

Detailed Information

Owner: Camcentre Holdings Inc.

135, 151 and 181 City Centre Drive

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1. Proposed Development

The applicant proposes to develop the lands with four apartment buildings (60, 31, 42 and 72 storeys), atop a mixed use podium, and a new public street (The Exchange). There is a wide mix of uses proposed to help activate, enliven and achieve the City's main street vision for the Exchange District, including 5,092 m² (54,810 ft²) of office, 2,093 m² (22,529 ft²) of hotel space, 5,056 m² (54,422 ft²) of retail both along the street frontages, around a private open space at the second storey podium and roof-top restaurant on tower 3 (41st Floor).

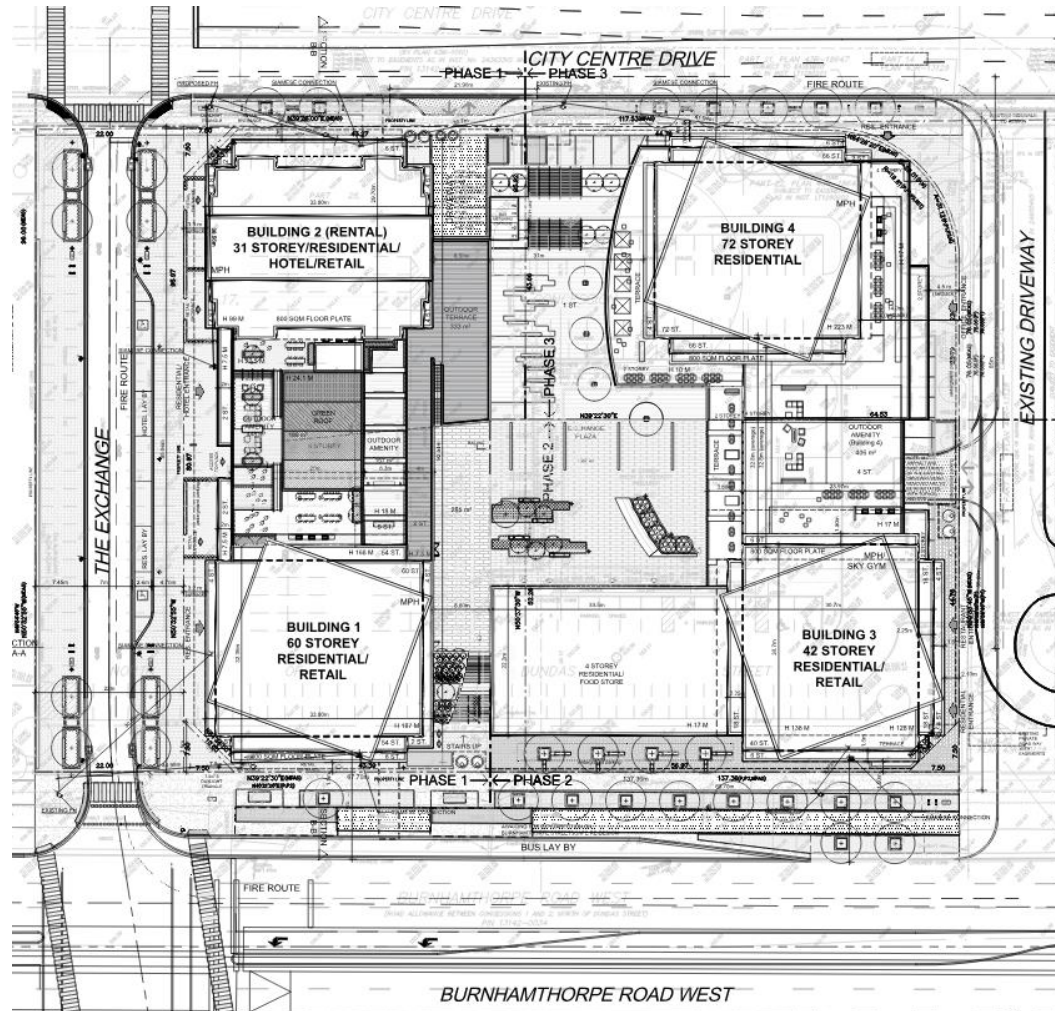
The official plan and zoning by-law permit the proposed development, and an application is only required to lift the "H" Holding Symbol from the Zoning to allow for building permit issuance. As a condition of the Removal of the "H" Holding Symbol, the applicant will reconstruct the Burnhamthorpe Road West and City Centre Drive streetscapes abutting the development, and construct the extension of The Exchange from City Centre Drive to Burnhamthorpe Road West, as a new public road.

