



# Corporate Report

Clerk's Files

Originator's  
Files  
HOZ 06/008 W4

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**DATE:** December 9, 2008

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 12, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Status Report**  
**City Centre Development Application Status Report**  
**Part of Lot 19, Concession 2, N.D.S.**  
**West side of Confederation Parkway,**  
**north of Burnhamthorpe Road West**  
**Owner/Applicant: AMACON Development (City Centre) Corp.**  
**Bill 51**

**Ward 4**

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**RECOMMENDATION:** That the Report dated December 9, 2008, from the Commissioner of Planning and Building, outlining the details of the development proposed for Part of Lot 19, Concession 2, N.D.S., by AMACON Development (City Centre) Corp., be received for information.

**BACKGROUND:** On July 2, 2008, City Council adopted PDC Recommendation PDC-0053-2008 which requires 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 the development proposal.

The subject lands comprise Block 8, the Brickstone Mews right-of-way adjacent to Block 8, and Park Blocks 2, 4, and 10 of the Amacon Parkside Village plan of subdivision as approved on

July 4, 2005 under file T-M04001 W4 and located north of Burnhamthorpe Road West, west of Confederation Parkway (see Appendix I-1).

The General Development Concept for the entire Parkside Village Subdivision is shown in Appendix I-2. A block by block summary of the future development of the 11 block subdivision is provided within Appendix I-3.

Through the Official Plan Amendment, Rezoning, and Plan of Subdivision process (OZ 04/013 W4 and T-M04001 W4), an Urban Design Control Document (December 2005) prepared by Urban Strategies Inc. was registered on title for Parkside Village at Mississauga City Centre and special exemption zones were added to the Zoning By-law in order to guide the form and massing of each of the blocks within the subdivision.

A site plan for Block 8 was submitted on March 2, 2007, and the proposal was the first project to go before the Mississauga Urban Design Advisory Panel on May 29, 2007. The site plan is being processed under file SP 07/050 W4. The site plan (Appendix I-7) and elevations (Appendix I-8) are attached to this report.

On March 6, 2008 the Committee of Adjustment approved minor variances for changes to the percentage of the building located within the build-to-areas, maximum building heights, removal of the setback of a tower from the podium, and to allow for a shared loading space.

**COMMENTS:**

AMACON Development (City Centre) Corp. has submitted an application for removal of the "H" holding symbol for the first phase of this development, which is Block 8, along with Park Blocks 2, 4, and 10. Details of the current proposal for Block 8 are as follows:

<b>Development Proposal</b>	
Applications submitted:	Removal of "H" Holding Symbol (HOZ 06/008 W4): November 28, 2006, amended December 12, 2007 and further amended on December 8, 2008. Site Plan Application (SP 07/050 W4): March 2, 2007

Height:	<p>Towers</p> <p>3 towers consisting of two 36 storey towers, and one 45 storey tower with Podiums ranging from 4 to 7 storeys</p> <p>Street Related Residential</p> <p>3 storeys</p>
Gross Floor Area:	<p>Residential</p> <p>76,900 m<sup>2</sup> (827,745 sq. ft.)</p> <p>Commercial (along north, east, and south frontages)</p> <p>2,800 m<sup>2</sup> (30,139 sq. ft.)</p> <p>Office (northeast podium)</p> <p>4,850 m<sup>2</sup> (52,205 sq.ft.)</p> <p>Total</p> <p>84,550 m<sup>2</sup> (910,088 sq. ft.)</p>
Lot Coverage:	89.5 %
Floor Space Index:	9.9
Landscaped Area:	64 % (includes roof top landscaping)
Net Density:	<p>1,182 units/ha</p> <p>479 units/acre</p>
Number of units:	1,005
Anticipated Population:	<p>2,304*</p> <p>*Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.</p>
Parking Required:	<p>1,280 spaces</p> <p>(Residential – 1 space/unit; Commercial – 4.3 spaces/per 100 sq. m GFA)</p>
Parking Provided:	1,441 spaces

Site Characteristics	
Frontage:	116.05 m (380.74 ft.) on Confederation Parkway
Depth:	47.49 m (155.80 ft.)
Net Lot Area:	0.85 ha (2.10 ac.)
Existing Use:	vacant

Additional information is provided in Appendices I-1 to I-9.

