

December 22, 2025

City of Mississauga
Planning and Development

Attn: Jaspreet Sidhu, Planner, Development Central
Ashlee Rivet-Boyle, Executive Manager, Planning Central

**Re: PLANNING JUSTIFICATION MEMO
APPLICATION FOR TEMPORARY USE ZONING (T-OZ) EXTENSION
1075 CANADIAN PLACE
2415054 ONTARIO INC.**

Flagship Development Group has been retained by *2415054 Ontario Inc.* to provide a planning review to support the current application for a Temporary Zoning By-law Use extension for the property municipally known as 1075 Canadian Place, Mississauga.

1075 Canadian Place in Mississauga is a vacant site that has secured a temporary use for commercial vehicle parking. Site access is via Canadian Place and surrounded by Little Etobicoke Creek (TRCA) and other business employment and institutional uses.

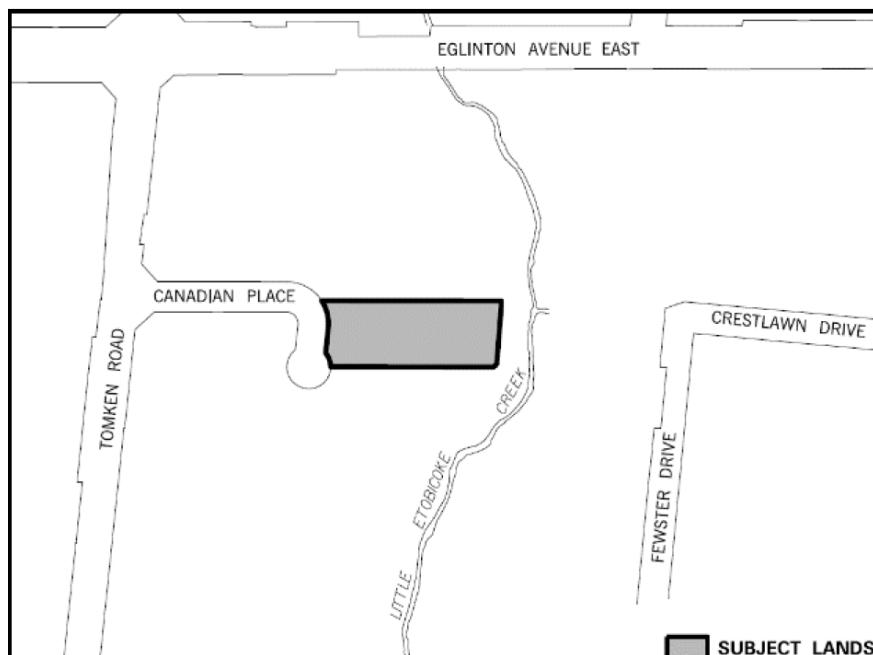
On September 13th, 2023 Mississauga Council enacted By-law 0138-2023 to permit a Transportation Facility (under permitted use 12.3.3.6.1) for a temporary period of three years from the date of enactment. The current By-Law period is set to expire on September 13th, 2026.

A three-year extension is being requested through Planning and Development Committee to continue interim operations while a long-term redevelopment plan is evaluated.

Note that no changes are being sought to the previous approval and all approved study findings remain accurate and valid.

1.0 Site Description:

The property is located at the east end of Canadian Place which is located south of Eglinton Avenue East and east of Tomken Road within the Northeast Employment Area. The site is currently vacant and has approximately 53 metres (174 feet) of frontage along the east side of Canadian Place, a depth of 151 metres (485 feet) and a total area of 8,287 m² (2.0 acres). The rear portion of the property abuts Little Etobicoke Creek.



2.0 Approval History:

1075 Canadian Place is subject to a currently in-force temporary zoning By-Law to allow for commercial vehicle parking.

By-law 0225-2007 was amended by adding an exception table which lists a maximum number of commercial motor vehicles at 106; and a minimum number of parking spaces at 5. The By-law and approved site plan are added to the appendix section of this memo.

