



Corporate Report

Clerk's Files

Originator's
Files OZ 11/003 W11

D87 ***MAY 30 2011

DATE: May 10, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 30, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit a temporary extension of
outdoor storage of refrigeration trailers
46 William Street
West side of William Street, south of James Street
Owner: City of Mississauga
Applicant: Quickchill Draught Refrigeration (Joe Ponzo)

Bill 51

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated May 10, 2011, from the Commissioner of Planning and Building regarding the application to change the zoning from "D-12" (Development) to "D-Exception" (Development) in By-law 0225-2007, to permit a temporary extension of outdoor storage of refrigeration trailers, under file OZ 11/003 W11, Quickchill Draught Refrigeration (Joe Ponzo), 46 William Street, be received for information.

BACKGROUND: On December 12, 2007, Official Plan and Zoning By-law Amendments were passed by City Council to permit, the storage of refrigeration trailers for three years. This by-law expired on December 12, 2010. The applicant is seeking through this application an extension for the use.

The purpose of this report is to provide preliminary information on the above noted application and seek comments from the community.

COMMENTS:

The proposal will not result in any changes to the existing "D-12" zone category and related standards that are currently applicable to the subject lands.

The site contains mature trees at the south end, and the topography is flat. The site characteristics are as follows:

Site Characteristics	
Frontage:	35.9 m (117.8 ft.)
Average Depth:	29.9 m (98.0 ft.)
Net Lot Area:	0.11 ha (0.27 ac.)
Existing Use:	Outdoor Storage of Refrigeration Trailers

Additional information is provided in Appendices I-1 to I-6.

Neighbourhood Context

The subject lands are located in a mixed land use area including residential, commercial and industrial uses. Information regarding the history of the site is found in Appendix I-1. The surrounding land uses are described as follows:

North: Motor vehicle repair garage.

South: Detached dwelling.

East: Detached dwelling on the south side of Henry Street and personal services use on the north side of Henry Street.

West: St. Lawrence and Hudson Railway.

Current Mississauga Plan Designation and Policies for Streetsville Planning District (November 2, 2006)

"Residential Medium Density II" which permits townhouse dwellings and all forms of horizontal multiple dwellings at a density of 42 to 57 units per net residential hectare (17 to 23 units

per net residential acre) and apartment dwellings at a Floor Space Index of 0.3 to 1.0. Building heights should generally not exceed four (4) storeys.

The subject lands are also identified as Special Site Policy 15 in the Streetsville District Policies of Mississauga Plan which permits outdoor storage of refrigeration trailers on a temporary basis and implemented through a temporary use by-law in accordance with the provisions of the *Planning Act* and located within the Streetsville Node.

New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan. The land use policies under the new Mississauga Official Plan will remain unchanged, and the subject lands are designated "Residential Medium Density", identified as Special Site Policy 3, which permits the proposed use on a temporary basis and located within the Streetsville Community Node.

The timing of the approval of the proposed rezoning application may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

Existing Zoning

"D-12" (Development), which permits existing buildings and structures and outdoor storage of refrigeration trailers on a temporary basis. The current zoning contains specific standards related to the maximum number, height and size of trailers and setback from property lines. The existing zoning also precludes

any on-site maintenance and the trailers are required to be non-motorized.

Proposed Zoning By-law Amendment

"D-Exception" (Development), will also permit outdoor storage of refrigeration trailers on a temporary basis, with the same standards as the "D-12" (Development) zone category for an additional three year period.

COMMUNITY ISSUES

No community meetings were held. However, written comments were received by the Planning and Building Department from a neighbouring resident who was concerned about the items that are being stored on the subject lands. The applicant has removed a boat that was stored on the property and cleaned the site to the neighbour's satisfaction. On April 15, 2011, by-law enforcement carried out a site inspection and discovered three metal containers. The status of these containers are being investigated and staff will provide an update in the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments have been summarized in this report. There are no buildings or structures being proposed and the temporary outdoor storage of trailers does not constitute development.

OTHER INFORMATION

Development Requirements

Although a development agreement is not required for the proposed temporary outdoor storage, the applicant will be required to enter into a new license agreement with the City.

