

City of Mississauga Corporate Report



<p>Date: December 23, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: H-OZ 19/004 W7</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: January 24, 2022</p>

Subject

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

Application to remove the "H" holding provision to permit 148 stacked back to back townhome dwellings

2020 and 2040 Camilla Road, northwest of North Service Road and Camilla Road

Owner: Camilla Towns Inc.

File: H-OZ 19/004 W7

Recommendation

That the report dated December 23, 2021, from the Commissioner of Planning and Building 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 19/004 W7, Camilla Towns Inc., 2020 and 2040 Camilla Road, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Executive Summary

- As the applicant has satisfied the conditions of the "H" holding symbol, the application to lift the "H" holding symbol can be supported and the corresponding by-law can be prepared for Council's passage once the Development Agreement is finalized

Background

On July 4, 2018 Resolution 0155-2018 was passed by Council to amend the official plan and zoning by-law on these lands. Upon removal of the "H" holding provision, the by-law will allow for 148 stacked back to back townhomes.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning. Appendices 3 and 4 include the site plan and rendering.

Council required the "H" holding symbol be applied to the zone to allow time for technical matters to be addressed. The "H" holding symbol was to remain in effect until the provisions have been fulfilled.

Appendix 5 identifies the "H" holding provisions.

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 have been fulfilled as follows:

- (1) The City is satisfied with the updated grading and servicing drawings.
- (2) The City is satisfied with the Functional Servicing and Stormwater Management Report.
- (3) The City is satisfied with the submission of the final Remediation Report.
- (4) The Record of Site Conditions (RSC) has been filed with the Ministry of Environment and Climate Change.
- (5) The City is satisfied with the \$450,000.00 contribution toward the enhancement of Hancock Gardens required by Council Resolution 0155-2018.
- (6) A draft development agreement has been submitted and reviewed and is at a satisfactory stage. The by-law to lift the "H" holding symbol will not be brought forward until the development agreement is executed.
- (7) The City is satisfied with the right-in, right-out access onto North Service Road.

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 have now been 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: Aerial Photograph
- Appendix 2: Existing Zoning and General Context Map
- Appendix 3: Proposed Site Plan
- Appendix 4: Proposed Rendering
- Appendix 5: Holding Provisions



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

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