

REPORT 9 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0028-2024

1. That the report dated July 10, 2024, from the Commissioner of Planning and Building regarding the application by Port Credit West Village Partners Inc. to permit changes to the Port Credit Local Area Plan Special Site policies to allow for a maximum building height of 35 storeys, an additional 898 dwelling units and to remove the requirement for second storey commercial space within the waterfront parcel, under File OPA 24-4 W1, 70 Mississauga Road South and 181 Lakeshore Road West, be received for information.
2. That six oral submissions be received.

PDC-0029-2024

1. That City Council endorse the Rangeview Development Master Plan framework in accordance with the limitations as outlined in the report dated July 10, 2024 from the Commissioner of Planning and Building regarding Rangeview Development Master Plan.
2. That one oral submissions be received.

PDC-0030-2024

1. That the applications under Files OZ 24-5 W10 and T-M24002 W10, Avenia Construction (BT) Inc, 0 Lisgar Drive, to change the zoning to R3-Exception (Detached Dwellings - Typical Lots), R4-Exception (Detached Dwellings - Typical Lots), R5-Exception (Detached Dwellings - Typical Lots), and OS1 (Open Space) to permit 124 detached dwellings, public park, storm water management area and public roads, 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 July 10, 2024 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M24002 W10.
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.

PDC-0031-204

That the report dated July 10, 2024, from the Commissioner of Planning and Building outlining the recommended Section 37 community benefits under File H-OZ 22-10 W11, City Park (McLaughlin) Inc., 6616 McLaughlin Road, be approved and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$580,000.00 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 City Park (McLaughlin) Inc., 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-0032-2024

1. That an implementing zoning by-law be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, this report regarding revised regulations for driveways in the City's Zoning By-law, be considered both the public meeting and combined information and recommendation report.

PDC-0033-2024

1. That the Affordable Rental Housing Community Improvement Plan, attached as Appendix 1 to the report dated July 10, 2024, from the Commissioner of Planning and Building be approved.
2. That the incentives for eligible housing projects under the Affordable Rental Housing Community Improvement Plan be funded through the Housing Accelerator Fund and Affordable Housing Reserve Fund, to a maximum budget of \$44M.
3. That approval of eligible housing projects and approval of agreements with housing developers receiving funding through the Affordable Rental Housing Community Improvement Plan be delegated to the Chief Administrative Officer or their designate.
4. That staff be directed to consult with the Region of Peel to investigate the recent Provincial legislative changes that enable upper-tier municipalities to implement a municipal tax rate reduction of up to 35% for eligible purpose-built rental properties.
5. That the report titled "Recommendation Report – Affordable Rental Housing Community Improvement Plan" and attachments, dated July 10, 2024, from the Commissioner of Planning and Building, be forwarded to the Region of Peel, and that City Council express support for changes to the Peel Affordable Rental Incentive Program (PARIP), including:
 - a. Increasing PARIP's annual budget through the Region's budget process; and,

- b. Revising the administrative structure of the program to increase the frequency of application windows or implement a rolling application approach to better correspond with Mississauga's program.
6. That the report titled "Recommendation Report – Affordable Rental Housing Community Improvement Plan" and attachments, dated July 10, 2024, from the Commissioner of Planning and Building, be forwarded to the Minister of Municipal Affairs and Housing for information.
7. That one oral submission be received.