

NOTICE OF MOTION – May 5, 2021

Moved by: Councillor Parrish

WHEREAS several companies have established film studios in Mississauga primarily through the repurposing of existing buildings; and

WHEREAS Studio Bottega Inc. has made a proposal for a purpose-built Film Studio on 6.07 hectares of land located at the southeast corner of Derry Road and Maritz Drive, on the west side of Hurontario Street, making it the largest film studio complex in Ontario; and

WHEREAS the development will include two, four-storey studio buildings, each providing six stages for production services, along with service towers, offices, stage support and mill facilities - totalling 42,267.2 square metres; and

WHEREAS the local economic impact, both short and long term, will be significant: 3,296 construction jobs (\$301m) and 5,591 permanent jobs (\$530m annually) with commensurate property and business tax revenue for the City; and

WHEREAS Studio Bottega will be a meaningful addition to the film industry in our City, establishing Mississauga as a significant film location while assisting with the recovery of performing arts which have been particularly affected by the pandemic; and

WHEREAS the development will be situated in the Gateway Corporate Centre which is a business employment area recently redesignated and rezoned to Office; and

WHEREAS the main studios will be situated on the western half of the property, the Office designation and zoning will remain on the lands fronting Hurontario Street, maintaining the intent of the recent Gateway Corporate Centre redesignation; and

WHEREAS an Official Plan Amendment and Zoning By-law Amendment required to permit this project could take in excess of 9 months, which would place this project at risk of not meeting commitments made by the developers at this location; and

WHEREAS granting a Minister's Zoning Order (MZO) would not result in significant **deviation from the intent of the recent redesignation of the subject lands from Business Employment to Office, which included extensive public consultation; and**

WHEREAS Site Plan control is not included in the MZO request, ensuring the lands directly fronting Hurontario Street include a significant office component and the design is compatible with the existing and planned surrounding developments; and

WHEREAS the City Corporate Report approved by Council on February 3, 2021 recommended that the Province should use an MZO "only when it will provide public benefits including affordable housing, public health improvements and significant job creation"; and

WHEREAS an MZO in this case would provide a clear public benefit, shortening a process to meet deadlines without changing the probable outcome - a process for which MZOs were intended;

THEREFORE BE IT RESOLVED:

That a Council request for a Minister's Zoning Order be prepared by staff, based on the rationale provided in this motion, in support of the Studio Bottega Inc. development proposal and that it be forwarded to The Honourable Steve Clark, Minister of Municipal Affairs and Housing and copied to The Honourable Lisa MacLeod, Minister of Tourism, Culture and Sports.

A handwritten signature in black ink, reading "Carolyn Parrish". The signature is written in a cursive style with a large initial 'C' and a long, sweeping tail.