

Notice to Applicants

Please only complete this form after attending a Pre-Application Meeting with the Review Panel.

1. Prior to completing this form, please read the eligibility requirements in the Downtown Community Improvement Plan and Application Guide for further details and conditions.
2. If an agent is acting for the property owner, please ensure that the required authorization as provided and the application form is completed and signed by the owner. Agreement(s) must be executed with the property owner and payments will only be made to the property owner.
3. If you find insufficient space on this form to respond to questions, please provide additional information on a separate page and attach to your completed application form.
4. Prior to submission, please ensure that the Application Form is completed in full, including all required signatures and supporting documents.
5. There is no application fee.
6. You may deliver your application in person, by mail or email to:
City of Mississauga
Planning and Building Department
Attention: CIP Planner, City Planning Strategies
300 City Centre Drive
Mississauga, ON L5B 3C1
Email: downtown.cip@mississauga.ca
7. For further information contact the CIP Planner at 905-615-3200 ext. 5152 or downtown.cip@mississauga.ca.

The personal information on this form is collected under the authority of the *Planning Act*, RSO 1990, c.P.13, as amended. The information is used for the purpose of evaluating your Downtown CIP application. Questions about the collection of personal information should be directed to the CIP Planner, City Planning Strategies, Planning and Building Department, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, Tel: 905-615-3200 ext. 5152.

The development proposal must comply with applicable policy and regulations. Additional project details will be required as part of the full application submission to demonstrate conformity with all relevant policy documents including Mississauga Official Plan, Zoning By-law 0225-2007, (both are accessible at www.mississauga.ca/portal/residents/officialdocuments) and any other applicable plans and documents.

CE VM

Applicant Initials

FOR CITY USE ONLY	
File Number	Date of Receipt

1. Property Owner Information			
Name Lisa Chandler, Vice President	Company OMERS Realty Management Corporation and Square One Property Corporation		
Address Suite 900, 100 Adelaide Street West	City Toronto	Province ON	Postal Code M5H 0E2
E-mail lchandler@oxfordproperties.com	Phone No. (416) 865-8300	Additional Phone No.	
Agent Information - if applicable			
Name of Agent Veronica Maggisano	Company Oxford Properties Group		
Address Suite 900, 100 Adelaide Street West	City Toronto	Province ON	Postal Code M5H 0E2
E-mail vmaggisano@oxfordproperties.com	Phone No. (416) 868-3963	Additional Phone No.	

2. Property Information	
Address/Legal Description 189-219 Rathburn Road West, being Part of PI N 13139-0369 and 13139-0372	
Assessment Roll Number 21-05-040-154-004-13	
Existing Property Use Retail / commercial uses.	
Are property taxes paid in full on this property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any outstanding work orders on this property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

3. Project Description

Describe the proposed construction project (including office gross floor area, storeys, residential units, parking spaces, etc.). Please attach any additional information and plans, drawings, sketches as required.

See Appendix 1.

What development applications are required?

Application	Yes	No	Description (please include application number if applicable)
1. Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Rezoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Removal of H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Submitted.
4. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Submitted on July 31, 2020.
5. Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Have you met the general eligibility criteria? Explain:

Criteria	Yes	No	Explanation - if required
1. Lands are situated within the Downtown Community Improvement Project Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. The payment of increased property taxes will apply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. The building will be a minimum of three (3) storeys in height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. The development will include a minimum of 50,000 sq. ft. (approximately 5,000 m ² of office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Transportation Demand Management (TDM) measures are included (MOP section 8.5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. The subject property is not in a position of tax arrears	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Provide a description of why financial assistance/incentives are required to make the development economically viable and what measurable economic benefit the development will provide to the downtown. Financial incentives are required to bridge the material difference between total development expenditures and the income achievable from market rents. In the absence of financial incentives, the risk profile and return threshold for new office construction in Mississauga are not within the range of what a prudent and responsible institutional office investor can accept. The development of new office space in Downtown Mississauga will (i) increase and diversify the employment opportunities in the Downtown, (2) expand the property tax base for the long term, and (3) enhance/expand Mississauga's Downtown as an office market, all of which is in line with the Downtown 21 strategic plan.

Does the project conform to the intent of Mississauga Official Plan, Zoning By-law 0225-2007, (both are accessible at www.mississauga.ca/portal/residents/officialdocuments) and other related City policies and strategies?

Yes. The proposed office development with retail at grade will conform with the Mississauga Official Plan, the intent of Zoning by-law 0225-2007, and appropriately implement the Downtown Urban Design Guidelines.