When By-law 0138-2023 was enacted, a robust planning application with supporting materials were reviewed and approved. These included but were not limited to:

- Planning Justification Report
- Concept Site Plan
- Draft Zoning By-law

- Arborist Report
- Environmental Impact Study
- Slope Stability Report
- Stormwater Management Brief
- Functional Servicing Notes
- Grading and Servicing Plans

As this request is for an extension to the previous approval, no new technical reports are required as there will be no change to any of the previously reviewed materials, findings, and final requirements and conditions that were secured during the prior approval process.

3.0 Extension Request:

The request for extension will enable ongoing review of long-term redevelopment on this property. The landowner has been engaged with the local councillor on redevelopment options, however in the wake of changing market conditions in the Greater Toronto Area, more time is needed to assess viability for any permanent revitalisation that will take place on this property.

4.0 Policy and Regulatory Context:

The following sub-sections provide an overview of Provincial, Regional, and Municipal planning policies that inform development on the subject site. This discussion outlines how the proposed development is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and ROP, and is consistent with the direction and policy framework of the MOP.

As this application is for an extension only. The compatibility test has undergone staff review and endorsement during the prior approval.

4.1 Provincial Policy Statement (PPS)

The Provincial Policy Statement (2020) (“PPS”) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020, replacing the PPS issued April 30, 2014. The PPS sets the foundation for regulating the development and use of land by providing policy direction on matters of provincial interest. All planning decisions in Ontario must be consistent with the PPS, per Section 3(5) of the Planning Act.

Section 2.2.1 of the PPS states that natural features should be protected for the long term.

The subject site and proposal are for the temporary use of the lands for a transportation facility. Through the approved site plan and temporary use by-law, the property's natural features are being protected. The proposed development supports the general intent of the PPS.

4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was issued under Section 7 of the Places to Grow Act and came into effect in May 2019. The Growth Plan builds on the PPS and provides a regional framework that supports the growth of stronger, more complete communities, a thriving economy, a clean and healthy environment, and social equity. According to Section 3(5) of the Planning Act, planning decisions must conform to or not conflict with the Growth Plan.

Policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

Section 4.2.2.6 of the Growth Plan states that municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS.

The proposed development conforms to the Growth Plan as it provides an appropriate buffer to the natural heritage features.

4.3 Region of Peel Official Plan (ROP)

As of July 1, 2024, under the Planning Act, Peel Region was designated an "upper-tier municipality without planning responsibilities." Consequently, City of Mississauga is the land use planning authority responsible for local and regional official plans and development applications. The Region of Peel Official Plan (RPOP) has been integrated into the Official Plans of its lower-tier municipalities, including the City of Mississauga, in accordance with Ontario's Bill 23 (More Homes Built Faster Act, 2022) and Bill 185 (Cutting Red Tape to Build More Homes Act, 2024).

The Region of Peel Official Plan was adopted by Regional Council on April 28, 2022, through Bylaw 20-2022, and subsequently approved with modifications by the Minister of Municipal Affairs and Housing, through the Minister's Notice of Decision on the Plan dated November 4, 2022. The Official Plan serves as the Region's primary long-range strategic land use policy document and establishes a sustainable development framework that integrates environmental, social, economic,

and cultural objectives, guides local municipal planning in conformity with Provincial policy, and manages growth while protecting resources, heritage, and the natural environment.

The City of Mississauga's Official Plan 2051 serves as the City's comprehensive blueprint for growth and development through 2051, focusing on creating complete communities. The plan is in final review stages, being revised to integrate and replace the Region of Peel Official Plan and align with the 2024 PPS. Once it has been approved, the Region's OP will no longer regulate development in the City of Mississauga.

The proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. Portions of the subject property associated with Little Etobicoke Creek, are considered Regional Core Greenlands. General Objectives in Section 2 and General Policies in Section 2.3.1 direct municipalities to protect and support the restoration and rehabilitation of the Greenlands System in Peel.

