

REPORT 15 - 2022

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0064-2022

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 10 West GO GP Inc. to permit a 23 storey, 359 unit, residential condominium with ground floor commercial uses, a public park and the retention of two historic buildings to be used for residential and commercial uses, under File OZ/OPA 22-3 W1, 17 & 19 Ann Street, 84 & 90 High Street East, and 91 Park Street East, be received for information.
2. That three (3) oral submissions be received.

PDC-0065-2022

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by Edenshaw Queen Developments Limited to permit a 40 and 42 story condominium apartment buildings containing 1,139 units and ground and second floor commercial space, under Files OZ/OPA 22-10 W1 and T-M 22-02 W1, 88 Park Street East, formerly 0 Park Street East, be deferred.
2. That five (5) oral submissions be received.

PDC-0066-2022

1. That the report dated June 10, 2022, from the Commissioner of Planning and Building regarding the applications by 2421845 Ontario Inc. to permit a four storey rental apartment building with 20 units, under File OZ/OPA 22-007 W9, 6020 Winston Churchill Blvd, be received for information.
2. That two (2) oral submissions be received.

PDC-0067-2022

1. That the proposed Mississauga Official Plan Amendment contained in the report titled "Bill 13, *Supporting People and Business Act* – Expanded Delegated Authorities" dated June 10, 2022, be approved.
2. That authority to approve removal of holding provision applications and pass amending bylaws be delegated to the Commissioner of Planning and Building and that a by-law authorizing the delegation of authority be prepared pursuant to Section 39.2 of the *Planning Act*.

3. That a by-law be enacted to amend the Council Procedure By-law 0044-2022 to reflect the authority of the Commissioner of Planning and Building to enact by-laws to amend the Zoning By-law 0225-2007 to remove holding provisions in accordance with Section 39.2 of the *Planning Act* as outlined in the report dated June 10, 2022 from the Commissioner of Planning and Building.

PDC-0068-2022

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 21-007 W2, 551 Avonhead GP Inc., 551 Avonhead Road to change the zoning to **E3-Exception** (Employment – Exception) to permit 2 one storey industrial buildings be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 10, 2022 from the Commissioner of Planning and Building.
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.

PDC-0069-2022

1. That the amendments to Mississauga Official Plan proposed in Appendices 5 and 6 in the report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Official Plan Amendments and Built Form Standards” dated June 10, 2022, from the Commissioner of Planning and Building, be approved.
2. That the Official Plan Amendment By-law to implement Protected Major Transit Station Area policies as proposed in Appendices 5 and 6 in the report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Official Plan Amendment and Built Form Standards” dated June 10, 2022, from the Commissioner of Planning and Building, be prepared and submitted to the Region of Peel for approval.
3. That the Downtown Fairview, Cooksville and Hospital Built Form Standards proposed in Appendix 8 in the report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Official Plan Amendments and Built Form Standards” dated June 10, 2022, from the Commissioner of Planning and Building, be endorsed.
4. That staff be directed to explore strategies, including Community Improvement Plans and other incentives that support the retention and expansion of local businesses and employment uses in Downtown Fairview, Cooksville and Hospital Character Areas.
5. That two (2) oral submissions be received.

PDC-0070-2022

1. That the amendments to Mississauga Official Plan proposed in Appendices 5 and 6 in the report titled “Dundas Corridor Policy Implementation Project – Official Plan Amendment” dated June 10, 2022, from the Commissioner of Planning and Building, be approved.
2. That the Official Plan Amendment By-law to implement Protected Major Transit Station Area policies as proposed in Appendices 5 and 6 in the report titled “Dundas Corridor Policy Implementation Project – Official Plan Amendment” dated June 10, 2022, from the Commissioner of Planning and Building, be prepared and submitted to the Region of Peel for approval.
3. That six (6) oral submissions be received.

PDC-0071-2022

1. That the Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment, attached to the report titled “Recommendation Report (City-wide) – Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment,” dated June 10, 2022, from the Commissioner of Planning and Building, be approved, and that the City Solicitor be authorized to make any non-substantive stylistic and technical changes to the Official Plan Amendment and Zoning By-law Amendment, as may be required, prior to Council adoption.
2. That notwithstanding that subsequent to the public meeting held on May 30, 2022, change(s) to the zoning by-law amendment in the report titled “Recommendation Report (City-wide) – Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment”, dated June 10, 2022, from the Commissioner of Planning and Building, have been made, Council considers that the changes are minor and do not require further notice, pursuant to the provisions of subsection 34(17) of the *Planning Act*.
3. That the report titled “Recommendation Report (City-wide) – Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment” and attachments, dated June 10, 2022, from the Commissioner of Planning and Building, be forwarded to the Minister of Municipal Affairs and Housing.
4. That five (5) oral submissions be received.