

Detailed Information

Owner: Rogers Telecommunications Limited

**3967-3981 Redmond Road, 448-452 Burnhamthorpe Road West,
465-475 Webb Drive, and 471-513 Soho Avenue**

Table of Contents

1. Proposed Development..... 2

2. Site Description..... 5

3. Site Context 5

4. Summary of Regulations and Proposed Amendments 7

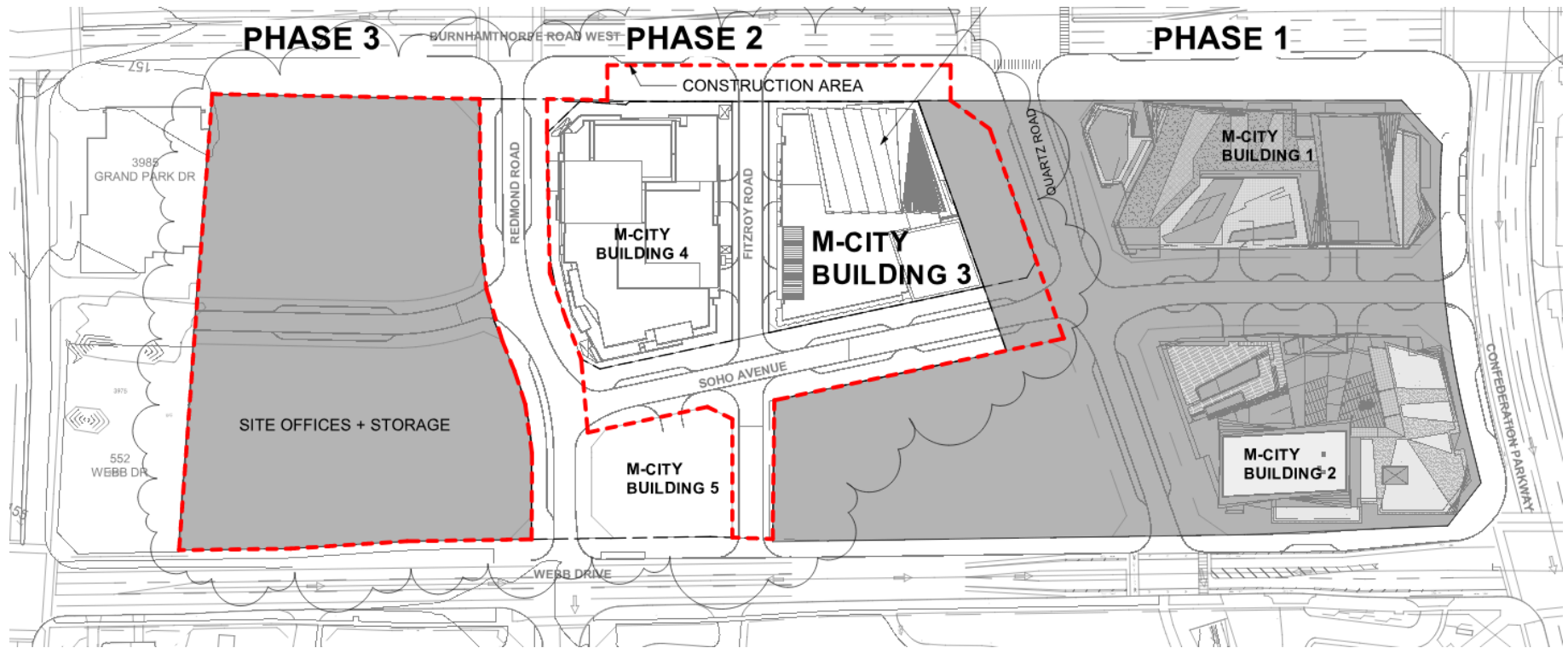
1. Proposed Development

The applicant proposes to develop the lands with three mixed use buildings (81, 67 and 21-30 storeys), two new public streets and a private road with public easement. The official plan and zoning by-law permit the proposed development, and an application is only required to lift the “H” Holding Symbol from the Zoning to allow for building permit issuance. As a condition of the Removal of the “H” Holding Symbol, the applicant will reconstruct the Burnhamthorpe Road West and Webb Drive streetscapes abutting the development, and construct the extension of Redmond Road from Webb Drive to Burnhamthorpe Road West, and Soho Avenue as new public roads.

