

REPORT 12 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0044-2024

That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 1 of the Report dated September 18, 2024 from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That the implementing zoning by-law amendment be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, that this report regarding the proposed amendments to Zoning Bylaw 0225-2007, be considered both the public meeting and a combined information/recommendation report.
3. That Recommendation PDC-0012-2024 to the report titled "Zoning By-law Amendment to Reduce Residential Parking Requirements along the Hazel McCallion Line (north of the QEW)", which was approved by the Planning and Development Committee on April 8, 2024, be considered null and void.

PDC-0045-2024

1. That the report dated September 18, 2024, from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Parking (PIL) application under File FA31 24 3 W2, Indwell Community Homes, 1639 Lakeshore Road West, north of Lakeshore Road West and west of Meadow Wood Road, be received for information; and
2. That, notwithstanding Corporate Policy 07-09-01, City Council enact a by-law under Section 40 of the Planning Act to authorize the execution of a PIL agreement with Indwell Community Homes, a not-for-profit housing developer, for up to 24 parking spaces as part of the proposed 4 storey rental apartment building, containing 51 affordable units, on terms satisfactory to the Commissioner of Planning and Building in consultation with the Ward Councillor and not to exceed the sum of \$246,432.00.
3. That eleven oral submissions be received.

PDC-0046-2024

1. That City Council amend Mississauga Official Plan to permit changes to Height Schedule 2C and the Special Site 3 policies of the Port Credit Local Area Plan and to change the designation on a portion of Block Q from Residential Medium Density to Residential High Density for 70 Mississauga Road South and 181 Lakeshore Road West, in accordance with the provisions contained in the staff report dated September 18, 2024 from the Commissioner of Planning and Building.
2. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
3. That two oral submissions be received.

PDC-0047-2024

1. That the amendments to the Region of Peel Official Plan and Mississauga Official Plan proposed in Appendix 2 of the report titled "Official Plan Amendment 182 – Changes to Employment Area Policies" dated September 18, 2024, from the Commissioner of Planning and Building, be approved.
2. That subsequent to the October 7, 2024 public meeting, Staff be directed to incorporate any further changes to Appendix 2 of the report titled "Official Plan Amendment 182 – Changes to Employment Area Policies" dated September 18, 2024, from the Commissioner of Planning and Building, and further notice not be required.
3. That the Mayor or designate be authorized to submit comments to the Ministry of Municipal Affairs and Housing on the new policies and legislation related to Employment Areas.

PDC-0048-2024

1. That City Council amend Mississauga Official Plan Map 16-20.1 to permit building heights of 10 and 12 storeys on a portion of the lands and 12 storeys on the remaining lands for 5034, 5054 and 5080 Ninth Line, in accordance with the provisions contained in the staff report dated August 28, 2024 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA2-Exception** (Apartments - Exception), **RA3-Exception 1** (Apartments - Exception), **RA3-Exception 2** (Apartments - Exception), **RM9-Exception** (Back to Back and Stacked Townhouses) and **OS1** (Open Space - Community Park) for 5034, 5054 and 5080 Ninth Line, in accordance with the provisions contained in the staff report dated August 28, 2024 from the Commissioner of Planning and Building.
3. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating approval of the draft conditions requested by the City, outlined in Appendix 3 attached to the staff report dated August 28, 2024 from the Commissioner of Planning and Building for the draft plan of

subdivision under File T-M21004 W10 and that further draft conditions from other departments and external agencies be included prior to issuing draft approval.

4. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
5. That City Council's 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.