



# Corporate Report

Clerk's Files

Originator's  
Files  
HOZ 08/001 W7

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**DATE:** August 18, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 8, 2009

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

**SUBJECT:** **City Centre Development Application Status Report**  
**3975 and 3985 Grand Park Drive**  
**Southeast corner of Burnhamthorpe Road West and**  
**Grand Park Drive**  
**Owner: Pinnacle International (Grand Park) Land Ltd. (Phase 1)**  
**Applicant: Page + Steele IBI Group Architects**

**Bill 51** **Ward 7**

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**RECOMMENDATION:** That the Report dated August 18, 2009, from the Commissioner of Planning and Building, outlining the details of the development proposed for 3975 and 3985 Grand Park Drive, Southeast corner of Burnhamthorpe Road West and Grand Park Drive, by Pinnacle International (Grand Park) Land Ltd., 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 consist of Phase 1 of the Pinnacle International (Grand Park) Land Ltd. project, comprising approximately

0.3818 hectares (0.94 acres) located on the southeast corner of Burnhamthorpe Road West and Grand Park Drive. (See Appendices I-1 to I-3).

The Master Plan Concept for the entire project, including the Phase 2 lands located at the northeast corner of Webb Drive and Grand Park Drive, is shown in Appendix I-4. The future east/west road shown midblock on this plan is to be dedicated to the City of Mississauga and the "H" Holding Provision lifted through Phase 1; however, construction will not occur until Phase 2.

The Removal of the "H" Holding Provision application (HOZ 08/001 W7) was submitted concurrently with the Site Plan application (SP 08/085 W7) on April 18, 2008. The proposal went before the Mississauga Urban Design Advisory Panel on June 17, 2008. A revised plan was submitted based on comments received from the Panel and staff. (See Appendices I-5 and I-6).

A Site Plan application is also being processed for a 424 m<sup>2</sup> (4,564 sq.ft.) sales office for the project under file SP 09/046 W7. On May 7, 2009, the Committee of Adjustment approved a minor variance (A-151/09) to permit construction of a sales office on the subject property for a temporary period of five (5) years to expire and terminate on or before June 30, 2014.

**COMMENTS:**

Pinnacle International (Grand Park) Land Ltd. has submitted an application for removal of the "H" holding symbol for the first phase of this development. Details of the current proposal for Phase 1 are as follows:

<b>Development Proposal</b>	
Height:	28 storey tower, with a 6 storey podium along Burnhamthorpe Road West, and 3 and 4 storey podiums along Grand Park Drive.
Gross Floor Area:	Residential 26,500 m <sup>2</sup> (285,244 sq. ft.)  Commercial (along Burnhamthorpe Road West and Grand Park Drive frontages) 740 m <sup>2</sup> (7,965 sq. ft.)

	Total 27,240 m <sup>2</sup> (293,209 sq. ft.)
Lot Coverage:	60 %
Floor Space Index:	8.7
Landscaped Area:	63 % (includes roof top landscaping)
Net Density:	864 units/ha 350 units/acre
Number of units:	271
Anticipated Population:	621* *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.
Parking Required:	312 spaces (Residential – 1 space/unit; Residential Visitor – 0.15 spaces/unit; Commercial – 4.3 spaces/per 100 sq. m GFA)
Parking Provided:	313 spaces

<b>Site Characteristics</b>	
Frontage:	47 m (154 ft.) - Burnhamthorpe Rd W
Depth:	86 m (282 ft.) – Grand Park Drive
Net Lot Area:	0.3138 ha (0.775 ac.)
Future Road	0.068 (0.168 ac.)
Total Area	0.3818 hectares (0.94 acres)
Existing Use:	vacant

Additional information is provided in Appendices I-1 to I-7.

**Mississauga Plan Designation and Policies for City Centre  
(May 5, 2003)**

The subject lands are designated "Mixed Use" which permits a wide range of land uses 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.

**Zoning**

The site is zoned "H-CC2(1)" 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 development requirements.

**Site Plan**

The site plan for Phase 1 proposes at grade retail/commercial uses along the Burnhamthorpe Road West and the Grand Park Drive frontages. The building has a 6 storey podium along Burnhamthorpe Road West with a centrally located 28 storey tower, and 4 storey and 3 storey podiums located northwest and southwest of the tower. The roof tops of the podiums comprise a green roof terrace and outdoor amenity space.

