

Detailed Information

Owner: OMERS Realty Management Corp. and ARI SQ GP Inc.

395 Square One Drive, 4225 and 4235 Confederation Parkway

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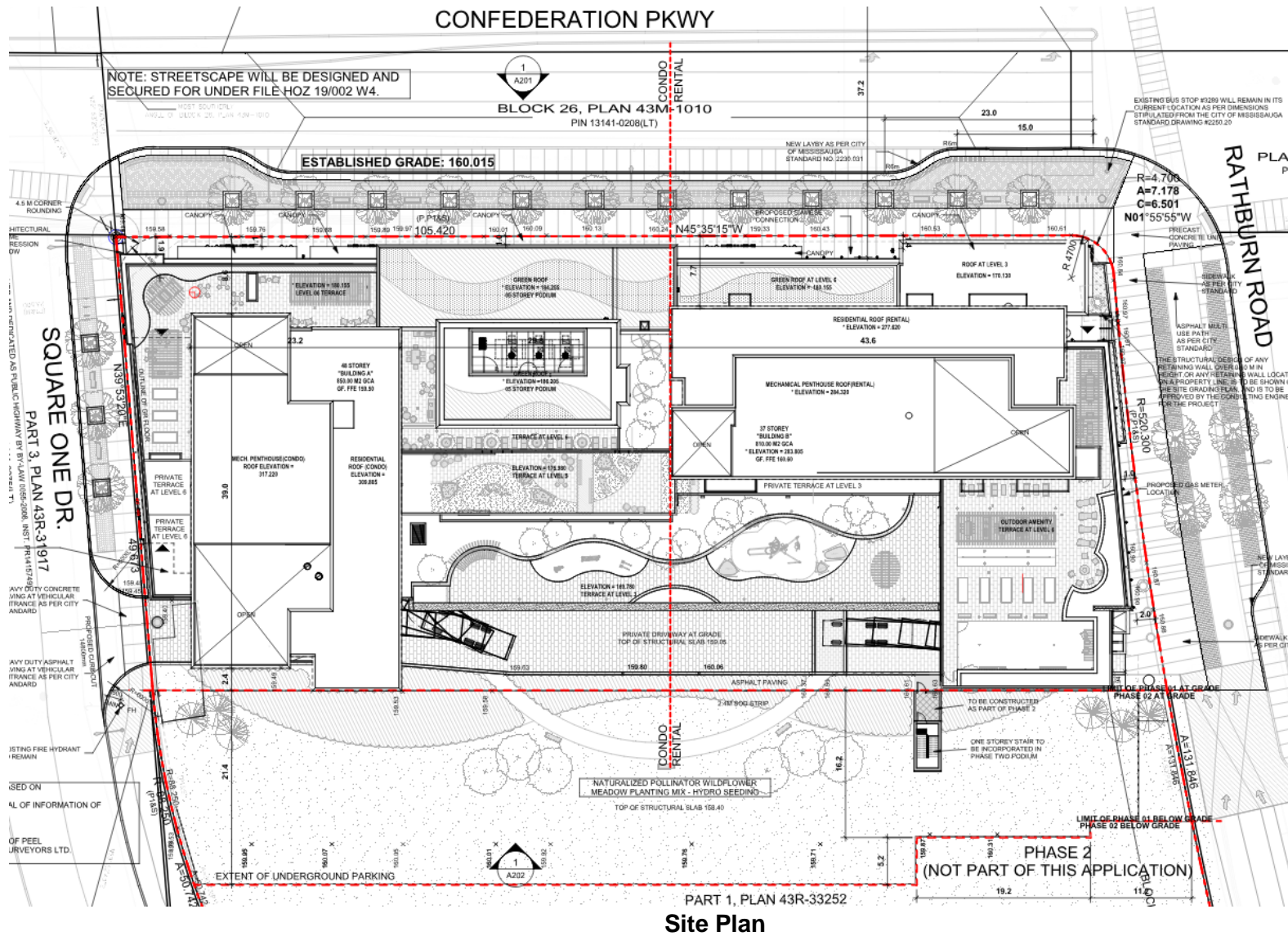
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1. Proposed Development

The applicant proposes to develop the property with two buildings, a 48 storey condominium building and a 37 storey rental apartment building, linked by a 5 storey podium with retail on the ground floor. 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 Confederation Parkway, Rathburn Road West, and Square One Drive streetscapes to the Downtown Core standard detail abutting the development.