| Development Proposal | |
|------------------------|--|
| Application submitted: | Received: April 18, 2019 Deemed complete: May 1, 2019 |
| Developer/ Owner: | Camcentre Holdings Inc. |
| Applicant: | Glen Schnarr & Associates Inc. |
| Number of units: | 855 units (Phase 1) 440 units (Phase 2) |

| Development Proposal | | | | |
|--|---|---------|----------|---------|
| | 672 (Phase 3) | | | |
| Existing Gross Floor Area: | Vacant (office demolished) | | | |
| Proposed Residential Gross Floor Area: | 71,847 m ² (773,355 ft ²) (Phase 1) 34,203 m ² (368,158 ft ²) (Phase 2) 54,975 m ² (591,746 ft ²) (Phase 3) | | | |
| Proposed Commercial Gross Floor Area: | 1,541 m ² (16,587 ft ²) (Phase 1 retail) 2,652 m ² (28,546 ft ²) (Phase 1 office) 2,093 m ² (22,529 ft ²) (Phase 1 hotel) 2,446 m ² (26,329 ft ²) (Phase 2 retail) 1,069 m ² (11,507 ft ²) (Phase 3 retail) 2,440 m ² (26,264 ft ²) (Phase 3 office) | | | |
| Height: | 60 and 31 storeys (Phase 1) 42 storeys (Phase 2) 72 storeys (Phase 3) | | | |
| Floor Space Index: | 16.05 | | | |
| Indoor Amenity Area: | 1,867 m ² (20,096 ft ²) (Phase 1) 1,611 m ² (17,341 ft ²) (Phase 2 & 3) | | | |
| Outdoor Amenity Area: | 1,136 m ² (12,228 ft ²) (Phase 1) 826 m ² (8,891 ft ²) (Phase 2 & 3) | | | |
| Anticipated Population: | 1,872* (Phase 1) 963* (Phase 2) 1,472 (Phase 3) *Average household sizes for all units (by type) based on the 2016 Census | | | |
| Parking: | Required | | Provided | |
| | (Ph. 1) | (Ph. 2) | (Ph. 1) | (Ph. 2) |
| Resident spaces | 713 | 374 | 532 | 374 |
| Visitor/retail/office | 129 | 66 | 101 | 167 |
| Hotel | 13 | | | |
| Total | 855 | 440 | 633* | 541 |

* 222 spaces provided off-site as per C of A approval A-294/20

Concept Plan and Renderings



Master Concept Plan



Renderings



Renderings

2. Site Description

Site Information

The property is located within the Downtown Core, on the north side of Burnhamthorpe Road West, east of Duke of York Boulevard. The subject lands are currently vacant.



Aerial Photo of 135, 151 and 181 City Centre Drive



Image of existing conditions facing north from Burnhamthorpe Road West

3. Site Context

Surrounding Land Uses

The area contains a mix of high density residential apartments, office buildings, civic uses, Celebration Square, and Square One mall.

The surrounding land uses are:

- North: Square One mall, surface parking, and parking garage
- East: vacant land, office buildings

| Property Size and Use | |
|-----------------------|-----------------------------------|
| Frontage: | Approx.137 m (449 ft.) |
| Depth: | Irregular - Approx.96 m (315 ft.) |
| Gross Lot Area: | 1.31 ha (3.24 ac.) |
| Existing Uses: | Vacant |

South: vacant lands, Fairview Public School, and apartment buildings

West: office building, surface parking, Celebration Square, Central Library and City Hall.

Neighbourhood Context

The subject property is located north of Burnhamthorpe Road West and east of Duke of York Boulevard in The Exchange (main street) District. Mississauga's Downtown Core 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.

The Downtown21 Master Plan and the City's Official Plan envision the Exchange District as the heart of the Downtown Core, with a broad mix of active street level retail, restaurants, cafes, patios and entertainment facilities and a mix of uses above. The District is to be a vibrant, walkable place that is active at all times of the day. The Exchange District is intended to bring together the commercial activity of the north, the civic district to the west, the office uses to the east, and the residential developments to the south.

Additional investment is being made to public transit in the Downtown, including the Light Rail Transit (LRT) system along Hurontario Street and into 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 and 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 135, 151 and 181 City Centre Drive

Other Development Applications

The following development applications are in process in the immediate vicinity of the subject property:

- Directly east of the subject lands at the southwest corner of City Centre Drive and Kariya Gate - File H-OZ 19/012 W4 and SP 20-6 W4 – 97-101 City Centre Drive – applications by Oxford Properties for removal of “H” Holding Symbol and site plan for two towers (55 and 65 storeys) atop a mixed use podium containing 1,308 units and 1,977 m² (21,280 ft²) of retail commercial. The applications are currently under review.

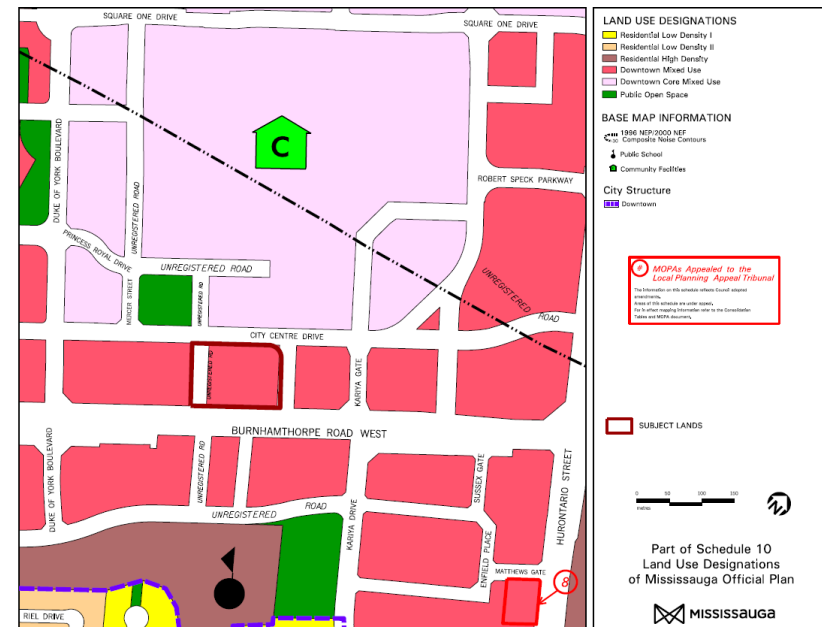
4. Summary of Regulations and Proposed Amendments

