

## **REPORT 14 - 2024**

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0052-2024

1. That City Council amend Mississauga Official Plan to Residential High Density – Special Site for 4094 Tomken Road and 924 Rathburn Road East, in accordance with the provisions contained in the staff report dated November 6, 2024, from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to RA3-Exception (Residential Apartment – Exception) for 4094 Tomken Road and 924 Rathburn Road East, in accordance with the provisions contained in the staff report dated November 6, 2024, from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. 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 18 months of the Council decision.
5. That four oral submissions be received.

PDC-0053-2024

1. That City Council endorse the rezoning application for the lands at 86 Thomas Street and direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to participate in the Ontario Land Tribunal (OLT) proceeding in support of the rezoning application; and
2. That the City Solicitor, or their designate, be authorized to prepare final zoning by-law amendment for approval.
3. That two oral submissions be received.

PDC-0054-2024

1. That City Council not adopt the Commissioner of Planning and Building's recommendation contained in the staff report dated August 28, 2024 and adopt the following:

2. That City Council amend Mississauga Official Plan to Downtown Mixed Use - Site 16, Public Open Space, Office - Site 12, as amended, Downtown Core Mixed Use – Site 17, and Downtown Mixed Use – Site 18 for 99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, 97 and 100 City Centre Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, save and except that:
  - a) the western half of the block north of Rathburn Road West between the future extension of Living Arts Drive and Duke of York Boulevard be designated Public Open Space and the eastern half be designated Downtown Mixed Use;
  - b) the Downtown Mixed Use – Site 16 Special Site Policy be revised to remove the elementary school policies and include the block north of Rathburn Road West between the future extension of Living Arts Drive and Duke of York Boulevard; and
  - c) that the Office - Site 12, as amended policies be revised to remove the block north of Rathburn Road West between the future extension of Living Arts Drive and Duke of York Boulevard, and include a Special Site Policy to require a Public Open Space comprising a minimum area of 0.92 ha on the lands northeast of Rathburn Road West and the future extension of Hammerson Drive, in conjunction with any development on the block.
3. The one oral submission be received.