FINANCIAL IMPACT:

Development charges does not apply. Any other financial requirements will have to be met to the City's satisfaction.

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all outstanding matters are resolved, the Planning and Building Department will be in a position to make a recommendation regarding the application.

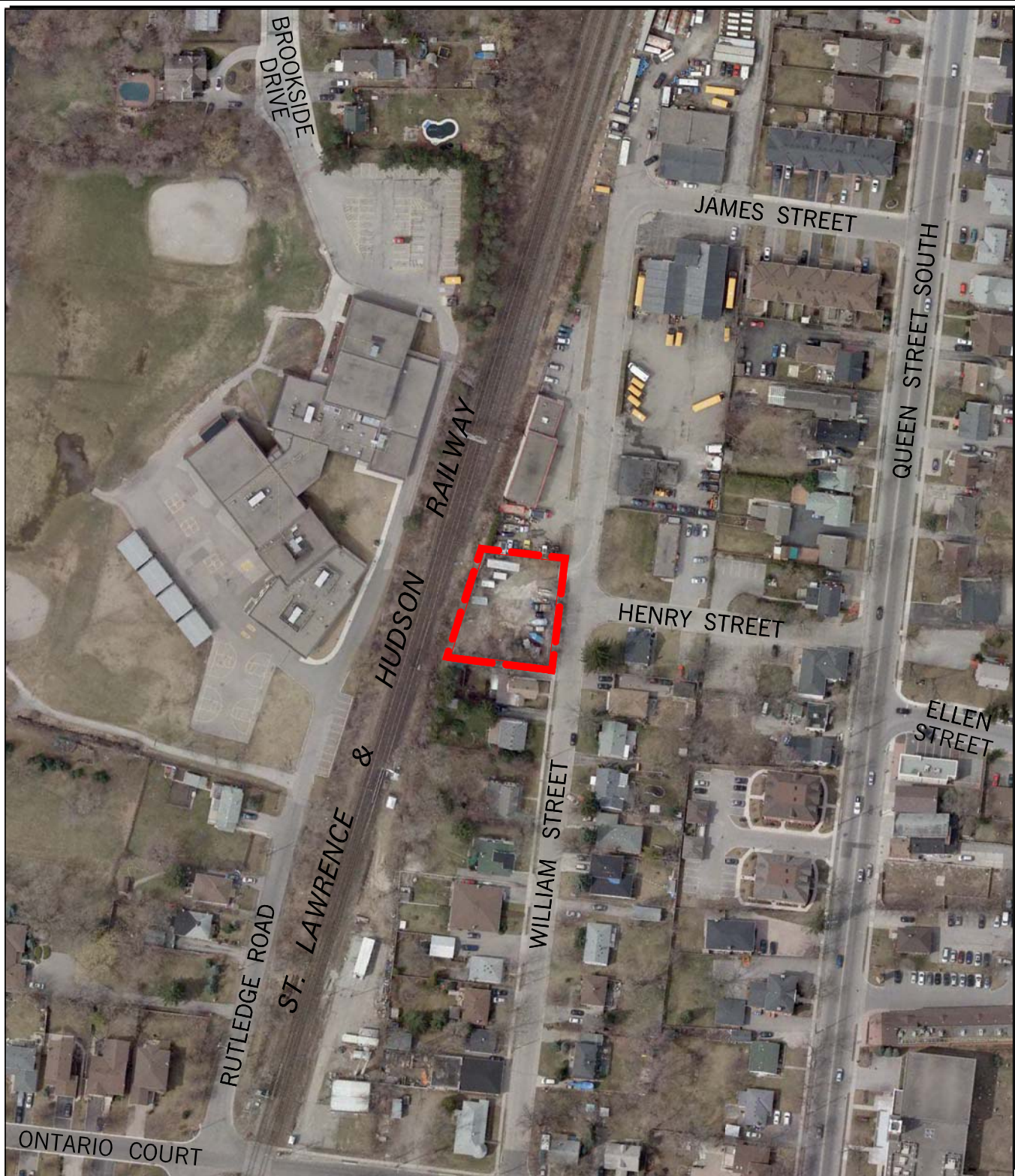
ATTACHMENTS: Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Streetsville District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Agency Comments
Appendix I-6 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Haig Yeghouchian, Development Planner

