

## **REPORT 2 - 2026**

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its second report for 2026 and recommends:

PDC-0003-2026

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to oppose the subject applications under File OZ/OPA 24-15 W9 to permit a multi-phased development consisting of eight apartment buildings and nine towers with building heights ranging from 20 to 44 storeys, an open space and public park with a total of 3,162 apartment units before the Ontario Land Tribunal (OLT) consistent with the recommendations outlined in the report dated January 7, 2026 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment and rezoning 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 one oral submission be received.

PDC-0004-2026

1. That the report dated January 7, 2026 from the Commissioner of Planning and Building, entitled "Official Plan Amendment and Rezoning applications to permit a 34 storey apartment building containing 559 dwelling units with ground floor commercial uses and office uses on the second floor 51-55 Dundas Street West and 60, 66, 70 & 78 Agnes Street, north of Dundas Street West, west of Cook Street - Owner 4 CD's Inc. – File OZ/OPA 25-18 W7" be deferred to the February 23, 2026 Planning and Development Committee meeting.

PDC-0005-2026

1. That the report entitled 'Economic Development Strategy, Path to Prosperity 2030' dated January 7, 2026, be approved by the Planning and Development Committee.

2. That staff be authorized to make non-substantive stylistic and technical changes to finalize Appendix 1: Economic Development Strategy, Path to Prosperity 2030 for publishing.

## PDC-0006-2026

1. That the Mississauga Retail Strategy, attached as Appendix 1 to the report dated January 7, 2026 titled "Mississauga's Retail Strategy" from the Commissioner of Planning and Building, be approved and published on the City of Mississauga's website;
2. That staff be authorized to make non-substantive stylistic and technical changes to finalize the Retail Strategy for publishing; and,
3. That a one-year pilot be launched to begin implementing the Retail Strategy, supported by a non-complement position funded through the Retail Strategy capital project budget. This position will also research and define the resources needed to sustain new service delivery.
4. That staff report back through the business planning and budget process with a recommended structure to support ongoing service delivery, including stakeholder collaboration, business engagement, market research, and program design to strengthen the retail sector.

## PDC-0007-2026

1. That any submissions made at the public meeting held on January 26, 2026 be received for information.
2. That City Council enact by-laws substantially in accordance with Appendices 1 and 2 of the report titled "Office Community Improvement Plans" dated January 7, 2026 from the Commissioner of Planning and Building that incorporate changes from the January 26, 2026 public meeting, if necessary, without the requirement for further notice.
3. That by-law 0136-2017 "A by-law to delegate approval authority regarding incentive programs within the Downtown Community Improvement Plan" be repealed.
4. That the City Clerk forward the report titled "Office Community Improvement Plans" dated January 7, 2026 from the Commissioner of Planning and Building, and its appendices, to the Region of Peel to encourage them to match the proposed office incentives.
5. That staff analyse the merit of incentivizing hotel and cultural and creative space uses in the Downtown and Hurontario Growth Area Community Improvement Project Areas.