



# Corporate Report

Clerk's Files

Originator's  
Files CD.21.AMA W4

**PDC** OCT 15 2012

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**DATE:** September 25, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 15, 2012

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning**  
**To permit revisions to the Parkside Village Master Plan**  
**to redeploy density resulting from the addition of**  
**Square One Drive**  
**Part of Lot 19, Concession 2, N.D.S.**  
**West side of Confederation Parkway, north of**  
**Burnhamthorpe Road West**  
**Owner: Amacon Development (City Centre) Corp.**  
**Applicant: City Initiated**  
**Bill 51**

**Public Meeting** **Ward 4**

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**RECOMMENDATION:** That the Report dated September 25, 2012, from the Commissioner of Planning and Building regarding the amendment of the Official Plan from "Public Open Space" to "Mixed Use" and "Public Open Space", as amended, and to add a new Minor Collector road (Square One Drive), and to change the Zoning from "H-CCOS" (City Centre – Open Space) to "H-CC4-5" (City Centre – Mixed Use) and "H-CCOS" (City Centre – Open Space), as amended, and change the CC4 (City Centre – Mixed Use) zoning provisions in accordance with Appendix I-9, to permit revisions to the Parkside Village Master Plan to redeploy density resulting from the addition

of Square One Drive under file CD.21.AMA W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be received for information.

**REPORT  
HIGHLIGHTS:**

- The Downtown21 Master Plan establishes the vision for the development of the downtown and identifies Square One Drive extending westerly from Confederation Parkway through the north portion of the previously approved Amacon Parkside Village subdivision to Rathburn Road.
- Additional road network will improve connectivity, facilitate traffic movement, and create capacity to off-set vehicle capacity lost with the addition of Bus Rapid Transit and Light Rail Transit along Rathburn Road West.
- The addition of Square One Drive impacts the approved Parkside Village subdivision development.
- In order to facilitate the acquisition of Square One Drive and alleviate the impacts to previously approved planning permissions, the Planning and Building Department has brought forward City initiated amendments to redistribute the previously approved density of 5,321 units throughout the remainder of the lands as per the revised master plan.
- A Density Transfer and Road Dedication Agreement is required to be entered into between the City of Mississauga and Amacon to provide the terms and conditions regarding the transfer of the required lands for Square One Drive and redistribution of density.
- A value assessment is required for the Square One Drive lands, and budget approval for any compensation for the transfer of the lands from Amacon to the City of Mississauga.

**BACKGROUND:**

The Official Plan Amendment and Rezoning of lands comprising the Amacon Parkside Village subdivision were approved by Council on March 9, 2005, revised December 14, 2005, and the plan of subdivision was approved July 4, 2005 by the Commissioner of Planning and Building under files OZ 04/013 W4 and T-M04001 W4.

Through the Downtown21 initiative a vision was created to assist in developing the Downtown from a suburban auto-oriented place

to a vibrant urban area. The Downtown21 Master Plan was received by Council on April 28, 2010, and showed Square One Drive extending through the north portion of the Amacon Parkside Village lands to connect with Rathburn Road West.

City staff have held meetings with Amacon to explore the option of creating the additional road network as envisioned by the Downtown21 Master Plan. Additional road network will assist to offset the impacts due to the loss of traffic lanes on existing roads such as Rathburn Road West from Bus Rapid Transit (BRT) and potential Light Rail Transit (LRT).

The addition of Square One Drive, comprising a right-of-way width of 23.5 m (77 ft.), removes approximately 0.32 ha (0.79 ac.) of developable land within Block 1 at the north of the Amacon Parkside Village subdivision, and requires revisions to the Master Plan. In order to maintain the density and population planned for the Amacon lands and associated amenities that were approved, the current approved 5,321 units should be re-deployed throughout the blocks of the remaining lands (see Appendix I-5 Existing/Approved Master Plan, and Appendix I-6 Revised Master Plan). City initiated amendments are proposed to the Official Plan and Zoning By-law to reflect the Revised Master Plan.

The above-noted City initiated amendments have been circulated for technical comments.

The purpose of this report is to provide preliminary information on the amendments and to seek comments from the community.

## COMMENTS:

Details of the proposal are as follows:

<b>Development Proposal</b>	
Amendments submitted:	City Initiated – circulated April 11, 2012
Height:	<b>Block 1</b> 5 towers (45 storeys, 34 storeys, 20 storeys, and two 24 storeys)

**Development Proposal**

*whereas*

*7 towers (45 storeys, 35 storeys, 31 storeys, 25 storeys, and three 18 storeys) previously approved*

**Block 2**

Park Block (unchanged)

**Block 3**

3 storey horizontal multiple units

*whereas*

*4 to 5 storey mid-rise apartments previously approved*

**Block 4**

Open Space Block (20 m frontage)

*whereas*

*Park Block (30 m frontage) previously approved*

**Block 5**

3 storey horizontal multiple units

*whereas*

*4 to 5 storey mid-rise apartments previously approved*

**Block 6**

2 towers (48 storeys and 40 storeys)

*whereas*

*1 tower (25 storeys) previously approved*

**Block 7**

2 towers (48 storeys and 42 storeys)

*whereas*

*2 towers (45 storeys and 37 storeys) previously approved*

<b>Development Proposal</b>	
	<p><b>Block 8</b>  3 towers (45 storeys and two 36 storeys)  approved by variance and  under construction  <i>whereas</i>  3 towers (40 storeys and two 32 storeys)  <i>previously approved</i></p> <p><b>Block 9</b>  2 towers (two 22 storeys)  <i>whereas</i>  1 tower (13 storeys) <i>previously approved</i></p> <p><b>Block 10</b>  Park Block (unchanged)</p> <p><b>Block 11</b>  3 towers (55 storeys, 40 storeys and  12 storeys)  <i>whereas</i>  3 towers (50 storeys, 40 storeys and  12 storeys) <i>previously approved</i></p> <p>NOTE: All blocks, except park blocks,  have podium heights ranging from a  minimum of 3 storeys to a maximum of  7 storeys (2 to 7 storeys <i>previously</i>  <i>approved</i>)</p>
Net Density:	806 units/ha 326 units/acre
Number of units:	5,321 (same as originally approved)
Anticipated Population:	13,075* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.

<b>Development Proposal</b>	
Parking Required:	1.0 resident space per unit 0.15 visitor spaces per unit (permitted to be shared with non-residential spaces) 4.3 spaces per 100 m <sup>2</sup> – retail or personal service (excluding restaurants)
Parking Provided:	same as required (see above)
Supporting Documents:	Planning Justification Revised Master Plan Rev. Urban Design Control Document

<b>Site Characteristics</b>	
Frontage:	185 m (607 ft.) – Burnhamthorpe Rd W. 542 m (1,778 ft.) – Confederation Pkwy
Net Lot Area:	6.6 ha (16.3 ac.) - does not include roads (Square One Drive = 0.32 ha (0.79 ac.))
Existing Use:	Predominantly vacant, Block 8 under construction along with Arbutus Way, Brickstone Mews and Curran Place surrounding Block 8

Additional information is provided in Appendices I-1 to I-10.

### **Neighbourhood Context**

The property is located at the western limit of the Downtown, west of Confederation Parkway and north of Burnhamthorpe Road West. The site is currently vacant save for Block 8, which is currently under construction comprising three residential towers (45 storeys and two 36 storeys) with some office in the podium and at-grade retail. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Enersource Hydro station, existing apartment building (19 storeys), Rathburn Road West

- East: Confederation Parkway, Chicago apartments and at-grade retail (36 storeys), One Park Tower apartments (38 storeys), Community Common Park, Amica Retirement Dwelling (7 storeys), YMCA parking, and Daniels Sales Centre
- South: Burnhamthorpe Road West, vacant future mixed use development (Rogers Garden City)
- West: Zonta Meadows Park, Wallenberg Crescent, detached dwellings (2 storeys)

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

**"Mixed Use"** 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.

**Special Site 3** requires one or more areas of public parkland. Two park blocks (Blocks 2 and 10) and one publicly accessible open space block via easement (Block 4) have been provided through the plan of subdivision for AMACON Parkside Village (T-M04001 W4) to address this policy.

