

REPORT 6 - 2022

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its sixth report for 2022 and recommends:

PDC-0022-2022

That the sign variance application under File SGNBLD 21-9557 VAR (W8), Christ Roubekas, 3663 Platinum Drive, to permit one double sided billboard sign with one electronic changing copy sign face and one static billboard sign face be approved with the following conditions:

1. That prior to the installation of the proposed billboard sign, the existing ground sign located on the west side of 3663 Platinum Drive is to be removed.
2. That the proposed billboard sign is reduced to a maximum sign face area of 20 m² (215.2 ft²) per sign face.

PDC-0023-2022

That the report dated March 4, 2022 from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under File OZ 17/014 W3, TC Core GP Inc. Mustang Equities Inc. (Hazelview Investments), 1750 Bloor Street and 3315 Fieldgate Drive, be approved and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$1,346,000.00 be approved as the amount for the Section 37 Community Benefits contribution.
2. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with TC Core GP Inc. Mustang Equities Inc. (Hazelview Investments), and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution.

PDC-0024-2022

That the report dated March 4, 2022, from the Commissioner of Planning and Building regarding the applications by Airstar Holdings Inc. to permit a six storey, rental apartment building (for seniors) with 128 units and ground floor retail space, under Files OZ 18/008 W5, 7211 and 7233 Airport Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

PDC-0025-2022

That the report titled "Mississauga Official Plan Review – Bundle 1 Draft Policies and attached Draft Official Plan Policies" dated March 4th, 2022 from the Commissioner of Planning and Building, be received for information.

PDC-0026-2022

That the corporate report titled “Downtown Office Community Improvement Plan (CIP) Amendment” dated March 4, 2022, from the Commissioner of Planning and Building, and any submissions made at the public meeting held on March 28, 2022, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

PDC-0027-2022

That the corporate report regarding the Mississauga Official Plan Amendment for the Lakeshore Road East Corridor dated March 4, 2022 from the Commissioner of Planning and Building be referred to Council without a recommendation.

PDC-0028-2022

1. That the applications under File OZ 18-010 W1, 2530173 Ontario Corporation, 1444, 1448, 1454 and 1458 Cawthra Road, to amend Mississauga Official Plan to **Residential Medium Density** and to add a Special Site policy; to change the zoning to **RM6-Exception** (Townhouses on a CEC – Road) to permit 4 two storey detached dwellings and 12 three storey townhome dwellings be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated March 4, 2022 from the Commissioner of Planning and Building.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner’s delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3 attached to the staff report dated March 4, 2022 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M19002 W1.
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 36 months of the Council decision.
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 March 4, 2022 from the Commissioner of Planning and Building regarding the draft plan of subdivision under File TM19002 W1, 2530173 Ontario Corporation, be considered both the public meeting and combined information and recommendation report.

PDC-0029-2022

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal hearing on the subject applications under Files OZ 19/020 W11 and T-M19007 W11, Hanlon Glen Homes Inc., and Simqua Developments Inc., 1200 Old Derry Road to permit 260 detached and 62 semi-detached dwellings, a public park, stormwater management block and to retain the existing heritage house all on public roads, in support of the recommendations outlined in the report dated March 4, 2022 from the Commissioner of Planning and Building, that concludes that the proposed rezoning and draft plan of subdivision are not acceptable from a planning standpoint and should not be approved at this time.
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 Ontario Land Tribunal hearing process, however if there is a potential for settlement a report shall be brought back to Council by Legal Services.