Development Proposal	
Application submitted:	Received: March 4, 2019 Deemed complete: March 13, 2019
Developer/ Owner:	OMERS Realty Management Corp. and ARI SQ GP Inc.
Applicant:	Daniels Square One Inc.
Number of units:	1,002 units (574 condominium, 428 rental)
Existing Gross Floor Area:	vacant

Development Proposal		
Proposed Gross Floor Area:	70,159 m ² (755,185 ft ²)	
Proposed Commercial Gross Floor Area:	769 m ² (8,277 ft ²)	
Height:	48 and 37 storeys (5 storey podium)	
Floor Space Index:	9.08	
Amenity Area:	2,164 m ² (23,293 ft ²) (indoor) 1,808 m ² (19,461 ft ²) (outdoor) 3,972 m ² (42,754 ft ²) (Total)	
Anticipated Population:	2,194* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	845	846
visitor/retail spaces	150	151
Total	995	997
Green Initiatives:	Seeking LEED Platinum certification	





Renderings



2. Site Description

Site Information

The property is located within the Downtown Core, on the southeast corner of Rathburn Road West and Confederation Parkway. The subject lands comprise the western portion of the block and are currently vacant. The eastern portion of the block extending to Living Arts Drive will be developed as part of a separate phase.



Aerial Photo of 395 Square One Drive, 4225 and 4235 Confederation Parkway

Property Size and Use	
Frontage:	105.42 m (345.87 ft.)
Depth:	Irregular approx. 72 m (236 ft.)
Gross Lot Area:	0.77 ha (1.9 ac.)
Existing Uses:	vacant

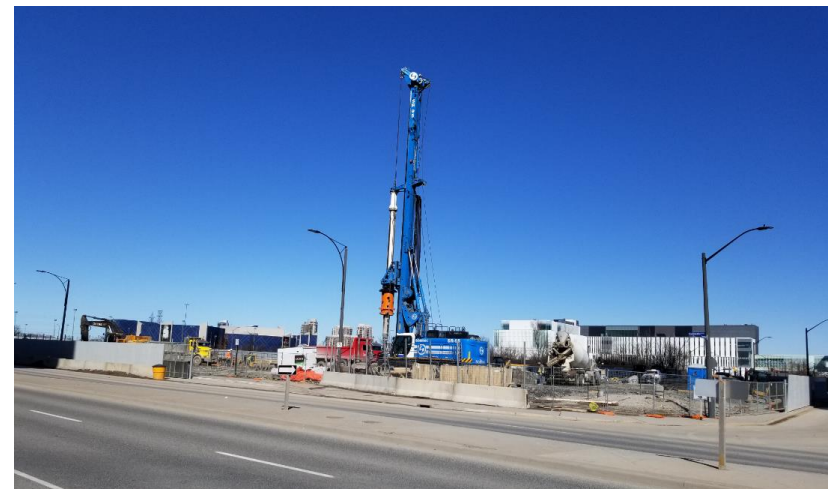


Image of existing conditions facing northeast from Confederation Parkway and Square One Drive

3. Site Context

Surrounding Land Uses

The area contains a mix of high density residential apartments, mixed use buildings, a cinema, and Sheridan College.

The surrounding land uses are:

- North: surface parking lot for Cineplex Cinemas, and three 22 storey condominium apartment buildings to the northwest
- East: Sheridan College and Scholar's Green Park
- South: 36 storey condominium apartment with ground floor retail and urban townhomes (Chicago tower) and 32 and 22 storey condominium apartments with ground floor retail and urban townhomes (Limelight towers)
- West: 23 and 19 storey condominium apartments.

Neighbourhood Context

The subject property is located in 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 transit in the Downtown, including the Light Rail Transit system along Hurontario Street and Rathburn Road West. The Bus Rapid Transit 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 consisting 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 395 Square One Drive, 4225 and 4235 Confederation Parkway

Other Development Applications

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

Phase 2 of project – directly east and abutting subject lands

- File H-OZ 19/011 W4 and SP 19-144 W4 – 4220 Living Arts Drive – application for three residential apartment buildings (52, 37 and 35 storeys) containing 1,344 units and 742 m² (7,987 ft²) of retail commercial on ground floor and 2,690 m² (28,955 ft²) central privately owned publicly accessible open space and pedestrian mews, is under review.