**"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.

The subject lands are located within the **Urban Growth Centre**, which is a designated **Intensification Area**.

There are other policies in the Official Plan which also are applicable in the review of these amendments including:

## Urban Growth Centre

### 3.13.2.2

A minimum building height of three (3) storeys is required on lands within the Urban Growth Centre.

### 3.13.2.5

Reduction in densities within the Urban Growth Centre will not be permitted unless considered through a municipal comprehensive planning study.

### 3.13.2.7

Lands immediately adjacent to or within the Urban Growth Centre should provide a transition between the higher density and height of development within the Urban Growth Centre and lower density and height of development in the surrounding area.

### 3.13.2.

The Urban Growth Centre will develop as a major regional centre and the primary location for mixed use development. The Urban Growth Centre will contain the greatest concentration of activities and variety of uses including the highest residential and employment densities and building height and largest commercial component in the City.

## Urban Design Policies

### 3.18.2.1

The most prominent, most intensive and highest built form in terms of density and height will be encouraged in the City Centre.

## Roads

### 3.17.5.5

Additional minor collector roads and local roads may be identified during the review of development applications.



## 3.17.5.1d.

Minor Collectors will be designed to accommodate intra-neighbourhood traffic. Direct access will be controlled. Minor Collectors may serve as transit routes.

## 3.17.4.8

The design of roads may vary to suit local conditions, such as a distinctive natural or built environment. This Plan will establish the location of such roads and policies to ensure that their design is compatible with the surrounding development.

### Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

### New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "**Downtown Mixed Use**" and "**Public Open Space**"

subject to **Special Site 3** of the Downtown Core District Policies. In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Downtown Mixed Use" and "Public Open Space" to "Downtown Mixed Use" and "Public Open Space", as amended, and add a new road (Square One Drive).

### **Proposed Official Plan Designation and Policies**

An Official Plan amendment is proposed to add a new Minor Collector road (Square One Drive) to extend from Confederation Parkway westwards through the Amacon lands to Rathburn Road West at a 23.5 m (77 ft.) Right-of-Way, and alter the limits of Block 4 "Public Open Space" from 30 m (98.4 ft.) to 20 m (65.6 ft.) of frontage.

### **Existing Zoning**

**"CC4-1" (City Centre - Mixed Use)**, which permits seven towers ranging in height from 18 to 45 storeys and a mix of residential, office, and retail uses.

**"CC4-2" (City Centre - Mixed Use)**, which permits three towers ranging in height from 12 to 45 storeys and a mix of residential, office, and retail uses.

**"CC4-3" (City Centre - Mixed Use)**, which permits four towers ranging in height from 13 to 40 storeys and a mix of residential, office, and retail uses.

**"CC4-4" (City Centre - Mixed Use)**, which permits three towers ranging in height from 18 to 45 storeys and a mix of residential, office, and retail uses.

**"CC4-5" (City Centre - Mixed Use)**, which permits horizontal multiple dwellings at a maximum height of 5 storeys.

**"CCOS" (City Centre – Open Space)**, which permits active and passive recreational uses and below grade parking structures.

### **Proposed Zoning By-law Amendment**

In addition to amending Map 29 of Schedule B of the Zoning By-law to show Square One Drive extending from Confederation Parkway westwards to Rathburn Road West, and altering the limits of Block 4 "CCOS" from 30 m (98.4 ft.) to 20 m (65.6 ft.) of frontage, there are amendments to the various exception schedules to govern the height and design of the blocks in accordance with the revised Master Plan.

The proposed revisions to the Zoning By-law are contained in Appendix I-9.

### **COMMUNITY ISSUES**

Any comments received at the public meeting or through correspondence will be outlined within the Supplementary Report.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- the preparation of a reference plan to legally describe the lands to be conveyed to the City for Square One Drive, to ultimately be deposited in the Land Registry Office;
- a Phase 1 Environmental Assessment is required for the Square One Drive lands to ensure the lands are clear of any contamination;
- a Density Transfer and Road Dedication Agreement is required to be entered into between the City of Mississauga and Amacon to provide the terms and conditions regarding the transfer of the required lands for Square One Drive and redistribution of the density rendered undevelopable from Block 1;

- Value assessment of the lands for Square One Drive, and budget approval for any compensation for the transfer of the lands from Amacon to the City of Mississauga;
- Amendment to the Agreement dated December 14, 2005 relating to the Urban Design Control Document and phasing, as a result of revisions to the master plan;
- finalization of the revisions to the Urban Design Control Document;
- finalization of the Official Plan Amendment and Zoning By-law Amendment to incorporate changes to the master plan.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain items with respect to the transfer of density, dedication of Square One Drive, and amendment to the Urban Design Control Document, resulting from revisions to the master plan which will require the applicant to enter into appropriate agreements with the City.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding the amendments.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of City Centre District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Existing/Approved Master Plan
- Appendix I-6: Revised Master Plan

Appendix I-7: Conceptual Rendering  
Appendix I-8: Agency Comments  
Appendix I-9: Proposed Zoning Standards  
Appendix I-10: 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.****File: CD.21.AMA W4****Site History**

- May 5, 2003 - Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Mississauga Plan applies to the subject lands.
- March 9, 2005 – Council approved the Official Plan Amendment and Rezoning applications under file OZ 04/013 W4 to expand the City Centre District, thus reducing the Creditview District and amend the designations and policies to suit the Master Concept Plan and block pattern, and approved the Plan of Subdivision under file T-M04001 W4.
- July 4, 2005 – Draft Plan of Subdivision under T-M04001 W4 is approved by the Commissioner of Planning and Building.
- December 14, 2005 – Council approved minor modifications to the approval under OZ 04/013 W4 and authorized the execution of the Urban Design Control Document for Amacon Parkside Village.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply.
- March 6, 2008 - Committee of Adjustment approved minor variances for Block 8 (currently under construction) for changes to the percentage of the building located within the build-to-areas, maximum building heights (36, 36, and 45 storeys), removal of the setback of a tower from the podium, and to allow for a shared loading space ("A"78/08).
- March 23, 2010 – Phase 1 of the Draft Plan of Subdivision under T-M04001 W4 is registered under Plan 43M-1808 for Block 8 and those portions of Arbutus Way, Brickstone Mews, and Curran Place which surround the Block, as well as Park Blocks.
- March 31, 2010 – By-law to Remove "H" Holding Symbol was approved by Council for Blocks 2, 8, and 10 under file H-OZ 06/008 W4.
- April 28, 2010 – Downtown21 Master Plan is received by Council setting forth the vision for establishing an vibrant urban downtown in Mississauga City Centre, and showing additional road network including Square One Drive extending through the Amacon Parkside Village subdivision.
- April 2010 to present – City initiate meetings with Amacon regarding revisions to the Master Plan for Parkside Village to accommodate Square One Drive and re-deploy density.
- January 26, 2011 – Site Plan Approval was issued for Block 8 under file SP 07/050 W4.





# LEGEND:

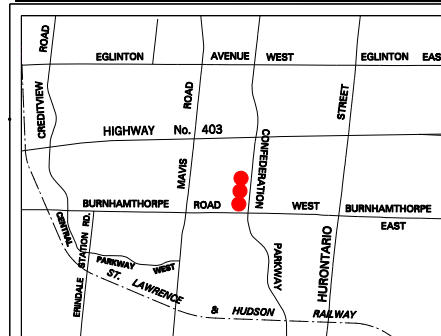


SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO IS APRIL 2012.