Vehicular access is provided via a temporary right-in/right-out entrance on Grand Park Drive at the south limit of Phase 1. The applicant will be dedicating a surface east/west road allowance with a right-of-way of 16 metres (52 ft.) to run parallel and mid-block between Burnhamthorpe Road West and Webb Drive. However, as the applicant will retain ownership of the below-grade portion of the lands for underground parking and connection with Phase 2, the road will not be developed until Phase 2 of the development (see Master Plan in Appendix I-2). Once the public road is constructed and opened, the temporary right-in/right-out access serving Phase 1 will be closed and reinstated with landscaping. In the interim, the

Transportation and Works Department has requested a temporary driveway connection to Webb Drive along the eastern boundary of the site, through Phase 2, until these lands begin construction, in order to provide for increased safety and convenience.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The details regarding the proposed future development of Phase 1 of the Pinnacle International (Grand Park) Land Ltd. site, at the southeast corner of Burnhamthorpe Road West and Grand Park Drive within City Centre, have been outlined through this report in order to provide Planning and Development Committee with information about the development prior to seeking authorization to prepare the by-law to remove the "H" holding provision.

**ATTACHMENTS:**

- Appendix I-1 Aerial Photograph
- Appendix I-2 Excerpt of Land Use Map – City Centre District
- Appendix I-3 Excerpt of Existing Land Use
- Appendix I-4 Master Plan
- Appendix I-5 Site Plan – Phase I
- Appendix I-6 Elevations
- Appendix I-7 General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Jonathan Famme, Development Planner*