The proposed development conforms to ROP as it is an appropriate temporary use of land where all uses and activities will be located outside of the delineated Greenlands.

4.4 Mississauga Official Plan

The proposal does not require an amendment to the Mississauga Official Plan.

The subject site is designated **Business Employment**, which permits a banquet hall, commercial parking facility, commercial school, financial institution, manufacturing, motor vehicle body repair, overnight accommodation, restaurant, and transportation facilities, but is zoned **D** (Development) and **E2** (Employment) which does not permit a transportation facility.

Section 19.9.3 of MOP provides conditions that will apply to all uses permitted by a temporary use by-law, including:

- no new buildings or expansion of buildings, except for temporary or movable structures, will be permitted;
- the temporary use permitted must be compatible with adjacent land uses, or measures to mitigate any adverse impacts must be applied;
- no adverse impacts on traffic or transportation facilities in the area may result, and sufficient parking must be provided on-site;
- no adverse impact on community infrastructure;
- no adverse impacts on the assessment base;
- the temporary use will not jeopardize the eventual planned land use; and
- temporary buildings must conform to the property standards by-law.

The prior approval for the transportation facility allows for the parking of 106 commercial motor vehicles. This use is permitted in the Business Employment designation in MOP and was deemed to not cause any adverse impacts on the surrounding area. No permanent buildings are proposed and, mitigation measures were implemented as part of the previous approval to contain any impact to abutting lands.

4.5 Zoning

The proposed **D - Exception (Development) zone** was deemed appropriate to accommodate the proposed temporary parking lot for 106 commercial motor vehicles and associated passenger vehicles.

5.0 Conclusion

Based on the information outlined above, as well as the previous findings identified, reviewed, and approved by Staff and Council in the supporting technical reports and studies in 2023, we believe that the current application for temporary use zoning (T-OZ) extension represents an appropriate interim use for the subject site.

It is our professional opinion that the proposed temporary use extension is appropriate and will provide sufficient time to enable thoughtful long-term planning and redevelopment of 1075 Canadian Place. It is understood that any permanent redevelopment plans will be subject to formal planning applications and legislative planning processes.

As such, the request for temporary use zoning (T-OZ) extension should be approved at 1075 Canadian Place in Mississauga.

