



Corporate Report

Clerk's Files

Originator's
Files
HOZ 10/001 W4

PDC JUN 28 2010

DATE: June 8, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 28, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Status Report**
City Centre Development Application Status Report
2 City Centre Drive
Part of Block 16, Registered Plan 43M-1010
South side of Rathburn Road West, west of City Centre Drive
**Owner/Applicant: OMERS Realty Management Corporation/
156 Square One Limited**

Bill 51

Ward 4

RECOMMENDATION: That the Report dated June 8, 2010, 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 156 Square One Limited, 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 the second phase of the development parcel located at the southwest corner of Rathburn Road West and City Centre Drive (Appendix I-1). The lands were previously used for parking for the Square One Mall. Phase I, located at the northeast corner of the block, had the "H" Holding Symbol removed on November 11, 2009 under file HOZ 09/002 W4 to allow for the development of a Crate & Barrel retail store which is currently under construction.

This second phase deals with the remainder of the block (Appendix I-2). The site is proposed to accommodate a Whole Foods supermarket (Appendix I-3), a potential restaurant and additional retail uses within a multi-tenant building (Appendix I-4). The applicant is also dedicating to the City those portions of the right-of-ways for Square One Drive and Hammerson Drive which abut the block.

COMMENTS:

OMERS Realty Management Corporation /156 Square One Limited has submitted an application for removal of the "H" holding symbol for the second phase of this development. Details of the proposal are as follows:

| Development Proposal | |
|-----------------------------|---|
| Applications submitted: | Removal of "H" Holding Symbol (HOZ 10/001 W4): April 9, 2010 Site Plan Application (SP 10/063 W4): April 8, 2010 |
| Height: | One storey |
| Gross Floor Area: | Whole Foods - 3,892 m ² (41,893 sq.ft.) Future Estimated Commercial along Square One Drive – 1,552 m ² (16,706 sq.ft.) |
| Lot Coverage: | Approx. 28 % |
| Floor Space Index: | Approx. 0.28 |
| Landscaped Area: | 8.5 % |
| Parking Required: | 352 spaces (4.57 spaces/per 100 sq. m GFA) |
| Parking Provided: | 372 spaces |

| Site Characteristics | |
|-----------------------------|--|
| Frontage: | 197.53 m (648 ft.) on Rathburn Road West 129.63 m (425 ft.) on Hammerson Drive 179.42 m (588 ft.) on Square One Drive 147.36 m (483 ft.) on City Centre Drive |
| Net Lot Area: | 2.67 ha (6.60 ac.) |
| Existing Use: | Vacant and parking area |

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

**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 (Hammerson Drive and Square One Drive) is in the process of being finalized as part of this application, and both the Ministry of Transportation and the Region of Peel have been circulated the application.

On June 10, 2009 Council adopted OPA 95 – Conformity of Mississauga Plan to the Provincial Growth Plan, establishes a minimum building height of 3 storeys within the Urban Growth Centre, which includes the Downtown. OPA 95 was subsequently

approved by the Region of Peel on December 10, 2009; however the Amendment has been appealed.

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 being processed for the subject lands involves the Whole Foods store only. Future site plan applications will be required for the balance of the site. Through the review of the site plan for the Whole Foods supermarket, improvements are being requested to better address the goals of the City Centre vision. A main entrance was requested to address the Rathburn Road West frontage, however the applicant and tenant have advised that due to the functional and operational requirements of Whole Foods' bakery, food preparation area and warehousing, they cannot accommodate such an entrance. Additional windows have been provided for animation along this frontage with an all-season café at the corner of Hammerson Drive and Rathburn Road West and seasonal kiosks for food, crafts, and community groups are proposed to operate from Spring to Fall to serve pedestrians and provide activity along the street (see Appendix I-7). Staff has also requested that the loading area be internalized, however the applicant is proposing landscaping and screening to minimize the impact of the loading area. As part of the report dealing with the HOZ application, any significant changes to the site plan will be outlined for Council's information.

