



Corporate Report

Clerk's Files

Originator's
Files H-OZ 12/001 W4

PDC JAN 7 2013

DATE: December 17, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 7, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Removal of the "H" Holding Symbol**
To permit Phase 2 of the Amacon Parkside Village Subdivision
Part of Lot 19, Concession 2, N.D.S.
West side of Confederation Parkway, north of Burnhamthorpe
Road West
Owner/Applicant: Amacon Development (City Centre) Corp.

Bill 51 **Ward 4**

RECOMMENDATION: That the Report dated December 17, 2012, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 12/001 W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be adopted, and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

BACKGROUND: The City's new Zoning By-law (By-law 0225-2007) was approved by Council on June 20, 2007, which zoned the lands "H-CC3(1)", "H-CC4-1", "H-CC4-3", "H-CC4-4", and "H-CC4-5" (City Centre Mixed Use), and "H-CCOS" (City Centre Open Space). Upon removal of the "H" holding symbol, the zoning will allow for a wide variety and mix of uses including apartment dwellings, offices, restaurants, retail and service commercial uses,

entertainment establishments, hotels and conference centres, and open space.

An Information Status Report outlining the details of the proposal was received by the Planning and Development Committee on October 15, 2012 (see Appendix 1).

COMMENTS:

Section 36 of the *Planning Act* provides the legislative framework for the removal of the "H" holding symbol and allows municipalities to amend a by-law to remove the "H" holding symbol. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all land owners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected land owners by pre-paid first class mail.

The conditions for removing the "H" holding provision have been fulfilled as follows:

1. Through the second phase of the draft plan of subdivision under file T-M04001 W4 Amacon has provided executed Servicing Agreement and Development Agreements, satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to, amongst other things, the installation or placement of all required municipal works, municipal walkways, land dedications and the provision of required securities. These agreements were approved by Council on November 14, 2012.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Given that the conditions to remove the "H" holding symbol have now been satisfied, with the required Development and Servicing Agreements approved by Council on November 14, 2012 under the associated plan of subdivision for file T-M04001 Phase 2, the "H" holding symbol can be removed.

ATTACHMENTS: Appendix 1: Information Status Report

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

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Corporate Report

Clerk's Files

 Originator's
Files H-OZ 12/001 W4

PDC OCT 15 2012

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 Status Report**
Removal of "H" Holding Symbol Application
To permit Phase 2 of the Amacon Parkside Village Subdivision
Part of Lot 19, Concession 2, N.D.S.
West side of Confederation Parkway, north of Burnhamthorpe
Road West
Owner/Applicant: Amacon Development (City Centre) Corp.
Bill 51

Ward 4

RECOMMENDATION: That the Report dated September 25, 2012, from the Commissioner of Planning and Building outlining the details of the proposed development concerning the application for removal of the "H" holding symbol in the downtown, to permit Phase 2 of the Amacon Parkside Village Subdivision under file H-OZ 12/001 W4, Amacon Development (City Centre) Corp., Part of Lot 19, Concession 2, N.D.S., be received for information.

**REPORT
HIGHLIGHTS:**

- The "H" holding symbol is proposed to be removed from Phase 2 of the Amacon Parkside Village Subdivision and future Square One Drive upon execution of the Phase 2 Development and Servicing Agreements under Plan of Subdivision T-M04001 W4;

- Site Plan Applications have been received and are currently under review for Blocks 2, 4 and 5 (SP 12/052 W4), and Block 7 (SP 12/072 W4);
- This report is provided as information for Planning and Development Committee and Council to outline the details of the proposal in advance of a future report and by-law to lift the "H" holding symbol to allow for development of the subject lands.

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 the downtown, 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 2 of the Amacon Parkside Village Subdivision and future Square One Drive (a new road proposed through Downtown21), comprising approximately 4.45 ha (11 ac.) located west of Confederation Parkway and north of Burnhamthorpe Road West. (See Appendices I-1 to I-3).

The Master Plan Concept for the entire Amacon Parkside Village Subdivision, is shown in Appendix I-4.

The "H" holding symbol was already removed for Phase 1 of the subdivision which included Block 8 (currently under construction), Park Blocks 2 and 10, as well as those roads which surround Block 8, including Curran Place, Brickstone Mews, and Arbutus Way, under file H-OZ 06/008 W4 on March 31, 2010.

