



Corporate Report

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CD.OZ-HOZ

DATE: June 3, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Introduction of Information Status Report Requirement
City Centre Lands**

- RECOMMENDATION:**
1. That the Report dated June 3, 2008, from the Commissioner of Planning and Building, recommending the introduction of an Information Status Report requirement prior to the removal of the "H" holding symbol for all lands within City Centre, be received for information.
 2. That prior to approval of an application to remove the "H" holding symbol for all lands located within City Centre, the Planning and Building Department prepare an Information Status Report for consideration by Planning and Development Committee and Council, outlining the details of development proposals.

REPORT SUMMARY: Given the significance of developments occurring in the downtown core, it would be beneficial for Council to have an opportunity to review City Centre projects prior to construction.

BACKGROUND: On January 17, 2001, City Council enacted and passed By-law 0005-2001, known as the City Centre Zoning By-law, to institute "H" holding provisions to all zoning on City Centre lands.

The purpose was to provide a mechanism by which development issues within City Centre could be formally resolved prior to permitting a development to proceed. These issues include the provision of roads, parks, walkways, streetscape details, and servicing works. The City's new Zoning By-law (By-law 0225-2007) maintained the "H" holding provisions on lands within City Centre and maintained the same requirements to be satisfied prior to holding provision removal.

The City of Mississauga's current practice is for the Commissioner of Planning and Building to have a report prepared that is presented to the Planning and Development Committee in order to obtain Council's authorization to prepare the necessary by-law to remove the holding provision. These reports simply provide the information on whether the applicants have successfully addressed the issues required to remove the applicable holding provision. Therefore, Council does not typically receive a briefing on the size, scale, nature and uses contained within the proposed City Centre projects through the holding provision removal process.

COMMENTS:

The City Centre is distinct from other planning districts within the City of Mississauga due to the extensive incorporation of "H" holding symbols into the zoning of properties throughout the district in advance of any application for development. Within planning districts outside of the City Centre area, the "H" holding provision is added to the zoning of a property following processing of a comprehensive rezoning application. The Information and Supplementary Reports discuss the details including site plans and design matters. However, for City Centre, there are rarely rezoning matters to be considered so Council does not have the benefit of seeing details of the development through the staff report process.

Development or redevelopment proposals within City Centre have a significant impact on the future form and function of City Centre as an urban environment and its long-term viability. The scale and significance of development and the distinctly different nature of the built form within City Centre warrant the provision of detailed information on development proposals to members of Planning and

Development Committee and Council in advance of seeking authorization to remove the "H" holding symbol.

The current protocol for the removal of an "H" holding symbol application is for a single report at the end of the process to obtain authorization to amend the By-law. The Planning and Building Department recommend that an Information Status Report be prepared by staff, and be brought before Planning and Development Committee and Council, in order to describe the proposed development and outline the details of the application. The Information Status Report would be required prior to the report seeking authorization to remove the holding provision from City Centre lands.

Appendix 1 of this report shows those lands within City Centre that are currently zoned with a "H" holding provision.

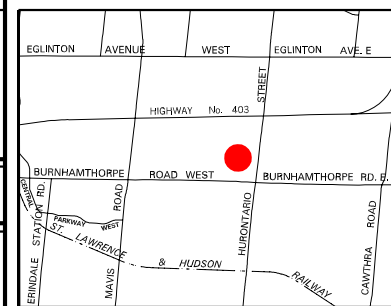
FINANCIAL IMPACT: Not applicable.

CONCLUSION: The complex nature of development proposals within City Centre warrant the introduction of an Information Status Report requirement in order to provide members of Planning and Development Committee and Council with a summary of the development proposal prior to staff seeking authorization to pass a by-law to remove the "H" holding symbol.

ATTACHMENTS: Appendix 1: City Centre Lands Zoned with an "H" Holding Symbol
Appendix 2: Aerial Photograph of City Centre