Southwest corner of Square One Drive and Confederation Parkway

- File SP 18-149 W4 – 430 Square One Drive and 4130 Parkside Village Drive – application for two residential apartment buildings (50 and 38 storeys) containing 1,024 units and 3,372 m² (36,296 ft²) of retail commercial on the ground floor is nearing final approval, and is under construction through conditional permit.

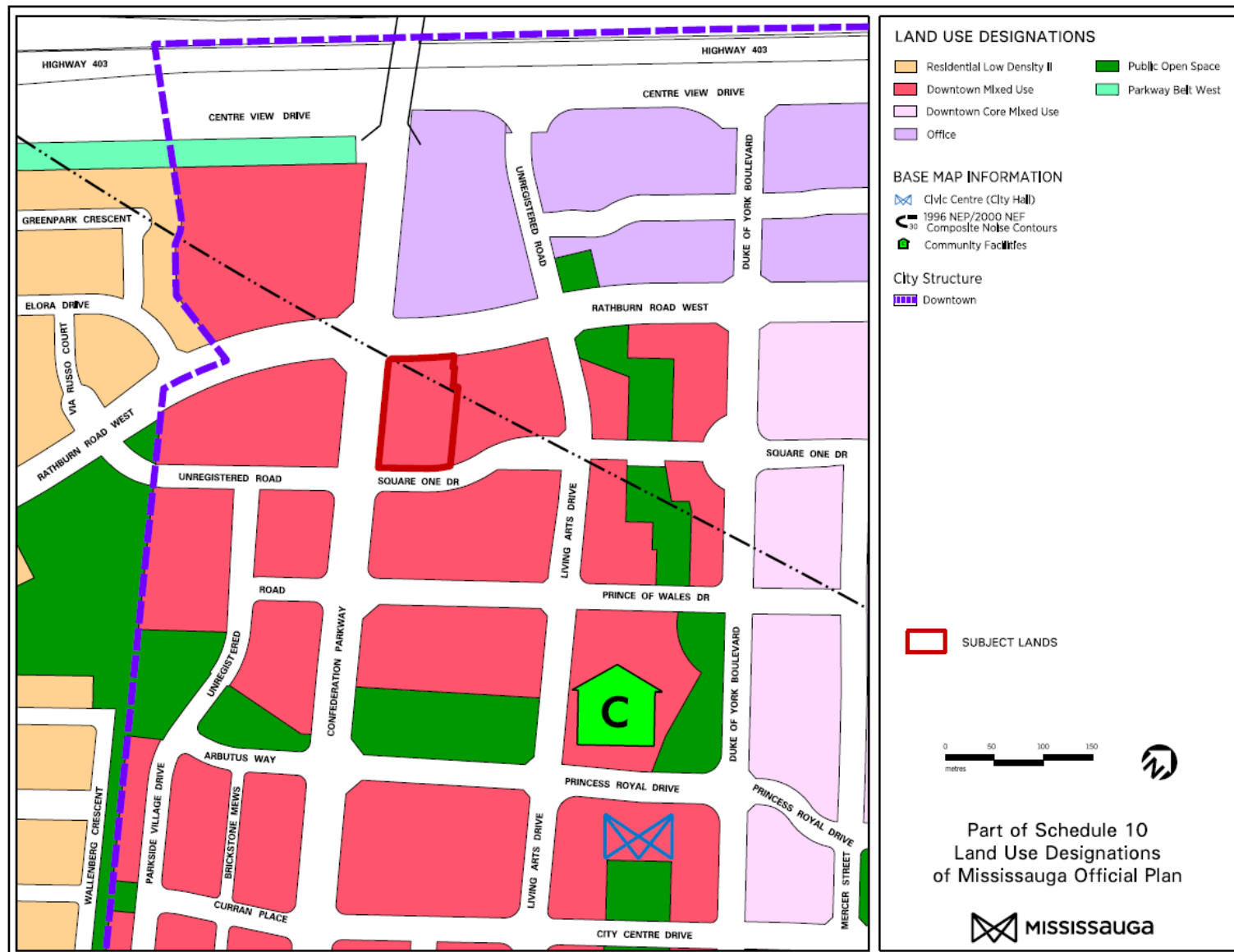
4. Summary of Regulations and Proposed Amendments

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).