The Removal of the "H" Holding Provision application (HOZ 12/001 W4) was submitted concurrently with the Site Plan application for Blocks 3, 4, and 5 (SP 12/052 W4) on March 26, 2012. A Site Plan application was subsequently submitted for Block 7 on April 23, 2012.

The above-noted application has been circulated for technical comments and once the Development and Servicing Agreements under file T-M04001 Phase 2 have been approved, the requirements for lifting of the "H" holding symbol will have been met.

The purpose of this report is to provide Planning and Development Committee with a summary of this proposed mixed use development within the downtown prior to removal of the "H" holding symbol.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	March 26, 2012
Height:	<p>Blocks 3, 4 and 5 – Site Plan SP 12/052 W4 3 storey horizontal multiple units</p> <p>Block 6 – no site plan submitted 2 towers – 48 and 40 storeys</p> <p>Block 7 – Site Plan SP 12/072 W4 2 towers 48 and 42 storeys podium heights range from 3 to 7 storeys</p> <p>Block 9 – no site plan submitted 2 towers – 22 and 22 storeys</p>
Lot Coverage:	<p>Blocks 3, 4 and 5 = 45.7%</p> <p>Block 7 = 83.2%</p>
Floor Space Index:	<p>Blocks 3, 4 and 5 = 1.4</p> <p>Block 7 = 12.56</p>
Landscaped Area:	<p>Blocks 3, 4 and 5 = 51.4%</p> <p>Block 7 = 0.53%</p>
Net Density:	<p>Blocks 3, 4 and 5 89 units/ha (36 units/acre)</p> <p>Block 7 1,472 units/ha (596 units/acre)</p>

Development Proposal	
Gross Floor Area:	Blocks 3, 4 and 5 10,737 m ² (115,572 sq. ft.) Block 7 87,528 m ² (942,153 sq. ft.) 2,839 m ² (30,560 sq. ft.) at grade retail
Number of units:	Blocks 3, 4 and 5 = 68 units Block 7 = 1,026 units
Anticipated Population:	Blocks 3, 4 and 5 = 204* Block 7 = 2,510* *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.
Parking Required:	Blocks 3, 4 and 5 = 78 spaces Block 7 = 1,180 spaces
Parking Provided:	Blocks 3, 4 and 5 = 146 spaces Block 7 = 1,246 spaces

Site Characteristics	
Frontage:	186 m (610 ft.) on Confederation Pkwy
Depth:	irregular
Net Area:	4.45 ha (11 ac.)
Existing Use:	vacant with sales centre

Neighbourhood Context

The subject property is located within the downtown core and, while currently vacant, is contemplated for high density mixed use development. There is an existing sales centre within Block 6. 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: Block 8 currently under construction for three residential towers (45 storeys and two 36 storeys) with office within

the podium and at-grade retail, Confederation Parkway, Chicago apartment building with at-grade retail (36 storeys), One Park Tower apartment building (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 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.

"Public Open Space" which permits parks and related public spaces which are urban in character and may accommodate parking and a variety of programs such as music theatre events, displays and exhibitions, festivals and other special events.

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

Existing Zoning

"H-CC4-1", "H-CC4-3", "H-CC4-4", and "H-CC4-5", (City Centre Mixed Use), 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.

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

COMMUNITY ISSUES

The Official Plan designation, Zoning and Subdivision have previously been approved and are in place (OZ 04/013 W4 and TM04001 W4 approved in 2005). The removal of the "H" holding symbol is not a public process and only requires the delivery of executed Servicing and Development Agreements in a form satisfactory to the Corporation of the City of Mississauga, addressing and agreeing to the installation of municipal works, dedication of roads, parkland, and easements, and the provision of required securities.

Public comment will be obtained for proposed revisions to the Master Plan to accommodate Square One Drive through file CD.21.AMA W4 for City initiated Amendments to the Official Plan and Zoning By-law.

Site Plan

The site plan for Block 7 (SP 12/072 W4) proposes a 48 storey tower at the southwest corner and a 42 storey tower at the northeast corner with at grade retail/commercial uses along the Burnhamthorpe Road West, Confederation Parkway and Curran Place frontages. These 3 frontages of the building are designed to be active faces with strong pedestrian connections with all vehicular and service access provided solely from Brickstone Mews, which is stratified with a municipally owned road at the surface and private underground parking below. Green roofs are proposed atop a 7 storey podium along Confederation Parkway and a 5 storey podium at the northwest corner. A three storey podium with roof top landscaped terrace at the fourth floor is proposed along the west portion of the building (see Appendix I-6).

