

WHEREAS Plazacorp Properties Limited, has submitted official plan amendment and rezoning applications to permit a 101 back to back stacked townhomes at 2512, 2522 and 2532 Argyle Road, south of Dundas Street West, west of Confederation Parkway, (File OZ 18/017 W7)

AND WHEREAS the Planning and Development Committee has received and considered staff's report on the proposed development along with written and oral submissions relating to this matter and has recommended refusal of the planning staff recommendation for reasons as stated orally at its meeting of February 24, 2020.

AND WHEREAS concerns regarding, but not limited to, density, location not appropriate for intensification, flooding, insufficient parking and traffic safety and high volume, have been raised;

AND WHEREAS City Council, in accordance with section 2 of the *Planning Act*, shall have regard to matters of provincial interest, including the orderly development of safe and healthy communities, the resolution of planning conflicts involving public and private interests and the appropriate location of growth and development, among other things;

AND WHEREAS subsection 3(5) of the *Planning Act* requires that City Council's decisions in respect of planning matters shall be consistent with provincial policy statements and shall conform with provincial plans;

THEREFORE BE IT RESOLVED:

1. That the applications filed under File OZ 18/017 W7 submitted by Plazacorp Properties Limited for the lands located at 2512, 2522 and 2532 Argyle Road, south of Dundas Street West, west of Confederation Parkway, be refused on the basis which includes but is not limited to the following reasons:
 - a) the proposal is not consistent with the Provincial Policy Statement;
 - b) the proposal does not conform and conflicts with all applicable Provincial Plans;
 - c) the proposal does not conform with the Region of Peel Official Plan;
 - d) the proposal does not conform with the Mississauga Official Plan, including but not limited to policy 5.3.5.1 which states that Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved;
 - e) the proposal is incompatible with the character of the established neighbourhood and constitutes overdevelopment ; and
 - f) the proposal does not represent good planning;

2. That City Council's decision reflects that City Council has fully considered all of the written and oral submissions relating to this matter;
3. That the City Solicitor, or her delegate, be authorized to defend City Council's decision and to retain external legal counsel and consultants, as required, should this matter be appealed to the Local Planning Appeal Tribunal; and
4. That in the event that any development arising out of the subject applications is approved, City Council require the execution of all necessary agreements, satisfactory to the City of Mississauga, including but not limited to a Development Agreement and Section 37 Agreement, as well as payment of cash-in-lieu of parkland in accordance with the *Planning Act* and the City's policies and by-laws.
5. That eleven oral submissions made at the Planning and Development Committee meeting on February 24, 2020 be received.