

# Information/Recommendation Report

## Official Plan Amendment Application

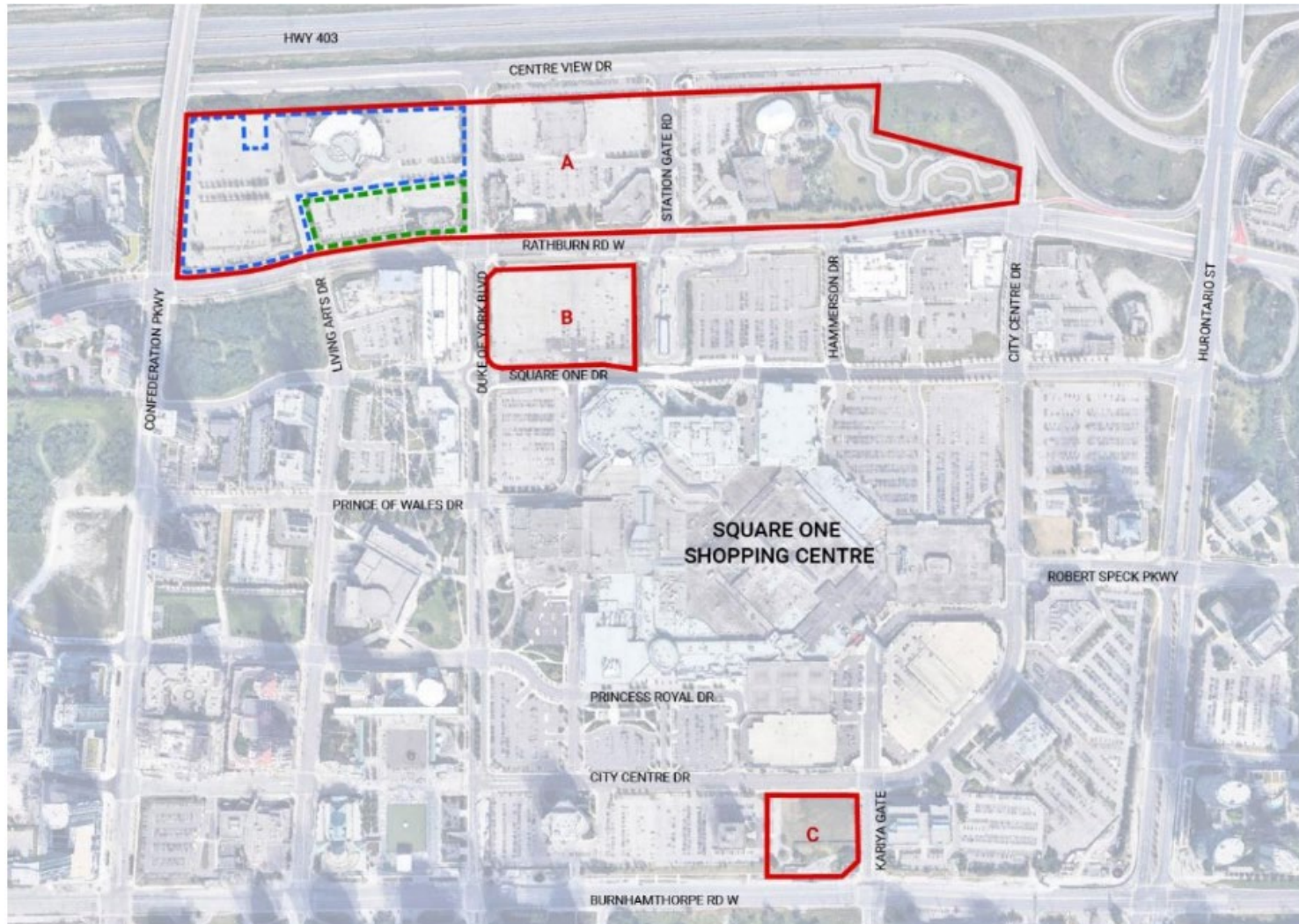
OPG SQ1 Holdings Inc., ARI SQ1 Holdings Inc., OMERS  
Realty Management Corporation, and Square One  
Property Corporation