The site plan for Blocks 3, 4 and 5 (SP 12/052 W4) proposes 68 horizontal multiple dwelling units 3 storeys in height contained within 6 blocks. The units are designed in a back-to-back format

with frontages on both Parkside Village Drive and on the linear park extending south from Zonta Meadows Park. There is a open space block within Block 4 that, while privately owned, will have a public open space easement to provide for through pedestrian access from Curran Place and Parkside Village Drive to the linear park and Wallenberg Crescent. Parking will be provided within an underground garage.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The details regarding the proposed future development of Phase 2 of the Amacon Parkside Village Subdivision, west of Confederation Parkway and north of Burnhamthorpe Road West, 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 City Centre District Land Use Map
- Appendix I-3: Excerpt of Existing Land Use Map
- Appendix I-4: Revised Master Plan
- Appendix I-5: Draft M-Plan – Phase 2 of Subdivision
- Appendix I-6: Conceptual Renderings Block 3-5, and Block 7
- Appendix I-7: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner



LEGEND:

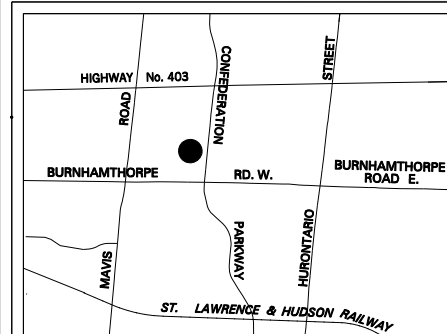


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2011



SUBJECT: **AMACON DEVELOPMENTS
(CITY CENTRE) CORP.**

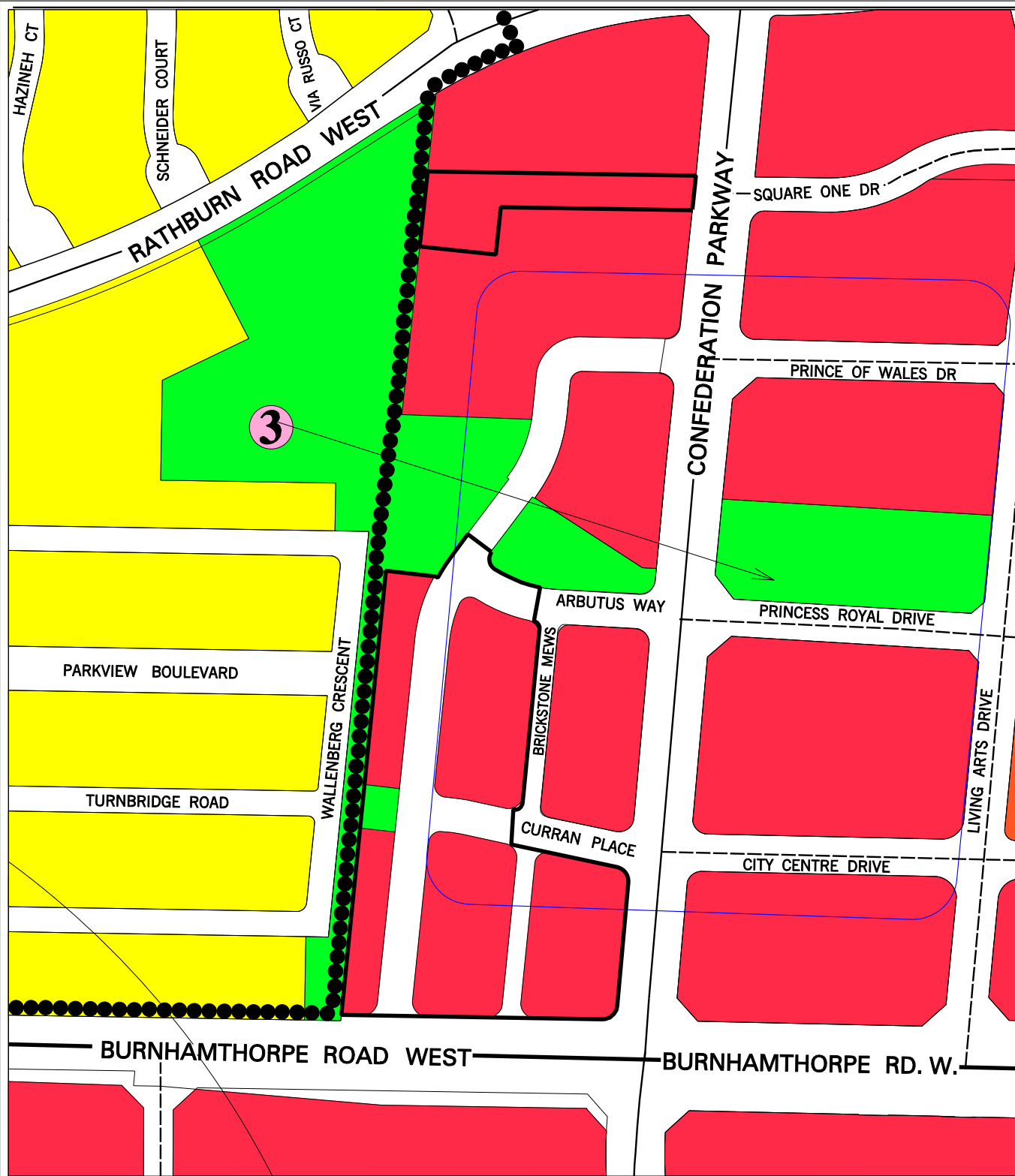


FILE NO:
H-OZ 12001 W4
DWG. NO:
H12001A
SCALE:
1:4000
PDC DATE:
2012/10/15
DRAWN BY:
K. PROKOP

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**

 - 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
 - Major Transit Corridor