**SUBJECT: AMACON DEVELOPMENT  
(CITY CENTRE) CORPORATION**



FILE NO:  
**CD. 21. AMA**

DWG. NO:  
**CD-21A**

SCALE:  
**1:4000**

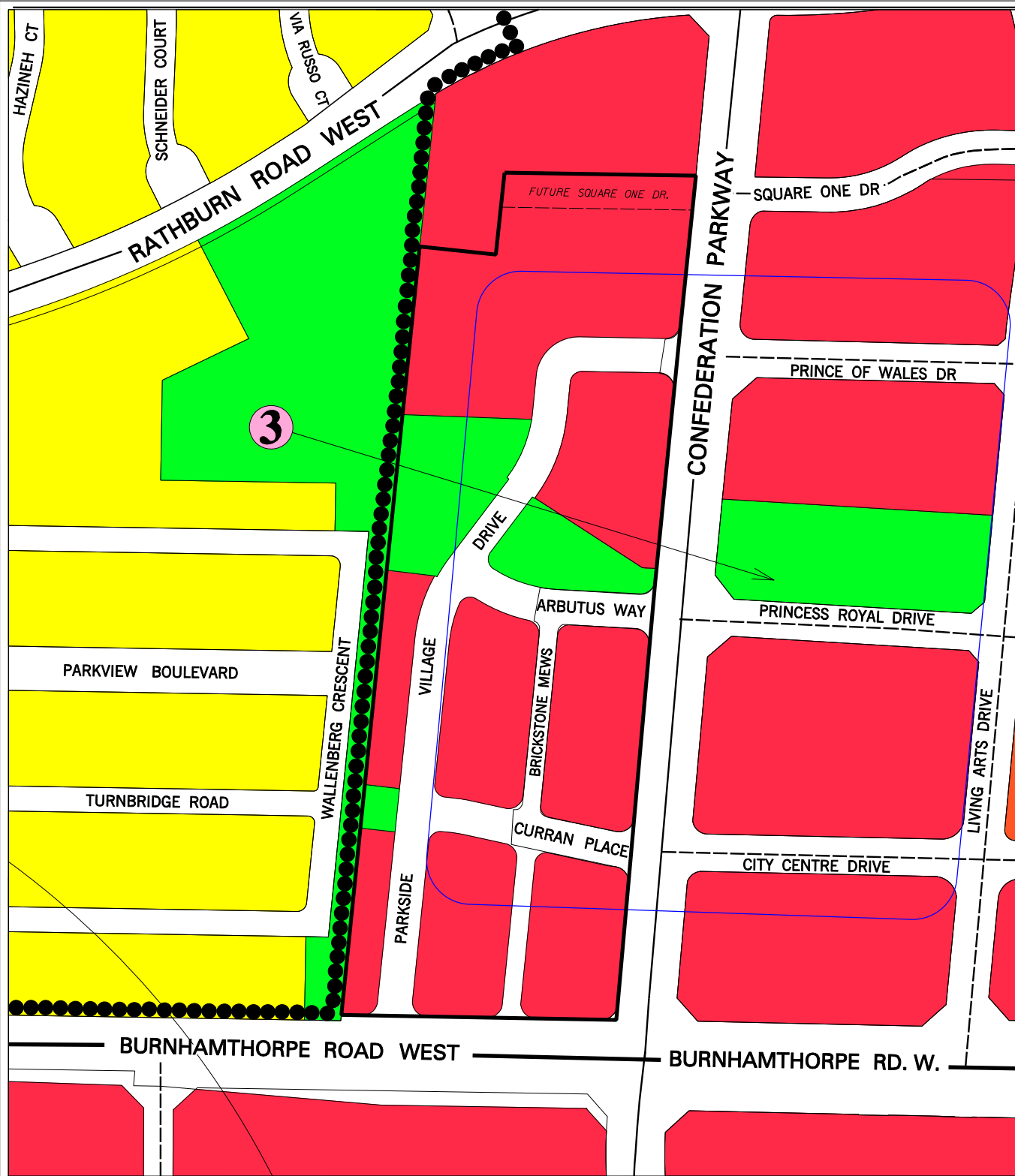
PDC DATE:  
**2012 10 15**

DRAWN BY:  
**B. KRUGER**

APPENDIX I-2

**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**

- Mixed Use
- Retail Core Commercial
- Public Open Space
- Greenbelt
- Parkway Belt West

**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
- Proposed Grade Separation

- Option 1, Conceptual Centre View Drive connection to EB Hwy. 403 concept.
- Option 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.

- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

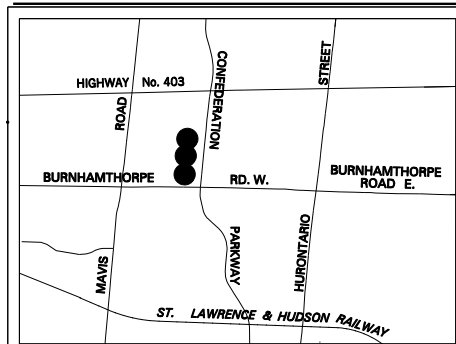
**Amendment No. 95 Appealed to the Ontario Municipal Board.**  
**Delete and replace with Higher Order Transit Corridor**

**Amendment No. 95 Appealed to the Ontario Municipal Board**

**SUBJECT LANDS**



**SUBJECT: AMACON DEVELOPMENT (CITY CENTRE) CORPORATION**



**FILE NO:**  
CD.21.AMA  
**DWG. NO:**  
CD-21L  
**SCALE:**  
1:4000  
**PDC DATE:**  
2012 10 15  
**DRAWN BY:**  
B. KRUGER

**APPENDIX I-3**





# Parkside Village at Mississauga City Centre

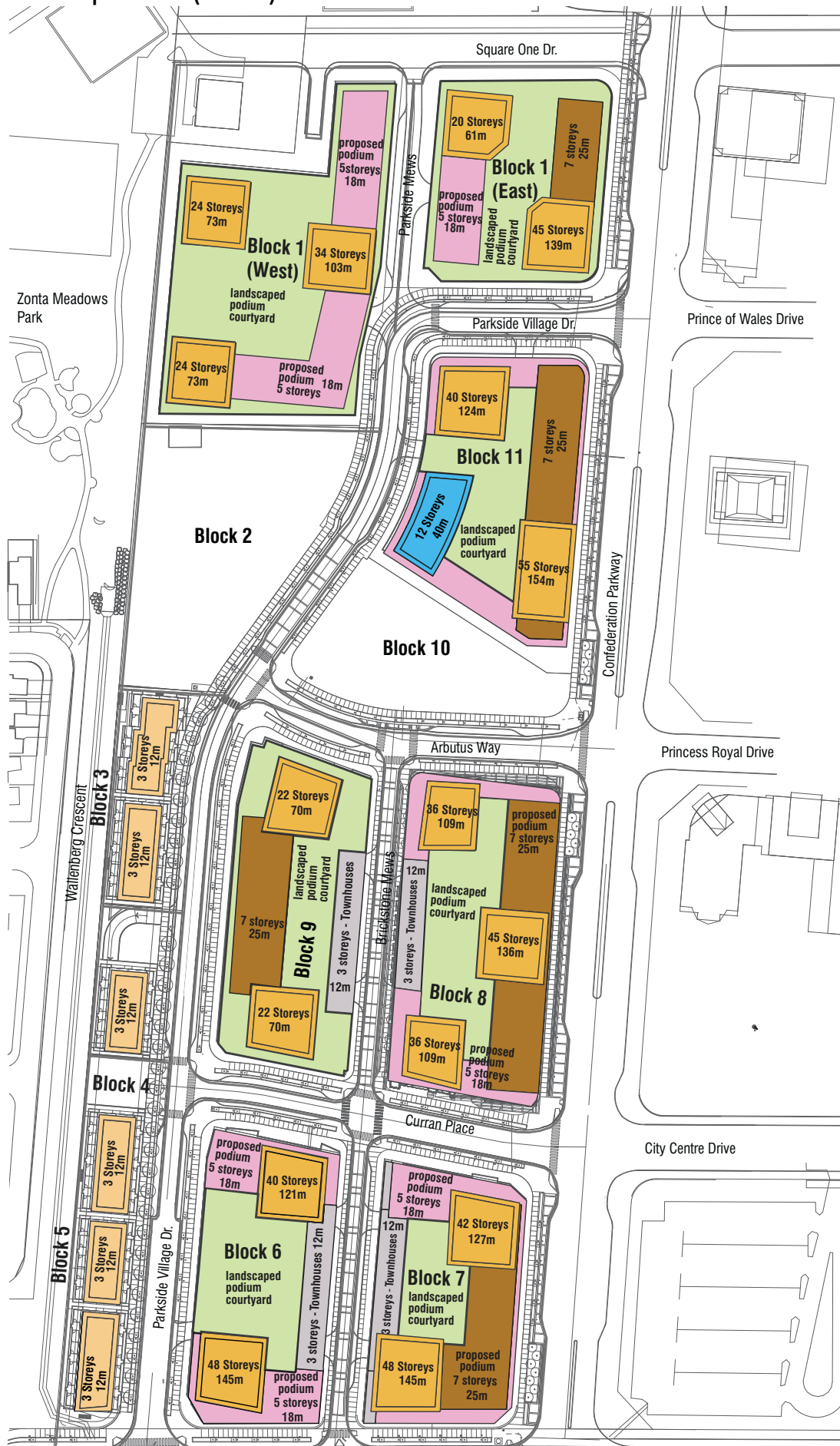
Excerpt from Urban Design Control Document (2005)



