

# City of Mississauga

## Corporate Report



Date: 2020/01/10

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:  
H-OZ 19/001 W4

Meeting date:  
2020/02/03

### Subject

#### **INFORMATION STATUS REPORT AND REMOVAL OF "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 4)**

**Application to remove the "H" holding symbol to permit seven towers within three mixed use blocks**

**4130-4150 Parkside Village Drive, 4152-4180 Confederation Parkway and 430-452 Square One Drive, west side of Confederation Parkway, south of Rathburn Road West**

**Owner: Amacon Development (City Centre) Corp.**

**File: H-OZ 19/001 W4**

### Recommendation

That the report dated January 10, 2020, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding symbol application, under File H-OZ 19/001 W4, Amacon Development (City Centre) Corp., 4130-4150 Parkside Village Drive, 4152-4180 Confederation Parkway and 430-452 Square One Drive, be received for information, and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

### Background

The official plan amendment and rezoning of the 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-04001 W4.

On February 12, 2014, Council approved amendments to the official plan and zoning by-law to permit revisions to the Parkside Village Master Plan to redeploy density resulting from the addition of Square One Drive.

The "H" Holding Symbol has been removed from the first two phases of the subdivision through file H-OZ 06/008 W4 (Phase 1) approved on March 31, 2010 and File H-OZ 12/001 W4 (Phase 2) approved on May 15, 2013. The subject application represents the third and final phase of the subdivision.

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 purpose of this report is to provide a summary of the proposal and seek permission to lift the "H" holding symbol to allow for the third phase of the project known as Amacon Parkside Village to proceed. Appendix 1 provides detailed information on the area context, proposed development and planning regulations.

Upon removal of the "H" holding symbol the lands are to be developed for seven towers within three mixed use blocks and a new public street (Parkside Village Drive). A site plan application is currently under review for Block 1 East containing two condominium towers (50 and 38 storeys) atop a 4 to 9 storey podium with ground floor retail (including a grocery store) under File SP 18-149 W4. The details of the road design will be covered within the required Development Agreement prior to the by-law to lift the "H" holding symbol.

## 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.



Aerial Photo of Amacon Phase 3 lands

The conditions for removing the "H" holding symbol will be fulfilled as follows:

1. The owner will execute and enter into a Development Agreement, 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.

This agreement must be complete and approved by Council prior to Council's approval of the by-law to remove the "H" holding symbol.

It is anticipated that the Development Agreement will be finalized and brought to Council in February, and then the by-law may follow to remove the "H" holding symbol. The development agreement will address the installation of the streetscape surrounding each block (sidewalks, street trees, unit paving, benches, waste receptacles, street lighting), the dedication and construction of a new roads (Parkside Village Drive), and provision of securities to ensure the required works are completed.

## Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be

prescribed. These include those due to the City of Mississauga as well as any other external agency.

## Conclusion

The conditions to remove the "H" holding symbol are anticipated to be fulfilled through the approval of the Development Agreement. The "H" holding symbol can be removed once the Development Agreement has been approved.

## Attachments

Appendix 1: Detailed Information



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Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

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