- 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

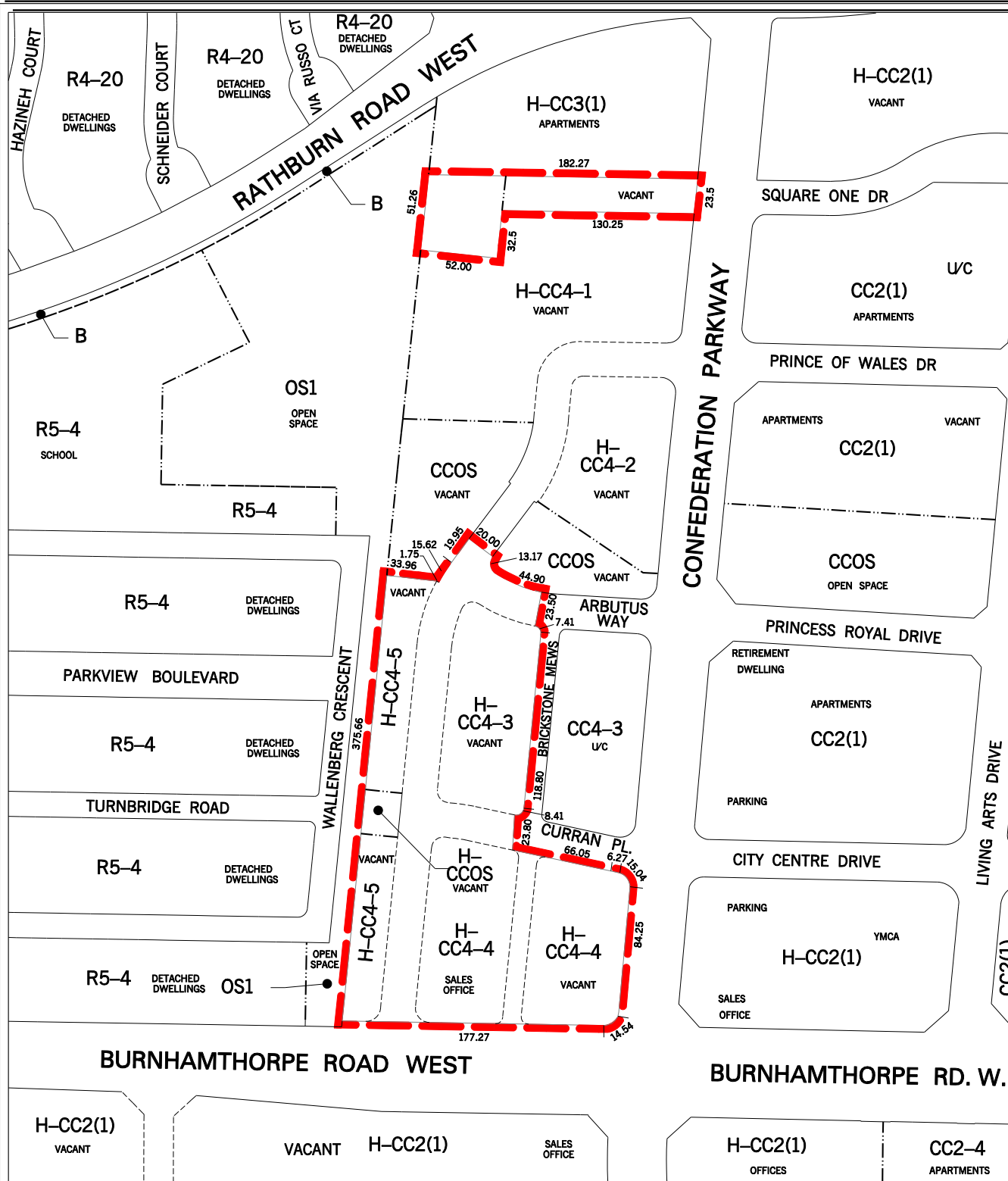
SUBJECT LANDS



SUBJECT: AMACON DEVELOPMENTS (CITY CENTRE) CORP.

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		DWG. NO:	
		H12001L	
SCALE:		1:4000	
PDC DATE:		2012/10/15	
DRAWN BY:		K. PROKOP	