99, 189, 199, 209, 219, 299 and 309 Rathburn Road West,  
97 and 100 City Centre Drive

**OPA 22-29 W4**

**Planning and Development Committee  
September 16, 2024**

# Subject Lands



- Subject Lands
- Area to be redesignated from Office to Downtown Mixed Use
- Area to be redesignated from Office to Public Open Space

# Subject Lands



**A.** Lands north of Rathburn Road West

(view facing northeast from Rathburn Road West and Confederation Parkway)

# Subject Lands



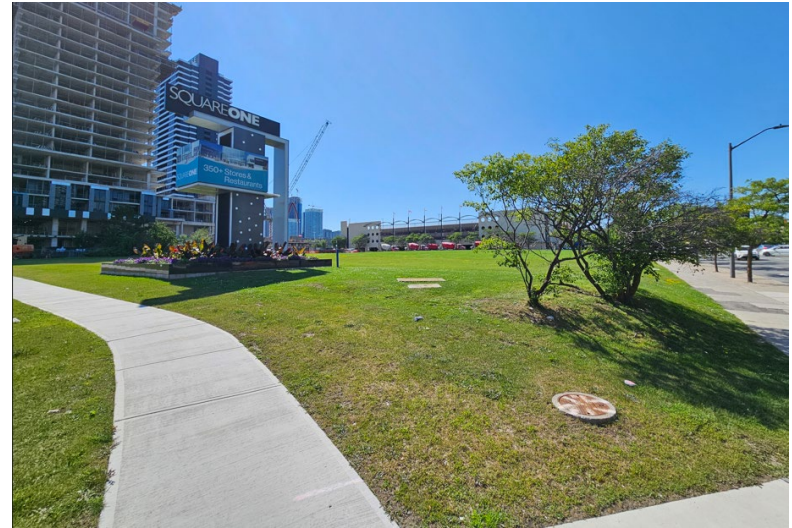
## A. Lands north of Rathburn Road West

(view facing northeast from Rathburn Road West and Duke of York Boulevard)

# Subject Lands



**B.** SE Corner of Rathburn & Duke of York  
(facing northeast from Square One Drive and  
Duke of York Boulevard)



**C.** SW Corner of City Centre & Kariya Gate  
(facing northwest from Burnhamthorpe Road  
West and Kariya Gate)

# Area Context



Lands to West at Rathburn Road West and  
Confederation Parkway  
(facing west)