### **Mississauga Plan Designation and Policies for City Centre (May 5, 2003) (Appendix I-4)**

Block 8 is designated "**Mixed Use – Special Site 3**" which permits a wide range of land uses and activities grouped either within a development parcel or an individual building. Permitted uses include all forms of high density residential development, offices, civic and cultural facilities, hotels, conference facilities, all types of restaurants, entertainment facilities, commercial uses, community facilities and open space. The application is in conformity with the land use designation and no official plan amendments are proposed.

**Special Site 3** requires one or more areas of public parkland. Three park blocks (Blocks 2, 4, and 10) have been provided through the plan of subdivision for AMACON Parkside Village (T-M04001 W4) at sizes and locations satisfactory to the City of Mississauga in order to address this policy.

Park Blocks 2, 4, and 10 are designated "**Public Open Space**" which permit parks and related public spaces which are urban in character and may accommodate parking and a variety of programs such as music and theatre events, displays and exhibitions, festivals and other special events.

### **Zoning (Appendix I-5)**

Block 8 is zoned "**H-CC4-3**" (**City Centre Mixed Use Zone**), which permits a wide variety and mix of uses including apartment dwellings, offices, restaurants, retail and service commercial uses, entertainment establishments, hotels and conference centres subject to specified

requirements.

### **Site Plan**

The site plan for Block 8 proposes at grade retail/commercial uses along the entire Confederation Parkway (east) frontage, with 7 storey podiums at the north and south corner and a 4 storey podium connected to a 45 storey tower located mid-block. Residential units occupy the podium south of the tower, while the podium north of the tower has a mix of residential and office units. This is the primary elevation and sees the greatest concentration of retail commercial and office uses.

The Arbutus Way (north) frontage contains retail/commercial units which wrap around the corner from Confederation Parkway to mid-block and provide added animation of the street directly across from the future park block. The podium contains a mix of residential and office units at a height of 7 storeys in the east and 4 storeys mid-block where it connects to a 36 storey tower at the west corner of the block.

Along the west side of Block 8 is Brickstone Mews, a 12.5 m (41 ft.) municipal right-of-way, with one lane in each direction, lay-by parking on the east side, and a sidewalk on both sides of the street. In order to complement the design of this mews road, the street is intended to be constructed of impressed concrete with a cobblestone finish, and a pedestrian scaled lantern street light, to differentiate this mews road from the typical municipal street. While the City will own the surface layer, the below grade portion will be privately owned and maintained as a parking garage connecting Blocks 8 and 9 underground.

Access to Block 8 is proposed from Brickstone Mews to avoid providing direct access driveways and garage access from Confederation Parkway.

The Brickstone Mews (west) frontage is more residential in character with 3 storey street related units to address the more intimate pedestrian scale of this street. A 36 storey tower is located at the north and south corners.

There is a 36 storey tower at the western corner of the Curran Place (south) frontage, a 4 storey podium mid-block and a 7 storey podium

at the east corner containing residential units with at-grade retail along the eastern portion of the frontage connecting to Confederation Parkway.

A roof-top amenity area with landscaped terrace is proposed on the 5th floor (atop the 4 storey podium).

As part of the development of Block 8, the City will require that Amacon construct a concrete sidewalk, tree planting and sod as an interim streetscape for the entire length of Confederation Parkway. The streetscape for Confederation Parkway frontage of Block 8 is to be completed to the City Centre standard.

Further discussions are underway with Amacon regarding opportunities for public parking under Park Block 10 in conjunction with future development of Block 11 to the north.

The site plan for Block 8, has reached a satisfactory stage for the purposes of removal of the "H" Holding provision.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The details regarding the proposed future development of Block 8, as the first phase of the Parkside Village subdivision, and Park Blocks 2, 4, and 10 within City Centre, have been outlined through this report in order to provide Planning and Development Committee and Council with information about the development prior to seeking authorization to prepare the by-law to remove the "H" holding provision.