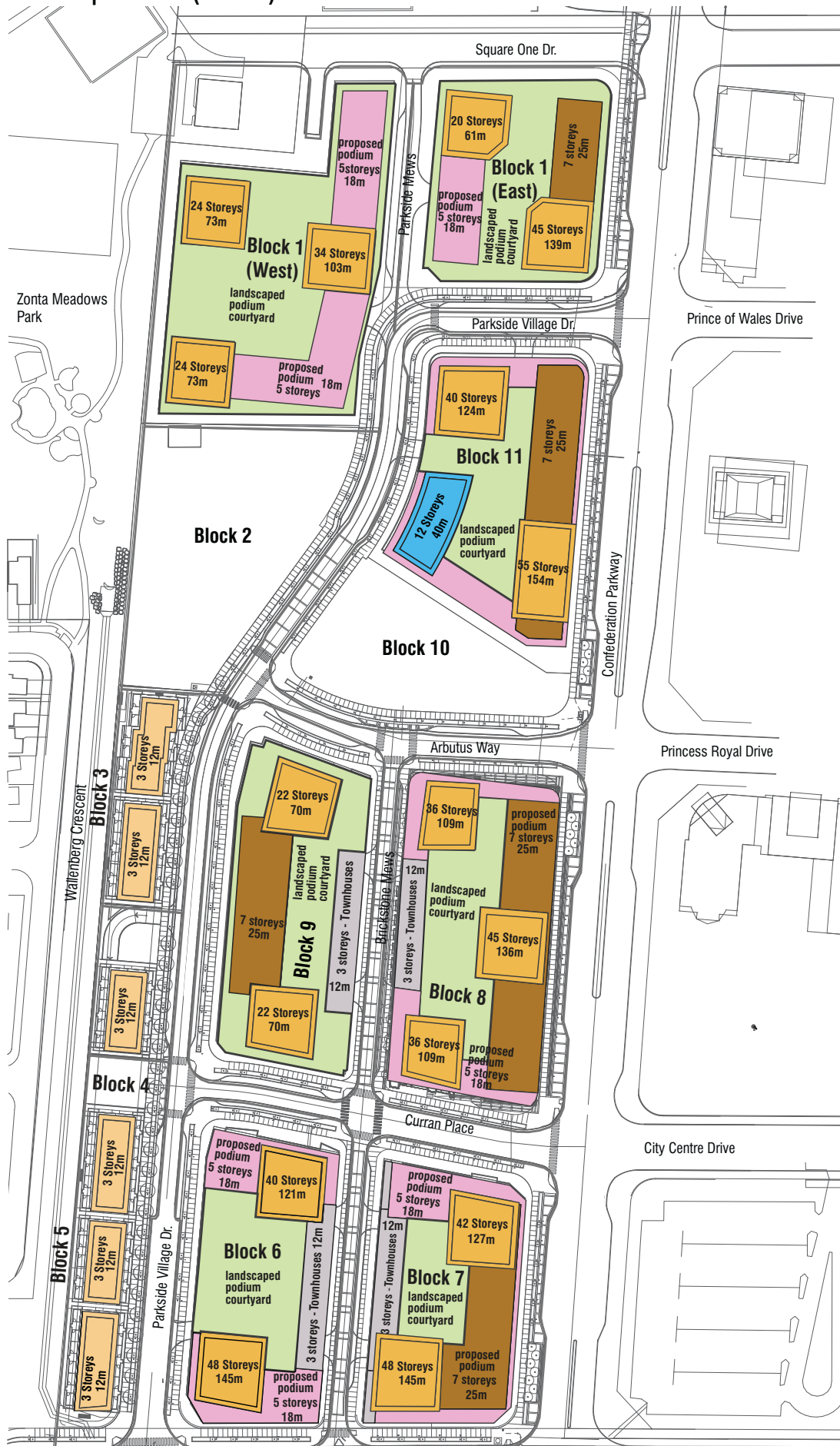
APPENDIX I-2

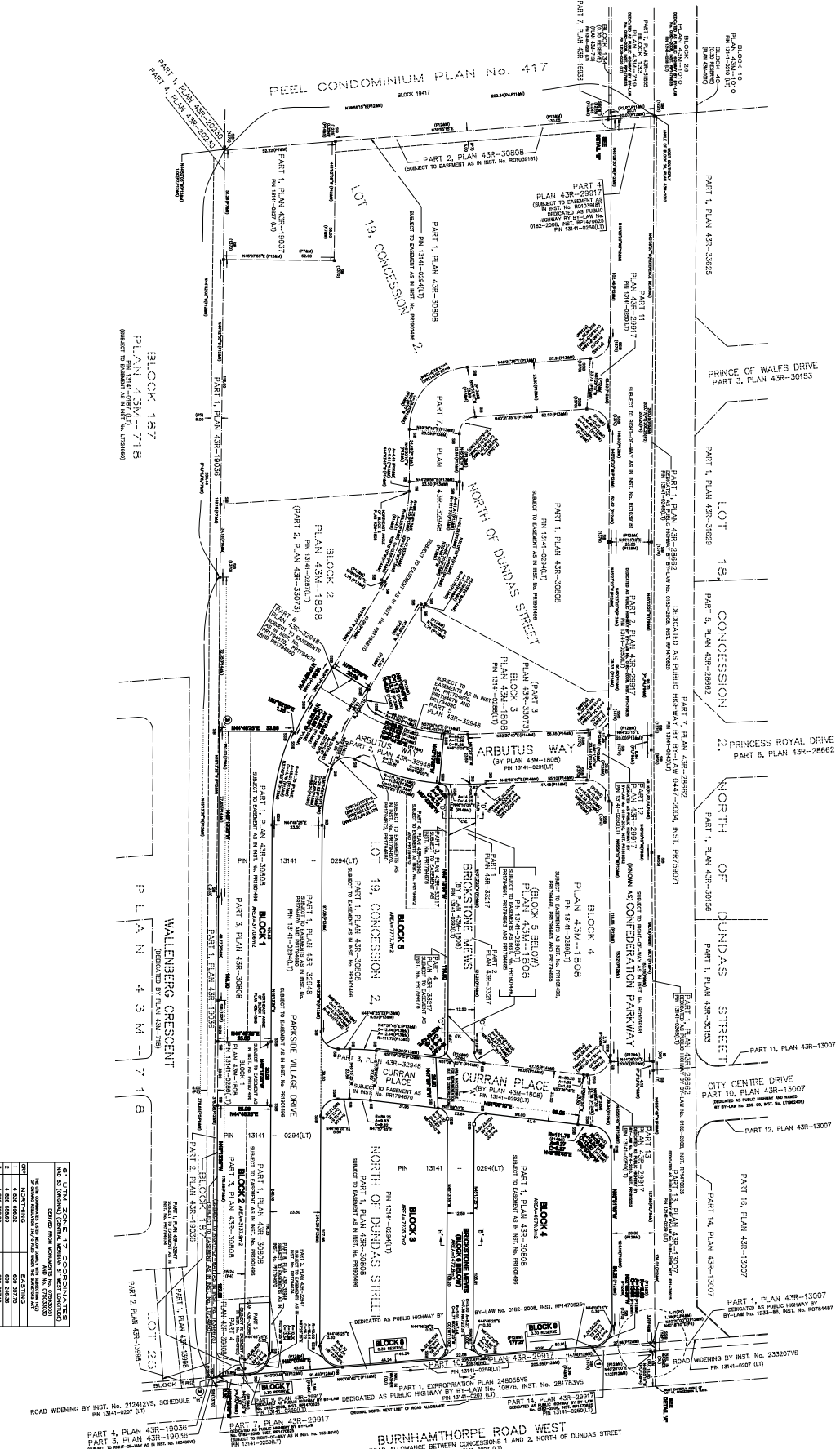
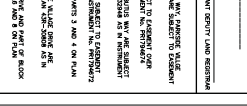
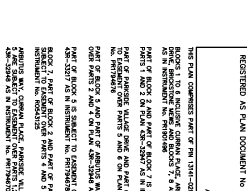
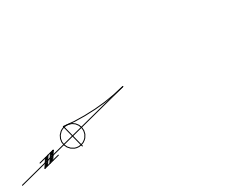
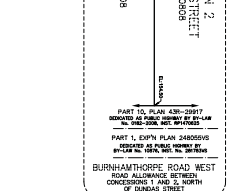
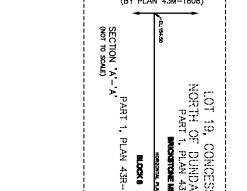
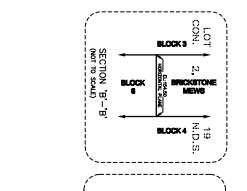
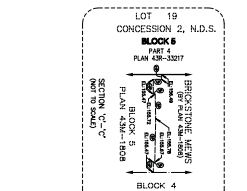
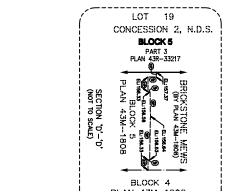