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 Conceptual Site Plan for Block
Appendix I-3 Elevations
Appendix I-4 Conceptual Elevations for Future Buildings
Appendix I-5 Excerpt of Land Use Map – City Centre District
Appendix I-6 Excerpt of Existing Land Use
Appendix I-7 Proposed Kiosks along Rathburn
Appendix I-8 General Context Map

original signed by

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:

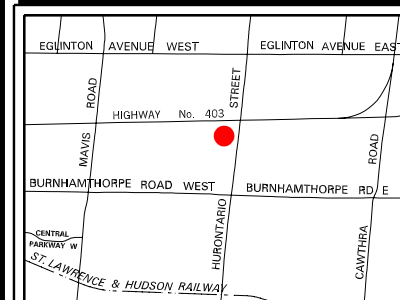


SUBJECT LANDS

DATER OF AERIAL PHOTO: 03 2009



**SUBJECT: OMERS REALTY MANAGEMENT CORPORATION/
156 SQUARE ONE LIMITED**



**FILE NO:
HOZ 10/001 W4**

**DWG. NO:
H10001A**

**SCALE:
1:3000**

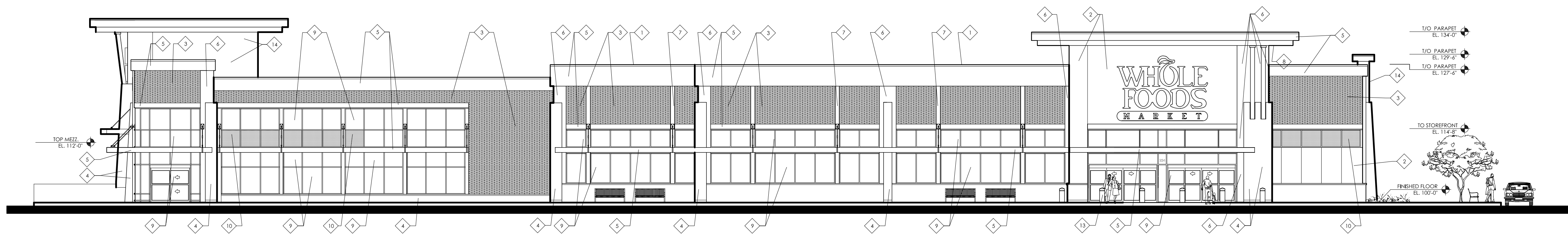
**PDC DATE:
2010 06 28**

**DRAWN BY:
K. PROKOP**