**LEGEND:**

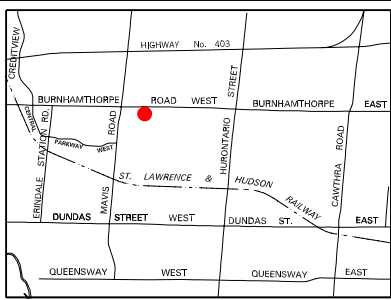


**SUBJECT LANDS**  
**REMOVAL OF 'H' FROM 'H-CC2(1)'**

**DATE OF AERIAL PHOTO: APRIL 2009**



**SUBJECT: PINNACLE INTERNATIONAL  
(GRAND PARK) LAND LTD.**



**FILE NO:**  
**H-OZ 08001 W7**

**DWG. NO:**  
**H08001A**

**SCALE:**  
**1:2500**

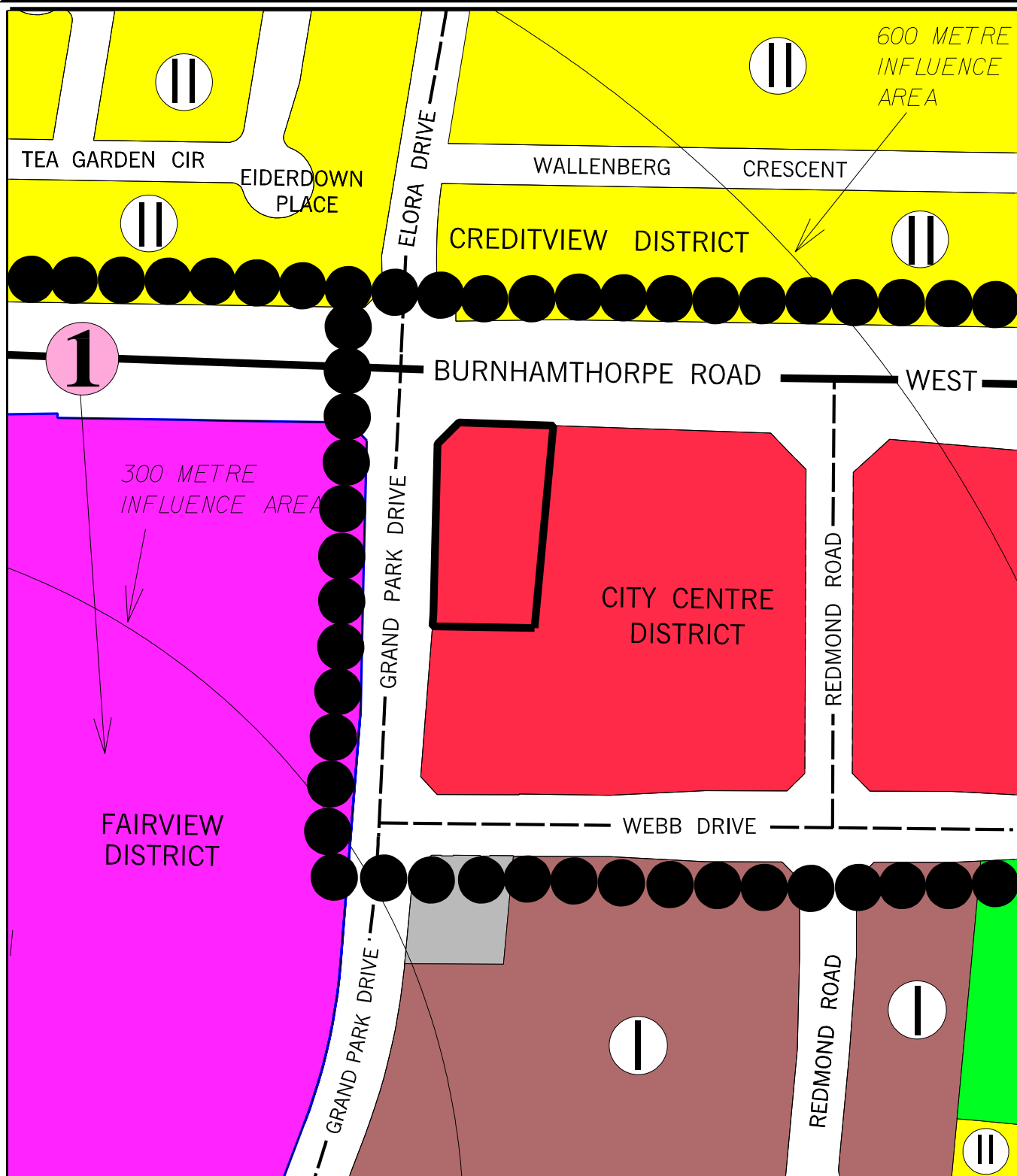
**PDC DATE:**  
**2009/09/08**

**DRAWN BY:**  
**B. KRUGER**

**APPENDIX I-1**

**MISSISSAUGA**  
**Planning and Building**

**Produced by**  
**T&W, Geomatics**



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

**LAND USE DESIGNATIONS**

- Residential- Low Density II
- Residential - High Density I
- Mixed Use
- General Commercial
- Public Open Space
- Greenbelt
