

REPORT 17 - 2022

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0077-2022

1. That the report dated July 15, 2022, from the Commissioner of Planning and Building regarding the applications by 1407 Lakeshore Road East to permit a 10 storey apartment building with ground floor commercial space, under File OZ/OPA 22-12 W1, 1041 Lakeshore Road East, be received for information.
2. That one (1) oral submission be received.

PDC-0078-2022

1. That the report dated July 15, 2022, from the Commissioner of Planning and Building regarding the applications by 1407 Lakeshore Developments Inc to permit a 9 storey apartment building with ground floor commercial space, under Files OZ 22-13 W 1, 1407 Lakeshore Road East, be received for information.
2. That two (2) oral submissions be received.

PDC-0079-2022

1. That the proposed amendments to Mississauga Zoning By-law 0225-2007, to remove permissions for a take-out restaurant and associated drive-through facilities and to restrict development to what is legally existing on the property at 5235 Mississauga Road, as detailed in the Corporate Report dated July 15, 2022, titled "Recommendation Report (Wards 11) – Motor Vehicle Commercial Land Use Study" from the Commissioner of Planning and Building, be approved.
2. That the implementing Zoning By-law be brought forward to a future City Council meeting.
3. That one (1) oral submission be received.

PDC-0080-2022

1. That the applications under File OZ/OPA 20/019 W9, Blackrock Acquitaine Limited, 6719 Glen Erin Drive, to amend Mississauga Official Plan to revise the **Residential High Density – Special Site 2** of Meadowvale Neighbourhood Character Area to permit a maximum floor space index (FSI) of 2.0; and to change the **RA4-45** zoning to permit the addition of a 12 storey rental apartment building containing 184 units and 28 rental townhomes with a maximum FSI of 2.0 be approved in conformity with the provisions outlined in the staff report dated July 15, 2022 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.
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. That the "H" holding symbol is to be removed from the **RA4-45** (Apartments) 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 July 15, 2022, 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 one (1) oral submission be received.

PDC-0081-2022

1. That the applications under File OZ/OPA 21-4 W7, 2683340 Ontario Inc., 255 Dundas Street West to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **H-RA4-Exception** and **G1** to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses, and a buffer to Mary Fix Creek be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated July 15, 2022 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.
3. That the "H" holding symbol is to be removed from the **H-RA4-Exception** (Apartments) 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 July 15, 2022 from the Commissioner of Planning and Building have been satisfactorily addressed.
4. 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.
5. That two (2) oral submissions be received.

PDC-0082-2022

1. That notwithstanding that subsequent to the public meeting, changes to the applications 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 applications under File OZ/OPA 17-021 W1, 10422967 Canada Corp., 1575 Hurontario Street to amend Mississauga Official Plan to **Residential Medium Density** and to change the zoning to **H-RM4-Exception** (Townhouse – Exception) to permit 18

townhomes be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated July 15, 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 "H" holding symbol is to be removed from the H-RM4-Exception (Townhouse – Exception) 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 July 15, 2022, from the Commissioner of Planning and Building have been satisfactorily addressed.
5. 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.
6. 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 number of townhomes shall not increase.
7. That two (2) oral submissions be received.