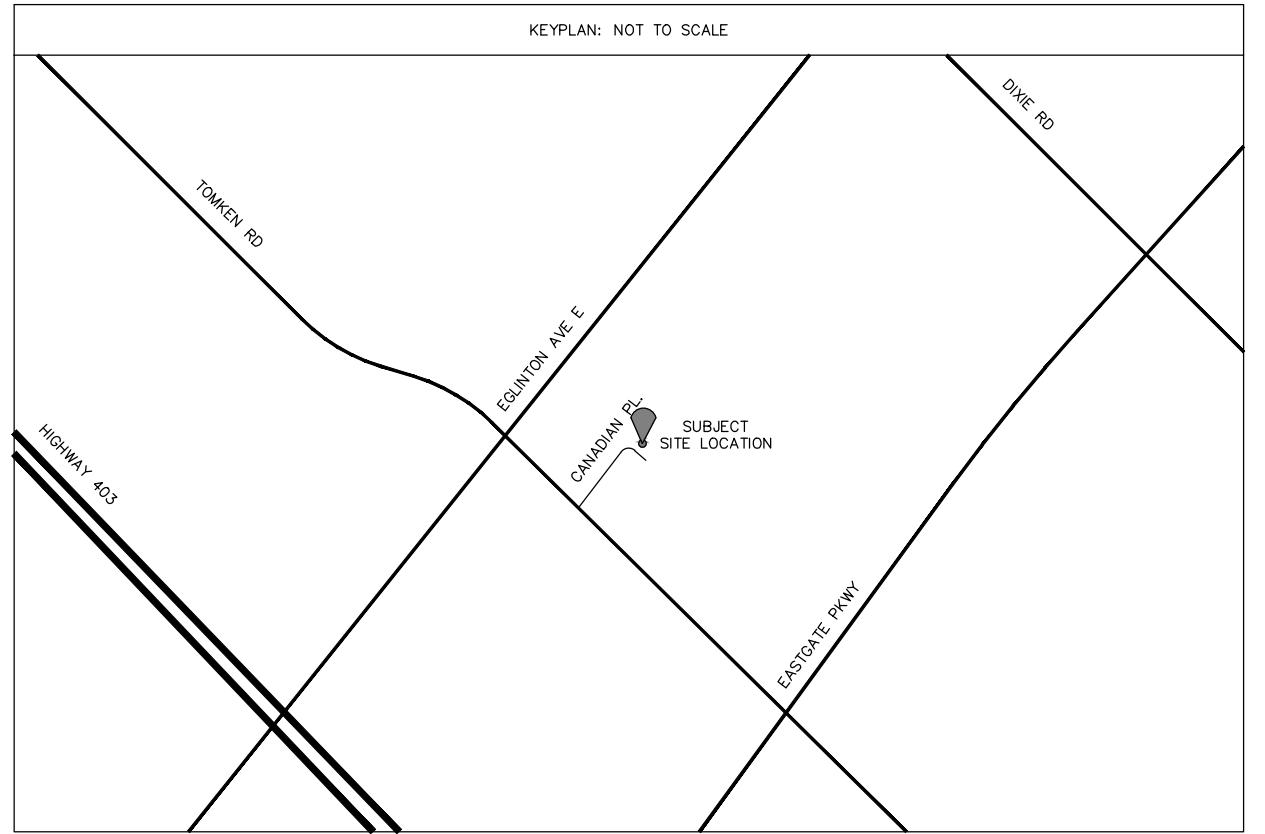


Sumeet Ahluwalia

Flagship Development Group

6.0 Appendices

APPENDIX A – APPROVED SITE PLAN (2023)



DEVELOPMENT ENGINEERING NOTES

(A) "ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT."

(B) "THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT."

(C) "AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE."

(D) "ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS: I) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE; OR II) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH OPSD 350.010 (SAVE AND ACCEPT DETAIL 'A' WHICH SHALL MATCH CITY OF MISSISSAUGA STANDARD 2240.031).

(E) "ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE."

(F) "THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED."

(G) "THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY."

(H) "THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN."

(I) "ALL INTERNAL CURBS ARE TO BE STANDARD 2-STAGE CURB AND GUTTER AS PER O.P.S.D. 600.070."

(J) "PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION."

(K) "SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD."

[TRAFFIC NOTES]

(I) ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE OWNER'S EXPENSE.

(II) ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SIGHT DISTANCES ARE AVAILABLE FOR ALL APPROACHING AND EXITING MOTORISTS AND PEDESTRIANS.

(III) THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD IS TO BE PAVED BY THE OWNER.

(IV) DRIVEWAY ACESSES SHALL MAINTAIN A 1.5M SETBACK FROM ABOVEGROUND FEATURES SUCH AS UTILITIES AND TREES.