- Parkway Belt West
- Utility

- ① Option 1, Conceptual Centre View Drive connection to EB Hwy. 403 concept.
- ② Conceptual N-W ramp terminal relocation

Note:  
All road proposals within the Highway 403 Corridor are conceptual and require review and approval of the Provincial Government.

Note:

The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- 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

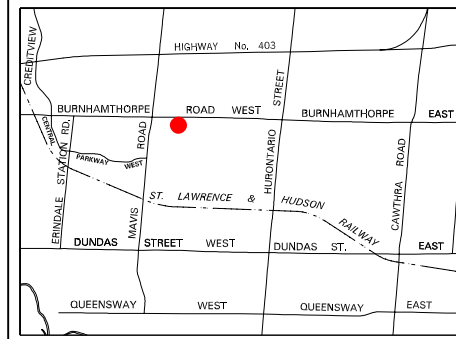
Special Site Areas (See Special Site Policies)



**SUBJECT LANDS**



**SUBJECT: PINNACLE INTERNATIONAL  
(GRAND PARK) LAND LTD.**



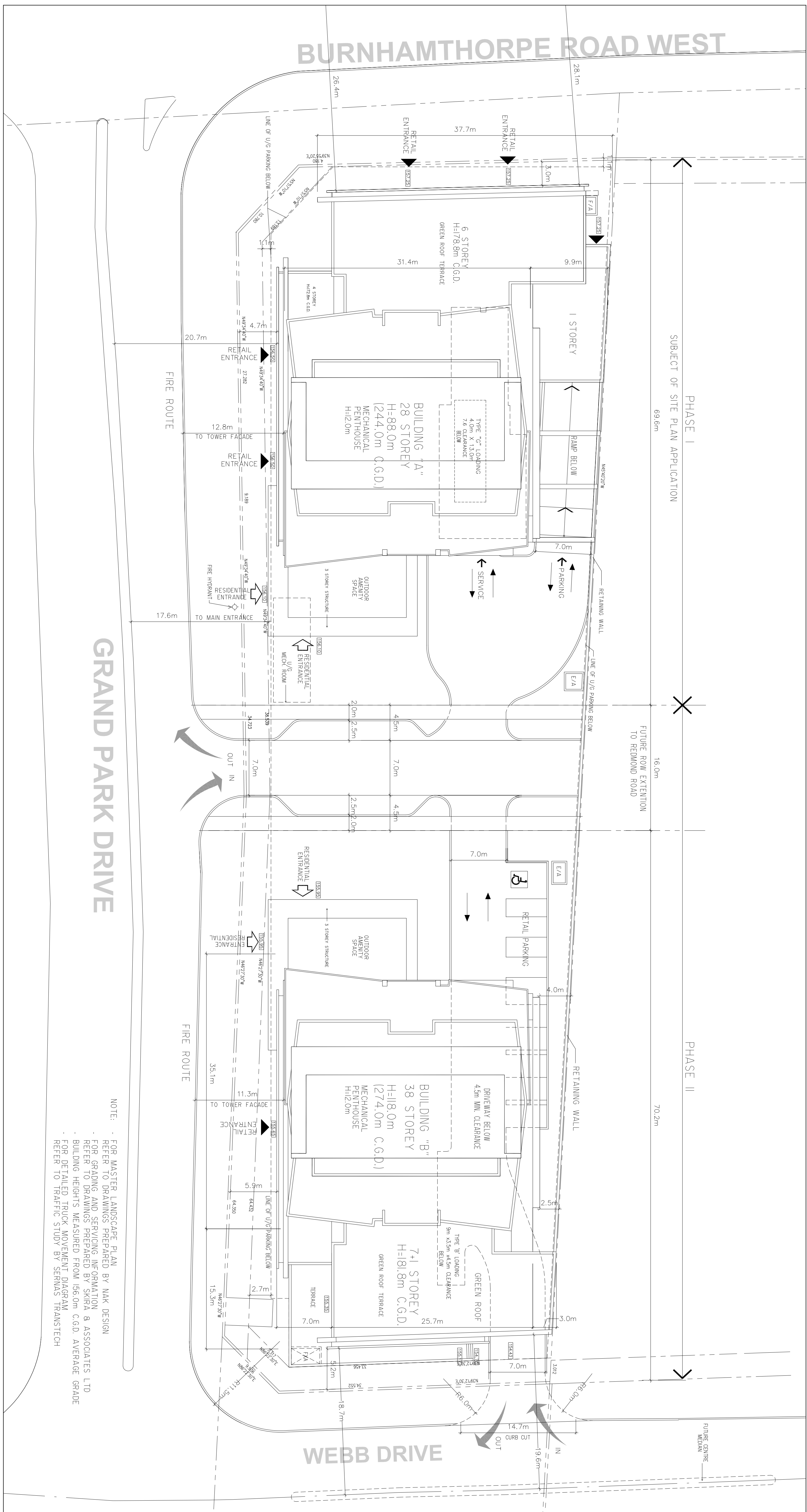
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<b>DRAWN BY:</b> B. KRUGER	

