



# Corporate Report

**PDC** OCT 19 2009

Clerk's Files

Originator's  
Files

HOZ 09/002 W4

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**DATE:** September 29, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 19, 2009

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

**SUBJECT:** **Status Report**  
**City Centre Development Application Status Report**  
**2 City Centre Drive**  
**Part of Block 16, Registered Plan 43M-1010**  
**Southwest corner of Rathburn Road West and City Centre Drive**  
**Owner/Applicant: OMERS Realty Management Corporation /**  
**OPGI Management GP Inc.**

**Bill 51** **Ward 4**

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**RECOMMENDATION:** That the Report dated September 29, 2009, from the Commissioner of Planning and Building, outlining the details of the development proposed for 2 City Centre Drive, Block 16, Registered Plan 43M-1010, by OMERS Realty Management Corporation/ OPGI Management GP Inc. 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 0.98 hectares (2.43 acres) at the southwest corner of Rathburn Road West and City Centre Drive, and were previously used for parking for the Square One mall (see Appendix I-1). This application is to remove the "H" Holding Symbol from Phase 1 of the block to permit the development of a Crate & Barrel retail store comprising approximately 2,241 m<sup>2</sup> (24,128 sq.ft).

A site plan application was submitted on May 26, 2009, and is being processed under file SP 09/070 W4. The site plan (Appendix I-2) and elevations (Appendix I-3) are attached to this report.

The general development concept for the entire block, including future phases, is shown in Appendix I-4. In addition to the Crate & Barrel, a grocery store is contemplated for the southeast corner of Rathburn Road West and Hammerson Drive, a restaurant at the northwest corner of Square One Drive and City Centre Drive, and multi-tenant retail along the north side of Square One Drive. Subsequent applications will be required to remove the "H" Holding Symbol and obtain Site Plan Approval for the remainder of the block at which time OMERS Realty Management Corporation/OPGI Management GP Inc. will dedicate both Hammerson Drive and Square One Drive adjacent to this block.

**COMMENTS:**

OMERS Realty Management Corporation/OPGI Management GP Inc. has submitted an application for removal of the "H" holding symbol for the first phase of this development, comprising a Crate & Barrel store at the southwest corner of Rathburn Road West and City Centre Drive. Details of the current proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Removal of "H" Holding Symbol (HOZ 09/002 W4): July 24, 2009, amended September 8, 2009 and further amended on September 17, 2009.  Site Plan Application (SP 09/070 W4): May 26, 2009
Height:	one storey ranging from 5.7 m (18.7 ft.) to 7.8 m (25.6 ft.)

Gross Floor Area:	Commercial 2,241 m2 (24,128 sq.ft)
Lot Coverage:	22.8 %
Floor Space Index:	0.23
Landscaped Area:	10.9 %
Parking Required:	102 spaces (Retail Core Commercial – 4.57 spaces/per 100 sq. m GFA)
Parking Provided:	332 spaces

Site Characteristics	
Frontage:	119 m (390 ft.) on Rathburn Road West 160 m (527 ft.) on City Centre Drive
Net Lot Area:	0.98 ha (2.43 ac.)
Existing Use:	Parking lot

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

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

The subject site is designated "**Retail Core Commercial – Special Site 1**" which is intended to accommodate the highest concentration of retail commercial activities in the City in addition to a mix of other land uses. Retail commercial uses (except those with a drive-through facility, motor vehicle sales, motor vehicle commercial uses, motor vehicle body repairs, motor vehicle wrecking and truck washes), restaurants, offices, residential apartments, hotel and conference facilities, entertainment, community and recreational facilities, parks and open spaces, and civic/cultural facilities are permitted.

**Special Site 1** requires that prior to the finalization of the road network for the area, the appropriate transportation studies be carried out in conjunction with the Provincial Government and the Region of Peel.

The road network will be finalized through the development of subsequent phases of this block which currently are still zoned with the "H" Holding Provision.

The application is in conformity with the land use designation and no official plan amendments are proposed.

### **Zoning (Appendix I-6)**

The subject lands are zoned "**H-CC1**" (**Retail Core Commercial**), 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 the Crate & Barrel is still being processed, and there may be minor changes to the details of the plans and elevations. The applicant has agreed to provide an entrance to the store at the intersection of Rathburn Road West and City Centre Drive to address the street for pedestrian access and provide an opportunity for greater animation of the intersection.

The site plan 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 the subject lands located at the southwest corner of Rathburn Road West and City Centre Drive, 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: Aerial Photograph

Appendix I-2: Site Plan

Appendix I-3 Elevations

Appendix I-4 Master Plan Concept

Appendix I-5 Excerpt of Land Use Map – City Centre District

Appendix I-6 Excerpt of Existing Land Use

Appendix I-7 General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Jonathan Famme, Development Planner*

