

REPORT 11 - 2023

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0042-2023

That the presentation from Melanie Zakarian, Statistician, City Planning Strategies regarding Provincial Reporting of Planning and Development Data Update, be received for information.

PDC-0043-2023

1. That the sign variance application under File SGNBLD 23-6511 VAR (W1), Permit World, 2531 Cawthra Road, to permit one single sided (north facing) billboard sign with electronic changing copy (electronic billboard sign) referenced in the report dated June 2, 2023 from the Commissioner of Planning and Building be approved.
2. That the existing ground sign located on the subject site be removed.

PDC-0044-2023

That the report dated June 2, 2023, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under File OZ 20/020 W5 and H-OZ 22-9 W5, 1997937 Ontario Inc., Liberty Development Corp, 5081, 5085, 5105 Hurontario Street and 35 Armdale Road, be approved and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$1,000,000.00 be approved as the amount for the Section 37 Community Benefits contribution, with deferral of payment to be made at the issuance of the building permit.
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 1997937 Ontario Inc., Liberty Development Corp., 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.

PDC-0045-2023

1. That the application under File OZ 21-17 W3, Mantella Corporation, 4496 Tomken Road to change the zoning to H-E2-Exception (Employment - Exception) and G2 (Greenlands – Natural Features) to permit two, one storey industrial buildings be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 2, 2023 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 provision is to be removed from the H-E2-Exception (Employment - 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 June 2, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.

PDC-0046-2023

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 application under File OZ/OPA 22-18 W1, Ahmed Group (1000 Dundas St. E.) Inc. and Ahmed Group (1024 Dundas St. E.) Inc., 1000 Dundas Street East and 1024 Dundas Street East, to permit 4, 16, and 20 storey rental apartment buildings with at grade commercial uses, in support of the recommendations outlined in the report dated June 2, 2023 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, and rezoning applications require additional information and modifications and approvals are premature until such time that the City's issues are addressed.
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.

PDC-0047-2023

That the report titled "Mississauga Official Plan Review – Bundle 3 Draft Policies" dated June 2, 2023 from the Commissioner of Planning, be received for information.