**ATTACHMENTS:**

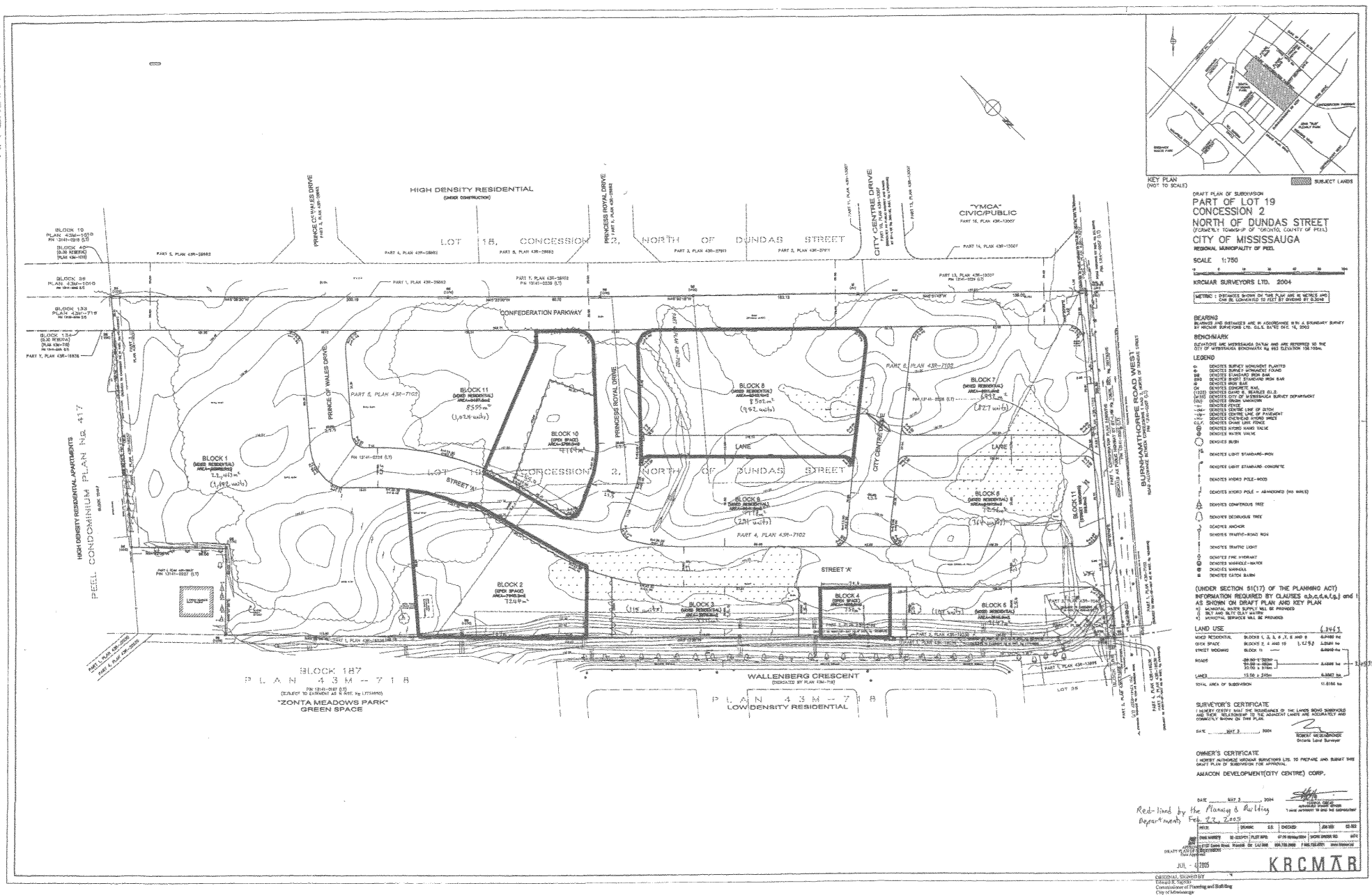
- Appendix I-1: Plan of Subdivision
- Appendix I-2: Parkside Village Subdivision General Concept
- Appendix I-3 Block Summary
- Appendix I-4 Excerpt of Land Use Map – City Centre District
- Appendix I-5 Excerpt of Existing Land Use

Appendix I-6 Aerial Photograph  
Appendix I-7 Site Plan  
Appendix I-8 Elevations  
Appendix I-9 General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Jonathan Famme, Development Planner*







**AMACON Development (City Centre) Corp.**

**HOZ 06/008 W4**

### **Block Summary**

The Parkside Village Subdivision consists of 11 blocks summarized as follows:

Block 1: Northerly block of the subdivision and contemplated to have seven towers ranging in height from 18 storeys to 45 storeys with potential grade related retail and commercial uses along the Confederation Parkway frontage.

Block 2: Open Space Park block comprising of 0.72 hectares (1.79 acres) located in the northwest portion of the subdivision immediately abutting Zonta Meadows Park. The "H" Holding provision is proposed to be removed through this application.