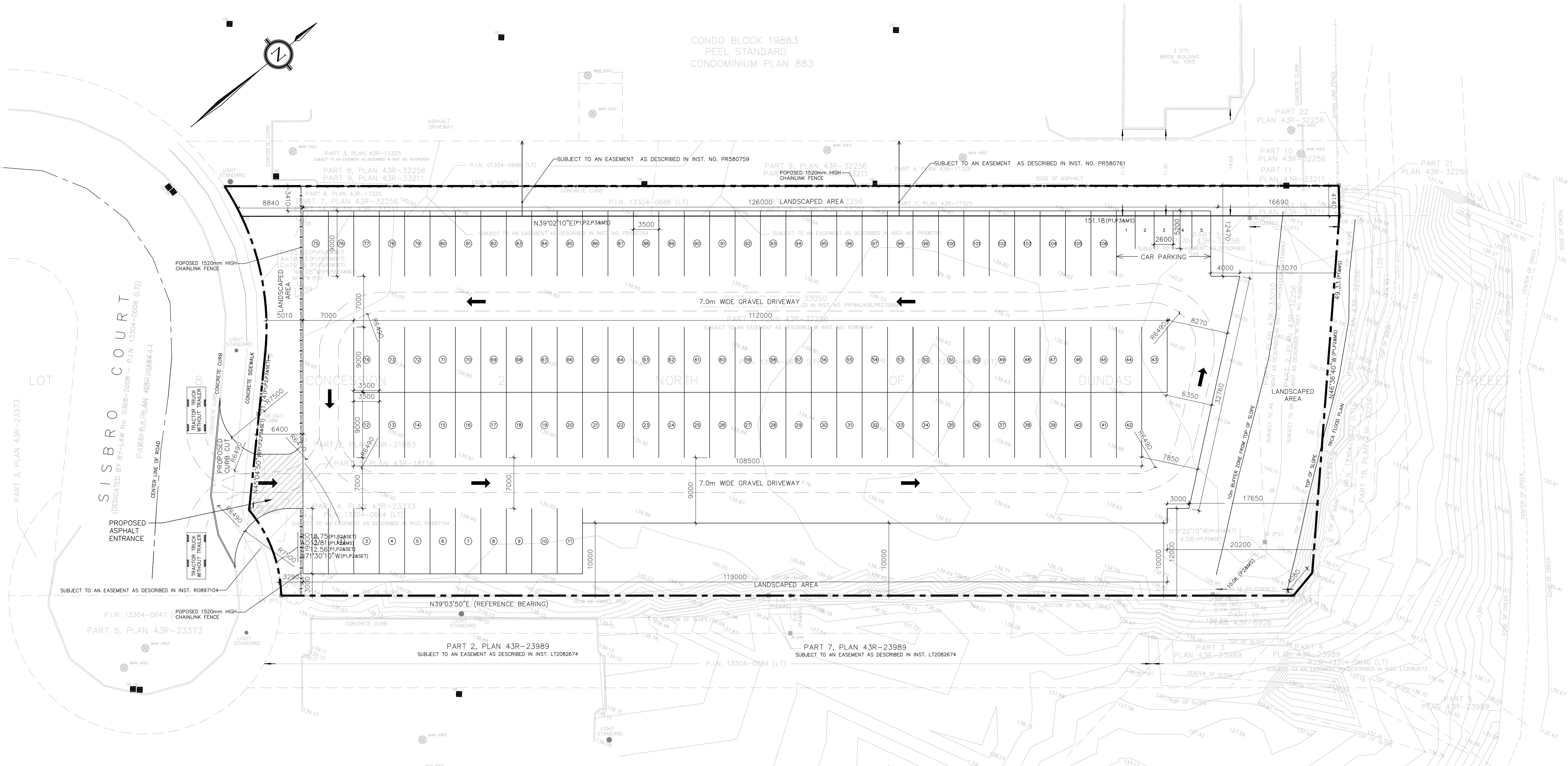
(V) ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.5M OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE OWNER'S EXPENSE.

(VI) THE COST FOR ANY/ALL ROAD IMPROVEMENTS REQUIRED IN SUPPORT OF THIS DEVELOPMENT APPLICATION WILL BE BORNE BY THE OWNER.

(VII) THE OWNER SHALL MAKE SATISFACTORY ARRANGEMENTS WITH THE TRANSPORTATION AND WORKS DEPARTMENT FOR THE DESIGN, CONSTRUCTION AND PAYMENT OF ALL COSTS ASSOCIATED WITH WORKS NECESSARY TO SUPPORT ACCESS TO THIS SITE.

(VIII) ANY ACCESS TO INTERNAL SERVICING SHALL BE PROVIDED INTERNALLY THROUGH THE SITE.