CENTRE VIEW DRIVE

HIGHWAY 403

RATHBURN ROAD WEST

SQUARE ONE DRIVE

CITY CENTRE DRIVE

LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



**SUBJECT: OMERS REALTY  
MANAGEMENT CORPORATION**



FILE NO:  
HOZ 09002 W4

DWG. NO:  
H09002A

SCALE:  
1:3000

PDC DATE:  
2009 10 19

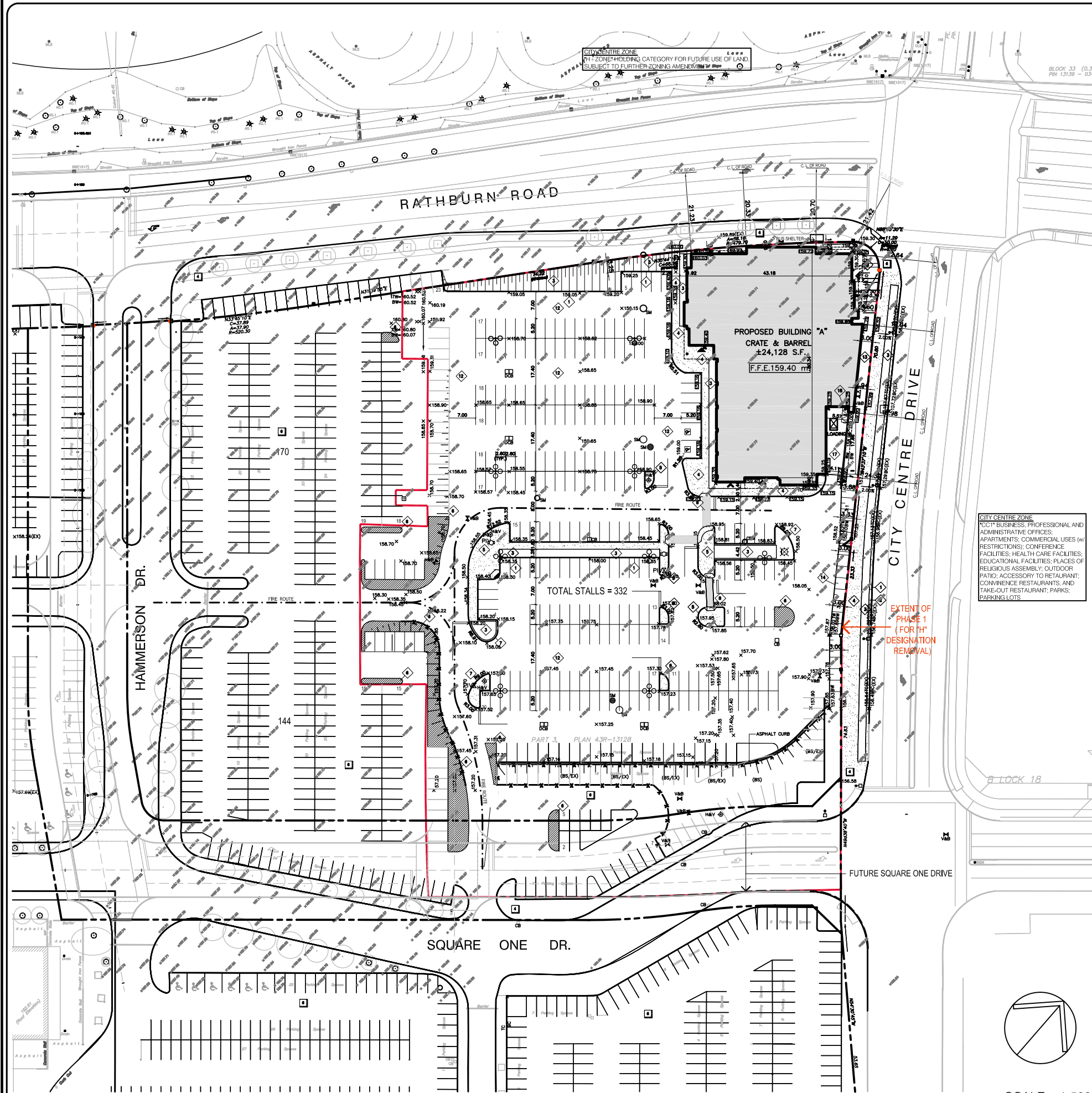
DRAWN BY:  
K. PROKOP

APPENDIX I-1

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





CITY CENTRE ZONE  
"C" ZONE - HOLDING CATEGORY FOR FUTURE USE OF LAND  
SUBJECT TO FURTHER ZONING AMENDMENT BY THE CITY OF MISSISSAUGA

CITY CENTRE ZONE  
"C" ZONE - BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICES;  
APARTMENTS; COMMERCIAL USES (w/ RESTRICTIONS); CONFERENCE FACILITIES; HEALTH CARE FACILITIES; EDUCATIONAL FACILITIES; PLACES OF RELIGIOUS ASSEMBLY; OUTDOOR PATIO; ACCESSORY TO RESTAURANT; CONVENIENCE RESTAURANTS; AND TAKE-OUT RESTAURANT; PARKS; PARKING LOTS.