Block 3: Mid-rise block located along the westerly limit of the subdivision with a maximum height of 5 storeys to provide transition to the existing detached dwellings to the west.

Block 4: Open Space Park block comprising of 0.07 hectares (0.19 acres) situated on the western edge of the subdivision between mid-rise Blocks 3 and 5. The "H" Holding provision is proposed to be removed through this application.

Block 5: Mid-rise block located along the south westerly limit of the subdivision with a maximum height of 5 storeys to provide a transition to the existing detached dwelling to the west.

Block 6: South central block of the subdivision and contemplated to have a single tower at a maximum height of 25 storeys and podium heights not to exceed 7 storeys with potential grade related retail and commercial uses along the Burnhamthorpe Road West frontage.

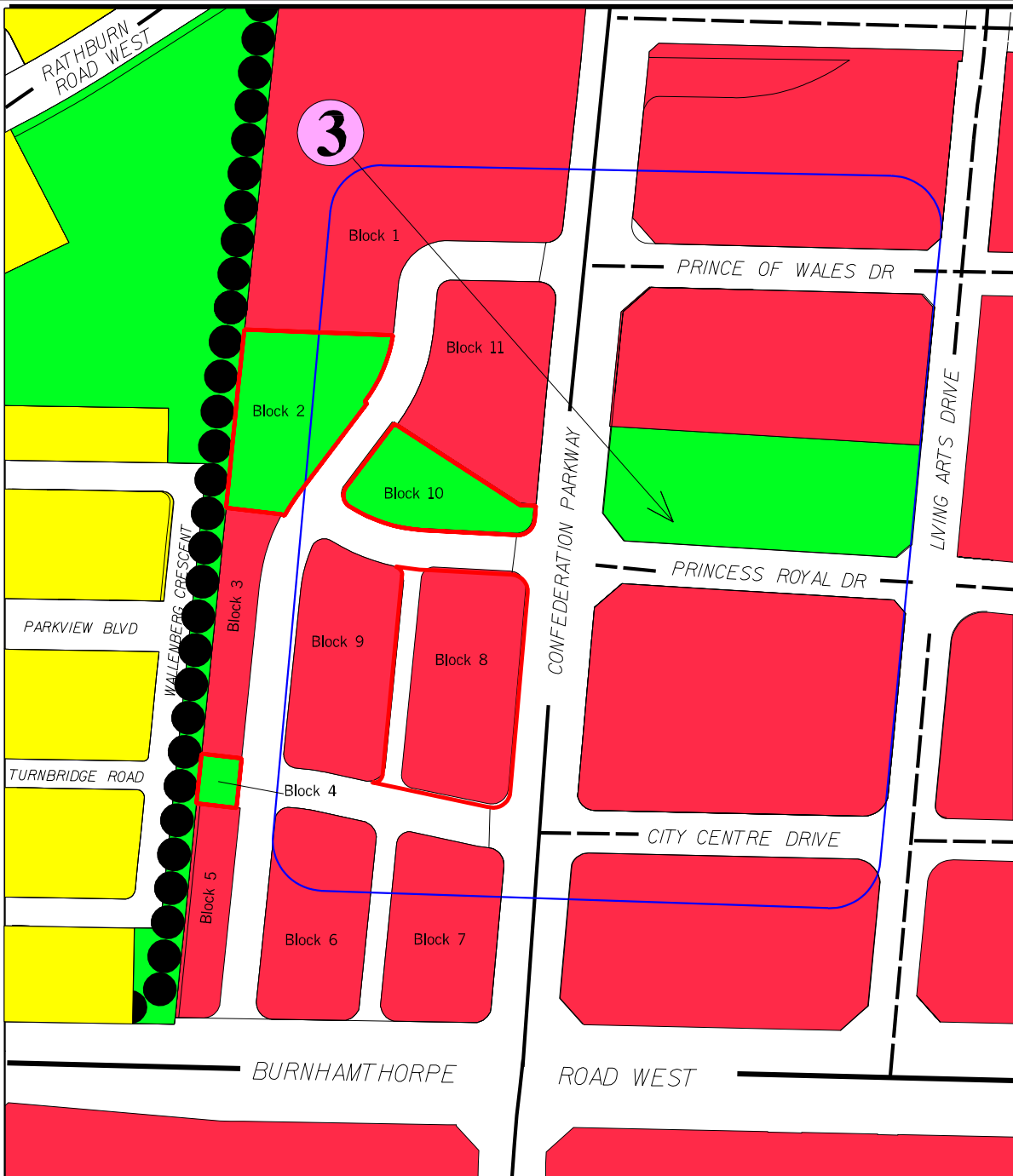
Block 7: Southeastern block corner of the subdivision and contemplated to have two towers (maximum heights of 37 storeys and 45 storeys) and podium heights not to exceed 7 storeys with potential grade related retail and commercial uses along the Confederation Parkway and Burnhamthorpe Road West frontages.