(IX) DETAILS OF THE SITE SPECIFIC ACCESS CONFIGURATIONS WILL BE FINALIZED IN CONJUNCTION WITH THE SITE PLAN REVIEW/APPROVAL PROCESS.



1 PROPOSED SITE PLAN

SP-1

SCALE: 1:300

LOT AREA:	8287M ²
LANDSCAPED AREA:	2582M ²
TRACTOR TRUCK PARKING SPACES:	106
PARKING SIZE:	3.5M X 9.0M

CAR PARKING SPACES:	5
PARKING SIZE:	2.6m X 5.2m

PROJECT INFO:
1075 CANADIAN PLACE
MISSISSAUGA, ON.
L4W 1J9

PROJECT NAME:
PROPOSED TEMPORARY
133 PARKING SPACES FOR
TRACTOR TRUCK

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: AS NOTED
DRAWN BY: L.Y.
CHECKED BY: E.L.
PROJECT NO.: SP-1

DWG. NO.

APPENDIX B – BYLAW 0138-2023



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0138-2023

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 39 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may in a zoning by-law passed under section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for such purpose as set out therein, limited to a period of time not exceeding three years;

NOW THEREFORE the Council of The Corporation of the City of Mississauga
ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

12.3.3.6	Exception: D-6	Map # 27	By-law:
In a D-6 zone the permitted uses and applicable regulations shall be as specified for a D zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
12.3.3.6.1 (1) Transportation Facility			
Regulations			
12.3.3.6.2	The regulations of Sentence 3.1.1.7.1 contained in Article 3.1.1.7 of this By-law shall not apply		
12.3.3.6.3	The additional permitted use and regulations contained in Exception Table 12.3.3.6 of this By-law, shall only be in effect for a temporary period of three years from the date of enactment and passing of this By-law <u>(Sept 13, 2023)</u> in compliance with the following regulations:		
	(1) maximum number of commercial motor vehicles		106
	(2) minimum number of parking spaces		5
12.3.3.6.4	All site development plans shall comply with Schedule D-6 of this Exception		

2. Map Number 27 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "E2" and "D" to "D-6", the zoning of Part of Lot 8, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "D-6" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "D-6" zoning indicated thereon.
3. Exception Table 12.3.3.6 of Zoning By-law 0225-2007, as amended, shall be deemed to be deleted the day after the period of time for the use permitted in Section 2 of this By-law has expired, if such temporary use has not been extended by by-law.

ENACTED and PASSED this 13th day of September, 2023.