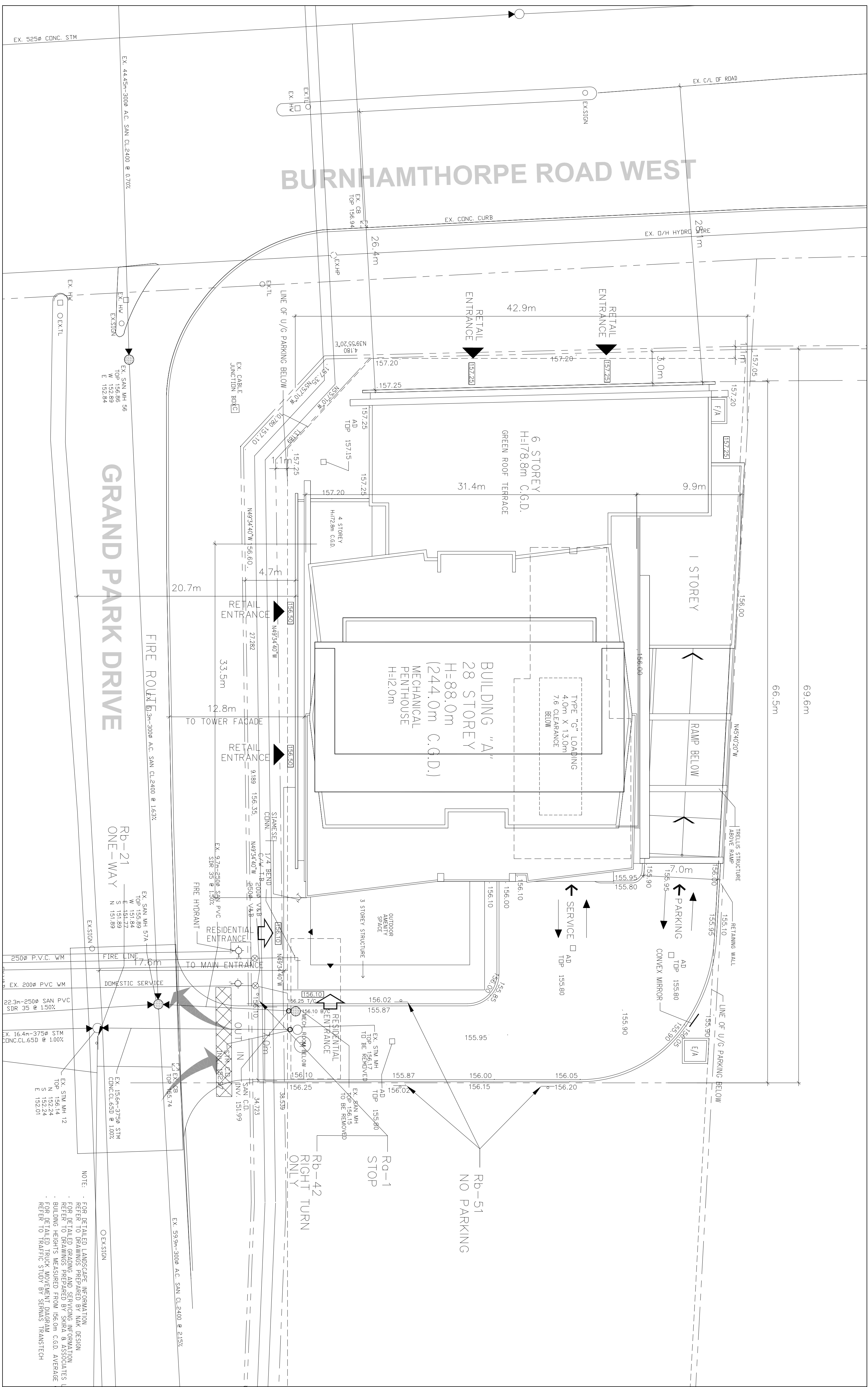
**MISSISSAUGA**  
Planning and Building

Produced by  
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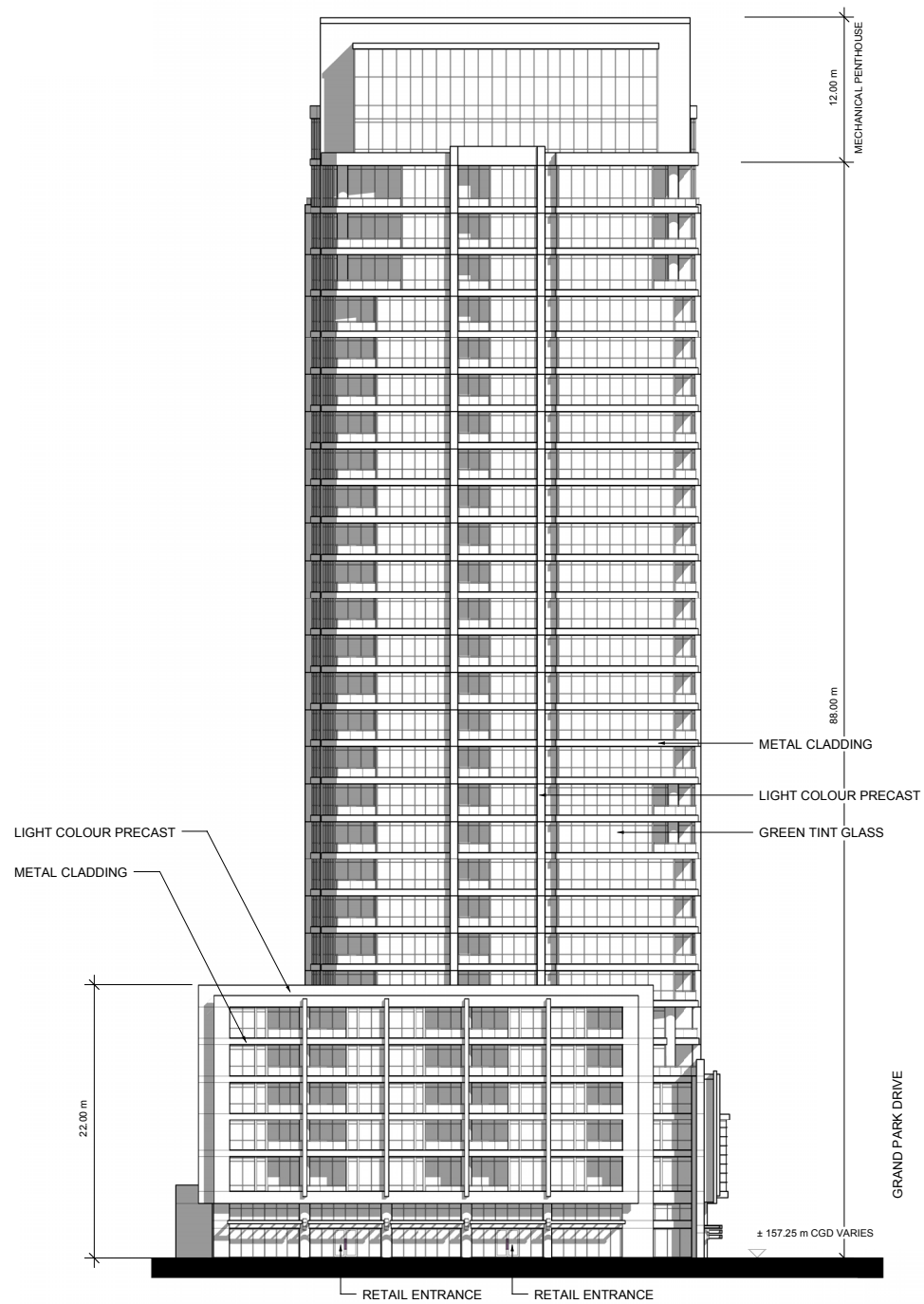