Edward R. Sajecki
Commissioner of Planning and Building

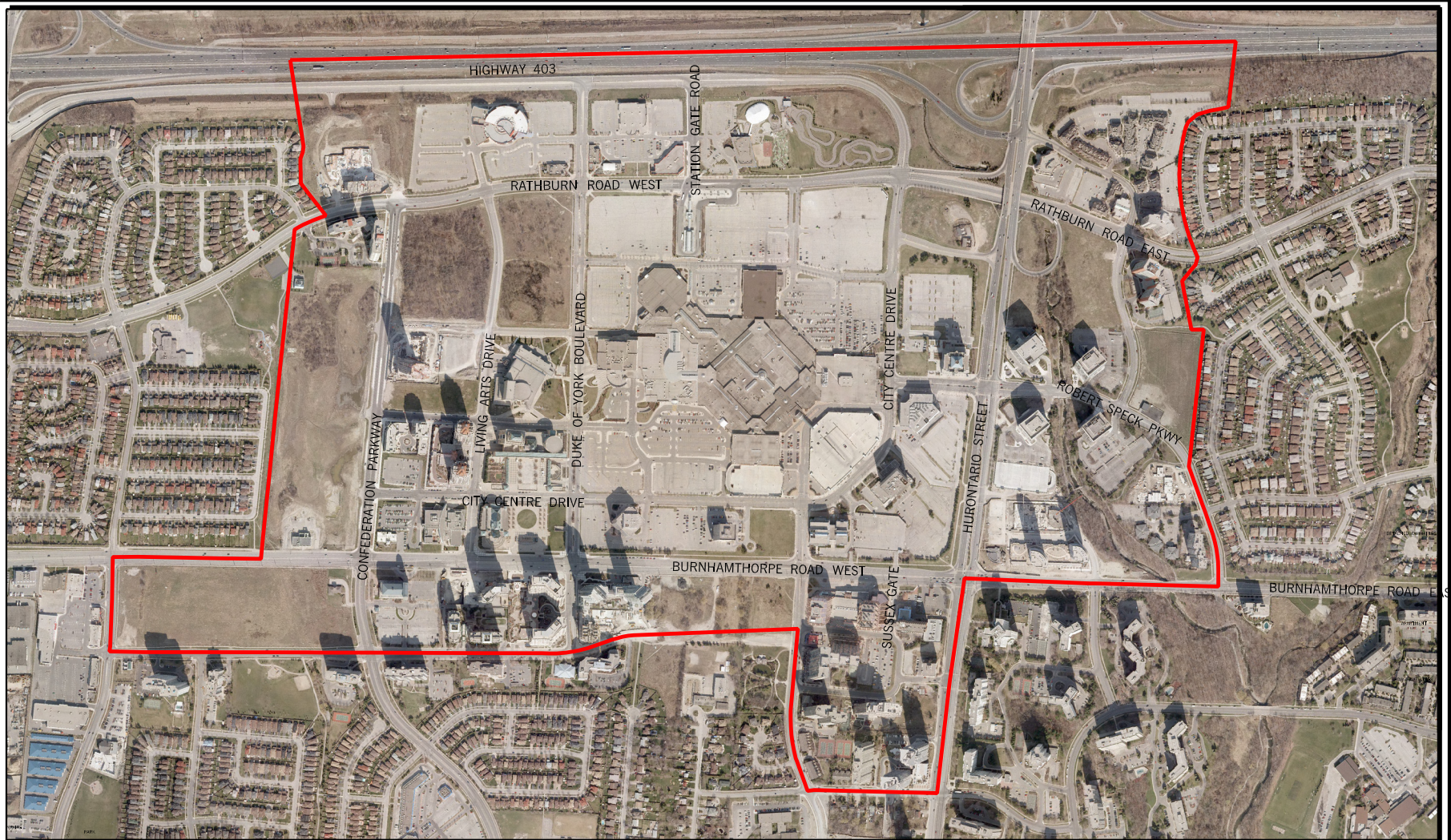
Prepared By: Jonathan Famme, Development Planner



H

CITY CENTRE LANDS ZONED
WITH A 'H' HOLDING SYMBOL

*Produced by
T&W, Geomatics*



LEGEND:

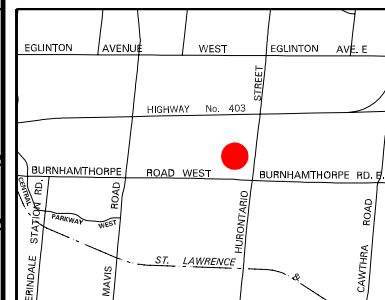


CITY CENTRE

SUBJECT: CITY CENTRE ZONING

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MISSISSAUGA
Planning and Building



FILE NO:
CD.OZ-HOZ

DWG. NO:
CITYCEN_A1.DGN

SCALE:
N.T.S.

PDC DATE:
2008 06 23

DRAWN BY:
K. PROKOP

APPENDIX 2