

Supplementary Information

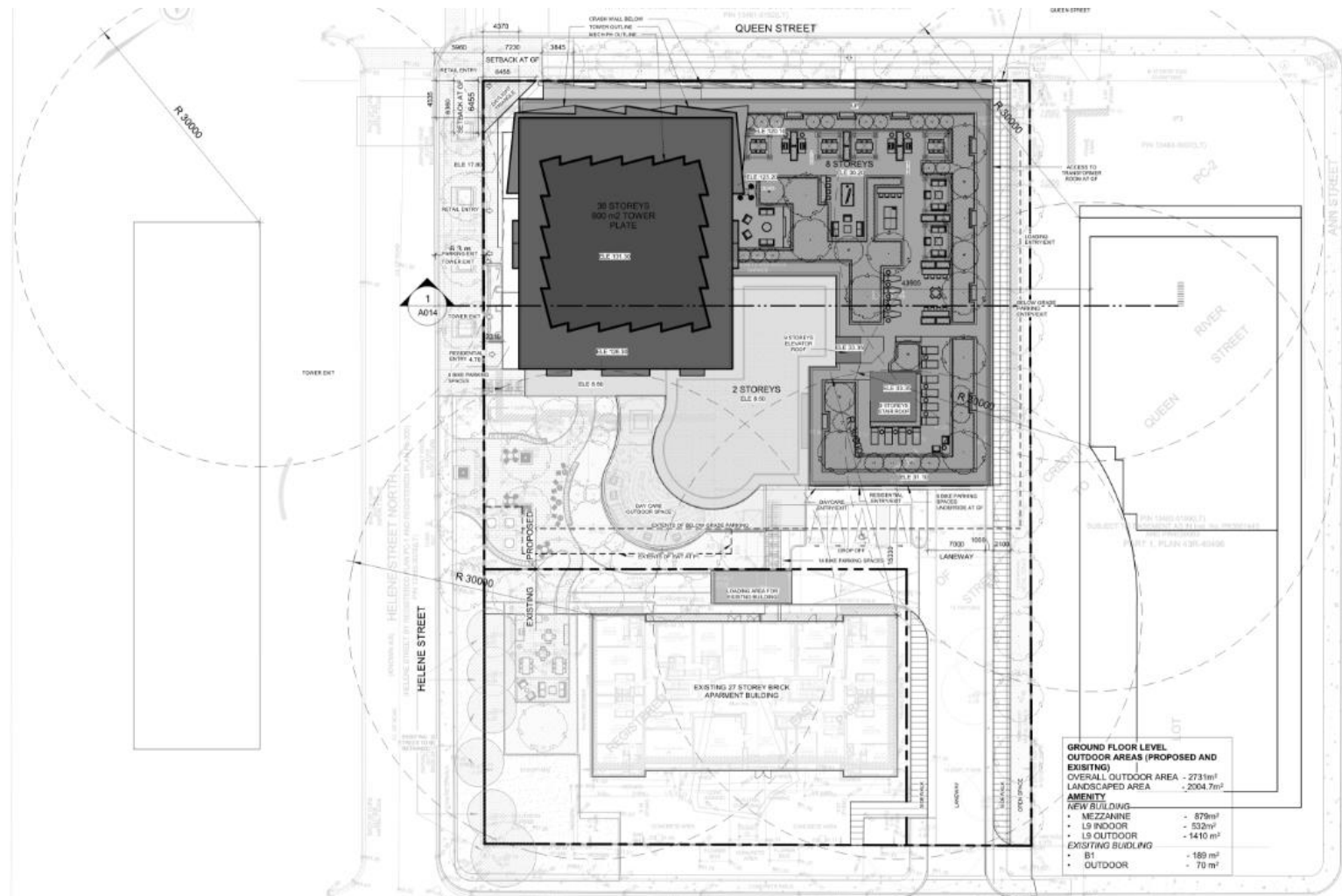
Owner: 70 Park Street East Inc

70 Park Street East, 23, 25, 29 and 31 Helene Street North, 53 Queen Street East

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1 Concept Plan, Elevations



Proposed Concept Plan

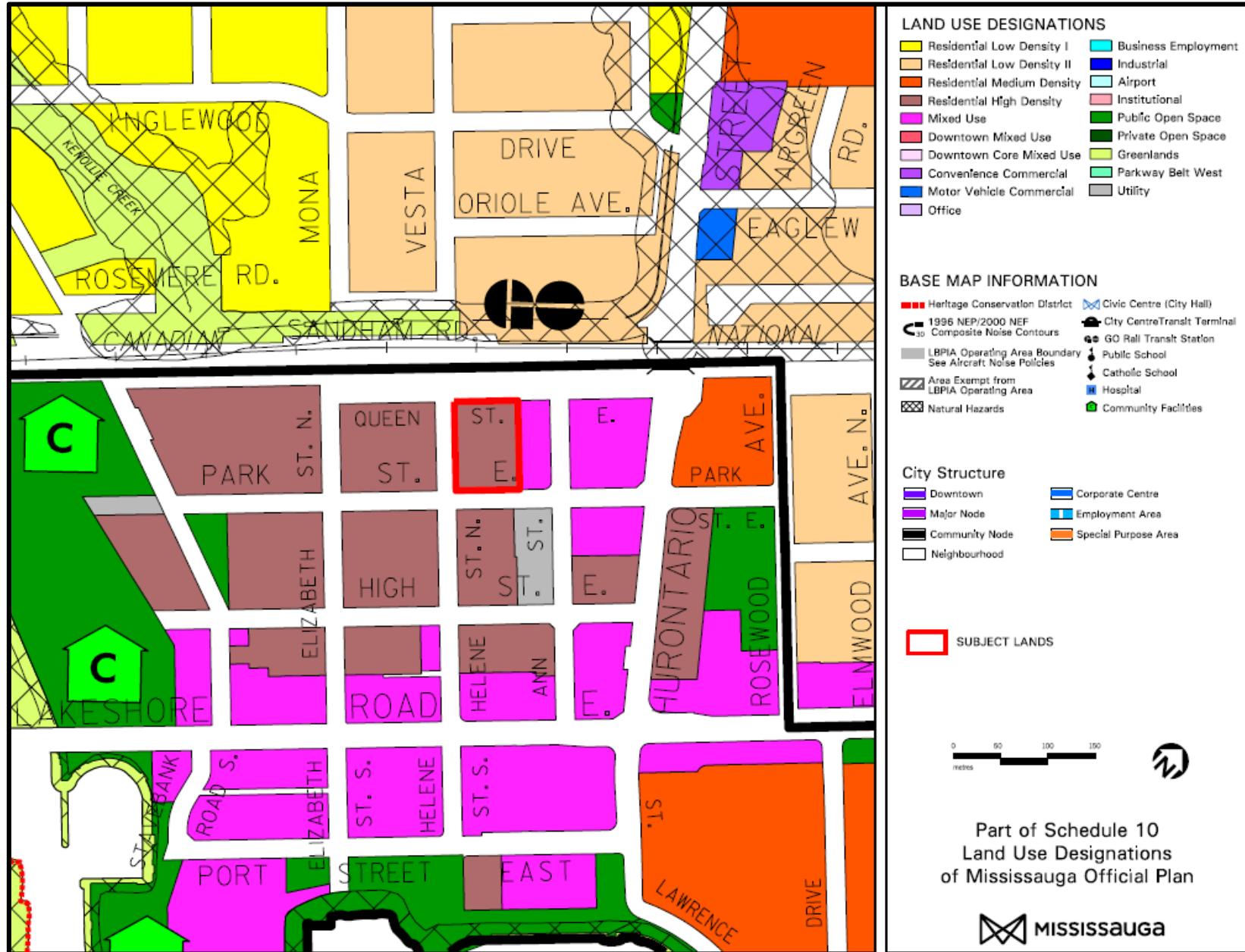


Proposed Elevations

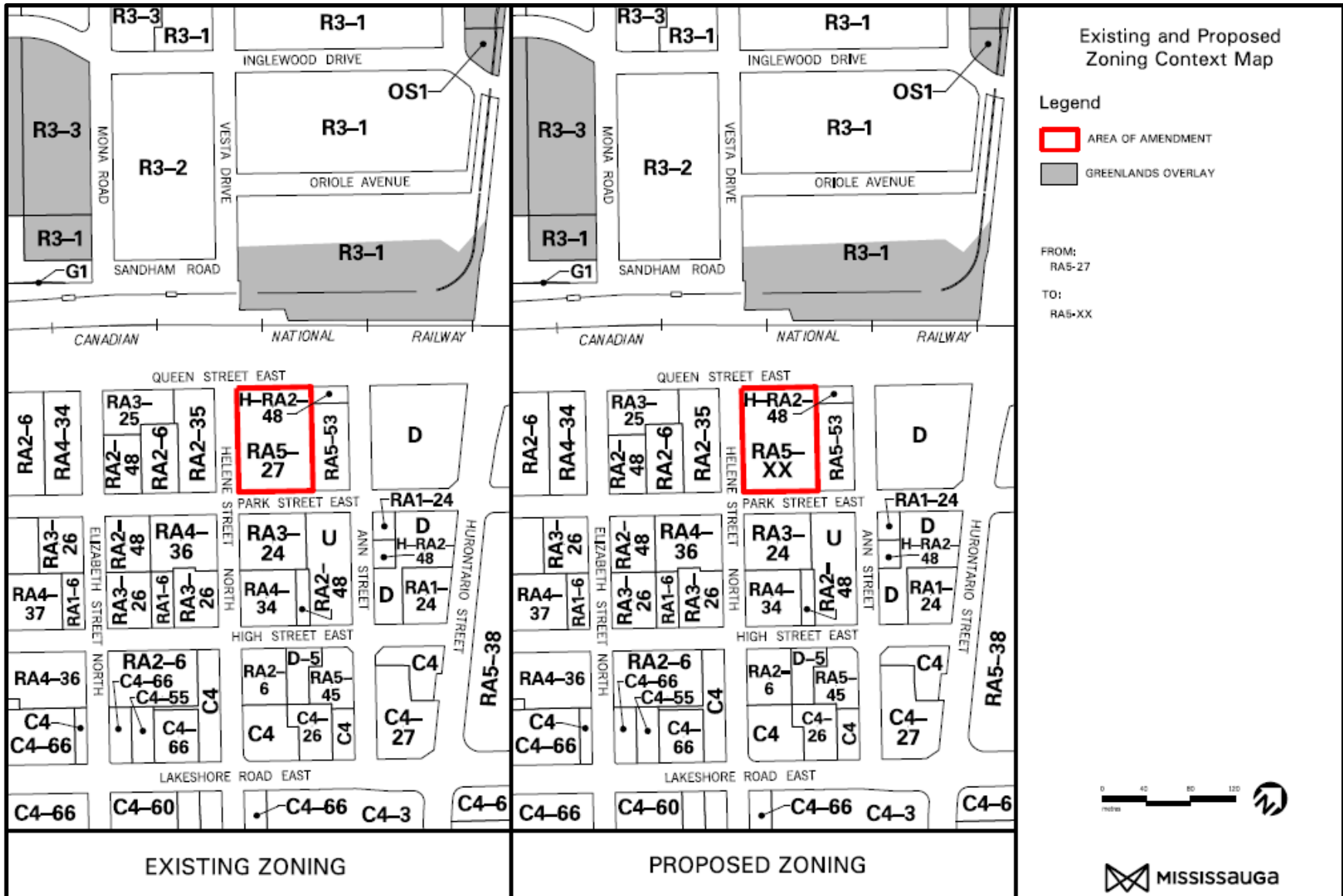
2. Development Proposal Statistics

Applications submitted:	Received: January 25, 2023 Deemed complete: February 22, 2023 120 days from complete application: June 22, 2023	
Developer/ Owner:	70 Park Street East Inc.	
Applicant:	Alex Heath, Dream Asset Management	
Existing Gross Floor Area:	23 907 m ² (256,256.42 ft ²)	
Proposed Gross Floor Area:	35 474 m ² (381,838 ft ²) of proposed new residential GFA, totaling 59 281 m ² (638,187.88 ft ²) 864 m ² (9,300 ft ²) of proposed non-residential GFA	
Floor Space Index:	9.44	
Total Number of Units:	530 units proposed, 210 units existing 740 units total on site	
Unit Mix:	86 bachelor units proposed 230 1 bedroom units proposed 114 2 bedroom units proposed 100 3 bedroom units proposed	
Height:	38 storeys / 125.4 m (411.4 ft.)	
Amenity Area (per unit):	4 m ² (43.1 ft ²)	
Anticipated Population:	1161* (additional population) *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
Resident Spaces	0.8 spaces per unit – 592 spaces	0.65 spaces per unit – 495 spaces
Visitor Spaces	0.2 spaces per unit – 148 spaces	0.15 spaces per unit – 111 spaces
Total	740 spaces	610 spaces