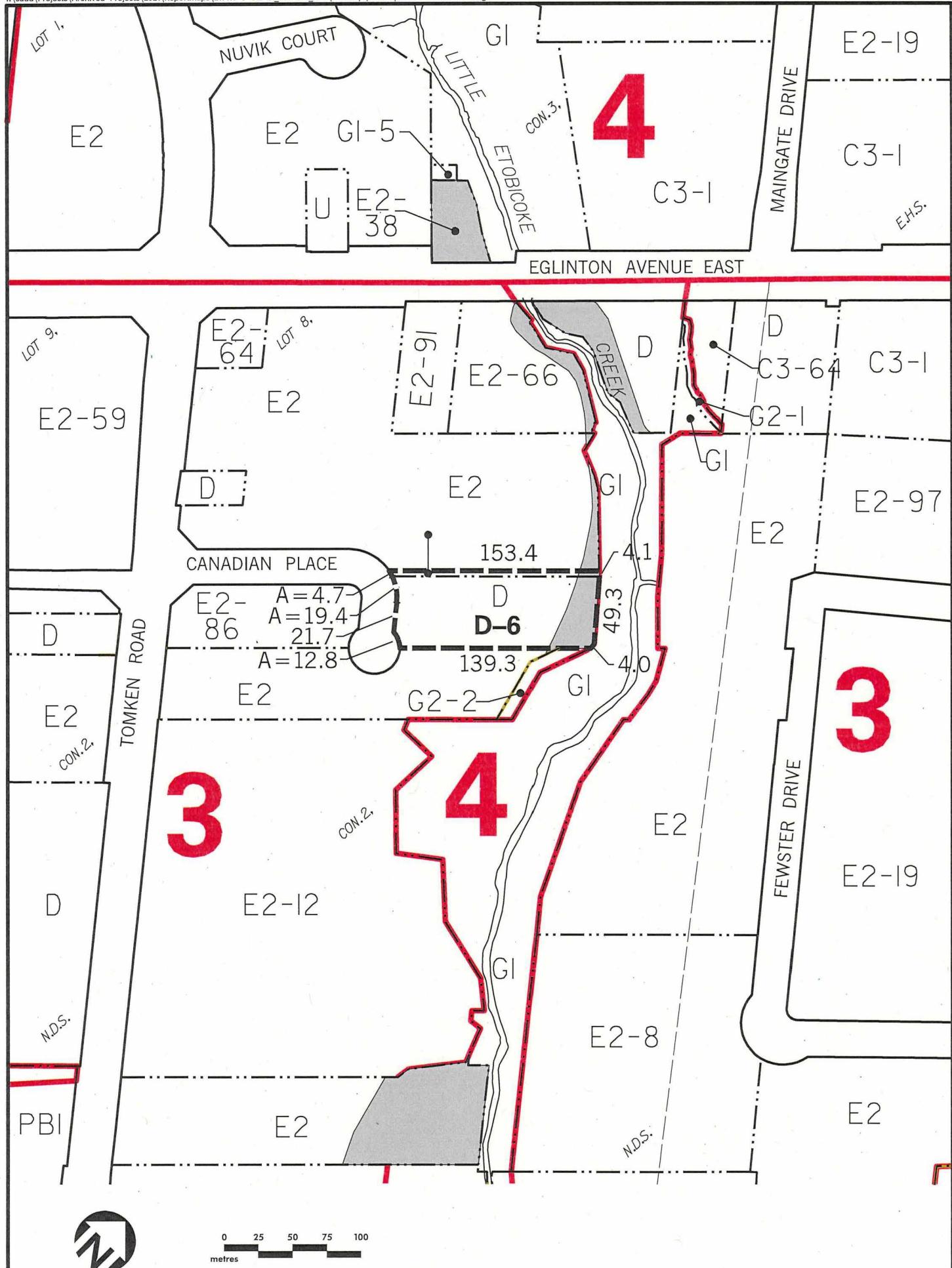
Bonnie Cromhee

MAYOR

OT Blom

CLERK

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: September 5, 2023
File: T-OZ 21-006 W3



metres



AREA SUBJECT TO REZONING
PARKING PRECINCT BOUNDAR

1, 2, 3, 4 PARKING PRECINCT CATEGORY

This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-32256.