# Parkside Village at Mississauga City Centre

## Modified Concept Plan (2012)

APPENDIX I-6

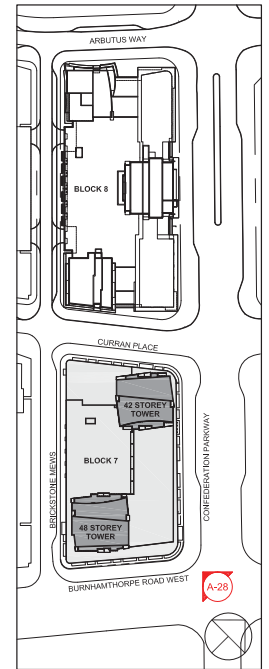




Nov 22, 2011 - 7:14pm - F:\proj\11711171\11711171.dwg Design 11-1-22-000P Submission - Part 2.dwg



View Looking North West



11.171

**Amacon Development (City Centre) Corp****File: CD.21.AMA W4****Agency Comments**

The following is a summary of comments from agencies and departments regarding the amendments.

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (September 12, 2012)	<p>The draft approved plan, dated February 22, 2005, along with draft plan conditions of approval dated July 4, 2005 under file T-M04001, requires the dedication of Block 4 (also described as Block 1, Plan 43M-1808) for partial fulfillment of the requirements for park and recreational purposes. The developer has requested that the frontage of this park block be reduced from 30 m (98 ft.) to 20 m (65.6 ft.), and that it remain in private ownership, for the purposes of accommodating a continuous underground parking structure between development blocks. In exchange, the City would require a public easement over the entire block, to ensure that the land is developed and functions as public open space. The developer is required to incur all costs associated with the design and construction of this block, to the satisfaction of the City, and is advised that no credits for cash-in-lieu of parkland or development charges will be provided for this block.</p> <p>In exchange for the applicant retaining ownership of Block 4, the applicant will be required to gratuitously dedicate land having an area of 250 sq. m (2,691 sq. ft.), to be added to Block 3, Plan 43M-1808, for partial fulfilment of land for park or other public recreational purposes. The location and configuration of the 250 sq. m (2,691 sq. ft.) of land to be dedicated for park or other public recreational purposes shall be determined in conjunction with the preparation of detailed design plans for the development of Block 11 and Park Block 3, Plan 43M-1808. A revised draft plan condition reflecting the revised parkland dedication requirements will be required, and the payment of cash-in-lieu for the under dedication of parkland shall be outlined within the Development Agreement to the satisfaction of the Community Services Department.</p>
City Transportation and Works Department (September 12, 2012)	In comments dated September 12, 2012 this department confirmed that the proposed density transfer within the Amacon plan, to accommodate the acquisition and construction of Square One Drive west of Confederation

**Amacon Development (City Centre) Corp****File: CD.21.AMA W4**

<b>Agency / Comment Date</b>	<b>Comment</b>
	<p>Parkway, ultimately to intersect with a round-about at Rathburn Road will have impact on the current location of the existing Enersource Mississauga (Confederation MS) hydro sub-station and the existing configuration of the Zonta Meadows Park.</p> <p>There are a number of impacts to adjacent properties associated with the conceptual alignment for Square One Drive, as per the Downtown 21 Master Plan. This department is currently evaluating these details and the implications associated with the future implementation of this road link. Details will be addressed in the Supplementary Report.</p>
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: Region of Peel, Enersource Hydro Mississauga.

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

- 1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Table 7.1.5.2 and substituting the following therefor:

Table 7.1.5.2 – Underground Parking Structures

Column A		B	C
Line	Street Width	Maximum Encroachment	Minimum Vertical Depth
1.0	12.5 m	6.25 m on each side of the street	0.5 m

- 2. By-law Number 0225-2007, as amended, is further amended by adding to Article 7.1.5.5 the following Sentence:

7.1.5.5.2 In a CC4 zone each block is to be considered as one (1) lot for the purposes of Zoning By-law compliance.

3. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 7.2.5.1.2 in Exception Table 7.2.5.1 and substituting the following therefor:

7.2.5.1	Exception: CC4-1	Map # 29	By-law:																																																		
Regulations																																																					
7.2.5.1.2	Maximum heights and floor plates of all <b>buildings</b> and <b>structures</b> on Parcel Blocks 1A to 1I as identified on Schedule CC4-1 of this Exception shall conform to the following schedule:																																																				
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Podium Height</th><th>Maximum Podium Height</th></tr><tr><td>1A</td><td>81.0 m 24 storeys</td><td>670 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>1B</td><td>81.0 m 24 storeys</td><td>670 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>1C</td><td>18.0 m 5 storeys</td><td></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>1D</td><td>106.0 m 34 storeys</td><td>740 m<sup>2</sup></td><td>12.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr><tr><td>1E</td><td>18.0 m 5 storeys</td><td></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>1F</td><td>98.0 m 20 storeys</td><td>740 m<sup>2</sup></td><td>12.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr><tr><td>1G</td><td>18.0 m 5 storeys</td><td></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>1H</td><td>18.0 m 5 storeys</td><td></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>1I</td><td>139.0 m 45 storeys</td><td>790 m<sup>2</sup></td><td>12.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr></table>	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height	1A	81.0 m 24 storeys	670 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	1B	81.0 m 24 storeys	670 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	1C	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys	1D	106.0 m 34 storeys	740 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys	1E	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys	1F	98.0 m 20 storeys	740 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys	1G	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys	1H	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys	1I	139.0 m 45 storeys	790 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys		
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height																																																	
1A	81.0 m 24 storeys	670 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys																																																	
1B	81.0 m 24 storeys	670 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys																																																	
1C	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys																																																	
1D	106.0 m 34 storeys	740 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys																																																	
1E	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys																																																	
1F	98.0 m 20 storeys	740 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys																																																	
1G	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys																																																	
1H	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys																																																	
1I	139.0 m 45 storeys	790 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys																																																	

4. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.2.1 in Exception Table 7.2.5.2 and substituting the following therefor:

7.2.5.2	Exception: CC4-2	Map # 29	By-law:																									
Regulations																												
7.2.5.2.1	Maximum heights and floor plates of all <b>buildings</b> and <b>structures</b> on Parcel Blocks 2A to 2D as identified on Schedule CC4-2 of this Exception shall conform to the following schedule:																											
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Podium Height</th><th>Maximum Podium Height</th></tr><tr><td>2A</td><td>124.0 m 40 storeys</td><td>790 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>2B</td><td>46.0 m 12 storeys</td><td>1 000 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>2C</td><td>25.0 m 7 storeys</td><td></td><td>12.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr><tr><td>2D</td><td>154.0 m 55 storeys</td><td>929 m<sup>2</sup></td><td>12.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr></table>	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height	2A	124.0 m 40 storeys	790 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	2B	46.0 m 12 storeys	1 000 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	2C	25.0 m 7 storeys		12.0 m 3 storeys	25.0 m 7 storeys	2D	154.0 m 55 storeys	929 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys		
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height																								
2A	124.0 m 40 storeys	790 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys																								
2B	46.0 m 12 storeys	1 000 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys																								
2C	25.0 m 7 storeys		12.0 m 3 storeys	25.0 m 7 storeys																								
2D	154.0 m 55 storeys	929 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys																								



5. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.3.1 in Exception Table 7.2.5.3 and substituting the following therefor:

7.2.5.3	Exception: CC4-3	Map # 29	By-law:																																																					
<b>Regulations</b>																																																								
7.2.5.3.1	Maximum heights and floor plates of all <b>buildings</b> and <b>structures</b> on Parcel Blocks 3A to 3J as identified on Schedule CC4-3 of this Exception shall conform to the following schedule:																																																							
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Podium Height</th><th>Maximum Podium Height</th></tr><tr><td>3A</td><td>70.0 m 22 storeys</td><td>730 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>3B</td><td>21.0 m 5 storeys</td><td></td><td>7.0 m 3 storeys</td><td>21.0 m 5 storeys</td></tr><tr><td>3C</td><td>70.0 m 22 storeys</td><td>730 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>3D</td><td>12.0 m 3 storeys</td><td></td><td>7.0 m 3 storeys</td><td>12.0 m 3 storeys</td></tr><tr><td>3E</td><td>109.0 m 36 storeys</td><td>663 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>3F</td><td>14.0 m 3 storeys</td><td></td><td>7.0 m 3 storeys</td><td>14.0 m 3 storeys</td></tr><tr><td>3G</td><td>109.0 m 36 storeys</td><td>663 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>3H</td><td>30.0 m 7 storeys</td><td></td><td>12.0 m 3 storeys</td><td>30.0 m 7 storeys</td></tr><tr><td>3I</td><td>136.0 m 45 storeys</td><td>790 m<sup>2</sup></td><td>12.0 m 3 storeys</td><td>30.0 m 7 storeys</td></tr><tr><td>3J</td><td>30.0 m 7 storeys</td><td></td><td>12.0 m 3 storeys</td><td>30.0 m 7 storeys</td></tr></table>	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height	3A	70.0 m 22 storeys	730 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	3B	21.0 m 5 storeys		7.0 m 3 storeys	21.0 m 5 storeys	3C	70.0 m 22 storeys	730 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	3D	12.0 m 3 storeys		7.0 m 3 storeys	12.0 m 3 storeys	3E	109.0 m 36 storeys	663 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	3F	14.0 m 3 storeys		7.0 m 3 storeys	14.0 m 3 storeys	3G	109.0 m 36 storeys	663 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	3H	30.0 m 7 storeys		12.0 m 3 storeys	30.0 m 7 storeys	3I	136.0 m 45 storeys	790 m <sup>2</sup>	12.0 m 3 storeys	30.0 m 7 storeys	3J	30.0 m 7 storeys		12.0 m 3 storeys	30.0 m 7 storeys
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height																																																				
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3I	136.0 m 45 storeys	790 m <sup>2</sup>	12.0 m 3 storeys	30.0 m 7 storeys																																																				
3J	30.0 m 7 storeys		12.0 m 3 storeys	30.0 m 7 storeys																																																				

6. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.4.1 in Exception Table 7.2.5.4 and substituting the following therefor:

7.2.5.4	Exception: CC4-4	Map # 29	By-law:																																											
Regulations																																														
7.2.5.4.1	Maximum heights and floor plates of all <b>buildings</b> and <b>structures</b> on Parcel Blocks 4A to 4H as identified on Schedule CC4-4 of this Exception shall conform to the following schedule:																																													
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Podium Height</th><th>Maximum Podium Height</th></tr><tr><td>4A</td><td>121.0 m 40 storeys</td><td>740 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>4B</td><td>18.0 m 5 storeys</td><td></td><td>7.0 m 3 storeys</td><td>18.0 m 5 storeys</td></tr><tr><td>4C</td><td>145.0 m 48 storeys</td><td>838 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr><tr><td>4D</td><td>12.0 m 3 storeys</td><td></td><td>7.0 m 3 storeys</td><td>12.0 m 3 storeys</td></tr><tr><td>4E</td><td>12.0 m 3 storeys</td><td></td><td>7.0 m 3 storeys</td><td>12.0 m 3 storeys</td></tr><tr><td>4F</td><td>127.0 m 42 storeys</td><td>810 m<sup>2</sup></td><td>7.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr><tr><td>4G</td><td>25.0 m 7 storeys</td><td></td><td>7.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr><tr><td>4H</td><td>156.0 m 48 storeys</td><td>838 m<sup>2</sup></td><td>12.0 m 3 storeys</td><td>25.0 m 7 storeys</td></tr></table>	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height	4A	121.0 m 40 storeys	740 m <sup>2</sup>	7.0 m 3 storeys	18.0 m 5 storeys	4B	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys	4C	145.0 m 48 storeys	838 m <sup>2</sup>	7.0 m 3 storeys	25.0 m 7 storeys	4D	12.0 m 3 storeys		7.0 m 3 storeys	12.0 m 3 storeys	4E	12.0 m 3 storeys		7.0 m 3 storeys	12.0 m 3 storeys	4F	127.0 m 42 storeys	810 m <sup>2</sup>	7.0 m 3 storeys	25.0 m 7 storeys	4G	25.0 m 7 storeys		7.0 m 3 storeys	25.0 m 7 storeys	4H	156.0 m 48 storeys	838 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height																																										
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4B	18.0 m 5 storeys		7.0 m 3 storeys	18.0 m 5 storeys																																										
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4D	12.0 m 3 storeys		7.0 m 3 storeys	12.0 m 3 storeys																																										
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4H	156.0 m 48 storeys	838 m <sup>2</sup>	12.0 m 3 storeys	25.0 m 7 storeys																																										

7. By-law Number 0225-2007, as amended, is further amended by deleting Sentences 7.2.5.5.2, 7.2.5.5.10, 7.2.5.5.11, and 7.2.5.5.12 in Exception Table 7.2.5.5 and substituting the following therefor:

7.2.5.5	Exception: CC4-5	Map # 29	By-law:									
Regulations												
7.2.5.5.2	Maximum heights and floor plates of all <b>buildings</b> and <b>structures</b> on Parcel Blocks 5A and 5B as identified on Schedule CC4-5 of this Exception shall conform to the following schedule:											
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Minimum Podium Height</th></tr><tr><td>5A</td><td>16.0 m 4 storeys</td><td>7.0 m 3 storeys</td></tr><tr><td>5B</td><td>16.0 m 4 storeys</td><td>7.0 m 3 storeys</td></tr></table>	Parcel Block	Maximum Building Height	Minimum Podium Height	5A	16.0 m 4 storeys	7.0 m 3 storeys	5B	16.0 m 4 storeys	7.0 m 3 storeys		
Parcel Block	Maximum Building Height	Minimum Podium Height										
5A	16.0 m 4 storeys	7.0 m 3 storeys										
5B	16.0 m 4 storeys	7.0 m 3 storeys										
7.2.5.5.10	Minimum setback from a <b>horizontal multiple dwelling</b> to the <b>lot lines</b> abutting the lands zoned OS1		4.5 m									
7.2.5.5.11	Notwithstanding Sentence 7.2.5.5.10, an underground <b>parking structure</b> , open staircase, <b>porch, balcony</b> , bay window, canopy, retaining walls, stairs, and air intake may encroach into the required setback											
7.2.5.5.12	Minimum setback from a <b>horizontal multiple dwelling</b> to the <b>lot lines</b> abutting the lands zoned CCOS		3.0 m									
7.2.5.5.13	Notwithstanding Sentence 7.2.5.5.12, an underground <b>parking structure</b> , open staircase, <b>porch, balcony</b> , bay window, canopy, retaining walls, stairs, and air intake may encroach into the required setback											

8. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-1 to Exception Table 7.2.5.1 and substituting the attached Schedule CC4-1 therefor.
9. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-2 to Exception Table 7.2.5.2 and substituting the attached Schedule CC4-2 therefor.
10. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-3 to Exception Table 7.2.5.3 and substituting the attached Schedule CC4-3 therefor.
11. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-4 to Exception Table 7.2.5.4 and substituting the attached Schedule CC4-4 therefor.
12. By-law Number 0225-2007, as amended, is further amended by deleting Schedule CC4-5 to Exception Table 7.2.5.5 and substituting the attached Schedule CC4-5 therefor.
13. Map Number 29 of Schedule "B" to By-law Number 0225-2007, as amended, being a

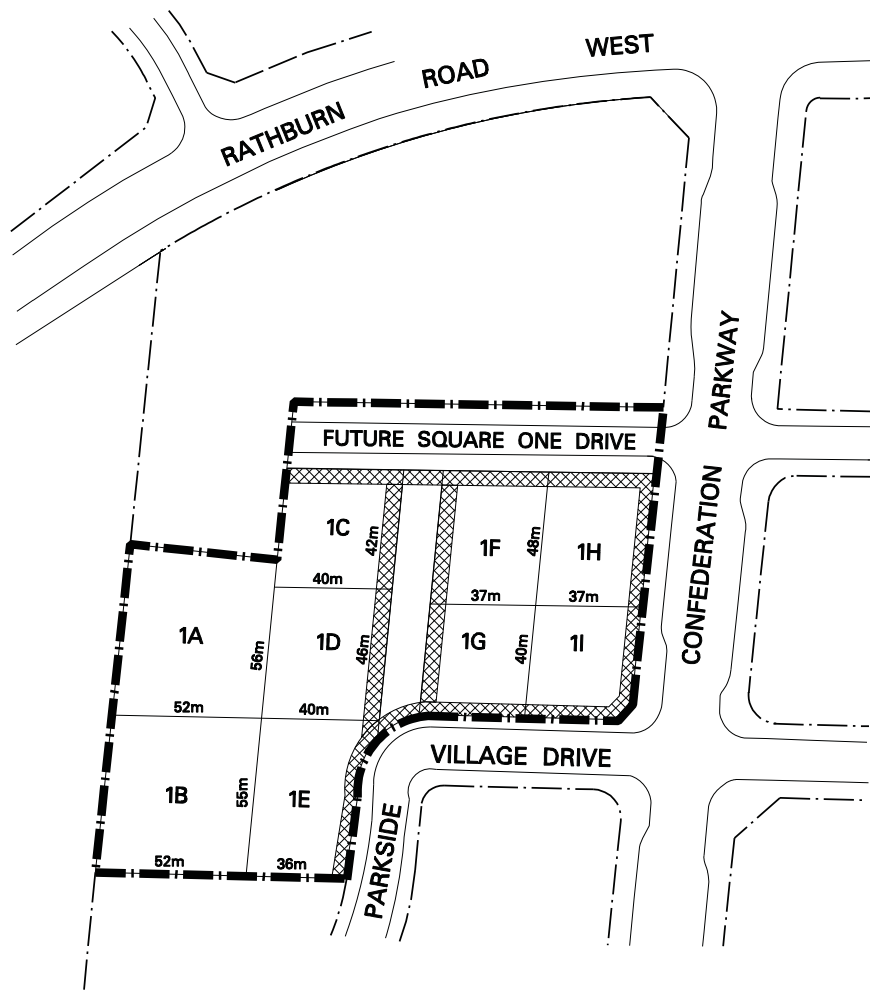
City of Mississauga Zoning By-law, is amended by changing thereon from "H-CCOS" to "H-CCOS" and "H-CC4-5", the zoning of Block 1, Plan 43M-1808, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-CCOS" and "H-CC4-5" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-CCOS" and "H-CC4-5" zoning indicated thereon.

14. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 128 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