Site History

- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which were not appealed and the subject lands were zoned "D" (Development).
- June 20, 2007 - Official Plan Amendment and Rezoning applications under File OZ 07/011 W11 were submitted to permit a temporary outdoor storage of refrigeration trailers.
- November 19, 2007 - Council approved the Official Plan Amendment and Rezoning applications under File OZ 07/011 W11.
- December 12, 2007 - Official Plan Amendment No. 80 and Zoning By-law 0451-2007 which were approved by Council to permit the temporary outdoor storage of refrigeration trailers for 3 years, due to expire on December 12, 2010 in accordance with the provisions of *Planning Act*.
- January 19, 2011 - Council approved new fees for temporary use by-laws and extensions to temporary use by-laws.
- February 17, 2011 - Rezoning application under File 11/003 W11, was received.



LEGEND:

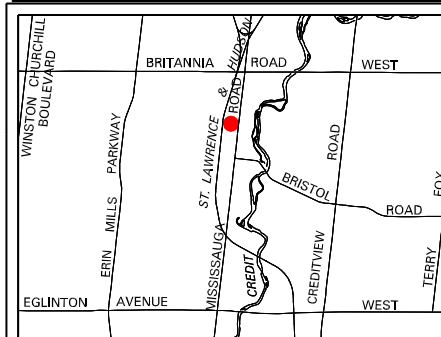


SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2010

