

REPORT 7 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its seventh report for 2021 and recommends:

PDC-0027-2021

That the report dated April 16, 2021, from the Commissioner of Planning and Building regarding the applications by 1997937 Ontario Inc. (Liberty Development Corp.) to permit three apartment buildings with heights of 21, 33 and 42 storeys, under File OZ 20/020 W5, 5081 Hurontario Street, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

PDC-0028-2021

1. That the report titled "Dundas Connects Master Plan Implementation – Update" dated, May 10, 2021, from the Commissioner of Planning and Building, be received.
2. That a draft Official Plan Amendment to implement the Dundas Connects Master Plan be presented through an engagement initiative later this year, followed by a Statutory Public Meeting.

PDC-0029-2021

1. That the following report titled "Downtown Urban Growth Centre Office Retention", dated April 26 2021, from the Commissioner of Planning and Building, be received.
2. That staff prepare an Official Plan Amendment for the Downtown Urban Growth Centre to address key challenges identified in this report and help ensure that the Downtown can retain its existing office floor space.
3. That staff are authorized to undertake community engagement to support this work, including holding a public meeting at an upcoming Planning and Development Committee meeting in the spring or fall.

PDC-0030-2021

That the report dated April 16, 2021, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 19/002 W4, OMERS Realty Management Corp. and ARI SQ GP Inc., 395 Square One Drive, 4225 and 4235 Confederation Parkway, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

PDC-0031-2021

1. That the applications under File OZ 19/017 W7, Mississauga II GP Inc. (Emblem Developments), 85-95 Dundas Street West and 98 Agnes Street, to amend Mississauga Official Plan to Residential High Density; to change the zoning to H-RA4-Exception (Apartments) to permit an 18 storey apartment building with ground floor commercial uses in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated April 16, 2021 from the Commissioner of Planning and Building.
2. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the 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.
5. That the "H" holding symbol is to be removed from the H-RA4-Exception (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

PDC-0032-2021

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File 20/002 W1, 2726984 Ontario Ltd. (c/o Fountain Hill Construction and Consulting), 2207 Dixie Road to amend Mississauga Official Plan to Residential Medium Density and change the zoning to RM4-Exceptions (Townhouses-Exception) to permit four townhouses that are four storeys in height, be approved subject to the conditions referenced in the staff report dated April 16, 2021, from the Commissioner of Planning and Building.
3. That the "H" holding symbol is to be removed from the H-RM4-Exception (Townhouses-Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated

April 16, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.

4. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
5. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal (LPAT) hearing on the subject applications under File OZ 20/002 W1, 2726984 Ontario Ltd. (c/o Fountain Hill Construction and Consulting).
6. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process, if any.
7. That the City Solicitor, be authorized to execute Minutes of Settlement with 2726984 Ontario Ltd., if required, and that the Commissioner of Planning and Building and the City Clerk be authorized to execute any other documents which may be necessary to implement the proposed development.
8. That two oral submission be received.

PDC-0033-2021

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal hearing on the subject applications under File OZ 20/018 W1, City Park (Lakeshore) Inc., 1381 Lakeshore Road East to permit an 8 to 15 storey condominium apartment building with ground floor commercial space, in support of the recommendations outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building, that concludes that the proposed Official Plan Amendment and Rezoning applications are not acceptable from a planning standpoint and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Local Planning Appeal Tribunal hearing process, however, if there is a potential for settlement then a report shall be brought back to Council by Legal Services.
3. That two oral submissions be received.