- SYMBOL LEGEND:**
- PROPERTY LINE
  - FIRE ROUTE WITH HEAVY DUTY PAVING
  - PROPOSED EASEMENT
  - EXIST CURB TO BE REMOVED
  - EXIST CURB TO REMAIN
  - DROPPED CURB FOR BARRIER FREE ACCESS
  - TRAFFIC SIGN
  - PAINTED LINES
  - CONC. SIDEWALK (NEW)
  - FH - FIRE HYDRANT
  - SM - SANITARY MANHOLE
  - SM - STORM MANHOLE
  - HV - HYDRANT & VALVE
  - VB - VALVE & BOX
  - PV - POST INDICATING VALVE
  - CB - CATCH BASIN
  - CBM - CATCH BASIN MANHOLE
  - DCB - DOUBLE CATCH BASIN
  - LS - LIGHT STANDARD
  - LSTP - LIGHT STANDARD/TRAFFIC POLE
  - HP - HYDRO POLE
  - NLP - NEW LIGHT POLE
  - FS - FOUND SURVEY MONUMENT
  - SC - SAWEESE CONNECTION
  - E - EXISTING ELEVATION
  - + 165.87 - PROPOSED ELEVATION
  - P - PARKING FOR DISABLED
  - B - BUILDING ENTRANCE
  - T - EXISTING TREE TO REMAIN
  - T - EXISTING TREE TO BE REMOVED
  - NT - NEW TRANSFORMER WITH BOLLARDS (SEE ELEC. DWG.)
  - FF - FAST FENCE

**ELEVATION NOTE**  
ELEVATIONS ARE RELATED TO CITY OF MISSISSAUGA DATUM AND ARE DERIVED FROM BENCH MARK No. 883

**LOCATION:**  
ON THE MISSISSAUGA CIVIC CENTRE, 6M IS SET VERTICALLY ON THE SOUTH FACE ON THE SOUTH WALL AT THE STREET LIMIT, 32M EAST OF THE EASTERLY STAIRWAY TO THE CITYHALL SOUTHERLY ENTRANCE, 0.35M WEST OF THE SOUTHEAST CORNER OF WALL, 0.50M ABOVE GRADE

**ELEVATION:**  
PUBLISHED ELEVATION = 156.105 METERS

**BEARING NOTE**  
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF REGISTERED PLAN 43M-1010, HAVING A BEARING OF N57°42'40"E

**INFORMATION REQUIRED FOR SITE PLAN APPLICATION**

**APPLICANT:**  
MIKE DUFF c/o OXFORD PROPERTY GROUP  
130 ADELAIDE STREET WEST - SUITE 1100, TORONTO ON M5H 3P5

**REGISTERED OWNER:**  
OMERS REALITY MANAGEMENT CORPORATION AND 156 SQUARE ONE LTD.

**PROJECT NAME:**  
SQUARE ONE SHOPPING CENTRE, BLOCK 3 - PHASE 1

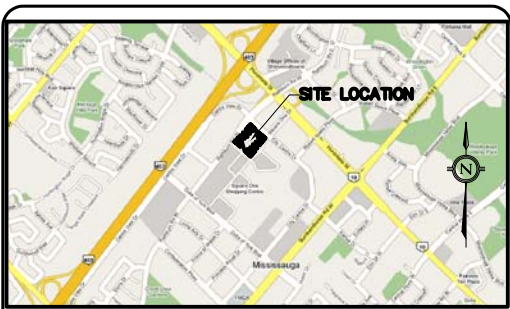
**MUNICIPAL ADDRESS:**  
2 CITY CENTRE DRIVE

**LEGAL DESCRIPTION:**  
BLOCK 1, 19, 20, AND 21 AND PART OF BLOCK 16, REGISTERED PLAN 43M-1010 AND PART OF LOT 16, CONCESSION 2, NORTH OF DUNDAS STREET

**BUILDING STATISTICS:**

ZONING CATEGORY	LOT AND PLAN NUMBER	ENTIRE LOT AREA	PHASE 1 LOT AREA	GROSS FLOOR AREA	GROSS LEASABLE AREA	LANDSCAPE AREA	PAVED AREA	BUILDINGS (GFA)	PARKING STATISTICS
H-CC1	PART OF LOT 16, CONCESSION 2, NORTH OF DUNDAS	380,377 m²	9,817 m²	2,242 m² (NO MAXIMUM)	2,242 m²	1,071 m²	2,242 m²	2242 m² TOTAL	EXISTING: 8669, PROPOSED: 8303, REQUIRED: 103, RATIO: 4.57/100m²

- NOTE LEGEND:**
- EXISTING**
- 1 - EXISTING CONC. CURB TO REMAIN
  - 2 - EXISTING CONC. SPLASH PAD TO REMAIN
  - 3 - EXISTING PLANTER/LANDSCAPED AREA TO REMAIN
  - 4 - EXISTING WALKWAY TO REMAIN
  - 5 - EXISTING SIGN TO REMAIN
  - 6 - EXISTING PARKING LOT TO REMAIN (RE-STRIPE PARKING LINES)
  - 7 - EXISTING BUS STOP TO REMAIN
- NEW WORK**
- 1 - NEW CONCRETE CURB
  - 2 - NEW CONCRETE SPLASH PAD
  - 3 - NEW LANDSCAPED AREA
  - 4 - NEW CONCRETE WALKWAY
  - 5 - NEW CONCRETE CURB/ISLAND
  - 6 - NEW PAINTED TRAFFIC ISLAND
  - 7 - NEW CONC. CURB & APRON
  - 8 - NEW PEDESTRIAN CROSSING (PAINTED LINES) WITH H/C RAMPS
  - 9 - NEW PEDESTRIAN CROSSING (CONCRETE) WITH CURB BREAKS
  - 10 - NEW STOP SIGN
  - 11 - NEW CONCRETE MEDIAN
  - 12 - NEW ASPHALT PAVING
  - 13 - NEW LANDSCAPED BERM
  - 14 - NEW RETAINING WALL
  - 15 - NEW PATIO
  - 16 - NEW SPEED BUMP
  - 17 - NEW CONCRETE APRON
  - 18 - GARBAGE FACILITY