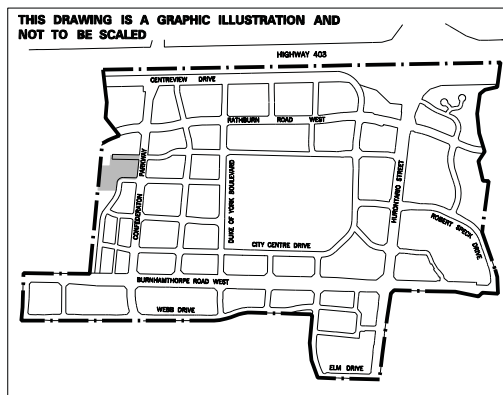
**REQUIREMENTS:**

 **BUILD-TO AREA**  
[0 - 4.5 FROM STREETLINE]

**DRAFT**

**This is not a Plan of Survey.**

**Note:**  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.



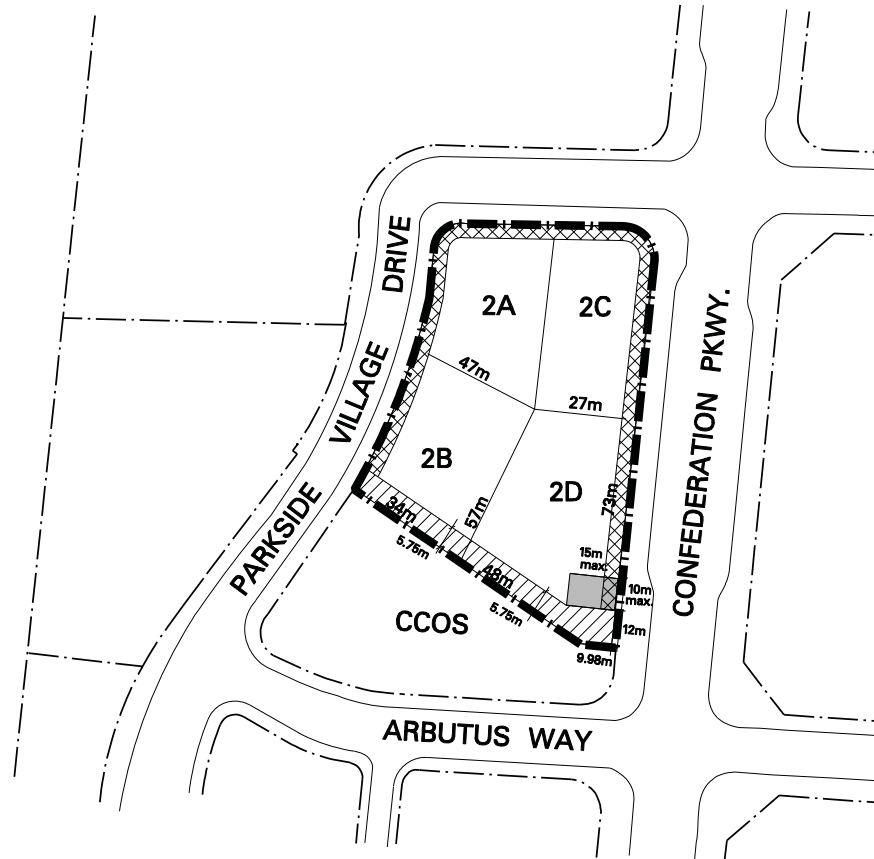
**SCHEDULE CC4-1  
MAP 29**






**THIS IS SCHEDULE " CC4-1 "**

**AS ATTACHED TO BY-LAW \_\_\_\_\_**

**PASSED BY COUNCIL ON \_\_\_\_\_**



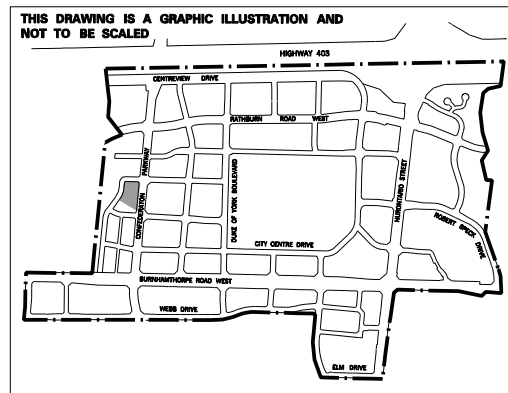
**REQUIREMENTS:**

-  BUILD-TO AREA  
[0 - 4.5 FROM STREETLINE]
-  BUILDING SETBACK  
TO LANDS ZONED "CCOS"
-  SHADED AREA

**DRAFT**

**This is not a Plan of Survey.**

**Note:**  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.



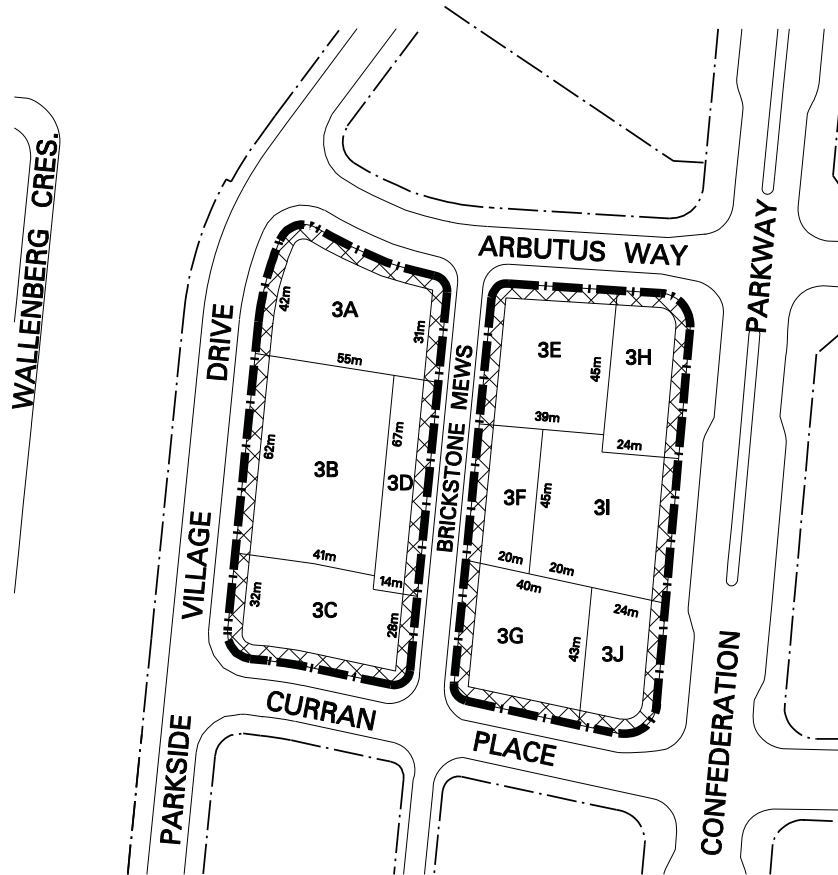
**SCHEDULE CC4-2  
MAP 29**



**THIS IS SCHEDULE " CC4-2 "**

**AS ATTACHED TO BY-LAW \_\_\_\_\_**

**PASSED BY COUNCIL ON \_\_\_\_\_**



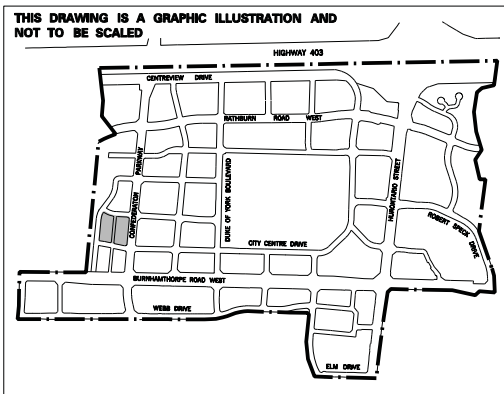
**REQUIREMENTS:**

 BUILD-TO AREA  
[0 - 4.5 FROM STREETLINE]

**DRAFT**

**This is not a Plan of Survey.**

**Note:**  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.



**SCHEDULE CC4-3  
MAP 29**



**THIS IS SCHEDULE " CC4-3 "**

**AS ATTACHED TO BY-LAW \_\_\_\_\_**

**PASSED BY COUNCIL ON \_\_\_\_\_**

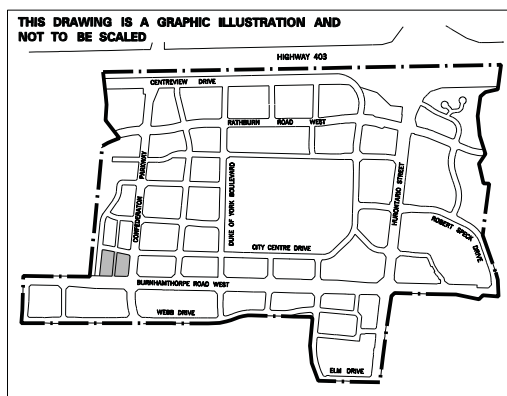
**REQUIREMENTS:**

 BUILD-TO AREA  
[0 - 4.5 FROM STREETLINE]

