

City of Mississauga Corporate Report



Date: December 18, 2020

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Originator's file:
H-OZ 18/002 W7

Meeting date:
January 11, 2021

Subject

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

Application to remove the "H" holding provision to permit a 36 storey apartment building with 366 units (Phase 1 of the parcel redevelopment)

185 Enfield Place, south of Burnhamthorpe Road West and west of Hurontario Street

Owner: The Canada Life Assurance Company

File: H-OZ 18/002 W7

Recommendation

That the report dated December 18, 2020, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application, under File H-OZ 18/002 W7, The Canada life Assurance Company, 185 Enfield Place, 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 0225-2007. This approval zoned the subject lands **H-CC2(2)** that included an "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 by-law will allow for the property owner to develop the parcel and, in particular, the southern half of the parcel for a 36 storey rental

apartment building with 336 units (Phase 1). Currently, the City is processing a site plan for this proposal under file SP 18/96 W7. In the future, a second site plan application will be required for the development of the northern portion of the site (Phase 2).

Comments

Section 36 of the *Planning Act* provides the legislative framework for the removal of the "H" provision and allows municipalities to amend a by-law to remove the "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 land owners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected land owners by pre-paid first class mail of this application



Aerial photo of 185 Enfield Place

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.

It is anticipated that the Development Agreement will be finalized and brought to Council in the winter of 2020, and then the by-law may follow to remove the "H" holding provision. The

development agreement will address the installation of the streetscape along Enfield Place (street trees, unit paving, benches) and 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 once the Development Agreement has been executed.

Attachments

Appendix 1: Detailed Information



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

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