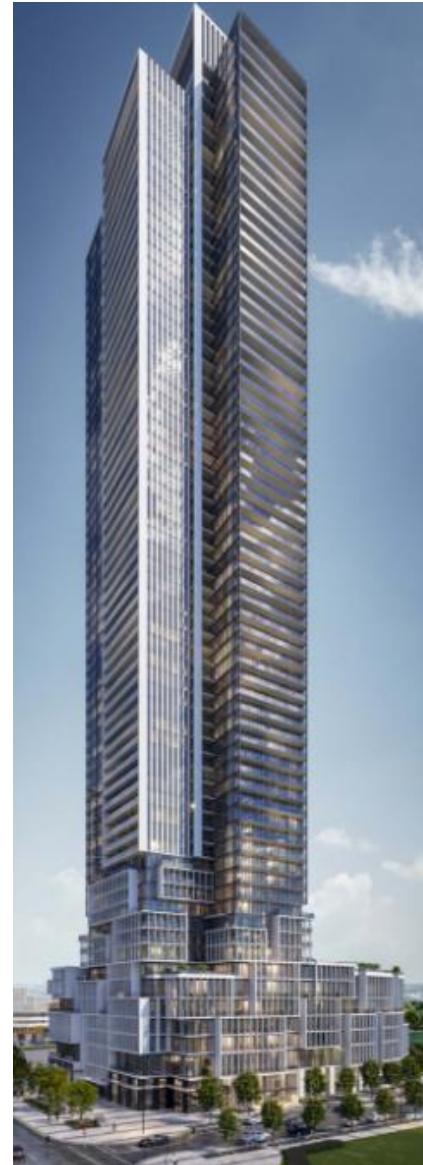
Development Proposal	
Application submitted:	Received: December 19, 2018 Deemed complete: January 9, 2019
Developer/ Owner:	Rogers Telecommunications Limited
Applicant:	Urban Capital
Number of units:	949 units (M3) 954 units (M4) TBD (M5)
Existing Gross Floor Area:	Vacant

Development Proposal			
Proposed Residential Gross Floor Area:	66 643 m ² (717,339 ft ²) (M3) 62 230 m ² (669,838 ft ²) (M4) TBD (M5)		
Proposed Commercial Gross Floor Area:	827 m ² (8,902 ft ²) (M3 retail) 1 722 m ² (18,535 ft ²) (M3 office) 661 m ² (7,115 ft ²) (M4) TBD (M5)		
Height:	81 storeys (M3) 67 storeys (M4) 21-30 storeys (M5)		
Floor Space Index:	15.2 (M3) 12.02 (M4) TBD (M5)		
Indoor Amenity Area:	1 399 m ² (15,059 ft ²) (M3) 1 577 m ² (16,974 ft ²) (M4) TBD (M5)		
Outdoor Amenity Area:	1 367 m ² (14,714 ft ²) (M3) 1 760 m ² (18,944 ft ²) (M4) TBD (M5)		
Anticipated Population:	2,078* (M3) 2,089* (M4) TBD (M5) *Average household sizes for all units (by type) based on the 2016 Census		
Parking:	Required	Provided	
	(M3) (M4)	(M3) (M4)	
Resident spaces	949 954	819 811	
Visitor/retail spaces	142 143	142 143	
Total	1,091 1,097	961 954	

Concept Plan and Renderings



Master Concept Plan



Renderings

2. Site Description

Site Information

The property is located within the Downtown Core, south of Burnhamthorpe Road West and west of Confederation Parkway. The subject lands are currently vacant.



Aerial Photo of 3967-3981 Redmond Road,
448-452 Burnhamthorpe Road West,
465-475 Webb Drive, and 471-513 Soho Avenue

Property Size and Use	
Frontage:	Approx.162 m (531 ft.)
Depth:	Irregular - Approx.150 m (492 ft.)
Gross Lot Area:	2.03 ha (5.01 ac.)
Existing Uses:	Vacant



Image of existing conditions facing south from
Burnhamthorpe Road West

3. Site Context

Surrounding Land Uses

The area contains a mix of high density residential apartments, mixed use buildings, Bud Cleary Park, and low density residential dwellings.

