

City of Mississauga

Corporate Report



<p>Date: March 26, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: H-OZ 18/006 W7</p> <hr/> <p>Meeting date: April 19, 2021</p>
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Subject

INFORMATION STATUS REPORT AND REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 7)

Application to remove the "H" holding provision to permit three mixed use buildings (81, 67 and 21-30 storeys), two new public streets and one private road with public easement 3967-3981 Redmond Road, 448-452 Burnhamthorpe Road West, 465-475 Webb Drive, and 471-513 Soho Avenue, South side of Burnhamthorpe Road West, west of Confederation Parkway

Owner: Rogers Telecommunications Limited

File: H-OZ 18/006 W7

Recommendation

That the report dated March 26, 2021, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 18/006 W7, Rogers Telecommunications Limited, 3967-3981 Redmond Road, 448-452 Burnhamthorpe Road West, 465-475 Webb Drive, and 471-513 Soho Avenue, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Background

The current zoning for the subject lands came into force and effect on May 11, 2015, as part of LPAT settlement approval of By-law 0050-2013 relating to the Rogers lands. This approval zoned the subject lands H-CC2-5, with the "H" provision requiring the execution of a Development Agreement before the holding provision can be removed from the site.

The current official plan and zoning by-law permissions for the site allow for unlimited height and density and a mix of residential and commercial uses.

Appendix 1 provides detailed information on the area context, proposed development and planning regulations.

Upon removal of the “H” holding provision, the lands are to be developed for three mixed use buildings (81, 67 and 21-30 storeys), two new streets (Soho Avenue and Redmond Road) and one private road with public easement (Fitzroy Road).

Comments

Section 36 of the *Planning Act* provides the legislative framework for a municipality to add and remove an "H" holding provision. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all landowners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected landowners by pre-paid first class mail for this application.

The conditions for removing the "H" holding provision will be fulfilled as follows:

- The owner will execute and enter into a Development Agreement, satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to, amongst other things, the installation or placement of all required municipal works, municipal walkways, land dedications and the provision of required securities.

This agreement must be complete and approved by Council prior to Council's approval of the by-law to remove the “H” holding symbol.

It is anticipated that the Development Agreement will be finalized and brought to Council in spring/summer 2021, and then the by-law may follow to remove the “H” holding provision. The development agreement will address the installation of the streetscape (street trees, unit paving, benches, waste receptacles, street lighting) abutting the development along Burnhamthorpe Road West and Webb Drive, new public roads and their associated streetscape for Soho Avenue and the extension of Redmond Road, and public easement across Fitzroy Road (private road), along with the provision of securities to ensure the required works are completed.

Financial Impact

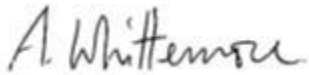
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

The conditions to remove the "H" holding provision will soon be satisfied. The "H" holding provision can be removed from the by-law and the "H" holding symbol can be removed from the zoning map once the Development Agreement has been executed.

Attachments

Appendix 1: Detailed Information



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

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