

REPORT 16 - 2022

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its sixteenth for 2022 and recommends:

PDC-0072-2022

That the report dated July 15, 2022, from the Commissioner of Planning and Building, recommending amendments to the Zoning By-law, proposing revised definitions and regulations, be approved in accordance with the following:

1. That notwithstanding that, subsequent to the public meeting, changes 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 3, be approved, and that an implementing zoning by-law(s) be brought to a future City Council meeting.

PDC-0073-2022

That the report dated July 15, 2022, from the Commissioner of Planning and Building outlining the recommended reallocation of Section 37 Community Benefits under Files OZ 16/011 W11 and H-OZ 19/005 W11, City Park (Old Barber) Homes Inc., 5155 Mississauga Road, and OZ 17/020 W11 and H-OZ 21/001 W11, Ravines on Main Inc. (previously City Park (Main Street) Inc.), 36 - 46 Main Street, be approved and that amended Section 37 agreements be executed in accordance with the following:

1. That \$40,000 of the collected Section 37 Community Benefits contribution from OZ 16/011 W11 and H-OZ 19/005 W11, City Park (Old Barber) Homes Inc., 5155 Mississauga Road, be reallocated to an upgraded boulevard treatment (fence installation and tree planting) along the north side of Melody Drive, east of Mississauga Road, extending the depth of the property at 5235 Mississauga Road;
2. That \$8,000 of the collected Section 37 Community Benefits contribution from OZ 17/020 W11 and H-OZ 21/001 W11, Ravines on Main Inc., 36 – 46 Main Street, be reallocated to planters and Streetsville signage and associated hardware;
3. 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 amended Section 37 agreements with City Park (Old Barber) Homes Inc. and Ravines on Main Inc.

PDC-0074-2022

1. That the Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment approved by Planning and Development Committee on July 5, 2022 through Recommendation PDC-0071-2022 (Council Resolution 0153-2022), be amended by changing the affordability term for affordable ownership units to 99 years, and by changing the affordability term for affordable rental units to 30 years, including a 5-year phase out of the affordable rental requirements commencing at year 25, as illustrated in Appendix 1 and 2 to the report titled "Inclusionary Zoning Affordability Term," dated July 15, 2022, from the Commissioner of Planning and Building.
2. That four (4) oral submissions be received.

PDC-0075-2022

1. That the amendments to Mississauga Official Plan proposed in Appendices 4 and 5 in the report titled "City-Wide Major Transit Station Area Study – Official Plan Amendment" dated July 15, 2022, from the Commissioner of Planning and Building, be approved.
2. That the Official Plan Amendment By-laws to implement the City-Wide Major Transit Station Area Study as proposed in Appendices 4 and 5 in the report titled "City-Wide Major Transit Station Area Study – Official Plan Amendment" dated July 15, 2022, from the Commissioner of Planning and Building, be prepared and submitted to the Region of Peel for approval.
3. That subsequent to the August 8, 2022 public meeting, and prior to approval by the Region of Peel, staff be directed to incorporate any further changes to Appendices 4 and 5 in the report titled "City-Wide Major Transit Station Area Study – Official Plan Amendment" dated July 15, 2022, from the Commissioner of Planning and Building, to reflect the development application(s) approved during this time, and the amendments to Mississauga Official Plan and further notice is not required.
4. That five (5) oral submissions be received.

PDC-0076-2022

1. That the Dundas Corridor Policy Implementation Project – Official Plan Amendments approved by City Council on July 6, 2022 (Council Resolution 0153-2022 and Recommendation PDC-0070-2022), be amended by adding additional uses to the Mixed Use Limited designation, as shown in Appendix 1 to the report titled "RECOMMENDATION REPORT (WARDS 1-4 & 6-8)," dated July 15, 2022, from the Commissioner of Planning and Building.
2. That the recommendation of the report titled "Amendment to the Dundas Corridor Mixed Use Limited Designation," dated July 15, 2022, from the Commissioner of Planning and Building constitutes a minor change to the Official Plan Amendments and that the change does not require any further public notice.