

REPORT 5 - 2025

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0016-2025

That the report dated May 7, 2025 from the Commissioner of Planning and Building recommending approval for the reallocation of Section 37 Community Benefits under Files H-OZ 23-6 W9 and OZ/OPA 20-019 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive, be approved and that amended Section 37 agreement be executed in accordance with the following:

1. That \$427,189 of the previously secured Section 37 community benefits contribution be reallocated for general park improvements in Lake Aquitaine Park.
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 an amending Section 37 agreement, including any necessary documents ancillary thereto, in a form and content satisfactory to Legal Services.

PDC-0017-2025

That Council classify the lands as a Class 4 Area in accordance with the Environmental Noise Guidelines - Stationary and Transportation Sources - Approval and Planning (NPC - 300) as outlined in the report dated May 7, 2025 from the Commissioner of Planning and Building, entitled "Request to create a Class 4 area to fulfil an "H" Holding Zone Provision (Ward 1), Application to remove an "H" Holding zone provision to permit a 10 storey apartment building with ground floor commercial space, 1041 Lakeshore Road East (1005 Ogden Avenue), north of Lakeshore Road East, west of Strathy Avenue, Owner: Anthem Developments Inc., File: H-OZ 24-2 W1, Bill 139".

PDC-0018-2025

1. That staff be authorized to study additional incentives for inclusion in the Downtown Community Improvement Plan and to consider a geographic expansion of the associated Community Improvement Project Area beyond the Downtown Core to include additional mixed-use areas along the Hurontario light rail transit corridor.
2. That staff be directed to explore ways to encourage employment growth through pre-zoning more manufacturing uses and reviewing office retention policies.
3. That the City Clerk forward the report titled "Employment Land and Office Market Analysis and Next Steps" dated May 7, 2025, from the Commissioner of Planning and Building to the Region of Peel and that they be encouraged to match the City of Mississauga's future Downtown Community Improvement Plan amendments.

PDC-0019-2025

That the Housing Needs Assessment (HNA), attached as Appendix 1 to the report dated May 7, 2025 titled "Housing Needs Assessment" from the Commissioner of Planning and Building, be approved and published on the City of Mississauga's (City) website in accordance with the following:

1. That staff be authorized to make non-substantive stylistic and technical changes to finalize the HNA for publishing.
2. That Finance provides a link to the HNA, once published, to the Housing Infrastructure and Communities Canada (HICC) HNA Secretariat and the Association of Municipalities in Ontario (AMO) in accordance with the requirements of the Canada Community-Building Fund (CCBF) Agreement.
3. That the City Clerk provides this report and its attachments to the Region of Peel.