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).



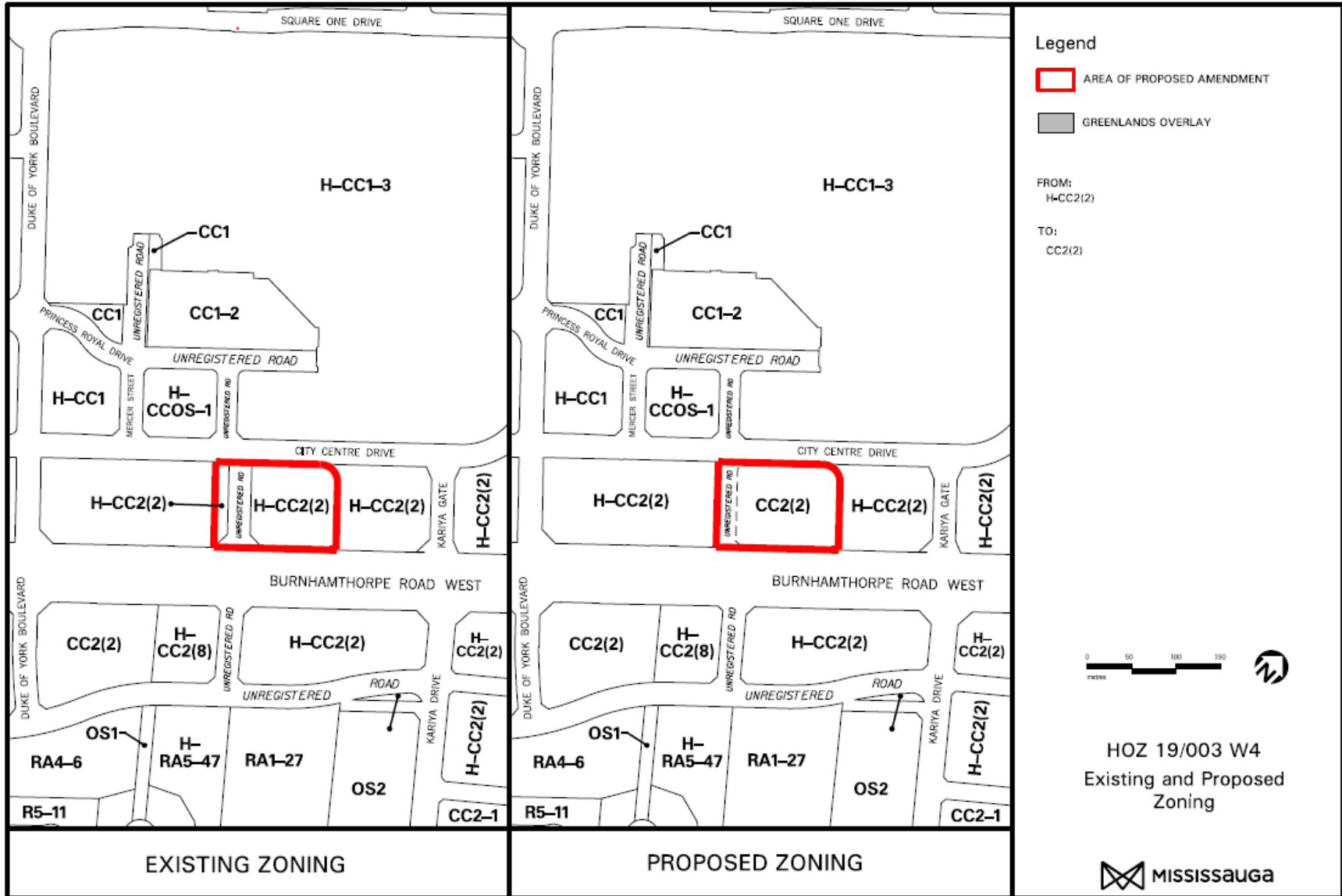
Excerpt of Downtown Core Character Area

Mississauga Zoning By-law

Existing Zoning

The subject property is currently zoned **H-CC2(2)** (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, provision of parkland, and posting of securities.

Once the “H” holding provision is lifted, **CC2(2)** permits apartment dwellings, long-term care dwellings and retirement dwellings, offices, medical offices, hotels, restaurants and retail commercial uses.



Excerpt of Zoning Map 29