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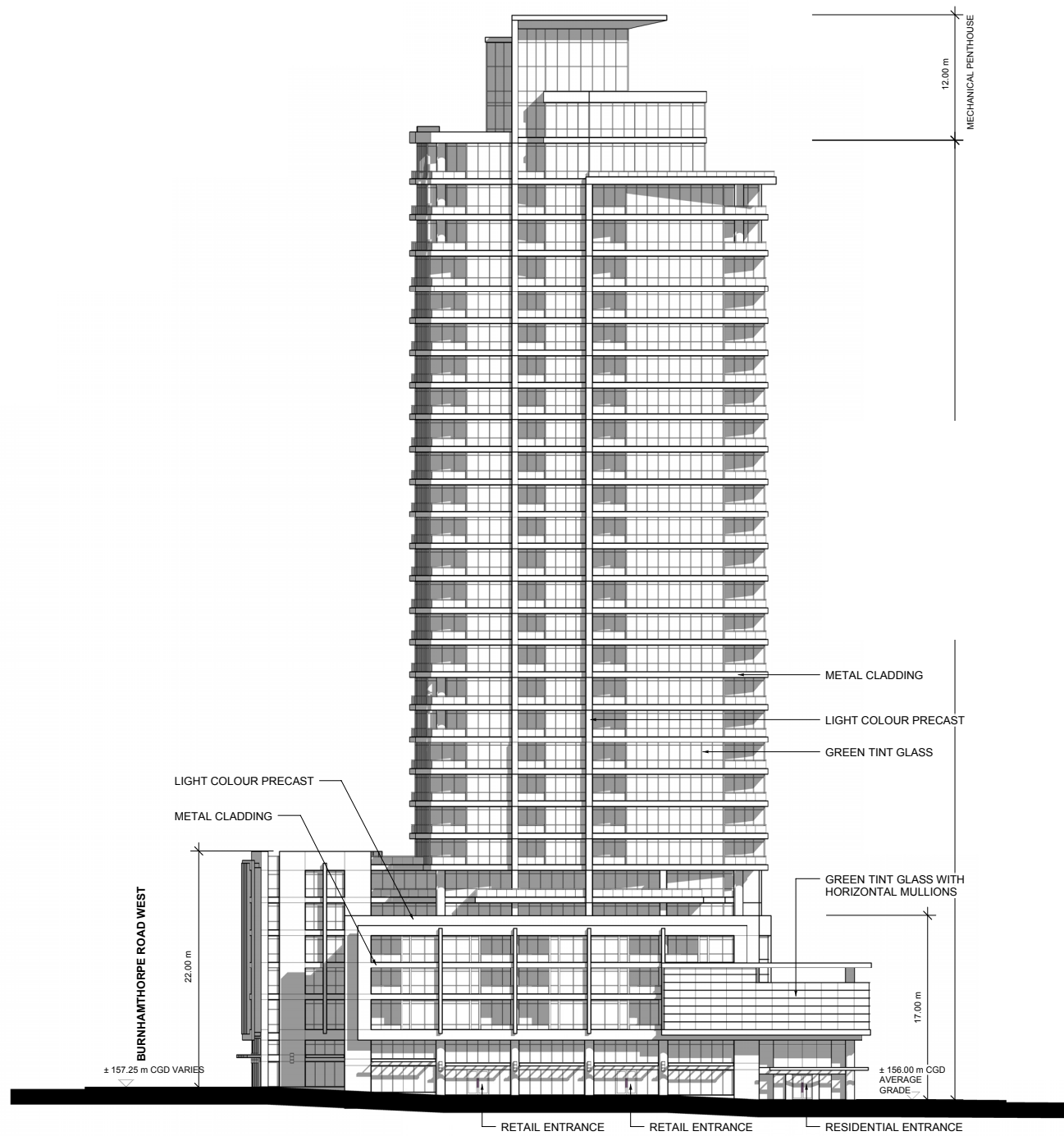