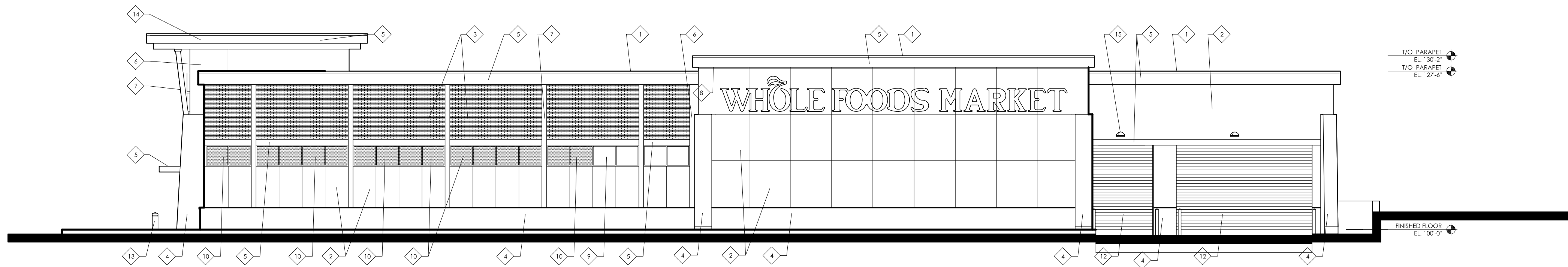
MISSISSAUGA
Planning and Building

*Produced by
T&W, Geomatics*

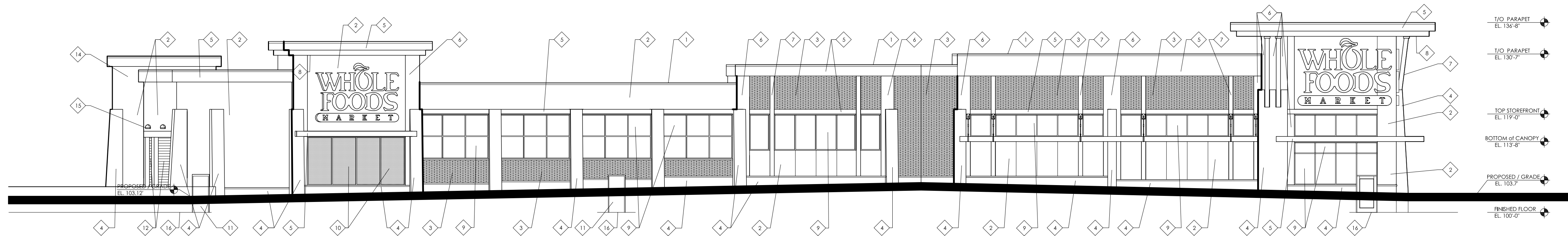
APPENDIX I-1



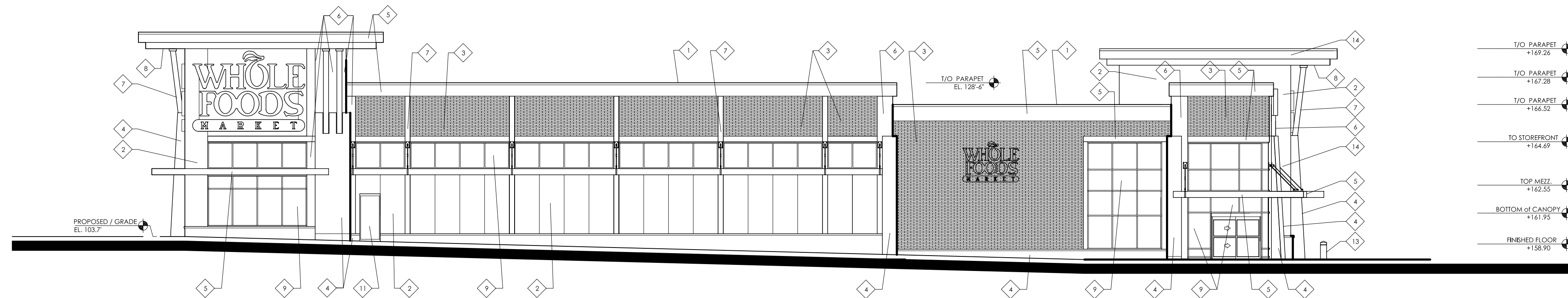
1 SOUTH ELEVATION
A2-05 SCALE: 1:150



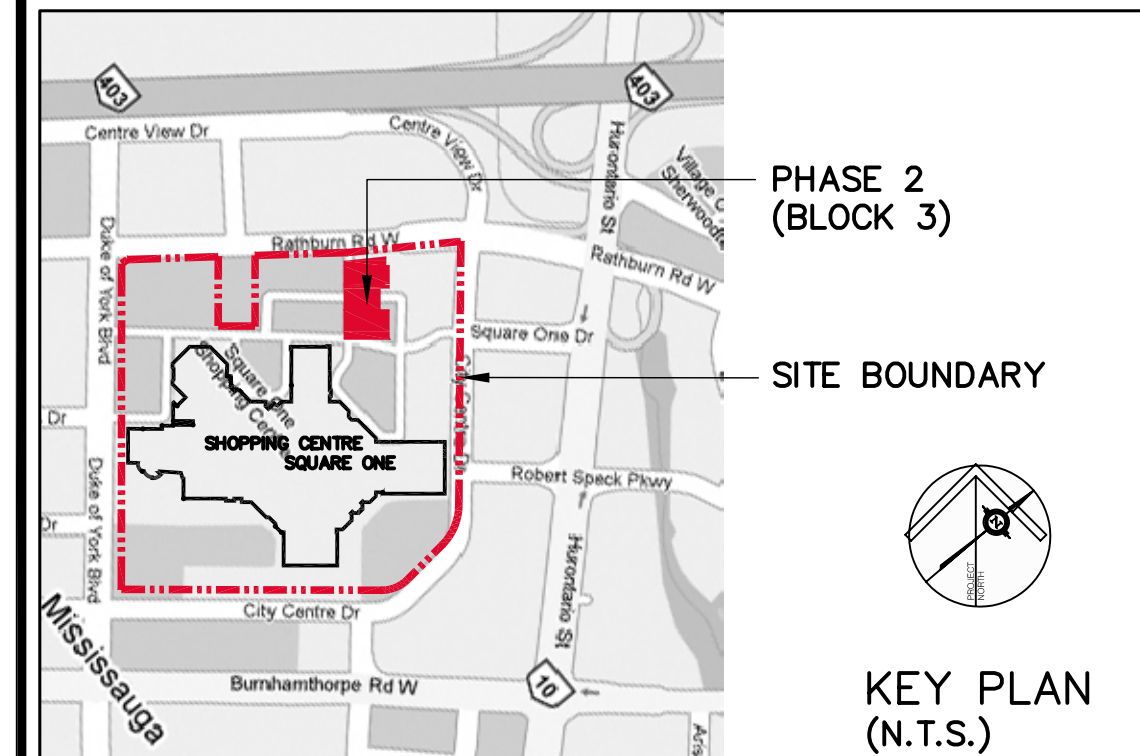
1 EAST ELEVATION
A2-05 SCALE: 1:150



1 NORTH ELEVATION
A2-05 SCALE: 1:150



1 WEST ELEVATION
A2-05 SCALE: 1:150



ELEVATION KEY NOTES:

- 1 PREFINISHED METAL FLASHING - VW 6072 - CHARCOAL.
- 2 EIFS; MFR: DRYVIT - SANDBLAST - #117 COLONIAL TAN.
- 3 FACE BRICK; MFR: BELDEN - #9 BLEND.
- 4 CONCRETE PRECAST PANEL - SANDBLAST; COLOR TO MATCH EIFS COLOR.
- 5 ALPOLIC COMPOSITE PANEL; COLOR TO MATCH BENJAMIN MOORE #HC-166 - KENDALL CHARCOAL.
- 6 ALPOLIC COMPOSITE PANEL; COLOR: LIGHT GREY.
- 7 ALPOLIC COMPOSITE PANEL; COLOR: DARK GREY.
- 8 ALPOLIC COMPOSITE PANEL; COLOR: LIGHT MAPLE (SOFFIT).
- 9 CLEAR GLAZING
REFINISHED ALUMINUM STOREFRONT SYSTEM. COLOR: CLEAR ANODIZED.
- 10 SPANDREL GLAZING; COLOR DARK WARM GREY IN CLEAR ANODIZED ALUMINUM STOREFRONT.
- 11 PAINTED HOLLOW METAL DOOR; COLOR: BENJAMIN MOORE #1077 / TO MATCH BELDEN FACE BRICK.
- 12 OVERHEAD METAL DOOR; COLOR: BENJAMIN MOORE #HC-166 - KENDALL CHARCOAL.
- 13 PRECAST BOLLARDS.
- 14 BUILDING FACADE BEYOND.
- 15 SECURITY LIGHT.
- 16 EXTERIOR RETAINING WALL / LANDING FOR EMERGENCY EGRESS REQUIREMENTS.

| No. | REVISIONS/ISSUED | DATE | BY | CITY |
|-----|------------------|------|----|------|
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M M C
ARCHITECTURE