- KEY PLAN**
- 1) "I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER SP 09/070 W4" ARCHITECT'S OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND A PROFESSIONAL SEAL - (ADD FILE NO. TO NOTE ON PLAN)
  - 2) "THE APPLICANT WILL BE RESPONSIBLE FOR THE ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS"
  - 3) "ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOP SOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES"
  - 4) "SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION."
  - 5) "ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE."
  - 6) "ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT."
  - 7) "THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT."
  - 8) "AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE."
  - 9) "ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK."
  - 10) "ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE."
  - 11) "THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED."
  - 12) "THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY."
  - 13) "PRIOR TO ANY CONSTRUCTION TAKING PLACE, STRUCTURALLY CERTIFIED OVERHEAD HOARDING WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE SITE PLAN (AS APPLICABLE), HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERRECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION."
  - 14) **GRADING** - GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
  - 15) **EXTERIOR LIGHTING** - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
  - 16) **DISABLED PERSON PARKING** - PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANTS EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE 1 OF BY-LAW 134-83.
  - 17) **CONCRETE CURBING** - CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
  - 18) **ROOF TOP MECHANICAL** - ALL ROOF TOP MECHANICAL UNITS WILL BE SCREENED FROM VIEW.
  - 19) **BUILDING PERMIT ISSUANCE** - THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION, PLANNING AND BUILDING DEPARTMENT AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.

**M M C**  
ARCHITECTURE

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
CHRISTOPHER BROWNE  
LICENCE  
4309

**MMC INTERNATIONAL ARCHITECTS LTD.**  
819 Yonge Street, Toronto, Ontario, Canada, M4W 2G9  
Tel: (416) 972-1901    mmi@mmcinternational.ca

NO.	REVISION	DATE	BY	CHK
4	ISSUED FOR PERMIT	SEP 28, 2009		
3	C&B FLOOR PLAN & EXTENT OF PHASE 1 WORK UPDATED	SEP 04, 2009		
2	ISSUED FOR PHASE 1 WORK CERTIFICATION	AUG 25, 2009		
1	ISSUED WITH GRADING UPDATES	JUNE 01, 2009		

**AFFILIATE:**  
**OXFORD PROPERTY GROUP**  
SUITE 1100, 130 ADELAIDE STREET WEST  
TORONTO, ON M5H 3P5  
Phone: 416-593-5374  
Fax: 416-593-5374  
CONTACT: MICHAEL DUFF

**APPLICANT'S STAMP**

**SITE LOCATION:**  
**SQUARE ONE SHOPPING CENTRE, BLOCK 3**  
**SQUARE ONE - BLOCK 3 & RETAIL DEVELOPMENT**  
**RATHBURN ROAD & CITY CENTRE DRIVE**  
**MISSISSAUGA ONTARIO**

