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# **Detailed Information**

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

# 4130-4150 Parkside Village Drive, 4152-4180 Confederation Parkway and 430-452 Square One Drive

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# 1. Site and Neighbourhood Context

The property is located within the Downtown Core, on the west side of Confederation Parkway, south of Rathburn Road West. The area contains a mix of high density residential apartments, mixed use buildings and parks. The site is currently vacant.



Aerial Photo of the subject lands

Property Size and Use		
Frontages: Confederation Parkway Future Square One Drive	234 m (768 ft.)	
Extension	171 m (561 ft.)	
Gross Lot Area:	3.27 ha (8.08 ac.)	
Existing Uses:	vacant	

The surrounding land uses are:

North: Alectra Hydro substation, 23 and 19 storey

apartments, Rathburn Road West

East: 36 storey apartment building (Chicago) with ground

floor retail fronting Confederation Parkway, vacant lands subject to development applications for 5 apartment towers (52, 48, 37, 36 and 35 storeys), 38 storey apartment (One Park Tower), and Community

Common Park

South: Two future park blocks dedicated to the City within a

previous phase of the subdivision, 34 and 25 storey apartments under construction with ground floor retail, and 36, 36 and 45 storey apartments with

offices and ground floor retail

West: Zonta Meadows Park



Image of existing conditions facing northwest from Confederation Parkway

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#### **Demographics**

Based on the 2016 census, the existing population of the Downtown Core area is 30,245 with a median age of this area being 34 (compared to the City's median age of 40). 73% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 11% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 61,200 and 70,500 respectively. The average household size is 2 persons with 98% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 7,740 units (56%) owned and 6,160 units (44%) rented with a vacancy rate of approximately 0.9%\*. In addition, the number of jobs within this Character Area is 20,619. Total employment combined with the population results in a PPJ for Downtown Core of 199 persons plus jobs per ha.

#### Infrastructure

This application will construct a new leg of public road (Parkside Village Drive) to extend from Confederation Parkway at the Prince of Wales Drive intersection westerly and south to connect with the existing portion of Parkside Village Drive. The existing streetscape along the Confederation Parkway frontage will also be reconstructed to the Downtown standard detail.

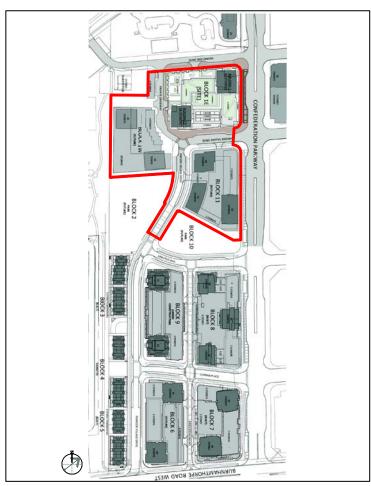
# 2. Project Details

Upon removal of the "H" holding symbol, the lands will permit seven towers within three mixed use blocks.

Development Proposal				
Applications submitted:	January 9, 2019			
Developer/	Amacon Development (City Centre)			
Owner:	Corp.			
Number of units:	1,030 (Block 1 East)			
	unknown (Block 1 West)			
	unknown (Block 11)			
Retail Gross Floor	3 635.9 m <sup>2</sup> (39,137 ft <sup>2</sup> ) (Block 1 East)			
Area:	unknown (Block 1 West)			
	unknown (Block 11)			
Total Gross Floor	81 224 m <sup>2</sup> (874,288 ft <sup>2</sup> ) (Block 1 East)			
Area:	unknown (Block 1 West)			
	unknown (Block 11)			
Height:	50 and 38 storeys (Block 1 East)			
	34 and 30 storeys (Block 1 West)			
	55, 40, and 12 storeys (Block 11)			
Floor Space Index:	7.73 (Block 1 East)			
	unknown (Block 1 West)			
	unknown (Block 11)			
Anticipated	2,256 (Block 1 East)*			
Population:	unknown (Block 1 West)			
	unknown (Block 11)			
	*Average household sizes for all units			
	(by type) based on the 2016 Census			
Parking:	Required Proposed			
resident spaces				
(Block 1E)	1,030 1,035			
visitor spaces/retail				
(Block1E)	156 171			
Total (Block 1 East)	1,186 1,206			

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# 3. Master Plan and Elevations



Master Plan – Phase 3 lands highlighted



Applicant's rendering of the Block 1 East proposal for a 50 and 38 storey tower with mixed use podium

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# 4. Land Use Policies and Regulations

## Mississauga Official Plan

## **Existing Designation**

**Downtown Mixed Use** which 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 Land Use** PART OF SCHEDULE 10 LAND USE DESIGNATIONS CENTRE VIEW DRIVE LAND USE DESIGNATIONS Residential Low Density I Airport GREENPARK. Institutional Residential Low Density II Residential Medium Density Public Open Space CRESCENT Residential High Density Private Open Space Mixed Use Greenlands Convenience Commercial Parkway Belt West Motor Vehicle Commercial Utility Office Special Waterfront HAZINEH Business Employment Partial Approval Area COUR Industrial BASE MAP INFORMATION M Civic Centre (City Hall) 1111 Heritage Conservation District City CentreTransit Termin GO Rail Transit Station 1996 NEP/2000 NEF Composite Noise Contours LBPIA Operating Area Boundary See Aircraft Noise Policies Public School Catholic School Area Exempt from LBPIA Operating Area Hospital PRINCE Natural Hazards Downtown Major Node Employment Area Community Node Special Purpose Area Neighbourhood MOPAs Appealed to the Local Planning Appeal Tribo PARKVIEW W SUBJECT LANDS **TURNBRIDGE** ROAD Amacon Development (City Centre) Corp HOZ 19/001 W4 MISSISSAUGA

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#### Mississauga Zoning By-law

#### **Existing Zoning**

H-CC4-1 (City Centre Mixed Use) which restricts development until an executed servicing and development agreement is entered into for all required municipal works including streetscape and provision of parkland, along with all securities. Once the "H" holding symbol is lifted CC4-1 permits apartment dwellings, long-term care dwellings, and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.

H-CC4-2 (City Centre Mixed Use) which restricts development until an executed servicing and development agreement is entered into for all required municipal works including streetscape and provision of parkland, along with all securities. Once the "H" holding symbol is lifted, CC4-2 permits apartment dwellings, long-term care dwellings, and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.

#### **Proposed Zoning**

**CC4-1** (City Centre Mixed Use) which permits apartment dwellings, long-term care dwellings, and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.

**CC4-2** (City Centre Mixed Use) which permits apartment dwellings, long-term care dwellings, and retirement dwellings, offices, medical offices, restaurants and retail commercial uses.

