

REPORT 12 - 2020

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its twelfth report for 2020 and recommends:

PDC-0040-2020

1. That the report dated October 16, 2020 from the Commissioner of Planning and Building regarding variances to the Sign By-Law under File SGNBLD 17-05951 VAR (W7), Red Door Dental Office, 3121 Hurontario Street, be received for information.
2. That the request to permit two (2) oversize and illuminated fascia signs erected on the second storey of the building, with a sign face area of 3.2 m² (34.44 ft.²) and 2.38 m² (25.62 ft.²) respectively, be approved with modifications, which include:
 - That the sign be permitted on the second floor of the building for both the north and east façade, but be located immediately above the red band on the façade
 - That the signs meet the size requirements as per the Sign By-law
 - That the sign not be illuminated.

PDC-0041-2020

1. That the report dated October 16, 2020, from the Commissioner of Planning and Building regarding the applications by 272694 Ontario Ltd. (c/o Fountain Hill Construction and Consulting) to permit 4 four-storey townhomes, under File OZ 20/002 W1, 2207 Dixie Road, be received for information.
2. That five oral submissions be received.

PDC-0042-2020

1. That the applications under File OZ 18/016 W5, 91 Eglinton Limited Partnership, 91 and 131 Eglinton Avenue East and 5055 Hurontario Street to amend Mississauga Official Plan (MOP) and to change the zoning as follows:
 - a. Amend Map 13-4 to delete the existing floor space index (FSI) range between 1.9 – 2.9;
 - b. Redesignate the subject lands east of Thornwood Drive from Residential Medium Density to Residential High Density to permit the proposed 25 storey apartment building at the southeast quadrant of the site;
 - c. Amend Schedule 10 Land Use Designations from Residential High Density and Residential Medium Density to Public Open Space to permit a public park in the

northeast portion of the site;

- d. Amend Schedules 1 Urban System, 1a Urban System – Green System, 4 Parks and Open Spaces by adding land to the Public and Private Open Spaces;
- e. Delete the subject property from Residential High Density – Special Site 2 of the Uptown Major Node Character Area and add Residential High Density – Special Site 8 to the Uptown Major Node Character Area to permit a maximum floor space index (FSI) of 5.6, a minimum of 1 300 m² (13,993 ft²) of retail commercial and office space, and three apartment buildings with heights of 35, 35 and 37 storeys;
- f. To change the zoning from D (Development) to RA5-Exception (Apartments) to permit a maximum of 2,500 condominium apartment units and 20 three storey condominium townhomes; to RM6-13 (Townhouses on a CEC – Road) to permit the completion of the townhome project on abutting lands with 4 three storey common element condominium (CEC) townhomes and to OS1 (Open Space – Community Park) to permit a public park

be approved subject to the conditions referenced in the staff report dated October 16, 2020 from the Commissioner of Planning and Building.

- 2. That the draft plan of subdivision under File T-M18005 W5, be approved subject to the conditions referenced in the staff report dated October 16, 2020 from the Commissioner of Planning and Building.
- 3. That the applicant agrees to satisfy all the requirements of the City and any other external agencies concerned with the development.
- 4. That the "H" holding symbol is to be removed from the RA5-Exception (Apartment) 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 October 16, 2020 from the Commissioner of Planning and Building, have been satisfactorily addressed.
- 5. That notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
- 6. That two oral submissions be received.