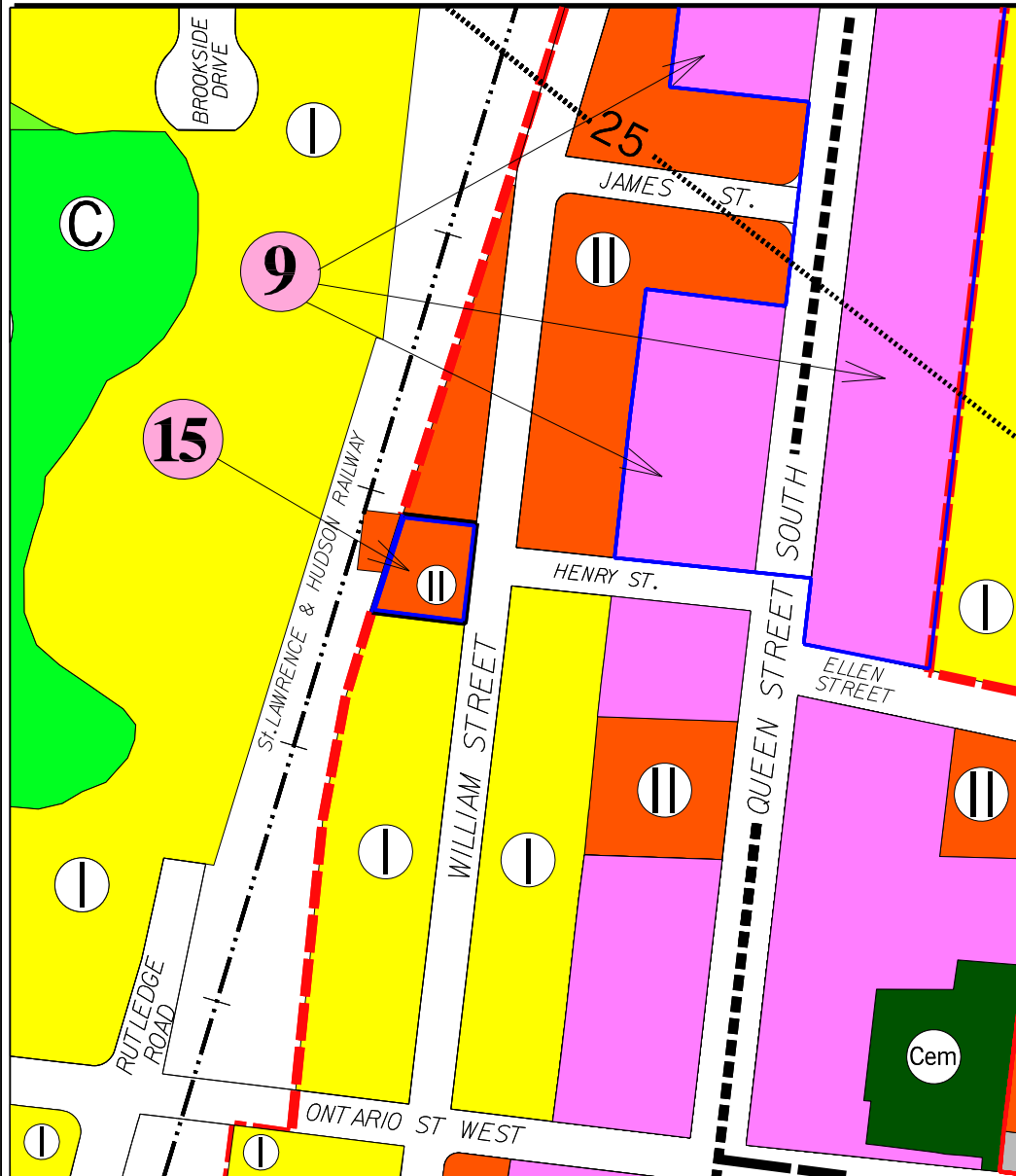


SUBJECT: QUICKCHILL DRAUGHT REFRIGERATION (JOE PONZO)



FILE NO:
OZ 11003 W11
DWG. NO:
11003A
SCALE:
1:2000
PDC DATE:
2011 05 30
DRAWN BY:
B. KRUGER

APPENDIX I-2



**PART OF STREETSVILLE DISTRICT LAND USE MAP
STREETSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Med. Density I
- Residential - Med. Density II
- Residential - High Density I
- Mainstreet Commercial
- General Retail Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

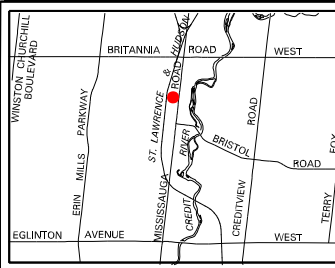
LAND USE LEGEND

- LBPIA Operating Area Boundary- See Aircraft Noise Policies
- Node Boundary
- Community Park
- Cemetery
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District
- Special Sites Areas (See Special Site Policies)

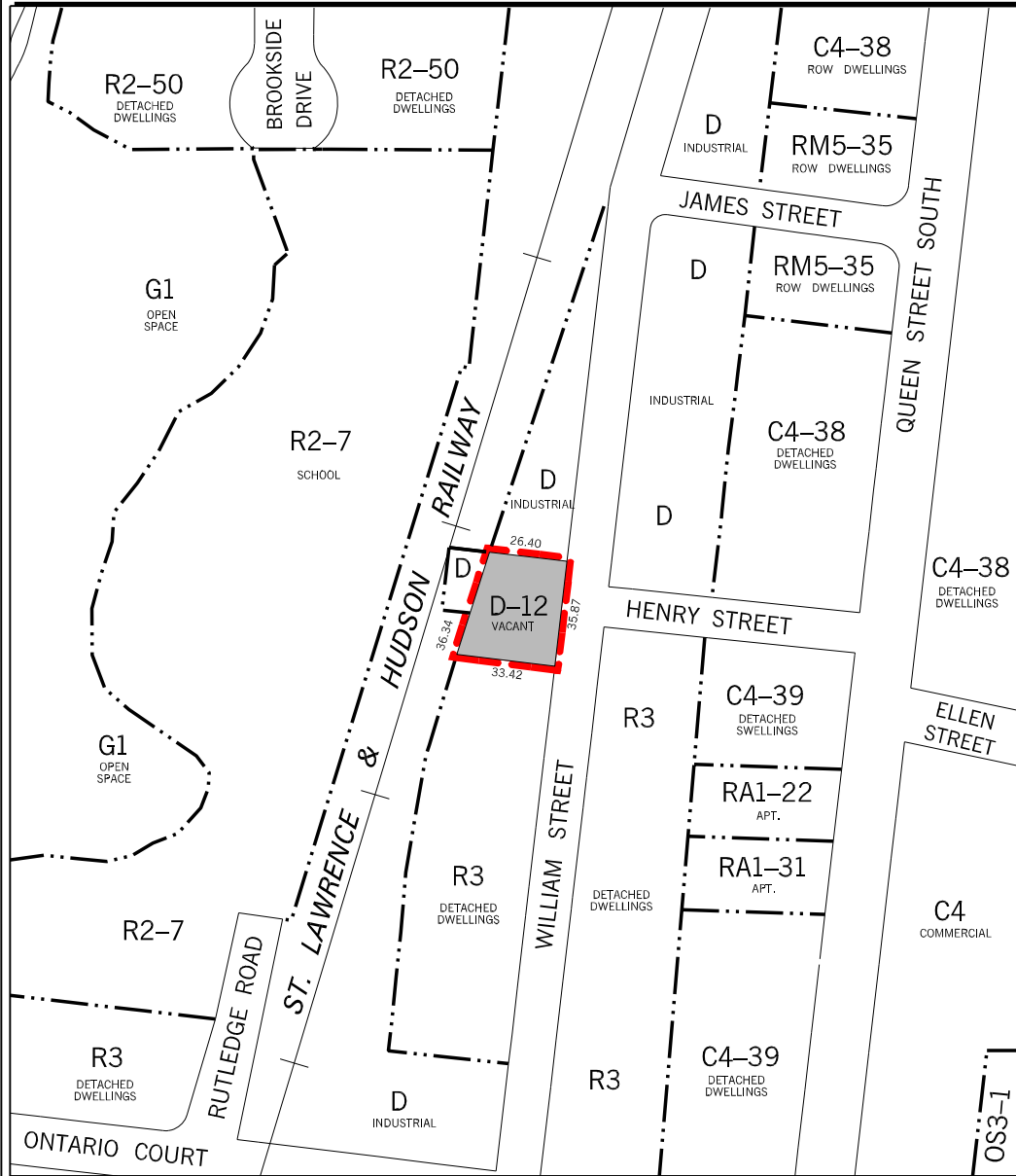
Note:
The 1996 Noise Exposure Projection (NEP)2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For details reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