PROPOSED MIXED USE DEVELOPMENT BURMAHMORE AND GRAND PARK DRIVE	
-SITE DESCRIPTION: PART OF LOT 20 CONVECTION I CITY OF DUNDAS STREET NORTH OF MISSISSAUGA	
-ADDRESS 3975 AND 3985 GRAND PARK DR.	
-EXISTING ZONING: H-C22, BY-LAW 0235-2007	
-TOTAL SITE AREA (GROSS)	0.6795 Ha 146,879 SQ. FT. 32,450 SQ. YD. AND SURVEY 07.03.07/04 J.D. BARNES LTD. J.D. BARNES LTD. J.D. BARNES LTD.
-PHASE I SITE AREA 10,358 Ha	
-GROUND FLOOR AREA: PHASE I	
RESIDENTIAL	26,500m2
RETAIL	740m2
TOTAL	27,240m2
-RESIDENTIAL SUITES: BACHELOR ONE BEDROOM TWO BEDROOM THREE BEDROOM TOTAL	
	2 178 41 50 271
-RESIDENTIAL SUITE SIZES: ONE BEDROOM 56m2 - 70m2 TWO BEDROOM 86m2 - 95m2 THREE BEDROOM 105m2 - 140m2	
-RESIDENTIAL - AMENITY (INDOOR) POOLING IN RESIDENTIAL AREA	1,170m2
-GROUND FLOOR AREA	1,880m2
-LANDSCAPED AREA AT GRADE	590m2
-LANDSCAPED OPEN SPACE INCLUDES LANDSCAPED AREA - ROOFTOP TERRACES	1,400m2
-PARKING : REQUIRED	PROVIDED
RESIDENT II CAR/VAN/UTV	271
RESIDENTIAL VISION 1015 CAR/VAN/UTV	41
RETAIL SUITE 10/0000, 1320 INCLUDED IN VISITOR PARKING	-
TOTAL	32
335	315
HANDICAP PARKING 12% OF TOTAL PARKING	9
-LOADING SPACES: RESIDENTIAL RETAIL 1	
-BUILDING HEIGHT: MEASURED FROM ESTABLISHED GRADE OF 156.0m CGM	
	88.0m
MAXIMUM HEIGHTS: AND RECORDING STRUCTURE	
LEAFEND	12.0m
-88m	
EXISTING GRASSES	
PROPOSED GRASSES	
0.00 - 166.0m CGM, AVERAGE GRADE	

