

REPORT 4 - 2026

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0013-2026

1. The City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to oppose the subject applications under File OZ/OPA 25-3 W11 to permit three apartment buildings with heights of 12, 18 and 22 storeys containing 1,043 dwelling units before the Ontario Land Tribunal (OLT) consistent with the recommendations outlined in the report dated February 18, 2026 from the Commissioner of Planning and Building, that concludes that the proposed official plan and rezoning are not acceptable from a planning perspective 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 2 (two) oral submissions be received.

PDC-0014-2026

1. That applications under File OZ/OPA 24-14 W7, Beata Lis, Margaret Lis and Zygmunt Lis, 2463 and 2469 Mimosa Row to amend Mississauga Official Plan to Residential Low Density II; and to change the zoning to RM5-Exception (Street Townhouses – Exception) to permit six freehold townhouses, be approved in accordance with the provisions contained in the staff report dated February 18, 2026 from the Commissioner of Planning and Building, and that staff be directed to return to City Council with the appropriate implementing documents and by-laws for approval.

2. That the applicant agree to satisfy all the requirements of the City, including entering into a Development Agreement, and any other external agency concerned with the development.

3. That Planning and Development Committee's approval of the rezoning application under File OZ/OPA 24-14 W7 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 notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.

5. That 1 (one) oral submission be received.

PDC-0015-2026

1. That application under File OZ 25-20 W1, Biocca Homes Inc., 893 Seventh Street change the zoning to RS-Exception to permit two semi-detached dwelling units, be approved in accordance with the provisions contained in the staff report dated February 18, 2026 from the Commissioner of Planning and Building, and that staff be directed to return to City Council with the appropriate implementing documents and by-laws for approval.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

3. That Planning and Development Committee's approval of the rezoning application under File OZ 25-20 W1 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 3 (three) oral submissions be received.