

REPORT 6 - 2025

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0020-2025

1. That the report dated May 7, 2025, from the Commissioner of Planning and Building regarding the official plan amendment and rezoning applications at 3403-3445 Fieldgate Drive to permit three apartment buildings with heights of 13, 18 and 22 storeys containing 579 dwelling units, commercial and retail uses at grade, 13 townhouses along Ponytrail Drive and a public park, under File OZ/OPA 25-1 W3, be received for information.
2. That Planning and Building staff report back to Planning and Development Committee prior to the earlier of 120 days from May 26, 2025, or following a resubmission filed by the applicant that adequately addresses all the issues identified in this report.

PDC-0021-2025

1. That the report dated May 7, 2025, from the Commissioner of Planning and Building for OZ/OPA 24-16 W7, be received for information and that the Planning and Development Committee deem the statutory public meeting requirements of the *Planning Act* to have been satisfied.
2. That the application under OZ/OPA 24-16 W7, 69 and 117 John Street to amend Mississauga Official Plan and Zoning By-law 0225-2007 be referred back to staff to continue working with the applicant, and that staff report back to Planning and Development Committee with a final recommendation on the applications within 120 days of receipt of a resubmission which addresses comments detailed in this report.

PDC-0022-2025

1. That the report dated May 7, 2025, from the Commissioner of Planning and Building regarding the official plan amendment and rezoning applications at 64 and 66 Thomas Street, 95 Joymar Drive and 65 Tannery Street, to permit three apartment buildings at heights of 12, 18 and 22 storeys, with the 18 and 22 storey towers connected by an eight storey podium, all of which would contain 1,043 apartment units, under file number OZ/OPA 25-3 W11, be received for information.
2. That Planning and Building staff report back to Planning and Development Committee prior to the earlier of 120 days from May 26, 2025, or following a resubmission filed by the applicant that adequately addresses all issues identified in this report.

PDC-0023-2025

1. That the applications under File OZ/OPA 25-2 W1, Queenscorp (Mona II) Inc., 1148 and 1154 Mona Road to amend Mississauga Official Plan, Special Site Policies of the Mineola Neighbourhood Character Area; to change the zoning to **H-RM6-41** (Townhouses on a CEC - Road – Exception) and **H-RS-255** (Residential Small Lot – Exception) to permit 6 townhomes on a CEC road and 4 semi-detached dwellings, be approved in conformity with the provisions outlined in the staff report dated May 7, 2025 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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 18 months of the Council decision.
4. That the "H" holding provision is to be removed from the **H-RM6-41** (Townhouses on a CEC - Road – Exception) and **H-RS-255** (Residential Small Lot – Exception) 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 7, 2025, from the Commissioner of Planning and Building have been satisfactorily addressed.

PDC-0024-2025

1. That the applications under File OZ/OPA 25-4 W8, Mississauga Road Properties Inc., 4601 Mississauga Road (Polaris Way) to amend Mississauga Official Plan to **Medium Density**; to change the zoning to **RM6-42** (Townhouses on a CEC-Road – Exception) to permit 32 townhomes and 4 semi-detached dwellings on a common element condominium road, be approved in conformity with the provisions outlined in the staff report dated May 7, 2025 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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 18 months of the Council decision.