Block 8: Subject site located on the west side of Confederation Parkway proposing 3 towers (36 storeys, 45 storeys, and 36 storeys) with a maximum podium height of 7 storeys, offices, and at-grade retail and commercial uses along the Confederation Parkway and northern frontage.

Block 9: Mid-rise block located in the middle of the subdivision contemplated to have a maximum height of 13 storeys at the north end of the block and 7 storeys or less for the remainder of the block.

Block 10: Open Space Park block comprised of 0.41 hectares (1.02 acres) located in the middle of the subdivision immediately south of and abutting Block 11. The "H" Holding provision is proposed to be removed through this application.

Block 11: Forming the centre of the Parkside Village subdivision and envisioned to have landmark architecture and the tallest building, this block will have two towers (50 storeys and 40 storeys) with a maximum height of 12 storeys for the remainder of the block. The 50 storey tower is a potential site for a hotel, conference centre or office tower. In addition, 60% of the Confederation Parkway frontage and 70% of the south frontage along the park are to be comprised of at-grade retail and commercial uses.



### PART OF CITY CENTRE DISTRICT LAND USE MAP CITY CENTRE DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS	TRANSPORTATION LEGEND
<span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> Mixed Use	Provincial Highway and Interchange
<span style="display: inline-block; width: 20px; height: 10px; background-color: magenta; border: 1px solid black;"></span> Retail Core Commercial	Arterial
<span style="display: inline-block; width: 20px; height: 10px; background-color: green; border: 1px solid black;"></span> Public Open Space	Major Collector
<span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Greenbelt	Minor Collector
<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Parkway Belt West	Local Road
	Bus Rapid Transit Corridor
	Bus Rapid Transit Station
	City Centre Transit Terminal
	Major Transit Corridor
	Proposed Grade Separation
	-1996 NEP / 2000 NEF Composite Noise Contours
	Planning District
	Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**

**SUBJECT:** **AMACON**

	<b>FILE NO:</b> H-OZ 06008 W4	<b>APPENDIX 1-4</b>
	<b>DWG. NO:</b> H06008L	
	<b>SCALE:</b> 1:5000	
	<b>PDC DATE:</b> 2009 01 12	
	<b>DRAWN BY:</b> R.DICOSOLA	
		Produced by T&W, Geomatics

# BY-LAW 0225-2007

## LEGEND:



LANDS AFFECTED BY THE REMOVAL OF THE "H" HOLDING SYMBOL.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY HATCHING WITHIN  
THE APPLICATION AREA.