**DRAFT**

**This is not a Plan of Survey.**

**Note:**  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.



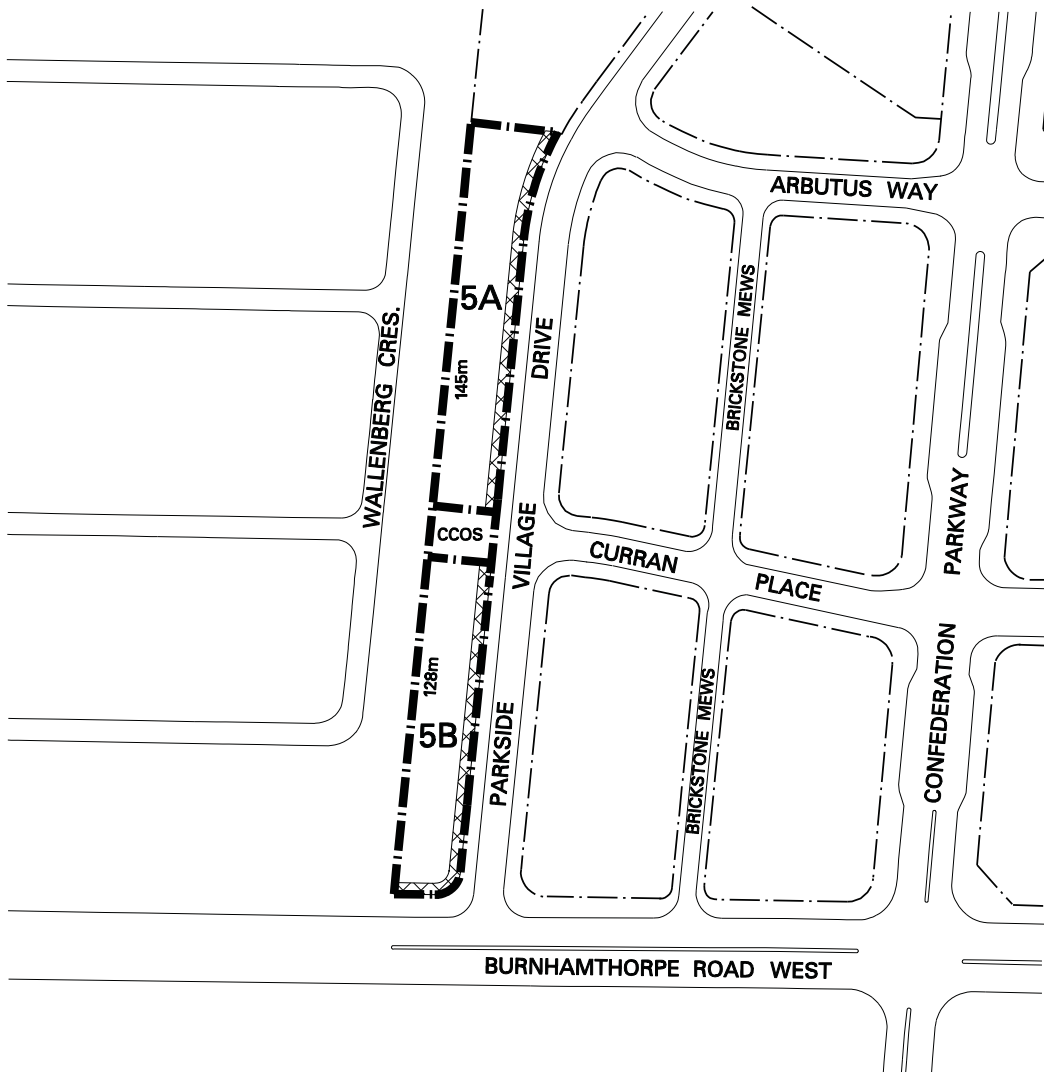
**SCHEDULE CC4-4  
MAP 29**



**THIS IS SCHEDULE " CC4-4 "**

**AS ATTACHED TO BY-LAW \_\_\_\_\_**

**PASSED BY COUNCIL ON \_\_\_\_\_**



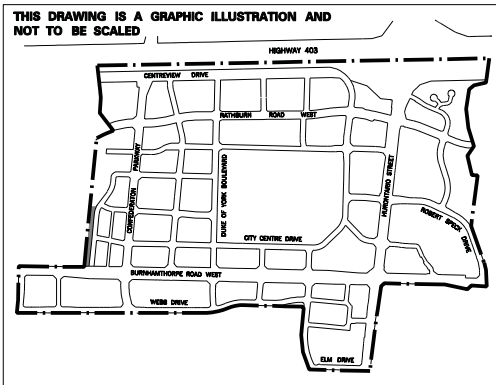
**REQUIREMENTS:**

 BUILD-TO AREA  
[0 - 4.5 FROM STREETLINE]

**DRAFT**

**This is not a Plan of Survey.**

**Note:**  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.



**SCHEDULE CC4-5  
MAP 29**

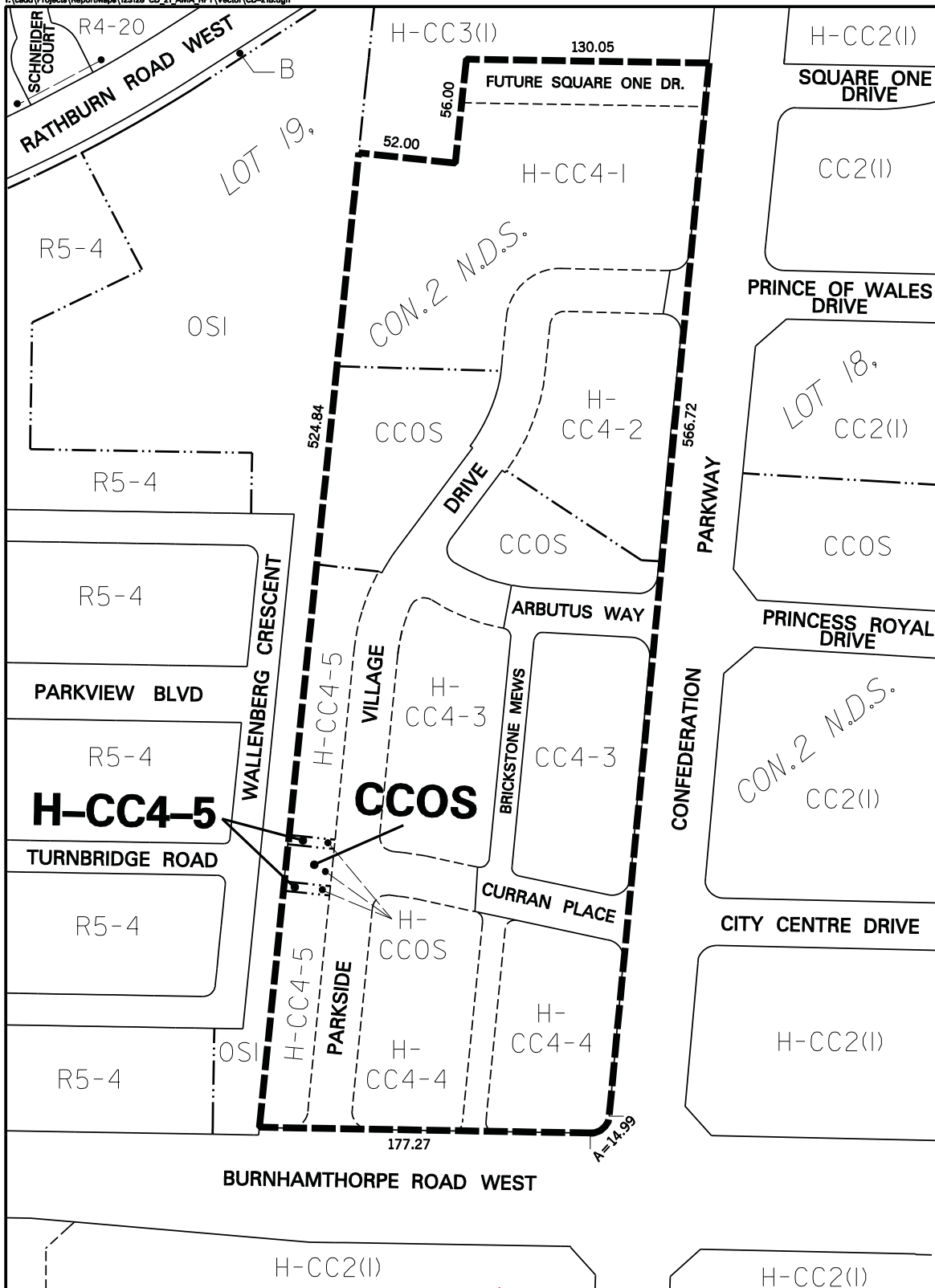


**THIS IS SCHEDULE " CC4-5 "**

**AS ATTACHED TO BY-LAW \_\_\_\_\_**

**PASSED BY COUNCIL ON \_\_\_\_\_**





0 25 50 75 100  
metres

This is not a Plan of Survey. Dimensions are derived from Registered Plan 43M-1808 & Plan 43R-19037.

**DRAFT**

**THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_**

**APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning provisions of the "CC4-1", "CC4-2", "CC4-3", "CC4-4" and "CC4-5" zones to redistribute the density, tower heights and placement, resulting from the addition of a new road (Square One Drive) through the north part of the subdivision, and amends the limits of the "CCOS" zone.

"CC4-1", as amended, permits five towers ranging in height from 20 to 45 storeys, versus seven towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-2", as amended, permits three towers ranging in height from 12 to 55 storeys, versus three towers ranging in height from 12 to 45 storeys previously approved, and a mix of residential, office, and retail uses.

"CC4-3", as amended, permits five towers ranging in height from 22 to 45 storeys, versus four towers ranging in height from 13 to 40 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-4", as amended, permits four towers ranging in height from 40 to 48 storeys, versus three towers ranging in height from 18 to 45 storeys previously approved, with revised tower placement and a mix of residential, office, and retail uses.

"CC4-5", as amended, permits horizontal multiple dwellings at a maximum height of 4 storeys, versus horizontal multiple dwellings at a maximum height of 5 storeys as previously approved, with minor expansion to the zone limits.

"CCOS", as amended, permits active and passive recreational uses and below grade parking structures. The amended limits of Block 4 provides an open space block 20 metres (65.6 feet) in frontage along Parkside Village Drive, versus 30 metres (98.4 feet) previously approved.

Location of Lands Affected

North side of Burnhamthorpe Road West, west of Confederation Parkway, in the City of Mississauga.

Further information regarding this By-law may be obtained from Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.

K:\PLAN\DEVCONTL\GROUP\WPDATA\BYLAWS\CD.21.AMA Zoning Bylaw Amendments Amacon.jf.doc

Draft

## APPENDIX I-10