3. Existing and Proposed Development Official Plan Map

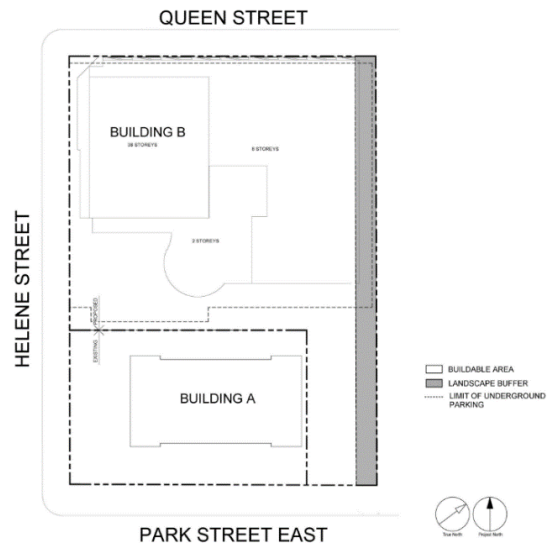


4. Existing and Proposed Development Zoning By-law Map



5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing RA5-27 Exception Zone Regulations	Proposed Amended RA5-27 Exception Zone Regulations
Permitted Uses	Apartment Long Term Care Retirement Building	Apartment Long Term Care Retirement Building Uses permitted in a C4 zone
Maximum Floor Space Index (FSI) – apartment zone	4.0	9.4
Maximum Height	28 storeys	38 storeys
Minimum landscaped area	-	32%
Minimum depth of a landscape buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m	0.00 m
Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	4.0 m ² per dwelling unit
Minimum parking spaces	0.8 residential spaces per unit 0.2 visitor spaces per unit	0.65 residential spaces per unit 0.15 visitor/commercial spaces per unit



Applicant submitted exception schedule

6. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (March 22, 2023)	<p>An existing 200 mm diameter water main is located on Queen Street East, an existing 250 mm diameter water main is located on Helene Street North, and an existing 300 mm diameter water main is located on Park Street East - please note that this proposal requires connection to a minimum municipal watermain size of 300 mm (Watermain Design Criteria 2.1). An existing 250 mm diameter sanitary sewer is located on Helene Street North & Park Street East.</p> <p>Private waste collection is required for daycare and retail waste. For the residential units, the Region of Peel will provide front-end collection of garbage and recyclable materials subject to Section 2.0, and 4.0 of the Waste Collection Design Standards Manual (WCDSM): https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf. The waste management arrangement is generally close to satisfactory, but some information is missing.</p>
Dufferin-Peel Catholic District School Board (March 8, 2023)	Based on the Dufferin-Peel Catholic District School Board's School Accommodation Criteria, the Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.
Peel District School Board (March 21, 2023)	City of Mississauga Council Resolution 152-98 applies to this application, therefore prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan
Metrolinx (March 22, 2023)	<p>Metrolinx is in receipt of the above noted development application to redevelop the northern portion of the above noted lands with a 38-storey mixed-use building. This proposal falls within 300 meters of Metrolinx's Port Credit GO Station and carries Lakeshore West GO train services. As such it falls within our zone of influence for comment and review.</p> <ul style="list-style-type: none"> Metrolinx is in receipt of the Rail Safety Report prepared by Entuitive and dated January 2023. This report will be submitted to Metrolinx technical advisors (AECOM) for review and shall be to the satisfaction of Metrolinx and AECOM. I note the report identifies an

Agency / Comment Date	Comments
	<p>approximate 23.75 m horizontal setback from the closest possible future track while an approximate 20.15 m setback is being proposed from the mutual property line. As identified our pre- consultation comments, Metrolinx reiterates the requirement for a 30metre setback measured from the southern-most portion of the Metrolinx property line. Further review, analysis and comments are forthcoming subsequent to AECOMs technical review of the report.</p> <ul style="list-style-type: none"> • Prior to zoning approval, the crash wall design shall be reviewed to the satisfaction of Metrolinx and our technical advisors (AECOM). Metrolinx is in receipt of the functional servicing and stormwater management report prepared by Urbantech in January of 2023. The report will be reviewed and shall be to the satisfaction of Metrolinx and our Technical Advisor (AECOM). Any proposed alterations to the existing drainage pattern affecting Metrolinx property requires prior approval from Metrolinx and its Technical Advisor, AECOM. Prior to final site plan approval, the final Stormwater Management Report shall be reviewed and to the satisfaction of Metrolinx and our Technical Advisor (AECOM). Please note there are fees associated with the Technical reviews noted above payable by the proponent. Fees will be confirmed once the Level of Effort by our technical advisor has been determined.
City Arborist (March 23, 2023)	Since Queen Street will have a sodded condition, Forestry would like to seek efforts in preserving Trees #654 and #655 as noted in the Arborist Report. These trees are healthy mature Lindens which have significant tree canopy.
Transportation and Works Department (April 6, 2023)	<p>Based on a review of the information submitted to date, staff are not satisfied that the materials submitted are in accordance with City requirements. Additional technical details and revisions are required in order to confirm the feasibility of the development proposal from an engineering standpoint, as follows:</p> <p><u>Right-of-Way</u> Encroachments are not allowed within the municipal right-of-way. Revised plans are required that do not include either below or aboveground encroachments within the proposed right-of-way widening on both Queen Street East and Helene Street North.</p>