Is the subject property subject to outstanding appeals to Mississauga Official Plan policies or amendments to the Downtown Core, Zoning By-law 0225-2007 and/or Interim Control By-laws 0046-2011/0036-2012; or the Downtown Core Built Form Standards?

No

4. Programs

Please check all programs that are being applied for:

Program(s) Requested	Description	Value (\$) and Duration
<input checked="" type="checkbox"/> Tax Increment Equivalent Grant (TIEG)	Provides tax grants that would offset increase in municipal taxes that are the result of an increase in property assessment due to new development	10 yrs for an approximate amount of \$12.4M. See Appendix B for Preliminary TIEG Calculation
<input type="checkbox"/> Development Processing Fees Grant	In whole, or in part, the cost of specific planning fees for office development.	
<input type="checkbox"/> Municipally Funded Parking Program	The provision of municipal parking spaces in a stand-alone structure or as part of a private development.	
<input type="checkbox"/> Municipal Property Acquisition and Disposition	The purchase or sale of municipal land by the City for the purposes of achieving the objectives of the Downtown CIP.	

If the **Municipally Funded Parking Program** has been selected above, indicate the following:

Total number of parking spaces proposed with development	Number of spaces incentive is requested for
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Are the requested incentivized spaces intended to be built within the private development or stand alone?

Please provide additional details regarding parking (e.g. are the spaces to be exclusive use or shared?)

5. Construction Schedule

Approximate Start Date of Construction
09/01/2022

Approximate End Date of Construction
09/01/2025

6. Tax Information

Current Assessed Value of Property (\$)
\$ 10,830,000

Current Property Taxes (annual) (\$)
\$ 316,530

Is the property in tax arrears? ☐ Yes ☒ No

If yes, please specify the amount (\$)

7. Other Sources of Funds

Has the property received grants/loans or other financial assistance from the City or other levels of government? ☐ Yes ☒ No

If **yes**, please specify the type and amount of financial assistance received

8. Property Owner Appointment and Authorization of Agent - if applicable

9.1

If no agent is assigned, please check here: ☐

I, the undersigned, being the registered property owner of

189-219 Rathburn Road West, being Part of PIN 13139-0369 and 13139-0372

Address/Legal Description

Hereby authorize **Oxford Properties Group (Veronica Maggisano)**

Authorized agent's name/company

as my agent for the purpose of submitting a Pre-Application Form to the City of Mississauga Planning and Building Department and acting on my/our behalf in relation to this application. The authority granted by this Agent Appointment and Authorization shall continue until I shall have revoked such authority in writing, and delivered such written revocation to the City of Mississauga Planning and Building Department. No such revocation shall, however, invalidate any action taken by my/our agent prior to the date the City of Mississauga Planning and Building Department received such written revocation.

I have the authority to bind the Corporation or Partnership, if applicable.

Veronica Maggisano

Cory Estrela

Veronica Maggisano and Cory Estrela

2021/05/20

Signature of property owner or signing officer

Print Name

Date

9. Property Owner Acknowledgement of Public Information

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. In accordance with Section 1.0.1 of the Act, the City of Mississauga provides public access to all *Planning Act* applications and supporting documentation submitted to the City.

I, the undersigned, being the registered property owner of

189-219 Rathburn Road West, being Part of PIN 13139-0369 and 13139-0372

Address/Legal Description

hereby agree and acknowledge that the information contained in the application and any documentation, including reports, studies and drawings, provided in support of the request, by myself, my agents, consultants and solicitors, constitute public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended or substituted from time to time, I hereby consent to the City of Mississauga making this request and its supporting documentation available to the general public, including copying, posting on the City's website and/or releasing a copy of the request and any of its supporting documentation to any third party upon their request or otherwise, and as part of a standard distribution of copies of such documentation. I consent to the City releasing copies of any of the documentation to additional persons, including but not limited to Members of Council and resident associations.

I have the authority to bind the Corporation or Partnership, if applicable.

Veronica Maggisano

Cory Estrela

Veronica Maggisano and Cory Estrela

2021/05/20

Signature of property owner or signing officer

Print Name

Date

10. Property Owner Permission to Enter Property

9.1

I, the undersigned, being the registered property owner of

189-219 Rathburn Road West, being Part of PIN 13139-0369 and 13139-0372

Address/Legal Description

hereby irrevocably authorize and consent to the City of Mississauga to enter upon the above noted property at any reasonable time for the purpose of evaluating the merits of the application.