## SUBJECT:

**AMACON**

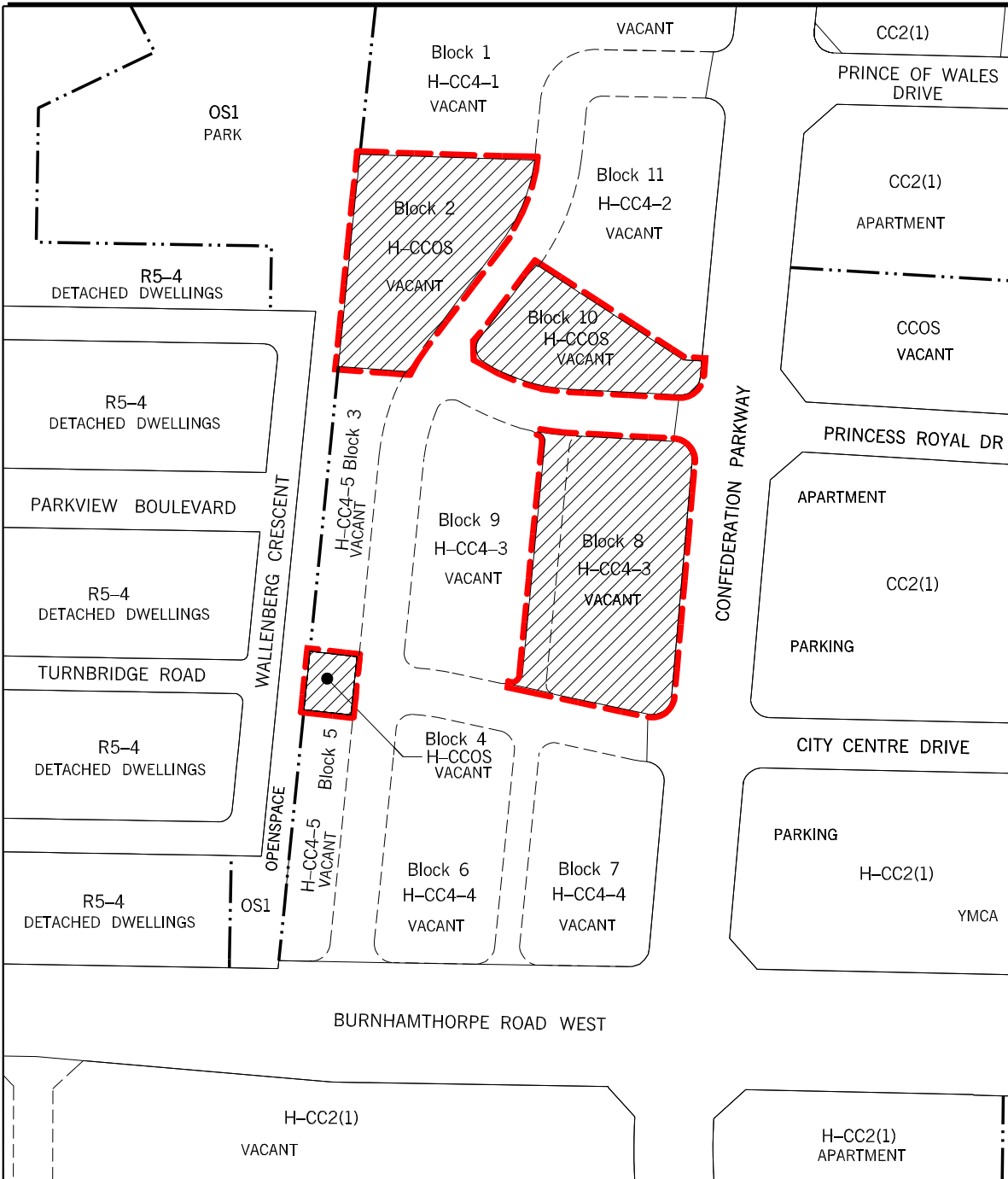


FILE NO:  
H-OZ 06008 W4  
DWG. NO:  
H06008R  
SCALE:  
1:3000  
PDC DATE:  
2009 01 12  
DRAWN BY:  
R.DICOSOLA

APPENDIX I-5

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





**LEGEND:**



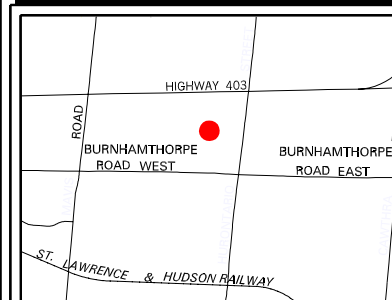
**SUBJECT LANDS**

**DATE OF AERIAL PHOTO: APRIL 2008**



**SUBJECT:**

**AMACON**



**FILE NO:**

**H-OZ 06008 W4**

**DWG. NO:**

**H06008A**

**SCALE:**

**NTS**

**DATE:**

**2009 01 21**

**DRAWN BY:**

**R.DICOSOLA**

**APPENDIX I-6**

## SITE DATA

ZONING CATEGORY CC4  
(REFER TO TOPOGRAPHY (DATED DEC. 15 2003) AND PLAN OF SUBDIVISION (DATED OCT 30 2006) BY WADSWORTH KIRCHMAY LTD.)