Parkside Village at Mississauga City Centre

Modified Concept Plan (2012)

APPENDIX I-4





1	4 526 806.42	609 307.75
2	4 526 504.69	609 240.38

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BLOCK 10, LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844,

PLAN 43M—

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLE DIVISION OF _____ (No. 43) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2011 AND ENTERED IN THE PACTOL REGISTER FOR PROPERTY IDENTIFIERS _____ AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

ASSISTANT DEPUTY LAND REGISTRAR



APPENDIX I-6, BLOCKS 3-5a

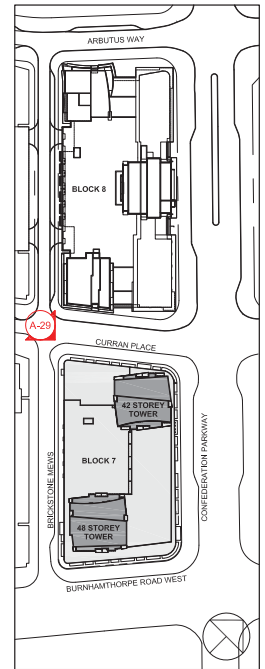


APPENDIX I-6, BLOCKS 3-5b

Nov 22, 2011 - 7:16pm - F:\proj\117111711\117111-01_Design\11-1-22-01.dwg Submission - Part 2.dwg



View Looking South East

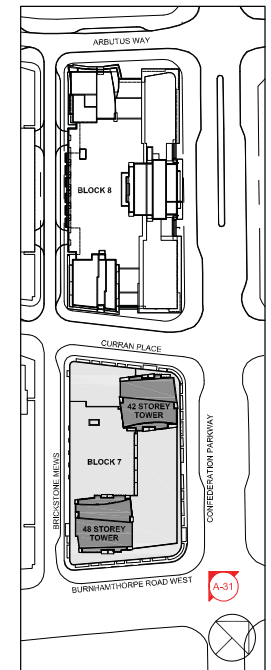


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New 22, 2011 - 7:17pm - F:\proj\117\1171171.dwg - Design\11-42\3D02 Submission - Part 2.dwg



View Looking North West - Burhamthorpe Road West & Confederation Parkway



11.171

GENERAL CONTEXT MAP

H-OZ 12/001 W4

APPENDIX I-7