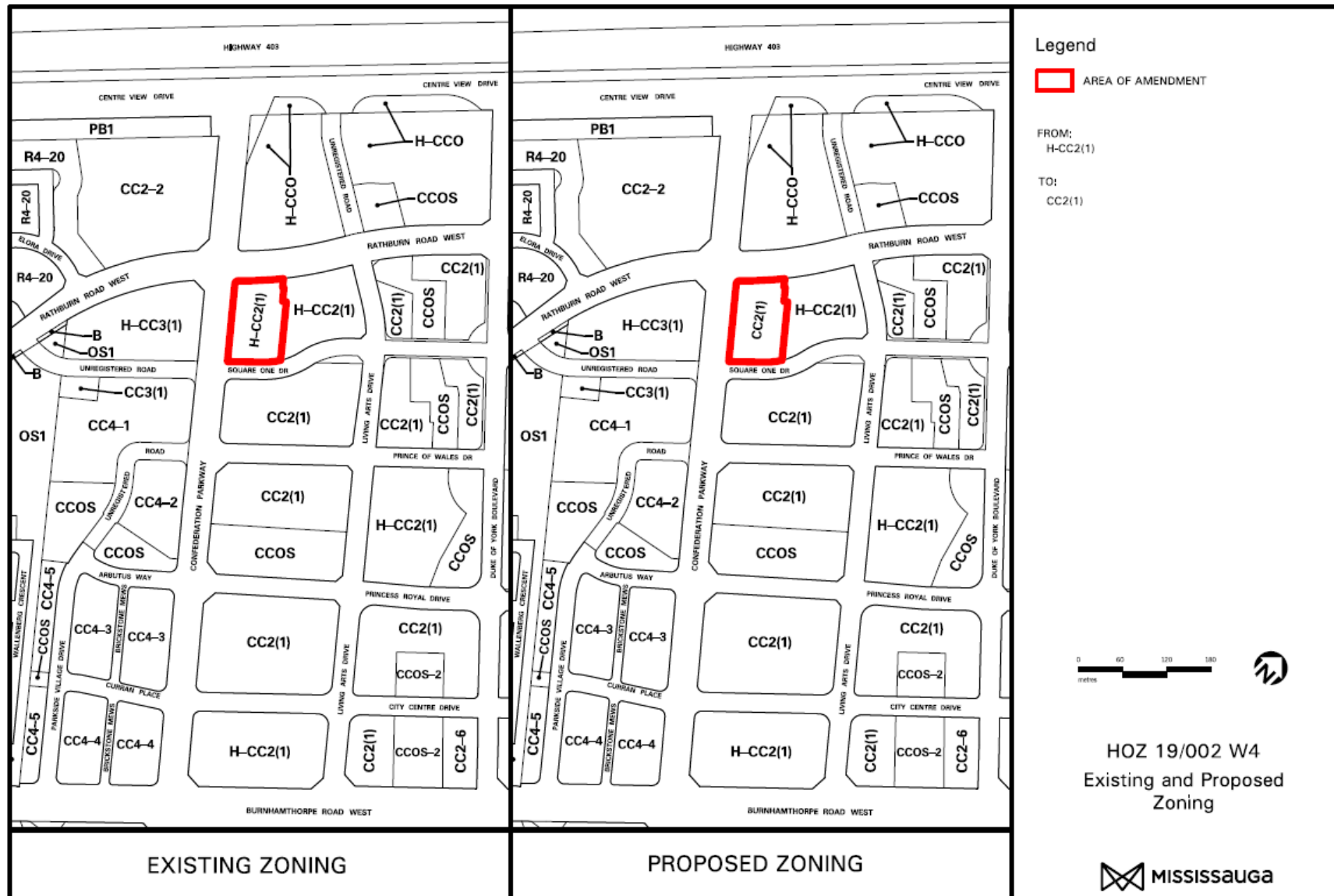
Excerpt of Downtown Core Character Area

Mississauga Zoning By-law

Existing Zoning

The subject property is currently zoned **H-CC2(1)** (Downtown Core – Mixed Use), which restricts development until an executed servicing and development agreement is entered into for all required municipal works including streetscape improvements and provision of parkland, along with all securities.

Once the “H” holding provision is lifted, **CC2(1)** permits apartment dwellings, long-term care dwellings and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.



Excerpt of Zoning Map 29