TOTAL LOT AREA	= 8,500.0 SM	100%
COVERED AREA	7613.4 SM	89.56%
PAVED AREA	77.0 SM	0.91%
LANDSCAPED OPEN SPACE REQUIRED	40%	
LANDSCAPED OPEN SPACE PROVIDED:		
GROUND FLOOR	811.6 SM	9.55%
4TH FLOOR	2392.2 SM	28.1%
8TH FLOOR	1186.9 SM	14.1%
TOTAL LANDSCAPED PROVIDED	4402.4 SM	51.7%
(EXCLUDING PRIVATE BALCONIES, TERRACES AND PATIOS)		

GROUND FLOOR AREA:	
TOTAL RESIDENTIAL AREA PROPOSED	78820.0 SM
TOTAL RETAIL AREA PROPOSED (GROUND FLOOR)	2783.3 SM
TOTAL DECK AREA PROPOSED	4613.7 SM
TOTAL GROUND FLOOR AREA	86117.0 SM

SUITE SCHEDULE	1 <sup>st</sup> FLOOR (SUITE)	2 <sup>nd</sup> FLOOR (SUITE)	3 <sup>rd</sup> FLOOR (SUITE)	4 <sup>th</sup> FLOOR (SUITE)	5 <sup>th</sup> FLOOR (SUITE)	6 <sup>th</sup> FLOOR (SUITE)	TOTAL
ONE BEDROOM	81	89	182	—	—	—	352
ONE BEDROOM + DEN	66	78	80	—	—	—	222
TWO BEDROOM	95	127	136	—	—	—	358
TWO BEDROOM + DEN	33	4	40	—	—	—	77
TWO SUITE	—	6	0	—	—	—	6
PENTHOUSE	10	10	10	—	—	—	30
TOTAL	265	292	448	—	—	—	1005

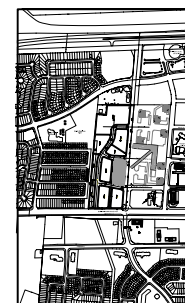
\*NOTE: 3 GUEST SUITES PROVIDED. SCHEDULE DOES NOT INCLUDE GUEST SUITES.

## PARKING REQUIRED

RESIDENTIAL USES -1 SPACE PER DWELLING UNIT	=1005
SHARED PARKING:	
OFFICES OF REG. VENDOR OR REG. ALL NON RESIDENTIAL USES	
VISITORS -0.15 SPACES PER DWELLING UNIT	0.15x1005 UNITS =151
RETAIL -4.3 SPACES/100 SM OF G.L.A.	2783.3 SM/100 x 4.3 =120
OFFICE -3.2 SPACES/100 SM OF G.L.A.	4613.7 SM/100 x 3.2 =148
TOTAL SHARED PARKING REQUIRED	= 275
TOTAL PARKING REQUIRED	=1280

## PARKING PROVIDED

FLOOR 3	= 62
FLOOR 2	= 50
FLOOR 1	= 6
PARKING LEVEL 1	=210
PARKING LEVEL 2	=337
PARKING LEVEL 3	=241
PARKING LEVEL 4	=241
PARKING LEVEL 5	=245
TOTAL PARKING PROVIDED	=1292



SIT PLAN 9 0000

## LEGAL DESCRIPTION

SUBJECT INFORMATION: SOUTH SIDE

PLAN OF SUBDIVISION OF

AND LOT 10, PLAN 43M-1000

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## MULTIPLE FAMILY RESIDENTIAL DECLARATION

DIVISION OF CANADA  
PROVINCE OF ONTARIO  
REGIONAL MUNICIPALITY  
OF PEEL

IN THE MATTER OF A Multiple  
residential building development  
on property located in the City  
of Mississauga being known as

TO BE:

I, make DATH AND SAY AS FOLLOWS:

- I am the President of which is the Owner and Builder of multiple residential building(s) on property described above.
- That the said multiple residential building(s) are being built to be sold/leased as Condominium/Strata Townhomes/Apartments (as applicable).

AND I make this solemn Declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if I make it under oath.

DECLARED before me at the

In the Municipality of

this day of

20

A commissioner etc.

I hereby certify that the foregoing declaration is in compliance with the site development plan as submitted by the City of Mississauga under the authority of the City of Mississauga.

SEA

The City of Mississauga requires that all working drawings submitted to the Building Department and all plans submitted to the Building Department for review and approval be certified by the architect or engineer or other person responsible for the design of the development plan as required by the City of Mississauga.

All exterior lighting shall be directed onto the site and shall not be directed upon the adjacent properties.

All roof top mechanical units shall be screened from view by the applicant.

Parking spaces (if required for detailed parking plan) shall be identified by a sign, located at the applicant's expense, to be submitted with the site development plan as required by the City of Mississauga.

The applicant shall be responsible for ensuring that all plans submitted to Transport Canada's jurisdiction.

