

REPORT 14 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0060-2021

1. That the application under File OZ 20/015 W7, Solmar (Edge 3) Corp., 16, 34 and 36 Elm Drive West, to change the zoning to an amended **RA5-46** (Apartments) to permit a 12 storey apartment building attached to a permitted 50 storey apartment building in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated October 1, 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. 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-0061-2021

1. That the report titled "Recommendation Report – Mississauga Official Plan Amendment for the Meadowvale Neighbourhood Character Area" dated October 1, 2021 from the Commissioner of Planning and Building, be received for information.
2. That the proposed Mississauga Official Plan amendments contained in the report titled "Recommendation Report – Mississauga Official Plan Amendment for the Meadowvale Neighbourhood Character Area" dated October 1, 2021 from the Commissioner of Planning and Building, be adopted.
3. That the proposed policy encouraging podiums as identified in Appendix 3 of the report titled "Recommendation Report – Mississauga Official Plan Amendment for the Meadowvale Neighbourhood Character Area" from the Commissioner of Planning and Building be replaced by a new policy that requires taller buildings between 9 and 12 storeys to incorporate podiums.

PDC-0062-2021

1. That the draft plan of subdivision under File T-M20001 W6, National Homes (1240 Britannia) Inc. and Mattamy (Country Club) Ltd., 1240 Britannia Road West to permit 105 townhomes be approved subject to the conditions referenced in the staff report dated October 1, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

PDC-0063-2021

1. That the applications under File OZ 18/012 W11 and T-M20004 W11, NYX Tannery Ltd., 51 and 57 Tannery Street and 208 Emby Drive to amend Mississauga Official Plan to add an additional use to the Special Site policy; to change the zoning to **H-RM5-59** (Street Townhouses), **H-RM9-4** (Back to Back and Stacked Townhouses) and G1 (Greenlands) to permit 142 back to back townhomes, five street townhomes, amend the limits of the adjoining Greenlands, extend Emby Drive to Tannery Street, create a railway buffer block and that the draft plan of subdivision under File T-M20004 W11 be approved subject to the conditions referenced in the staff report dated October 1, 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 36 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **H-RM5-59** (Street Townhouses) and **H-RM9-4** (Back to Back and Stacked Townhouses) 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 October 1, 2021, from the Commissioner of Planning and Building have 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 and FSI shall not increase.
6. That notwithstanding planning protocol, that the report dated October 1, 2021 from the Commissioner of Planning and Building regarding the draft plan of subdivision under file TM20004 W11, NYX Tannery Inc., be considered both the public meeting and combined information and recommendation report.