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	<p><u>Traffic</u> An Urban Transportation Considerations Report), prepared by BA Consulting Group Ltd. and dated January 2023, was reviewed and audited by staff. The report does not conform to City requirements and does not provide sufficient detail for staff to confirm feasibility.</p> <p>The report concluded that the proposed development is anticipated to generate approximately 125 (35 in, 90 out) and 130 (85 in, 45 out) two-way site trips for the weekday AM and PM peak hours in 2027, respectively. Staff require additional clarification on the traffic generated by the proposed development, the study area intersections and proposed vehicular access.</p> <p>In addition, the following information is required to confirm feasibility and to ensure that City requirements are satisfactorily addressed:</p> <ul style="list-style-type: none"> • An updated Urban Transportation Considerations Report addressing all staff comments, • Additional turning movement diagrams to evaluate the internal site circulation and access points, • A review of the driveway access to ensure the adjacent municipal roads and the internal driveway can operate efficiently and safely, • The inclusion of the future property lines due to the required daylight triangle, and • A response matrix addressing any traffic concerns from the Community related to the proposed development. <p><u>Environmental Compliance</u> A Phase One Environmental Site Assessment (ESA) report, prepared by Pinchin Ltd. and dated December 20, 2022, identified areas of potential environmental concern on the property. The report does not conform to City requirements and does not provide sufficient detail for staff to confirm feasibility.</p> <p>The following information is required to confirm feasibility and to ensure that City requirements are being satisfactorily addressed:</p> <ul style="list-style-type: none"> • A Phase Two ESA (and any other reports or recommendations that may be required pending a review of the results), • A Storm Sewer Use By-law Acknowledgement Form, and • A letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use.

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	<p><u>Noise</u> A Transportation Noise & Vibration Feasibility Assessment prepared by Gradient Wind Engineering Inc., dated January 17, 2023 evaluated the potential impact to and from the development, and recommended mitigation measures to reduce any negative impacts.</p> <p>Noise sources that may have an impact on this development include road traffic from Helene Street North, Queen Street East, Park Street East and rail traffic from the Canadian National Railway/GO Transit line. Noise mitigation measures will be required for this proposed development. However, the report does not conform to City requirements and does not provide sufficient detail for staff to confirm feasibility. An updated study is required to address staff comments, including compliance with MECP's NPC 300 Guidelines and identification of appropriate mitigation measures.</p> <p><u>Engineering Plans/Drawings</u> The applicant has submitted a number of technical plans and drawings, which need to be revised in accordance with City standards.</p> <p><u>Stormwater</u> A Functional Servicing and Stormwater Management Report, prepared by Urbantech and dated January 2023, indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving Municipal drainage system, onsite stormwater management controls for the post-development discharge is required.</p> <p>A Preliminary Hydrogeological Assessment, prepared by Pinchin and dated January 20, 2023, indicates ground water discharge will be required for development of this site. The report confirms that discharge rates will meet the City Storm Sewer Discharge By-law. A filtration system will be required for the proposed development to meet groundwater quality requirements.</p> <p>The applicant is proposing the following:</p> <ul style="list-style-type: none"> • Controlling the post-development 100-year storm to the pre-development 10-year storm in accordance with City standards and the capacity of the existing storm sewers. • Onsite stormwater management controls such as a storage tank and other potential low impact development and reuse measures (i.e. landscaped areas, green roofs, etc.).

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	<ul style="list-style-type: none"> • Connecting the site to the existing storm sewer on Helene Street North. • Meeting water quality objectives through this use of an oil grit separator. <p>The applicant has demonstrated a satisfactory stormwater servicing concept. Further details related to the groundwater dewatering and potential groundwater quality treatment that may be required can be addressed prior to Site Plan approval.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Fire - Canada Post - Alectra - LRT Office - Trillium Health Partners - CS Viamone - Enbridge - Public Art
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - CNR

7. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation		
55 Kindergarten to Grade 5	Forest Avenue P.S.	Riverside P.S.	Port Credit S.S.
9 Grade 6 to Grade 8	Enrolment: 191	Enrolment: 280	Enrolment: 1314
8 Grade 9 to Grade 12	Capacity: 199 Portables: 0	Capacity: 438 Portables: 0	Capacity: 1203 Portables: 7

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
9 Kindergarten to Grade 8	St. Luke Elementary School	Iona Catholic School
8 Grade 9 to Grade 12	Enrolment: 372 Capacity: 602 Portables: 0	Enrolment: 627 Capacity: 723 Portables: 5