

## **REPORT 6 - 2024**

To: ACTING MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its sixth report for 2024 and recommends:

PDC-0019-2024

1. That the applications under Files OZ/OPA 24-2 W11 and T-M24001 W11, 2799580 Ontario Limited (Ballymore Homes), 376, 390 Derry Road West and 0 Oaktree Circle, to amend Mississauga Official Plan to Residential Medium Density and Business Employment and add a Special Site policy; to change the zoning to H-R7-Exception (Detached Dwellings - Shallow Lots), H-RM2-Exception (Semi-Detached), H-RM6-Exception (Townhouses on a CEC - Road), H-RM11-Exception (Back To Back Townhouses On A CEC - Road) and H-C2 (Neighbourhood Commercial) to permit 120 townhouses and back to back townhouses on a CEC Road, two semi-detached dwellings, two detached dwellings and a commercial building be approved.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating issuing the draft conditions of approval outlined in Appendix 2 attached to the staff report dated May 15, 2024 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M24001 W11.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. 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 36 months of the Council decision.
5. That the "H" holding provision is to be removed from the R7-Exception (Detached Dwellings - Shallow Lots), RM2-Exception (Semi-Detached), RM6-Exception (Townhouses on a CEC - Road), RM11-Exception (Back To Back Townhouses On A CEC - Road) and C2 (Neighbourhood Commercial) 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 May 15, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.

PDC-0020-2024

1. That development applications deemed complete and/or appealed to the Ontario Land Tribunal on or before April 10, 2024 for lands within Protected Major Transit Station Areas, identified in the report titled "Current Development Applications in Major Transit Station

Areas” dated May 15, 2024, from the Commissioner of Planning and Building, continue to be processed as a permitted request for amendment(s).

2. That staff are authorized to prepare amendments to the Protected Major Transit Station Area policies to implement Ontario Land Tribunal decisions that approve, or have approved, development applications for lands within a Protected Major Transit Station Areas, identified in the report titled “Current Development Applications in Major Transit Station Areas” dated May 15, 2024, from the Commissioner of Planning and Building.

PDC-0021-2024

That the Increasing the Missing Middle Pre-Approved Garden Suite Design Plans as presented by Rick Conard, Director, Building & Chief Building Official, be received for information.