

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	234 m (768 ft.)
Future Square One Drive 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

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

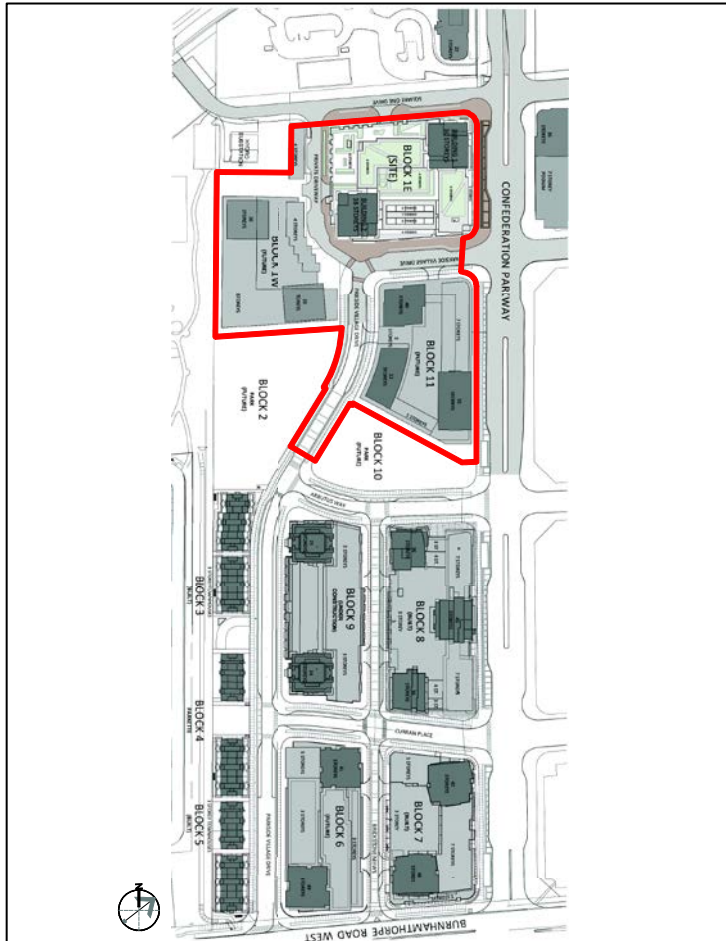
This application will construct a new leg of public road (Parkside Village Drive) to extend from Confederation Parkway at the Prince of Wales Drive intersection westerly and south to connect with the existing portion of Parkside Village Drive. The existing streetscape along the Confederation Parkway 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/ Owner:	Amacon Development (City Centre) Corp.	
Number of units:	1,030 (Block 1 East) unknown (Block 1 West) unknown (Block 11)	
Retail Gross Floor Area:	3 635.9 m ² (39,137 ft ²) (Block 1 East) unknown (Block 1 West) unknown (Block 11)	
Total Gross Floor Area:	81 224 m ² (874,288 ft ²) (Block 1 East) 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 Population:	2,256 (Block 1 East)* 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

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

4. Land Use Policies and Regulations

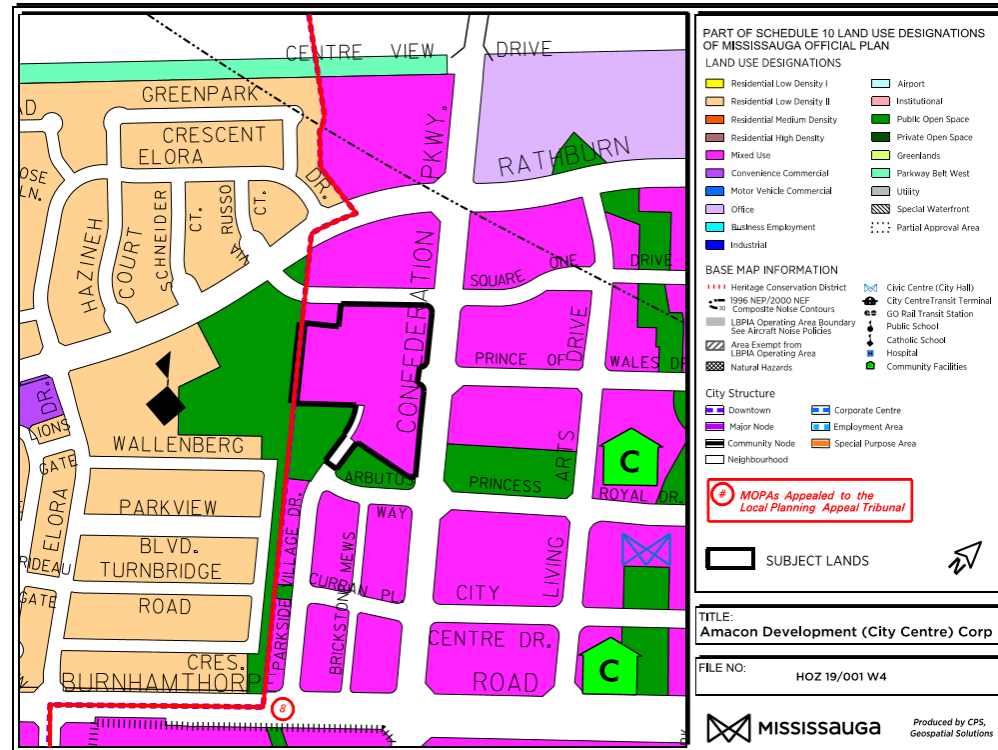
Mississauga Official Plan

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



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.