**SITE PLAN - PHASE 1**  
**SITE PLAN FILE # (SP 09/070W4)**

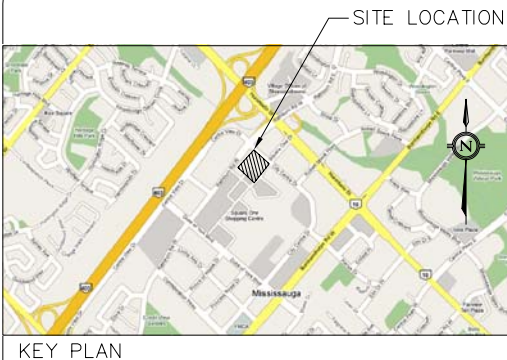
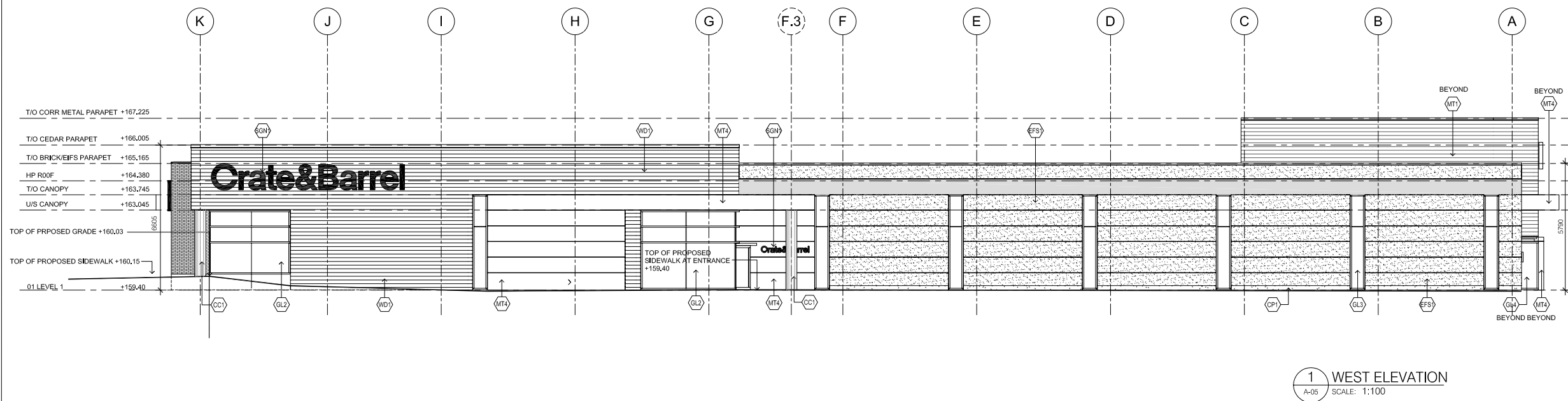
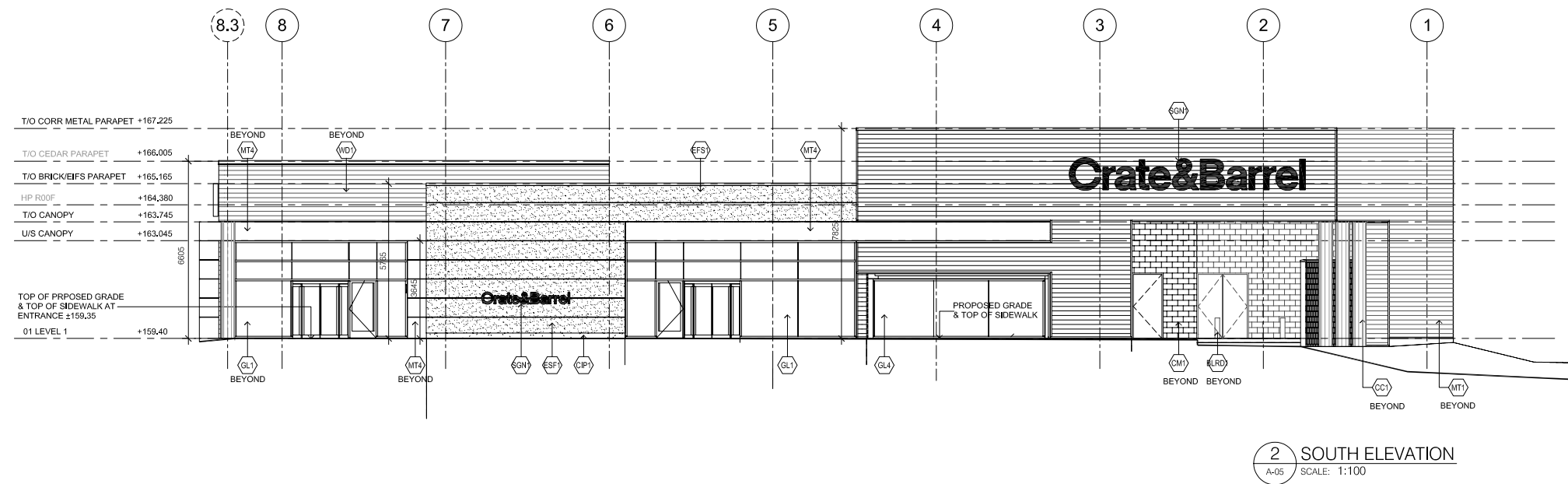
DESIGNED BY:	CHECKED BY:	DATE:
DESIGNED BY: PDM	CHECKED BY: J.W.	MAY 2008
DATE: 09/07/09	DATE: 09/07/09	09011

SCALE: AS SHOWN

APPENDIX I-2









**MMC**  
ARCHITECTURE



ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
CHRISTOPHER P. BROWNE  
LICENCE  
4399

**MMC INTERNATIONAL ARCHITECTS LTD.**  
819 Yonge Street, Toronto, Ontario, Canada, M4W 2G9  
Tel: (416) 972-1901 mmm@mmcinternational.ca