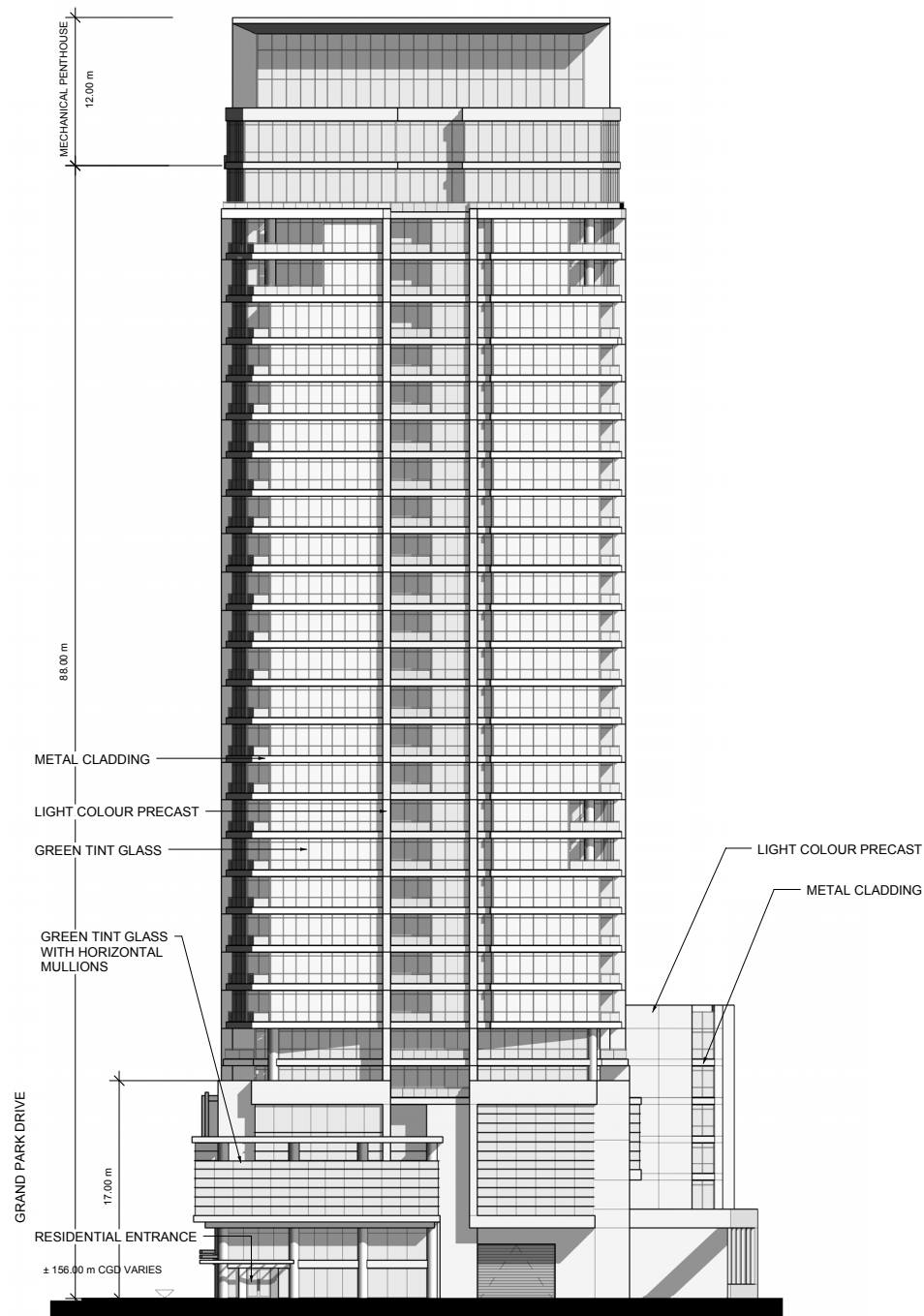
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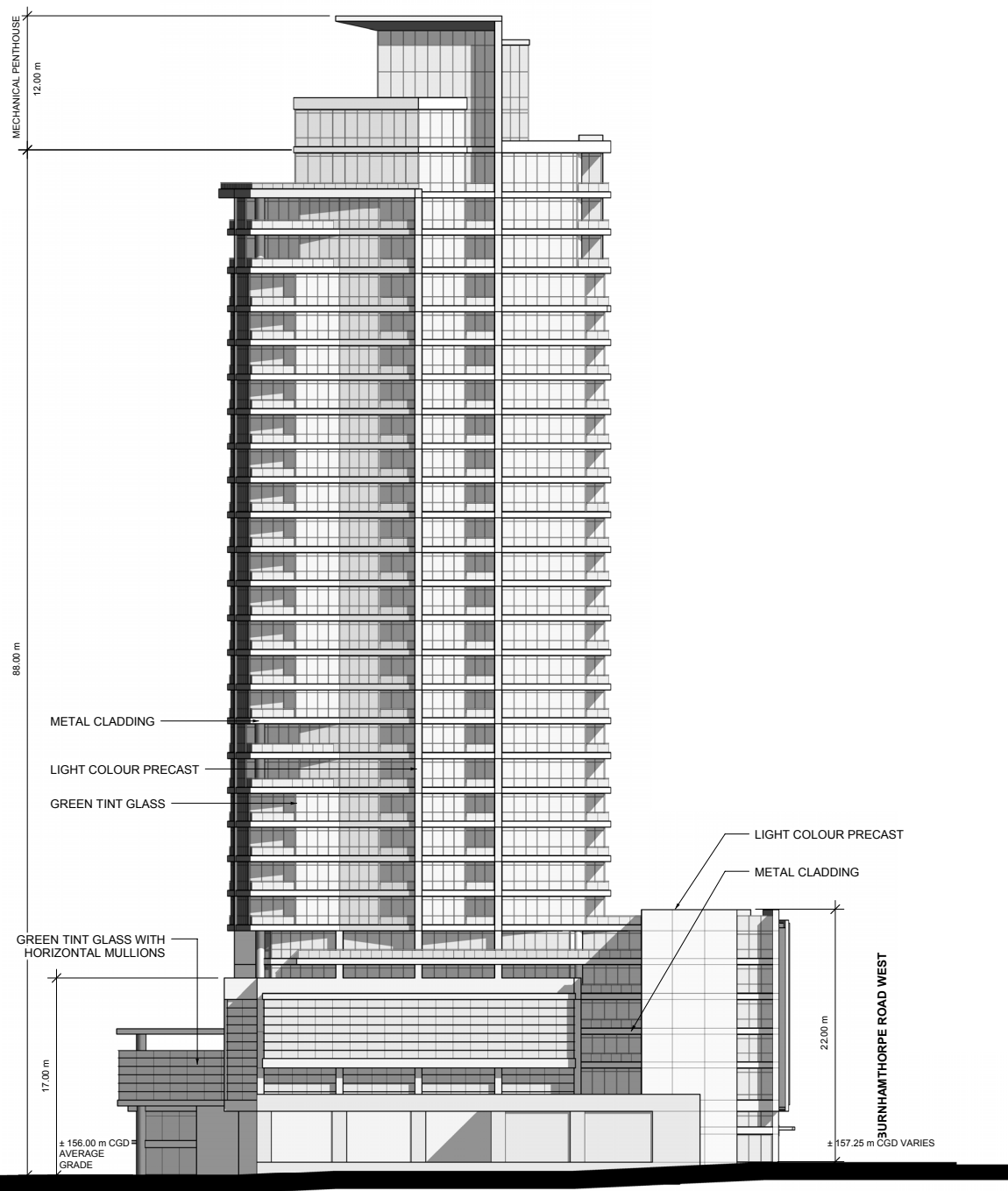
NORTH ELEVATION - BURNHAMTHORPE ROAD WEST



WEST ELEVATION - GRAND PARK DRIVE



SOUTH ELEVATION



EAST ELEVATION

# GENERAL CONTEXT MAP

H-OZ 08001 W7

APPENDIX I-7

HIGHWAY 403

HIGHWAY 403

