

REPORT 15 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its fifteenth for 2021 and recommends:

PDC-0064-2021

1. That the applications under Files OZ 19/003 W1, OZ 19/021 W1, T-M19001 W1, Lakeview Community Partners Limited, 1082 Lakeshore Road East and 800 Hydro Road, to amend Mississauga Official Plan to Residential High Density and Business Employment; to change the zoning to RA5-Exception (Apartments – Exception), RM9-Exception (Back to Back and Stacked Townhouses – Exception), E1-Exceptions (Employment in Nodes – Exceptions), C4-Exceptions (Mainstreet Commercial – Exceptions), OS2- Exceptions (Open Space - City Park – Exceptions), G1-Exception (Greenlands – Natural Hazards – Exception) and G2-Exception (Greenlands – Natural Features – Exception) to permit a mixed use community which will include apartments, townhomes, employment, commercial, cultural, and park uses in conformity with the provisions outlined in the staff report dated October 15, 2021 from the Commissioner of Planning and Building; and that the draft plan of subdivision under File T-M19001 W1, be approved subject to the conditions referenced in the staff report dated October 15, 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 RM9-Exception (Back to Back and Stacked Townhouses – Exception), RA5-Exception (Apartments- Exception), C4-Exception (Mainstreet Commercial – Exception) and E1-Exceptions (Employment in Nodes- Exceptions) 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 15, 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 and/or the City of Mississauga can apply for a minor variance application.
6. That Council classify the lands delineated in Appendix 11 as Class 4 Area in accordance with the Environmental Noise Guidelines – Stationary and Transportation Sources – Approval and Planning (NPC – 300).
7. That notwithstanding Corporate Policy 07-02-01 (Pre-Servicing of Subdivisions), that Council permit the pre-servicing of the subject site in accordance with the conditions of draft plan approval, and subject to a process that is satisfactory to the Commissioner of Transportation and Works.

8. That City Council endorse the Lakeview Village Development Master Plan Design Guidelines as contained in Appendix 13.