# Area Context



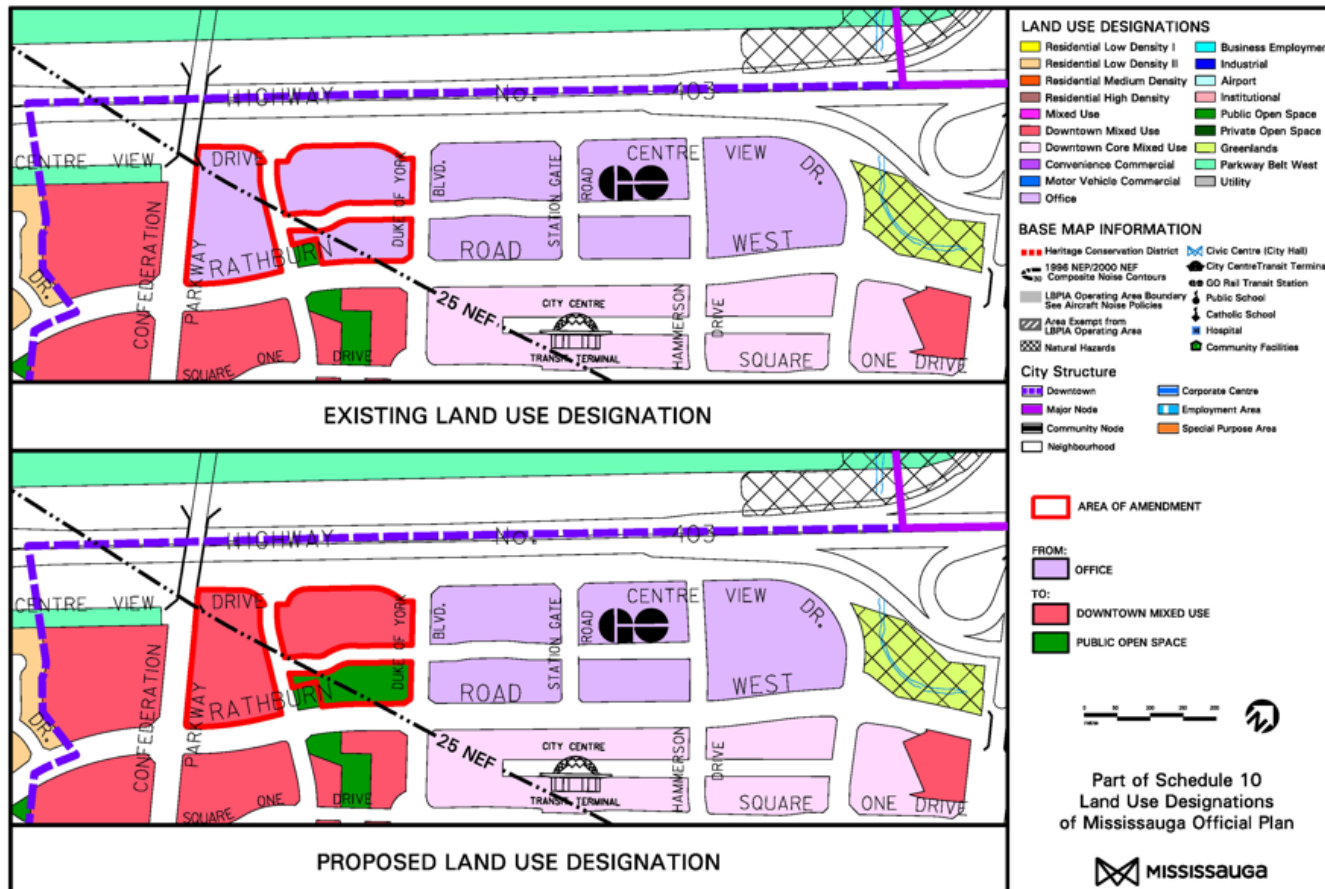
Lands to South at Rathburn Road West and Living Arts Drive  
(facing south)



Lands to South at Rathburn Road West and Confederation Parkway  
(facing south)

# Proposal

- Amend the Official Plan to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block





# Background

- Application Deemed Complete – January 17, 2023
- Amended Application – May 27, 202

# Evaluation

- In order to fully realize the Downtown vision, the Downtown Core needs to be a complete community and be home to the City's highest concentration of uses to make it a destination.
- Unlimited height or density within the Downtown Core, has seen unprecedented growth in residential development.
- Employment, entertainment, recreation and culture are not keeping pace with population growth, which will have detrimental impacts on the quality of life and success of the Downtown.

# Evaluation

- Policy 4.3.4 states that the Rathburn District will intensify with an emphasis on office and employment.
- Office uses are focused in the Rathburn District due to the high level of visibility and access to Highway 403 and proximity to the Transit Terminal
- 35 towers containing over 21,000 residential units currently under site plan applications, and many more anticipated in future years.
- The challenge will be to meet the employment targets in order to achieve a sustainable balance between residents and employees (goal of 1:1 ratio)

# Evaluation

Application revisions to align with the Goals and Objectives for the Downtown Core:

- offset the loss of office lands by expanding the planned location of office uses to new strategic locations in the Downtown Core
- the addition of science and technology uses which will contribute towards achieving a diversified economic base.
- the redesignated lands will still allow for office and other non-residential uses in addition to the expanded residential permissions.

# Evaluation

- the designation of approximately 0.93 ha (2.3 ac.) of Public Open Space into the Rathburn District.
- the amendment includes special site policy that would make a site available to the Peel District School Board for a 3,716 m<sup>2</sup> (40,000 ft<sup>2</sup>) elementary school with outdoor open space

# Recommendation

That City Council amend Mississauga Official Plan to **Downtown Mixed Use – Site 16, Public Open Space, Office – Site 12, as amended, Downtown Core Mixed Use – Site 17, and Downtown Mixed Use – Site 18** for 99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, 97 and 100 City Centre Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.

# Questions?