SUBJECT LANDS

SUBJECT: QUICKCHILL DRAUGHT REFRIGERATION (JOE PONZO)



FILE NO: OZ 11003 W11	APPENDIX I-3
DWG. NO: 11003L	
SCALE: NTS	
PDC DATE: 2011 05 30	
DRAWN BY: B. KRUGER	



LEGEND:

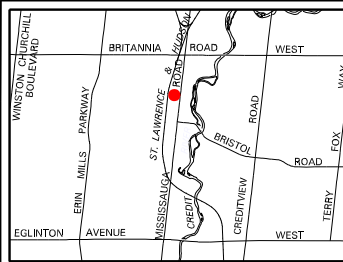


PROPOSED REZONING FROM 'D-12' (DEVELOPMENT) TO 'D-EXCEPTION' (DEVELOPMENT) TO PERMIT OUTDOOR STORAGE OF REFRIGERATION TRAILERS ON A TEMPORARY BASIS.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.



SUBJECT: QUICKCHILL DRAUGHT REFRIGERATION (JOE PONZO)



FILE NO: OZ 11003 W11	APPENDIX 14
DWG. NO.: 11003R	
SCALE: 1:2000	Produced by T&W, Geomatics
PDC DATE: 2011 05 30	
DRAWN BY: B. KRUGER	

T-630

Quickchill Draught Refrigeration (Joe Ponzo)**File: OZ 11/003 W11****Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
City Transportation and Works Department (April 14, 2011)	<p>A Phase 1 Environmental Site Assessment (ESA) has been conducted for this site and has recommended that a Phase 2 ESA be conducted due to the previous and current uses of adjacent properties. The Phase 2 ESA will be undertaken by this department once the future use of this property is known and/or the property is declared surplus. Therefore, this department has no objection to the proposed temporary use provided that the applicant enters into a license agreement with the City that will also include the following:</p> <ul style="list-style-type: none"> a) to allow the City to enter onto the property to conduct any necessary environmental site assessments/investigations; b) to allow the City to enter onto the property to carry out any necessary remediation works; c) to allow the City to terminate the license agreement upon 60 days notification to the applicant.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> -City Development Services -City Realty Services
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> -City Community Services, Fire Prevention -City Community Services, Park Planning Section -Region of Peel