No.	REVISIONS/ISSUED	DATE	BY	CITY
	ISSUED FOR 1/1 REMOVAL	SEP 28, 2009		
	ISSUED FOR S.P.A.	MAY 25, 2009		

ENGINEER'S STAMP

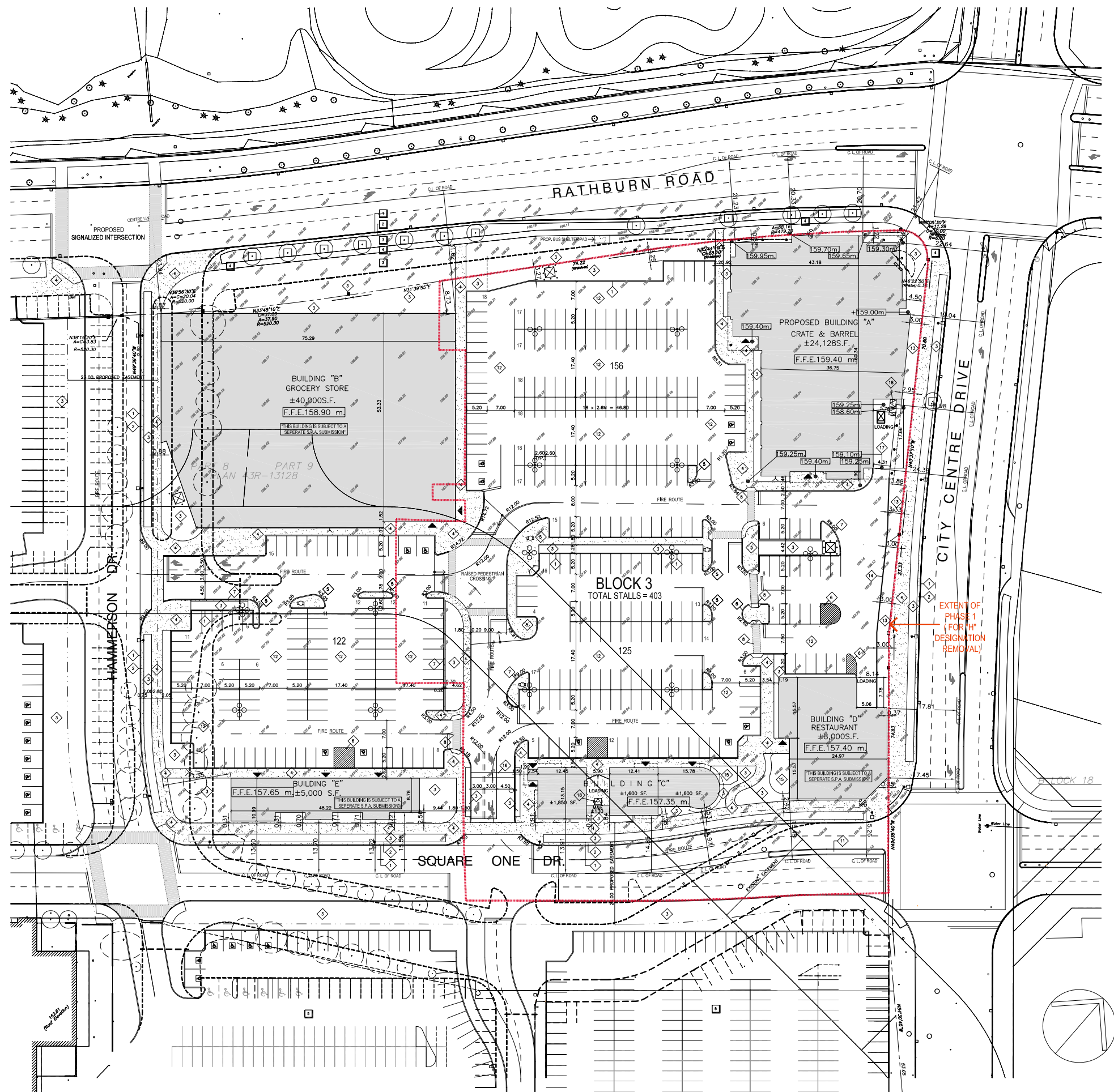
APPLICANT:  
OXFORD PROPERTY GROUP  
SUITE 1100, 130 ADELAIDE STREET WEST  
TORONTO, ON M5H 3P5  
Phone: 416-865-5374  
Fax: 416-865-8307  
CONTACT: MICHAEL DUFF

SITE LOCATION:  
SQUARE ONE SHOPPING CENTRE, BLOCK 3  
SQUARE ONE - BLOCK 3  
RATHBURN ROAD & CITY CENTRE DRIVE  
MISSISSAUGA ONTARIO

















**PROPOSED BUILDING "A"**  
**ELEVATIONS**

DESIGNED BY:	CHECKED BY:	DATE: MAY 2009
DRAWING BY: P.L.	CHECKED BY: V.W.	PROJECT No. 09011
SIM BY:	CHECKED BY:	DRAWING No. A-05

SCALE: AS SHOWN



SYMBOL LEGEND:

- |   |  |
|---|--|
| =====   | PROPERTY LINE                                      |
| =====   | FIRE ROUTE WITH HEAVY DUTY PAVING                  |
| =====   | PROPOSED EASEMENT                                  |
| =====   | EXIST CURB TO BE REMOVED                           |
| =====   | EXIST CURB TO REMAIN                               |
| =====   | DROPPED CURB FOR BARRIER FREE ACCESS               |
| =====   | TRAFFIC SIGN                                       |
|  | TRAFFIC SIGN                                       |
|  | PAINTED LINES                                      |
| =====   | CONC. SIDEWALK (NEW)                               |
|  | FIRE HYDRANT                                       |
|  | MANHOLE  |
|  | CATCH BASIN  |
|  | LIGHT STANDARD                                     |
|  | LIGHT STANDARD/TRAFFIC POLE                        |
|  | HYDRO POLE   |
|  | NEW LIGHT POLE                                     |
|  | FOUND SURVEY MONUMENT                              |
|  | SIAMESE CONNECTION                                 |
| =====   | EXISTING ELEVATION                                 |
| +165.87   | PROPOSED ELEVATION                                 |
| +165.87   | PROPOSED ELEVATION                                 |
|  | PARKING FOR DISABILITY                             |
|  | BUILDING ENTRANCE                                  |
|  | EXISTING TREE TO REMAIN                            |
|  | EXISTING TREE TO BE REMOVED                        |
|  | NEW TRANSFORMER PAD WITH BOLLARDS (SEE ELEC. DWG.) |



















NOTE LEGEND:

BE ADVISED THIS IS A STANDARD LEGEND  
AND ONLY FOR THOSE KEYED FROM PL  
APPENDIX

EXISTING

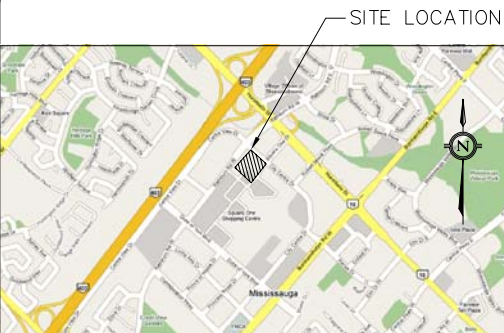
- |   |  |
|---|--|
| 1 | EXISTING CONC. CURB TO REMAIN                            |
| 2 | EXISTING CONC. SPLASH PAD TO REMAIN                      |
| 3 | EXISTING PLANTER/LANDSCAPE AREA TO REMAIN                |
| 4 | EXISTING WALKWAY TO REMAIN                               |
| 5 | EXISTING SIGN TO REMAIN                                  |
| 6 | EXISTING PARKING LOT TO REMAIN (RE-STRIPE PARKING LINES) |
| 7 | EXISTING BUS STOP TO REMAIN                              |

## NEW WORK

- |   |  |
|---|--|
|  | NEW CONCRETE CURB  |
|  | NEW CONCRETE SPLASH PAD                                  |
|  | NEW LANDSCAPED AREA                                      |
|  | NEW CONCRETE WALKWAY                                     |
|  | NEW CONCRETE CURB/ISLAND                                 |
|  | NEW PAINTED TRAFFIC ISLAND                               |
|  | NEW CONC. CURB & APRON                                   |
|  | NEW PEDESTRIAN CROSSING<br>(PAINTED LINES) WITH H/C RAMP |
|  | NEW PEDESTRIAN CROSSING<br>(CONCRETE) WITH CURB BREAK    |
|  | NEW STOP SIGN  |
|  | NEW CONCRETE MEDIAN                                      |
|  | NEW ASPHALT PAVING                                       |
|  | NEW LANDSCAPED BERM                                      |
|  | NEW RETAINING WALL                                       |
|  | NEW PATIO  |
|  | NEW SPEED BUMP   |
|  | NEW CONCRETE APRON                                       |
|  | GARBAGE FACILITY   |

**SITE PLAN DRAWING NOTES:**

1. CONFORMITY TO SITE PLAN
- 
- I HEREBY CERTIFY THAT THIS CONFORMS IN ALL  
RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVE  
BY THE CITY OF MISSISSAUGA UNDER THE FILE NUMBER  
SP.-----  
ARCHITECT'S OR ENGINEER'S SIGNATURE-----



## KEY PLAN

## 2. BUILDING PERMIT ISSUANCE

THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION, PLANNING AND BUILDING DEPARTMENT AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.

### 3. EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE  
AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES

#### 4. GRADING

GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

#### A. DISABLED PERSONS PARKING

PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE 1 OF BY-LAW 134-83.

### B. CONCRETE CURBING

CONTINUOUS 15 cm HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE

### C. ROOF TOP MECHANICAL

ALL ROOF TOP MECHANICAL UNITS WILL BE SCREENED FROM VIEW.



