

City of Mississauga
Corporate Report



<p>Date: June 4, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: H-OZ 19/003 W4</p>
<p>From: Andrew Whittlemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: June 28, 2021</p>

Subject

INFORMATION STATUS REPORT AND REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 4)

Application to remove the "H" holding provision to permit four apartment buildings (60, 31, 42, and 72 storeys) atop a mixed use podium and new public street 135, 151 and 181 City Centre Drive, North side of Burnhamthorpe Road West, east of Duke of York Boulevard

Owner: Camcentre Holdings Inc.

File: H-OZ 19/003 W4

Recommendation

That the report dated June 4, 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 19/003 W4, Camcentre Holdings Inc., 135, 151 and 181 City Centre Drive, 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 June 20, 2007, as part of Council's approval of city wide Zoning By-law 0025-2007. This approval zoned the subject lands H-CC2(2), 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 four apartment buildings (60, 31, 42 and 72 storeys) atop a mixed use podium and new public street (The Exchange). There is a wide mix of uses proposed to help activate, enliven and achieve the City’s main street vision for the Exchange District, including 5,092 m² (54,810 ft²) of office, 2,093 m² (22,529 ft²) of hotel space, 5,056 m² (54,422 ft²) of retail along the street frontages, around a private open space at the second storey podium and a roof-top restaurant on tower 3 (41st Floor).

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 summer/fall 2021, and then the by-law may follow to remove the “H” holding provision. The development agreement will address the installation of the streetscape abutting the development along City Centre Drive and Burnhamthorpe Road West (street trees, unit paving, benches, waste receptacles, street lighting), the construction of a new public street (The Exchange/main street), and the provision of securities to ensure the required works are completed. An interim lifting of ‘H’ may be granted for below ground works only, if appropriate securities/agreement are acquired from the applicant to the satisfaction of the Commissioner of Planning and Building.

Financial Impact

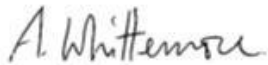
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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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