

REPORT 8 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0034-2021

1. That the report dated May 7, 2021, from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGNBLD 20-1229 VAR (W5), Permit World, 5965 Dixie Road, be received for information.
2. That the request to permit one (1) Billboard Sign with two (2) electronic changing copy sign faces be approved.

PDC-0035-2021

That the report dated May 7, 2021, from the Commissioner of Planning and Building regarding the applications by Mattamy (5150 Ninth Line) Limited to permit 42 back to back townhomes and 5 condominium townhomes under Files OZ 20/021 W10 and T-M20005 W10, 5150 Ninth Line, be received for information.

PDC-0036-2021

1. That the applications under File OZ 19/018 W10, Mattamy (5150 Ninth Line) Limited, 5150 Ninth Line to change the zoning to RM5-58 (Street Townhouses – Exception), RM6-26 and H-RM6-26 (Townhouses on a CEC Road) RM6-27 and H-RM6-27 (Townhouses on a CEC Road), RM6-28 (Townhouses on a CEC Road – Exception), RM11-1 (Back to Back Townhouses on a CEC Road – Exception) and G1 (Greenlands) to permit 122 townhomes (16 dual frontage, 65 condominium, 15 street and 26 back to back townhomes) on condominium roads and a new public road from Ninth Line, and that the draft plan of subdivision under File T-M19006 W10, be approved subject to the conditions referenced in the staff report dated May 7, 2021 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That the “H” holding symbol is to be removed from the H-RM6-26 (Townhouses on a CEC – Road) and H-RM6-27 (Townhouses on a CEC – Road) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters outlined in the report dated May 7, 2021 from the Commissioner of Planning and Building having been satisfactorily addressed.
5. That 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, number of dwelling units and FSI shall not increase.

6. That notwithstanding Council Resolution 0121-91, the applications be approved with the number of car spaces per dwelling and visitor parking spaces proposed.
7. That notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

PDC-0037-2021

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 application under File OZ 20/004 W6, National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd., 1240 Britannia Road West to change the zoning to RM6-25 (Townhouses on a CEC – Road) to permit 105 townhomes, be approved subject to the conditions referenced in the staff report dated May 7, 2021 from the Commissioner of Planning and Building.
3. That the city initiated, technical official plan amendment to remove the Cabrera Crescent extension from Schedule 10 (Land Use Designation), of Mississauga Official Plan, be approved.
4. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
5. That Realty Services be directed to order an appraisal of Blocks 71, 74, 75 and the lands south of Block 75, in order to establish a purchase price for the lands. That, Legal Services and Realty Services draft an Agreement of Purchase and Sale between National Homes (1240 Britannia) Inc. and the City for these lands once the value of the lands has been determined.
6. That Realty Services be directed to prepare a report for consideration at General Committee, to declare Blocks 71, 74, and 75 of Plan 43M-1563 and the lands south of Block 75 surplus and recommend that the unopened road allowance be closed by by-law.
7. That Council direct the Transportation and Works Department to prepare a by-law to stop up and close the unopened road allowance on the lands south of Block 75 on plan 43M 1563.
8. That Council direct staff to amend the existing Development Agreement and Servicing Agreement for Plan 43M-1563, to facilitate the execution of the Agreement of Purchase and Sale to transfer Blocks 71, 74, 75 and the lands south of Block 75 on plan 43M-1563 to the applicant, and that the Commissioner of Planning and Building and be authorized to approve the amended Development Agreement.
9. That Council direct the Planning and Building Department to prepare a by-law to deregister Lots 60 to 69 and Blocks 70, 71, 74, 75 and the lands south of Block 75 on Plan 43M-1563.
10. 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 36 months of the Council decision.
11. That the "H" holding symbol is to be removed from the RM6-25 (Townhouses on a CEC - Road) 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 May 7, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.

12. That 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 height shall not increase.
13. That notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.
14. That one oral submission be received.

PDC-0038-2021

1. That the report titled "Public Meeting Information Report (Wards 1 to 11) – Off-street Parking Regulations Updates," including the two appended reports by consultants that contain draft policy directions on off-street parking and bicycle parking regulations, be received for information.
2. That staff are authorized to further consult on the draft policy directions contained in this report, including stakeholder outreach and holding a virtual public meeting.
3. That following consultation, staff are authorized to prepare final recommendations and associated updates to the Official Plan and Zoning By-law, for further consideration by the Planning and Development Committee.