I have the authority to bind the Corporation or Partnership, if applicable.

Veronica Maggisano

Cory Estrela

Veronica Maggisano and Cory Estrela

2021/05/20

Signature of property owner or signing officer

Print Name

Date

11. Declaration of Agent/Applicant

I, Cory Estrela, of the Pickering in the Durham
Name City/Town Region

solemnly declare that all of the statements and attached documentation contained within the application are accurate and true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

Declared remotely by Cory Estrela of the Town of)
Pickering in the Region of Durham, before me at the)
City of Toronto on May 20, 2021 in accordance with)
O. Reg. 431/20, Administering an Oath or Declaration)
Remotely)

Cory Estrela

Agent/Applicant signature

Jim Quick

A commissioner, etc.

James Harold Quick

Name/Stamp of commissioner, etc.

APPENDIX A

Site

The Land, municipally known as 189-219 Rathburn Road is located north of Square One mall adjacent to highway 403. The lands are bounded by Station Gate Rd to the east, Rathburn Rd to the south, Duke of York to the west, and the Metrolinx parking lot to the north. The proposed development site is the northeast quadrant of the overall lands. The vehicular entrance for the project is off Station Gate Road and fire truck access route is located along the new east-west street. Currently there are three GO Bus stops along Station Gate Rd, and these bus stops will be reconfigured in a sawtooth alignment as per discussions with Metrolinx and to accommodate the vehicular entrance. The north side of the building will be designed to accommodate the higher elevation of neighboring parking lot.

Floor Plans

The proposed building is comprised of a 19 storey office tower, a 3 storey podium, grade related retail and structured parking. In developing the floor plans, flexibility was considered to accommodate both single tenants and multi-tenant floor plans. A central core facilitates demising of the floor plate to accommodate various scenarios. The tower has 26,000 sf rentable floor plates from levels 7 to 18. The podium, at levels 4, 5 and 6, has larger 37,000 sf floor plates with the flexibility to accommodate a single user or multi-tenant user.

The main lobby at level 1 is accessed from the south and east along the new east-west road that will separate the site from the remainder of the lands. The lobby provides access to retail spaces, parking garage, elevators, and loading dock. A 6,400 sf retail space located along the south side has direct access off the main lobby and south sidewalk. A separate 2,400 sf retail space also located on the south side has direct access from the lobby and south side. Dedicated indoor, long-term bicycle parking is provided on Level 1 with corridor access from the south elevation. End of Trip facilities and associated 1,800 sf amenity space is provided on Level 2 via Parking elevators or convenience stair located in the lobby,

The parking garage vehicular entrance is to be on the east side of the building. Parking is accommodated in a parking structure with three levels above grade and one below grade. A surface parking lot is to the west, it is envisioned that this will ultimately be developed in the fullness of time. Future extension of the above and below grade parking for phase 2 is accommodated. A future underground pedestrian tunnel to the south parcel is accommodated along the south side of level P1. The parking ratio is minimum 1 space per 1,000 sf of rentable office (includes surface parking to the west).

An enclosed integrated waste handling/shipping and receiving facility is located on the ground floor with access off Station Gate Rd. It accommodates the loading and waste requirements of both the office and retail occupancies. Waste and recycling will be collected in two 12 cubic yard compactors every 3 days. A service elevator transports freight from the elevated dock to all floor levels including P1 and the Mechanical Penthouse. In order to minimize the footprint of the loading dock, a dedicated maneuvering space has not been provided. Deliveries and waste pickup must operate on coordinated schedules. Waste removal will be restricted to off hours and deliveries during business hours. The delivery vehicles will make use of the waste handling spaces for maneuvering and vice versa. Loading access to Retail Space 1 is via a corridor access from the Loading Dock. A waste holding room in the Retail 1 space

permits waste to be stored and then transported to the waste handling facility. Retail 2 is accessed via a corridor from the Loading Dock

On Level 3, space for a proposed Amenity and additional Office space is provided. It is accessed from the Level 1 parking elevators and low-rise elevators located in the main lobby. Both spaces have glazed walls overlooking the lobby below with views south and east respectively. A walk out to a small exterior terrace on the south is provided for the amenity space and larger terrace on the east side of the building is provided for the office space.