2	ISSUED FOR "Y" REMOVAL			SEP 26, 2009			
1	ISSUED FOR S.P.A.			MAY 25, 2009			
No.	REVISIONS/ISSUED			DATE	BY	CITY	

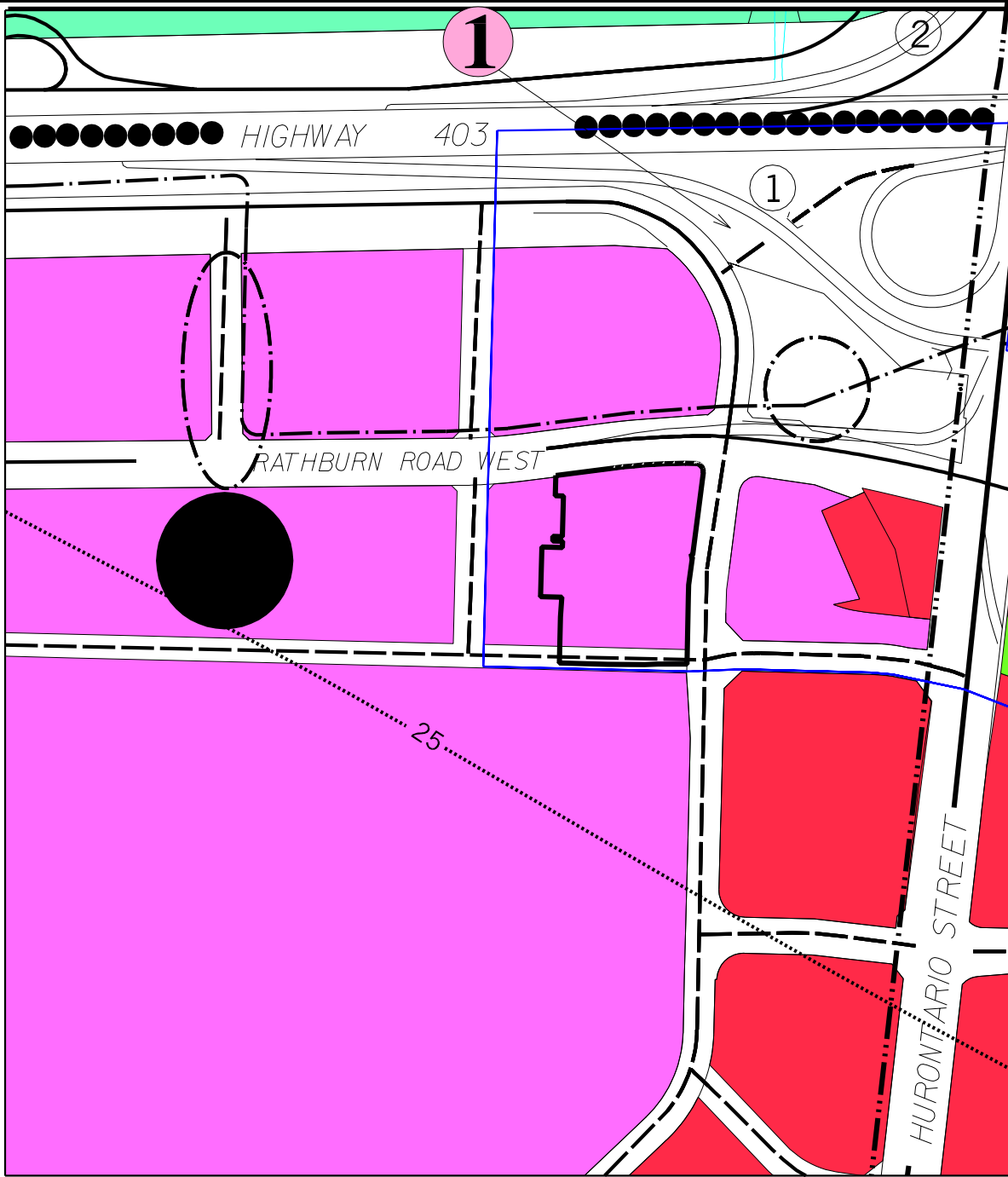
ENGINEER'S STAMP

APPLICANT:  
OXFORD PROPERTY GROUP  
SUITE 1100, 130 ADELAIDE STREET WEST  
TORONTO, ON M5H 3P5  
Phone: 416-865-5374  
Fax: 416-865-8307  
CONTACT: MICHAEL DUFF

SITE LOCATION:  
SQUARE ONE SHOPPING CENTRE, BLOCK 3  
SQUARE ONE - BLOCK 3  
RATHBURN ROAD & CITY CENTRE DRIVE  
MISSISSAUGA ONTARIO

## MASTER SITE PLAN

DESIGNED BY:	CHECKED BY:	DATE: MAY 2009
DRAWING BY: PDM	CHECKED BY: V.W.	PROJECT No. 09011
SWM BY:	CHECKED BY:	DRAWING No. MP-0
SCALE: AS SHOWN		



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

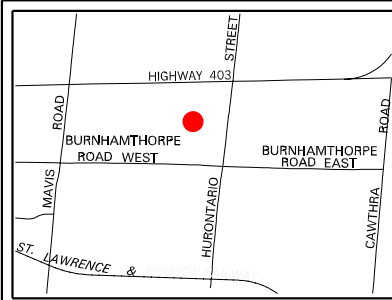
- | LAND USE DESIGNATIONS  | TRANSPORTATION LEGEND                          |
|------------------------|--|
| Mixed Use              | Provincial Highway and Interchange             |
| Retail Core Commercial | Arterial                                       |
| Public Open Space      | Major Collector                                |
| Greenbelt              | Minor Collector                                |
| 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) |

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

**SUBJECT LANDS**



**SUBJECT: OMERS REALTY  
MANAGEMENT CORPORATION**



**FILE NO:**  
H-OZ 09002 W4

**DWG. NO:**  
H09002R

**SCALE:**  
N.T.S.

**PDC DATE:**  
2009 10 19

**DRAWN BY:**  
K. PROKOP

**APPENDIX I-5**

**MISSISSAUGA**  
Planning and Building

*Produced by  
T&W, Geomatics*

CENTRE VIEW DRIVE

HIGHWAY 403

VACANT

VACANT

H-CC1  
AMUSEMENT  
AND ARCADE

H-CC1  
GO-CARTS

RATHBURN ROAD WEST

BUS  
TERMINAL

H-CC1  
PARKING

H-CC1

PARKING

H-CC1

VAC.

CC1-1  
RETAIL AND  
SERVICE COMMERCIAL

H-  
CC2(2)  
UTILITIES

SQUARE ONE DRIVE

H-CC1  
RETAIL AND  
SERVICE COMMERCIAL

H-CC2(2)  
OFFICE

CITY CENTRE DRIVE

Private Road

**LEGEND:**

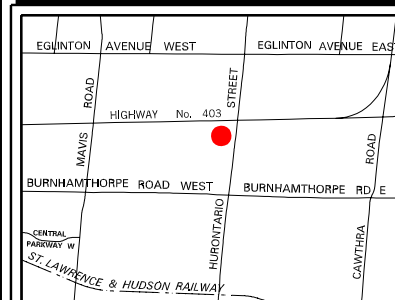


LANDS AFFECTED BY THE REMOVAL  
OF THE "H" HOLDING PROVISION.

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



**SUBJECT: OMERS REALTY  
MANAGEMENT CORPORATION**



FILE NO:  
**HOZ 09002 W4**

DWG. NO:  
**H09002R**

SCALE:  
**1:3000**

PDC DATE:  
**2009 10 19**

DRAWN BY:  
**W. FINLAY**

APPENDIX 1-6

**MISSISSAUGA**  
Planning and Building

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**T&W, Geomatics**



## GENERAL CONTEXT MAP

HOZ 09/002 W4

APPENDIX I-7