THIS IS SCHEDULE "A" TO

BY-LAW 0138-2023

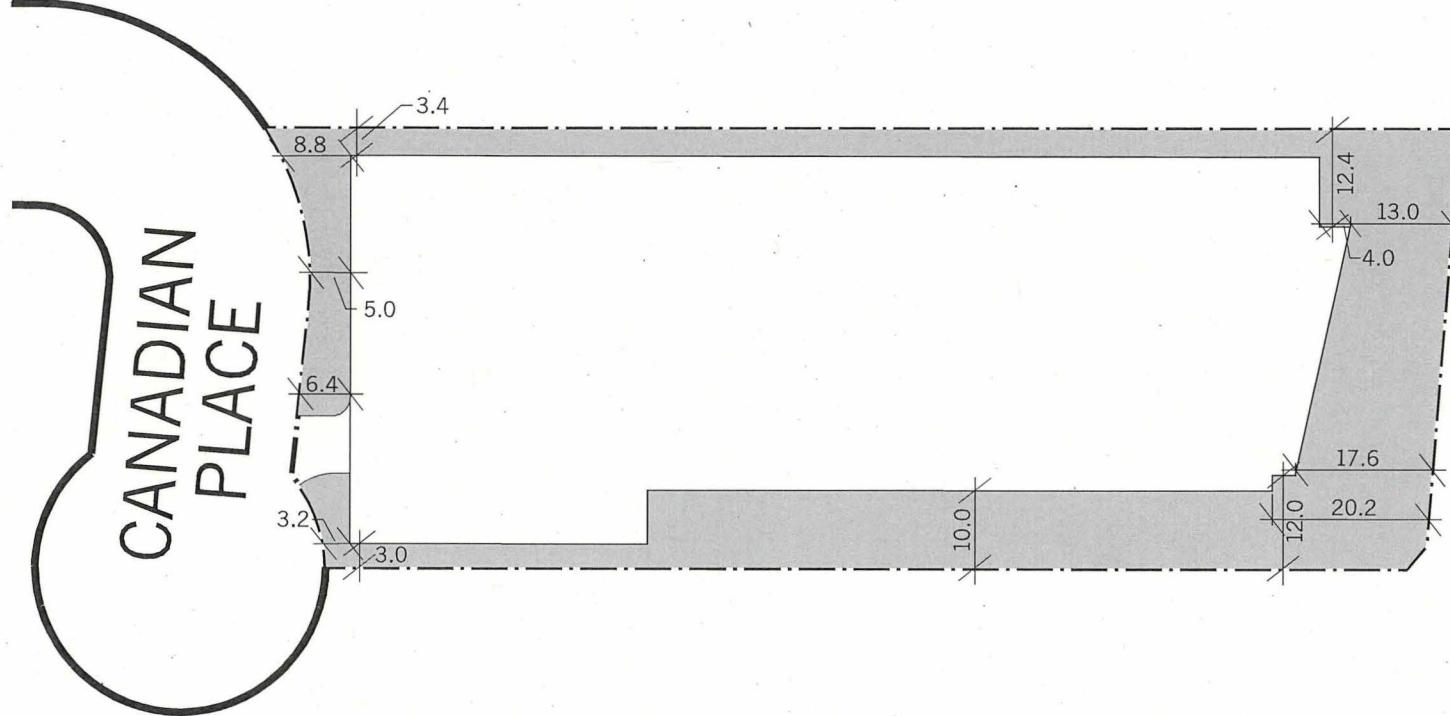


Note:

All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

The regulations shown on Schedule
"D-6" of this By-law, shall only be in
effect for a temporary period of three
years from the date of enactment and
passing of this By-law Sept 13, 2023

This is not a Plan of Survey



— ZONE BOUNDARY

LANDSCAPED BUFFER

THIS IS SCHEDULE "D-6"

AS ATTACHED TO BY-LAW 0138-2023

APPENDIX "A" TO BY-LAW NUMBER 0138-2023

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to temporarily permit a transportation facility which would allow the parking of 106 commercial motor vehicles and a parking area for five motor vehicles, for a period of three years.

This By-law temporarily amends the zoning of the property outlined on the attached Schedule "A" from "E2" (Employment) and "D" (Development) to "D-6" (Development - Exception).

"D" only permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

"E2" permits office, manufacturing, truck terminal, warehouse/distribution facility, restaurant, banquet hall, recreational establishment and a parking lot.

"D-6" permits a transportation facility which would allow the parking of 106 commercial motor vehicles and a parking area for five motor vehicles, for a period of three years.

Location of Lands Affected

East side of Canadian Place, south of Eglinton Avenue East, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Andrea Dear of the City Planning and Building Department at 905-615-3200 ext. 8615.

<http://teamsites.mississauga.ca/sites/18/Bylaws/T-OZ 21-6 W3.by-law.ad.jmcc.docx>

APPENDIX C – CURRENT PHOTOGRAPHS

November 21, 2025