ONTARIO ASSOCIATION
OF
ARCHITECTS
CHRISTOPHER P. BROWN
LICENCE
4309
ENGINEER'S STAMP

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819 Yonge Street, Toronto, Ontario, Canada, M4W 2G9
Tel: (416) 972-1901 mmc@mmcinternational.ca

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 & RETAIL DEVELOPMENT
RATHBURN ROAD & CITY CENTRE DRIVE
MISSISSAUGA ONTARIO

WHOLE FOODS MARKET
ELEVATIONS

| | | |
|----------------|------------------|-------------------|
| DESIGNED BY: | CHECKED BY: | DATE: MAR 2010 |
| DRAWING BY: JD | CHECKED BY: J.H. | PROJECT No. 09011 |
| SWM BY: | CHECKED BY: | DRAWING No. A2-05 |

SCALE: AS SHOWN

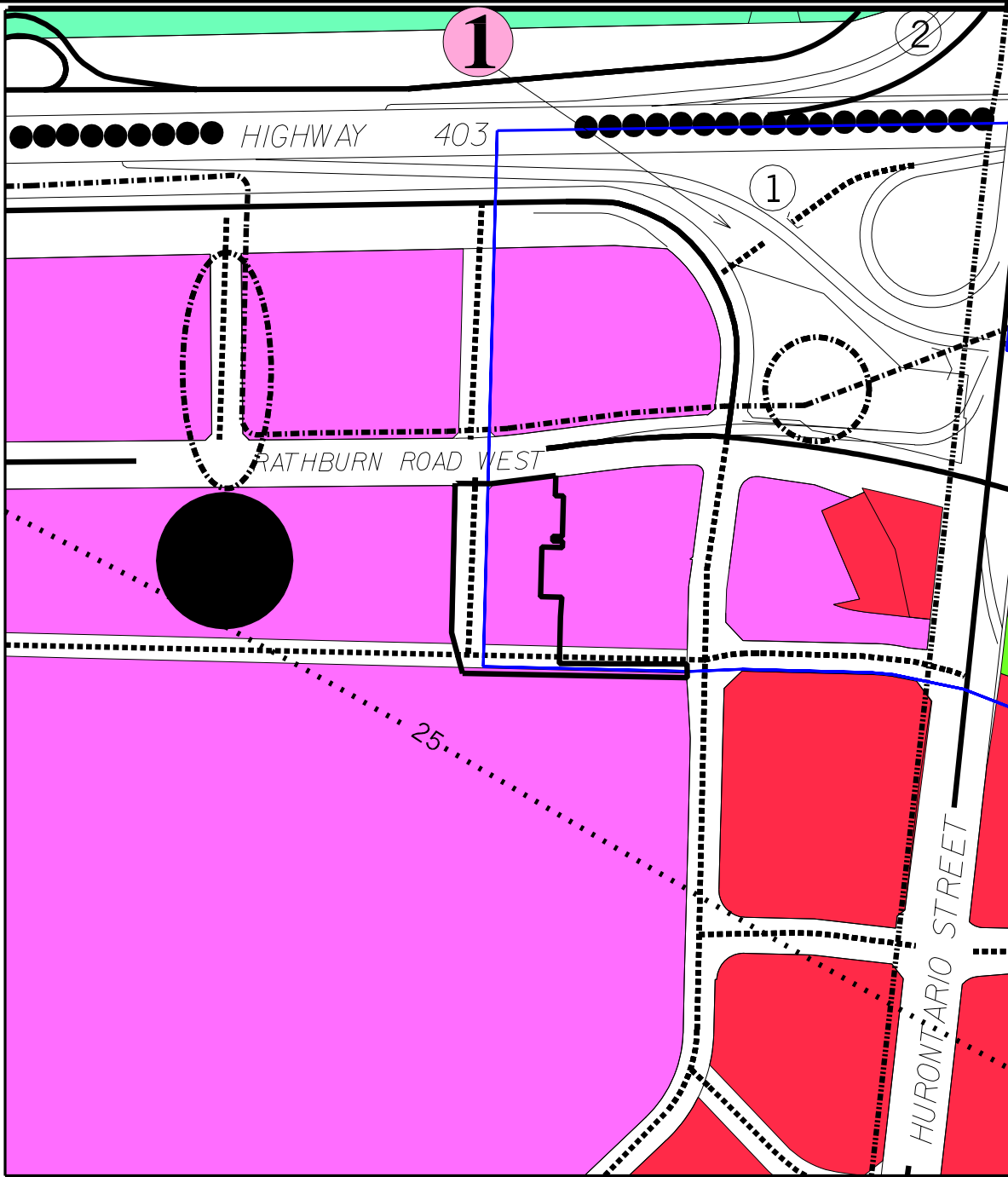


CONCEPTUAL SQUARE ONE DRIVE PERSPECTIVE : View from Square One Drive & City Centre Drive
 Square One Shopping Centre, Mississauga, Ontario "Revised for Lifting of "H" Committee Meeting"

SK-982(R1)
 June 01, 2010

o|x|f|o|r|d





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

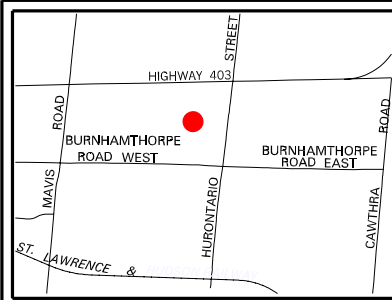
- | LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
|------------------------|--|
| Mixed Use | Provincial Highway and Interchange |
| Retail Core Commercial | Arterial |
| Public Open Space | Major Collector |
| Greenbelt | Minor Collector |
| Parkway Belt West | Local Road |
| | Bus Rapid Transit Corridor |
| | 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,
Conceptual Centre View Drive connection
to EB Hwy. 403 concept.
- ② Conceptual N-W ramp
terminal relocation