Any building to be located in a building zone on top of the structure, it is the responsibility of the applicant to ensure the construction of the building of the building is in accordance with the Building Code of the City of Mississauga.

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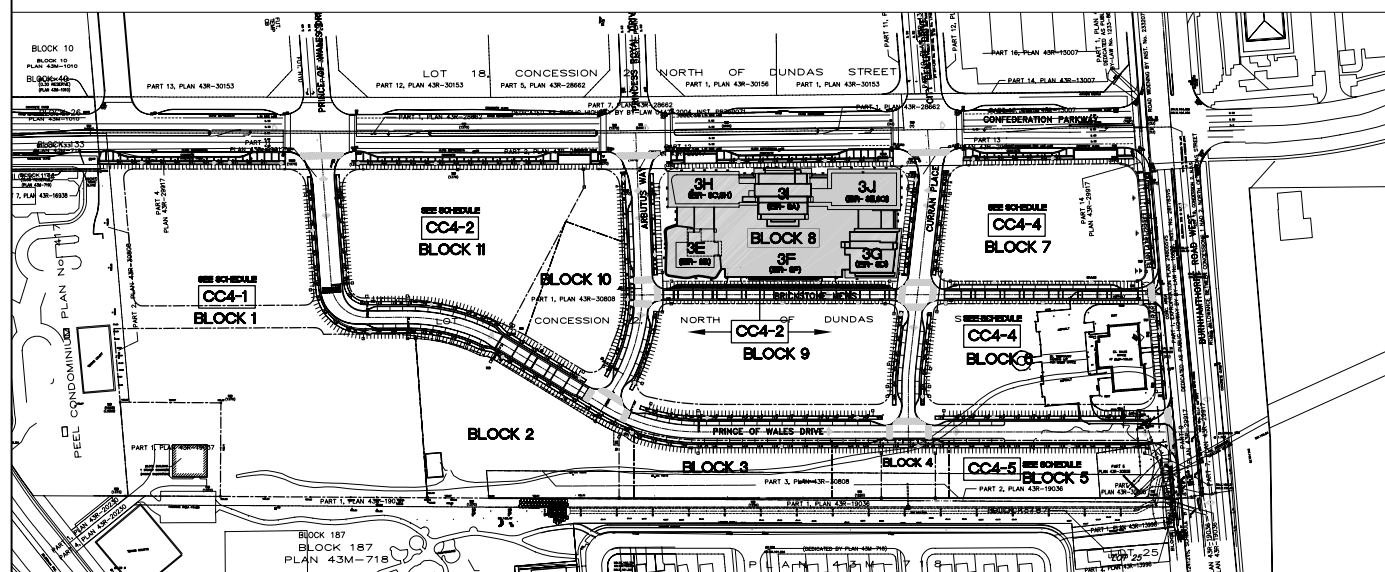
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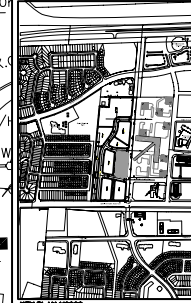
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NOT FOR CONSTRUCTION







1	24 JAN 2008	ISSUED FOR C-1/A
2	21 OCT 2007	REMOVED FOR S-1/A
3	16 MAY 2007	REMOVED FOR S-1/A
4	8 MAR 2007	ISSUED FOR S-1/A

NO DATE REMARKS

## REVISONS



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AS TO

**PROPOSED APARTMENT CONDOMINIUM DEVELOPMENT  
 "PARKSIDE VILLAGE" BLOCK B  
 398 CHURCH STREET  
 MISSISSAUGA, ONTARIO**

**AMCAAM DEVELOPMENT (HURONTARIO) CORP.  
 35 BAY STREET, UNIT 2  
 TORONTO, ONTARIO M5E 1G3  
 P.O. (416) 363-0062 FAX: (416) 363-0068**

Sheet No. <b>1</b> <b>SITE PLAN / PHASING PLAN</b>	
Job   ■ 400 CHANDLER STREET STE. 200 / FLOOR 10 CHANDLER, ONTARIO CANADA L4M 1G4 ■ TEL: (416) 363-1267 FAX: (416) 363-1262	Main 
Date Recd: <b>10 DEC 2006</b> Drawn By: Owner By: Date: <b>18 AUG 2006</b> Scale: <b>1:200</b> Re-Drawn By: <b>4</b>	Job No. <b>2006-020</b> Drawn At: <b>A101</b>

















