

City of Mississauga
Corporate Report



<p>Date: July 18, 2025</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: CD.03-RID (Ward 8)</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: July 30, 2025</p>

Subject

Extension of Interim Control By-law 0165-2024 - CD.03-RID (Ward 8) - Ridgeway Drive and Eglinton Avenue West

Recommendation

That a by-law be enacted to amend the Interim Control By-law 0165-2024 to extend the period of time during which it will be in effect and provide that the By-law will expire on January 16, 2026, in a form as set out in Appendix 1 to the report titled "Extension of Interim Control By-law 0165-2024 - CD.03-RID (Ward 8)," dated July 18, 2025, from the Commissioner of Planning and Building.

Background

On September 11, 2024, Council enacted Interim Control By-law (ICBL) 0165-2024 (Appendix 2) under Section 38 of the Planning Act, restricting specific land uses on the subject lands for a period of one year, expiring September 11, 2025. On the same date, Council approved a motion (Resolution 0175-2024) directing staff to evaluate inherent compatibility issues associated with this property, as well as assess any future development possibilities.

The subject lands are located south of Eglinton Avenue West, on the west side of Ridgeway Drive, in the Churchill Meadows Employment Character Area. The property, Ridgeway Plaza, operates as a condominiumized retail plaza and is comprised of both retail and employment uses.

The motion (Appendix 3) directs staff to review land use permissions, including the potential for residential uses, applicable zoning by-law permissions, and parking requirements and standards.

The City has retained the services of Paradigm Transportation Solutions Limited to assist in analyzing the parking demand for the site, zoning comparisons, Institute of Transportation Engineers (ITE) benchmarks, and identifying recommended improvements.

A final evaluation will include departmental consultation, examination of zoning benchmarks, and an analysis of recent development within the area.

Comments

To thoroughly assess the parking study's technical findings, including peak parking demand and zoning implications, as well as formulate site-specific recommendations, an extension to the ICBL is proposed. Staff are proposing an extension of approximately four months with a revised date of January 16, 2026, rather than September 11, 2025.

The revised date will result in a recommendation being brought forward for Council's consideration before the two-year statutory limit, as identified within the Planning Act.

Financial Impact

There are no financial impacts resulting from the Recommendations in this report.

Conclusion

The study directed by Council through Resolution 0175-2024 is progressing, but additional time is required to review the recently received Parking Study and finalize planning recommendations.

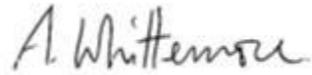
Staff recommend extending Interim Control By-law 0165-2024 to January 16, 2026, as permitted under section 38(2) of the Planning Act, to ensure the study provides comprehensive solutions and allows for effective public consultation.

Attachments

Appendix 1: Proposed Amended Interim Control By-law

Appendix 2: Interim Control By-law 0165-2024

Appendix 3: Council Resolution 0175-2024



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Trista James, Zoning Initiatives Planner

Date: July 30, 2025

Moved by: Dipika Damerla

Seconded by: Joe Horneck

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Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor C. Parrish	_____			
Councillor S. Dasko	✓			
Councillor A. Tedjo	✓			
Councillor C. Fonseca	✓			
Councillor J. Kovac	✓			
Councillor N. Hart	✓			
Councillor J. Horneck	✓			
Councillor D. Damerla	✓			
Councillor M. Mahoney	✓			
Councillor M. Reid	✓			
Councillor S. McFadden	✓			
Councillor B. Butt	✓			

Carried


 Mayor