SUBJECT LANDS



**SUBJECT: OMERS REALTY MANAGEMENT CORPORATION/
156 SQUARE ONE LIMITED**



**FILE NO:
H-OZ 10001 W4**

**DWG. NO:
H10001R**

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

**PDC DATE:
2010 06 28**

**DRAWN BY:
K. PROKOP**

**MISSISSAUGA
Planning and Building**

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T&W, Geomatics*

APPENDIX I-5

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

CC1

VAC.

CC1-1
RETAIL AND
SERVICE COMMERCIAL

H-
CC2(2)
UTILITIES

SQUARE ONE DRIVE

Private Road

CITY CENTRE DRIVE

H-CC1
RETAIL AND
SERVICE COMMERCIAL

H-CC2(2)
OFFICE

LEGEND:

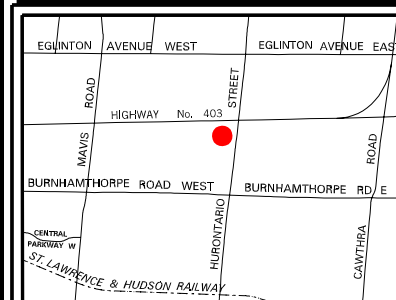


LANDS AFFECTED BY THE REMOVAL
OF THE "H" HOLDING PROVISION.

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



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DWG. NO:
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SCALE:
1:3000

PDC DATE:
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DRAWN BY:
K. PROKOP

MISSISSAUGA
Planning and Building

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T&W, Geomatics

APPENDIX 1-6

WHOLE FOODS MARKET

3,892.12 sm (41,894 sf)
F.F.E.158.90 m.



CONCEPTUAL WHOLE FOODS MARKET Shops on Rathburn: Site Plan and Elevation

Square One Shopping Centre, Mississauga, Ontario

"Revised for Lifting of "H" Committee Meeting"

SK-1039(R1)

Scale 1/16"=1'-0"

June 01, 2010

ox|ford

SQUARE ONE

M M C
ARCHITECTURE

GENERAL CONTEXT MAP

HOZ 10001 W4

APPENDIX I-8

