

REPORT 7- 2023

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To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its seventh report for 2023 and recommends:

PDC-0024-2023

1. That the report dated April 14, 2023, from the Commissioner of Planning and Building regarding the applications by SCREO Dixie Outlet Mall Inc., to permit 5 apartment buildings ranging from 9 to 25 storeys and a city park, under File OZ/OPA 22-32 W1, 1250 South Service Road, be received for information.
2. That nine oral submissions be received.

PDC-0025-2023

1. That the report dated April 14, 2023, from the Commissioner of Planning and Building regarding the applications by Ahmed Group (1000 Dundas St. E.) Inc. and Ahmed Group (1024 Dundas St. E.) Inc. to permit 4, 16 and 20 storey rental apartment buildings with at grade commercial uses, under File OZ/OPA 22-18 W 1, 1000 and 1024 Dundas Street East, be received for information.
2. That two oral submissions be received.

PDC-0026-2023

1. That the applications under File OZ/OPA 22-7 W9, 2421845 Ontario Inc., 6020 Winston Churchill Blvd. to amend Mississauga Official Plan to Residential Medium Density; to change the zoning to RA1 – Exception (Apartments – Exception) to permit a four storey rental apartment building containing 20 rental units be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated April 14, 2023 from the Commissioner of Planning and Building.
2. That the applicant agree 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 avoid, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That five oral submissions be received

PDC-0027-2023

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 File OZ/OPA 21-8 W4 and 21T-M 21-3 W4, The Elia Corporation, 4615 Hurontario Street, 25, 35, 55, 105 and 110 Elia Avenue and 136 Eglinton Avenue East to permit eight apartments, ranging in height from 28 to 42 storeys with ground related commercial uses, one 45 storey mixed use building and eight blocks of townhouses containing 120 units in support of the recommendations outlined in the report dated April 14, 2023 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision are not acceptable in their current form and should not be approved.
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 then a report shall be brought back to Council by Legal Services.
3. That two oral submissions be received

PDC-0028-2023

That the report dated April 14, 2023, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under Files OZ 20/001 W4 and H-OZ 21-5 W4, Edenshaw Fairview Developments Limited, 1 Fairview Road East, be approved and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$3,300,000 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 Edenshaw Fairview Developments Limited., 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.