The surrounding land uses are:

- North: detached dwellings, urban townhomes, Parkside Village sales centre, and 42 and 48 storey towers with ground floor retail
- East: future park and linear park, two 61 storey towers with ground floor retail, and office tower
- South: three apartment towers (27, 13, and 23 storeys), Bud Cleary Park, and detached dwellings

West: vacant phase 3 of M-City, 28 storey mixed use building and 48 storey apartment building

Neighbourhood Context

The subject property is located in southwest corner of the Downtown Core, which is evolving from a suburban car-oriented centre into a vibrant, urban downtown that serves as the commercial, business and cultural centre of Mississauga. The Downtown Core consists of high density residential developments, office buildings, mixed use developments, parks, post-secondary institutional and cultural facilities, civic uses and recreational and entertainment uses developed around the periphery of the Square One Shopping Centre. The Downtown is developing with mixed use buildings and smaller more walkable blocks with a focus on the pedestrian experience.

Additional investment is being made to public transit in the Downtown, including the Light Rail Transit (LRT) system along Hurontario Street and through the core. The Bus Rapid Transit (BRT) system serves the Downtown Core connecting it with areas to both the east and west. The focus for local and interregional public transit is in the area of Rathburn Road West and Station Gate Road consists of the City Centre Transit Terminal and GO station. The Downtown Core will develop as a key mobility hub within the Greater Toronto Area given the ongoing commitment to public transit infrastructure and the extensive number of transit supportive development projects.



Aerial Photo of 3967-3981 Redmond Road,
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Other Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- Phase 1 of project – directly east and abutting subject lands - File HOZ 17/002 W7, SP 17-50 W7 and SP 17-162 W7 – 3980 Confederation Parkway – applications for two 61 storey condominium apartment towers with a total of 1,575 units and 3,638 m² (39,159 ft²) of ground floor retail. This phase also includes to future park blocks totaling 0.8 ha (2 acres). The “H” Holding Symbol was removed May

22, 2019, and the towers are under construction under a conditional permit. The site plan applications are close to final approval.

- Southwest corner of Burnhamthorpe Road West and Grand Park Drive - File OZ 15/006 W7 – 3900-3980 Grand Park Drive – application for 25 storey apartment building was refused by Council in March 2019, the decision was subsequently appealed by the owner and an LPAT hearing was held March 8, 2021 (decision pending).

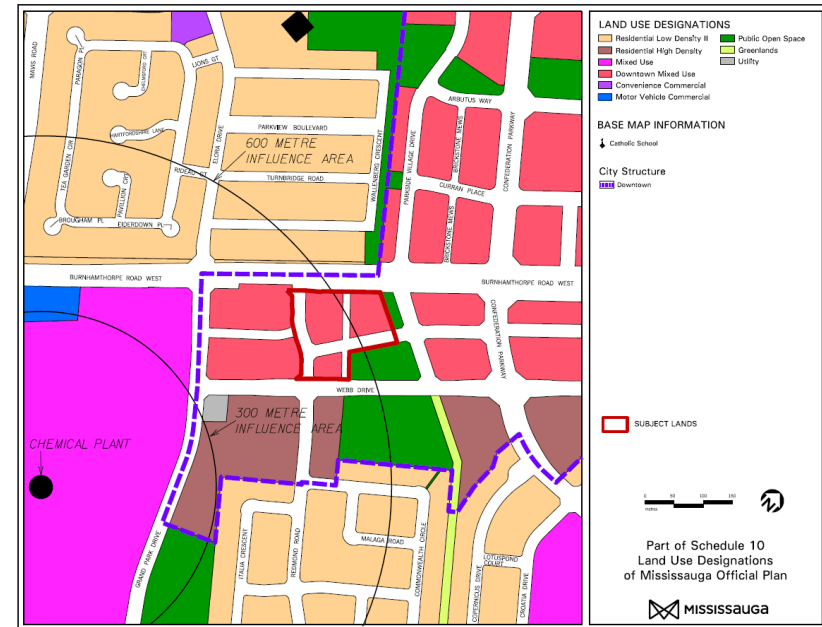
4. Summary of Regulations and Proposed Amendments

Mississauga Official Plan

Existing Designation

The lands are located within the Downtown Core and are designated **Downtown Mixed Use**. The **Downtown Mixed Use** designation permits all forms of high density residential development, offices, retail commercial uses, civic and cultural facilities, hotel and conference facilities, restaurants, entertainment facilities, community infrastructure and parkland.

