaces DC5 [(6,975 m ² / 100 m ²) x 1.1 spaces] + [(23,528 m ² / 100 m ²) x 0.6 spaces] = 218 spaces	(DC4) 278 spaces (DC5) 218 spaces	Complies

Table 3.1.3.1 - Accessible Parking Regulations			
4.0 Total Number of Required Non-residential Parking Spaces (101-200)	Minimum Number of Required Accessible Parking Spaces = 1.0 space plus 3% of the total 1.0 + (196 spaces x 3%) = 7 spaces	(DC4) 8 spaces	Complies
5.0 Total Number of Required Non-residential Parking Spaces (200-1000)	Minimum Number of Required Accessible Parking Spaces = 2.0 spaces plus 2% of the total 2.0 + (218 spaces x 2%) = 7 spaces	(DC5) 8 spaces	Complies
Table 3.1.12 - Minimum Required Number of Electric Vehicle Ready Parking Spaces			
6.0 Non-residential uses identified in Table 3.1.2.2 of this By-law, with a parking structure with 10 or more parking spaces	10% of the total required parking spaces or 1.0 space, whichever is greater DC4 (196 spaces x 10%) = 20 spaces DC5 (218 spaces x 10%) = 22 spaces	(DC4) 4 spaces (DC5) 4 spaces	Exception
Table 3.1.4.3 - Required Number of Loading Spaces			
6.0 Gross Floor Area – Non-residential of Building (Greater than 14 000 m ²)	3.0 spaces plus 1.0 additional space for each 9 300 m ² GFA - non-residential or portion thereof DC4 (3.0 spaces + 1.0) = 4 spaces DC5 (3.0 spaces + 1.0) = 4 spaces	(DC4) 6 spaces (DC5) 6 spaces	Complies
Table 3.1.6.6 - Required Number of Bicycle Parking Spaces for Non-Residential Uses			
6.0 Education and Training Facility, Financial Institution, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, and Wholesaling Facility	BICYCLE PARKING - CLASS A 0.1 spaces per 100 m ² GFA - non-residential BICYCLE PARKING - CLASS B 2.0 spaces DC4 (26,823 m ² / 100 m ²) x 0.1 spaces = 27 CLASS A spaces + 2.0 CLASS B spaces DC5 (30,503 m ² / 100 m ²) x 0.1 spaces = 31 CLASS A spaces + 2.0 CLASS B spaces	CLASS A + B (DC4) 14 spaces (DC5) 16 spaces	Exception

6.0 Urban Design and Site Plan Considerations

The proposal has been reviewed against the City of Mississauga Urban Design Guidelines and Site Plan Review Handbook. Key features include:

- ✓ High-quality architecture consistent with employment area character.
- ✓ Landscaped buffers to screen parking and loading areas.
- ✓ Building placement oriented to the street with appropriate setbacks.
- ✓ Separation of truck and passenger vehicle traffic for safety and efficiency.
- ✓ Although the City has confirmed that due to new provincial legislation, the Green Development Standard Program is now on pause, this project will continue to pursue LEED Silver certification as part of PROLOGIS' commitment to building sustainably.

7.0 Summary and Conclusions

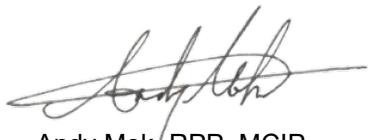
It is our considered and professional planning opinion that the proposed development:

- ✓ Represents good planning as it will result in the construction of two Distribution Centers that are considerate of environmental features, stormwater management, and is functionally serviceable on full municipal services.
- ✓ Will not cause additional expense to the municipality as it utilizes existing infrastructure, including service connections to Regional services with the necessary capacity to support development.

- ✓ The Proposal is consistent with the Provincial Planning Statement, and the development will create high-quality jobs that will strengthen our digital economy.
- ✓ The proposal conforms with the Regional Official Plan.
- ✓ The proposal conforms with the City's Official Plan.
- ✓ The proposal will provide significant revenue to the municipality through development charges.
- ✓ Once developed, PROLOGIS, as a responsible ratepayer will contribute significant tax revenues needed by the City to continue providing high-quality services.

We trust that our planning opinion together with this application is well received. Should you require anything further, please do not hesitate to contact the undersigned.

Sincerely,
mainline planning services inc.



Andy Mok, RPP, MCIP
Senior Planner
cc. client