Exteriors

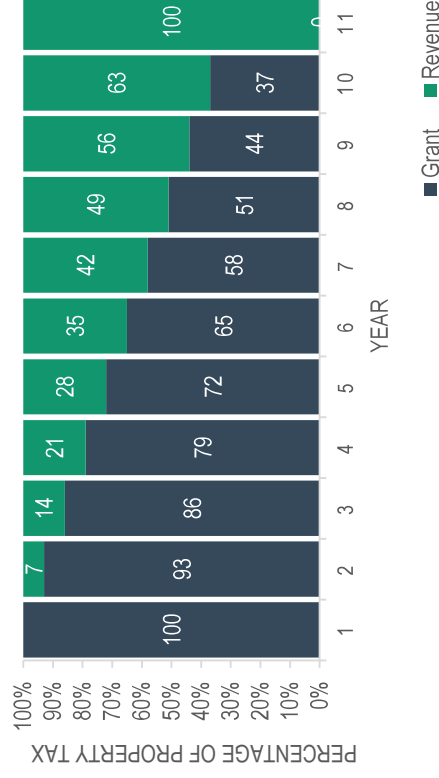
With floor plates of 37,000 and 26,000 sf and a height of only 19 stories, our design strategies have been focused on breaking down the building massing into pleasing proportion. The building is comprised of several masses: tower, podium, retail and parking which are unified in a coherent composition yet maintain their individual and legible identity. The tower and podium are clad with high performance curtainwall with vision and horizontal glass spandrel panels. Vertical aluminum clad spandrels are provided throughout the tower that shift window modules each level creating a dynamic expression to the tower while also providing passive solar shading. A mid-band shift in the tower breaks down the tower mass, articulates the north/ south elevations and introduces accessible outdoor terraces. An extensive green roof covering the parking garage provides a pleasing surface to view from the office floors and facilitates storm water retention requirements. The retail spaces are defined by aluminum panel cladding and have generous glazing to both the exterior and to the lobby. The south and east sides of the lobby have triple height glazing for daylight to stream deep into the ground floor. The parking garage north elevation is clad with a dynamic folded metal panel system with a mixture of vision and spandrel glazing.

Appendix B: Oxford's Calculation of Proposed TIEG

PROPOSED 10 YR DECLINING TIEG MODEL

- 1 Determine the Incremental Office Tax Bill
The New Office Tax Bill, as received from Altus, is the annual stabilized tax amount for the proposed development. The In-Place Tax Bill assumes no development will take place on the current property.
- 2 Determine the Municipal and Regional Portion of the Office Tax Bill
The portion of the Office taxes which are paid to the city and region, as provided by Altus.
- 3 Using TIEG Determine the Benefit of Municipal Tax Grant
To determine the benefit today, the tax amount times the grant is calculated and summed for the 10 years. A tax growth rate of 3% is assumed.

PROPOSED 10-YEAR DECLINING TIEG MODEL



OXFORD CALCULATION OF 10 YR DECLINING TIEG MODEL

Year	Municipal Property Tax	Municipal Tax Grant	\$ Grant	Regional Property Tax	Regional Tax Grant	Tax Grant	\$ Grant
2025	717,983	100%	717,983	897,252	100%	897,252	897,252
2026	739,522	93%	687,755	924,169	93%	859,477	859,477
2027	761,708	86%	655,069	951,894	86%	818,629	818,629
2028	784,559	79%	619,802	980,451	79%	774,556	774,556
2029	808,096	72%	581,829	1,009,864	72%	727,102	727,102
2030	832,339	65%	541,020	1,040,160	65%	676,104	676,104
2031	857,309	58%	497,239	1,071,365	58%	621,392	621,392
2032	883,028	51%	450,344	1,103,506	51%	562,788	562,788
2033	909,519	44%	400,188	1,136,611	44%	500,109	500,109
2034	936,804	37%	346,618	1,170,710	37%	433,163	433,163
	Municipal Tax Grant		5,497,846	Regional Tax Grant		6,870,572	

Incremental Tax Grant		
New Office Tax Bill		\$3,511,767
In-Place Tax Bill		\$307,311
Incremental Tax Bill		\$3,204,456

Tax Breakdown:		%	\$
Educational % Share of Tax		49.6%	1,589,222
Regional % Share of Tax		28.0%	897,252
Municipal % Share of Tax		22.4%	717,983
Incremental Total Taxes			3,204,456
Incremental Municipal & Regional Taxes			1,615,234

Note: The City's estimate was \$8.9M and our estimate is \$12.4M, driven by different base tax estimates which will be determined as project advances.