(Note: There is no change to the Official Plan or designations)



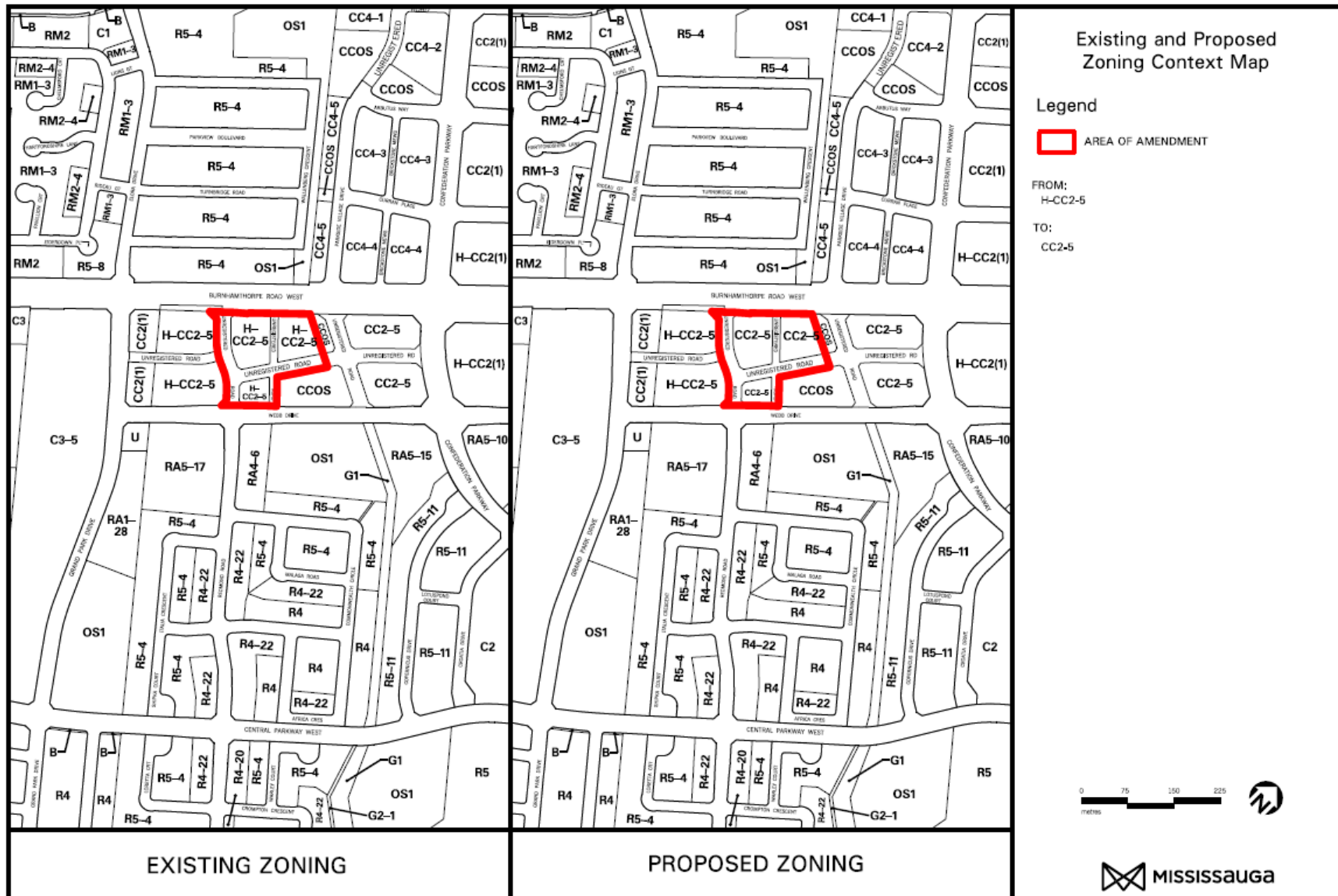
Excerpt of Downtown Core Character Area

Mississauga Zoning By-law

Existing Zoning

The subject property is currently zoned **H-CC2-5** (Downtown Core – Mixed Use Exception), which restricts development until an executed servicing and development agreement is entered into for all required municipal works including streetscape improvements, provision of parkland, and posting of securities.

Once the “H” holding provision is lifted, **CC2-5** permits apartment dwellings, long-term care dwellings and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.



Excerpt of Zoning Map 22