

REPORT 2 - 2025

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its second report for 2025 and recommends:

PDC-0002-2025

That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 1 and 2 of the report dated January 22, 2025, from the Commissioner of Planning and Building, be approved, excluding the proposed transition clause, as detailed under Item 2 in Appendix 2 in accordance with the following:

1. That an implementing Official Plan and Zoning By-law amendment be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, this report regarding the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be considered both the public meeting and recommendation report.
3. That staff be directed to report back to Planning and Development Committee on options and recommendations for delegating Consent applications to staff.
4. That one oral submission be received.

PDC-0003-2025

1. That City Council amend Mississauga Official Plan to **Residential High Density** for 3085 Hurontario Street, in accordance with the provisions contained in the staff report dated February 12, 2025 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **H-RA5-Exception** (Apartments) for 3085 Hurontario Street, in accordance with the provisions contained in the staff report dated February 12, 2025 from the Commissioner of Planning and Building.
3. That Council acknowledges that a draft plan of subdivision application, under 21T-M 22-3 W7, has been received and is currently under review, and that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, intends to draft approve the plan of subdivision, subject to the appropriate conditions, at a future date.
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.

6. That the “H” holding provision is to be removed from the **H-RA5-Exception** (Apartments) zoning applicable to the subject land, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated February 12, 2025, from the Commissioner of Planning and Building has been satisfactorily addressed, including granting access to adjacent properties.
7. That three oral submissions be received.

PDC-0004-2025

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 applications under File OZ/OPA 24-8 W11 and 21T-M 24-4 W11, Dezen Realty Company Limited, 120, 128, 142, 154, 158 Queen Street South and 169 Crumby Street to permit a phased redevelopment of the existing commercial plaza consisting of five mixed use buildings which includes eight towers with heights ranging from two to 15 storeys, new public roads and new public and private open space in support of the recommendations outlined in the report dated February 12, 2025 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision are not acceptable from a planning standpoint and should not be approved.
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.
3. That five oral submissions be received.

PDC-0005-2025

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal proceeding in opposition of the proposed development associated with File OZ/OPA 24-7 W11, NYX Tannery LP, 51-57 Tannery Street and 208 Emby Drive to permit a 12 to 14 storey apartment building containing 633 units, in accordance with the recommendations outlined in the report dated February 12, 2025 from the Commissioner of Planning and Building, which concludes that the proposed official plan amendment and rezoning applications are not acceptable from a planning standpoint and should not be approved.
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.
3. That five oral submissions be received.