

Supplementary Information

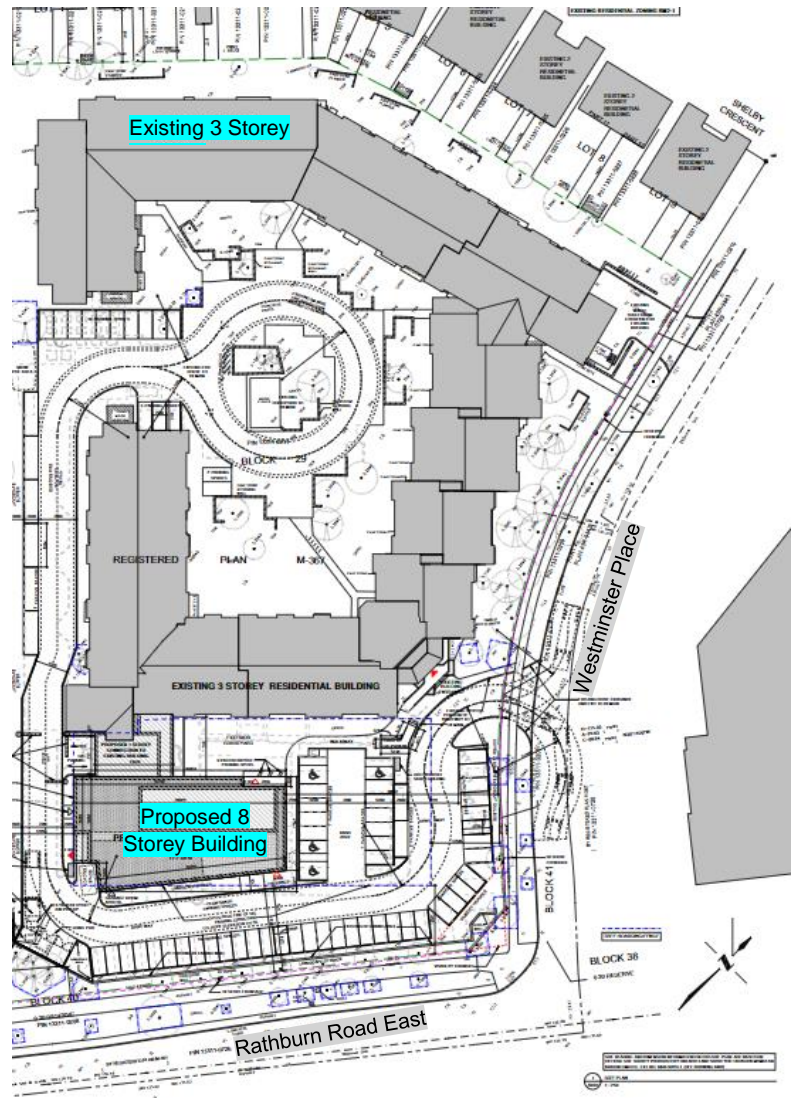
Owner: Saint Luke’s Dixie Senior Residence Corporation

4150 Westminster Place

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1 Concept Plan, Renderings

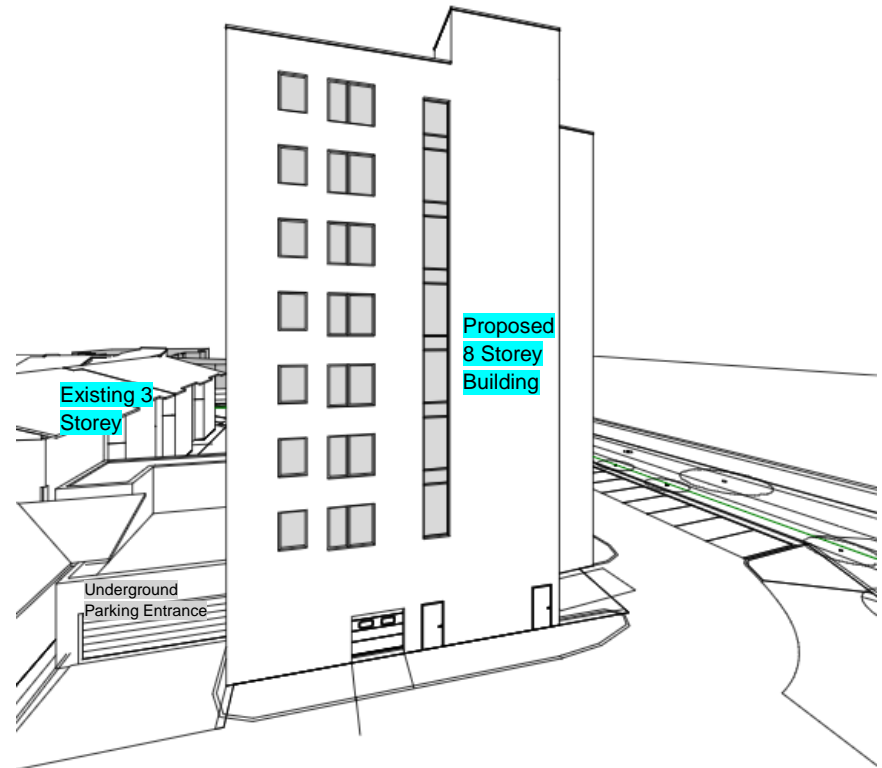


Proposed Concept Pla

3D Views of Proposed Development



Northeast Corner



Southwest Corner



South Elevation

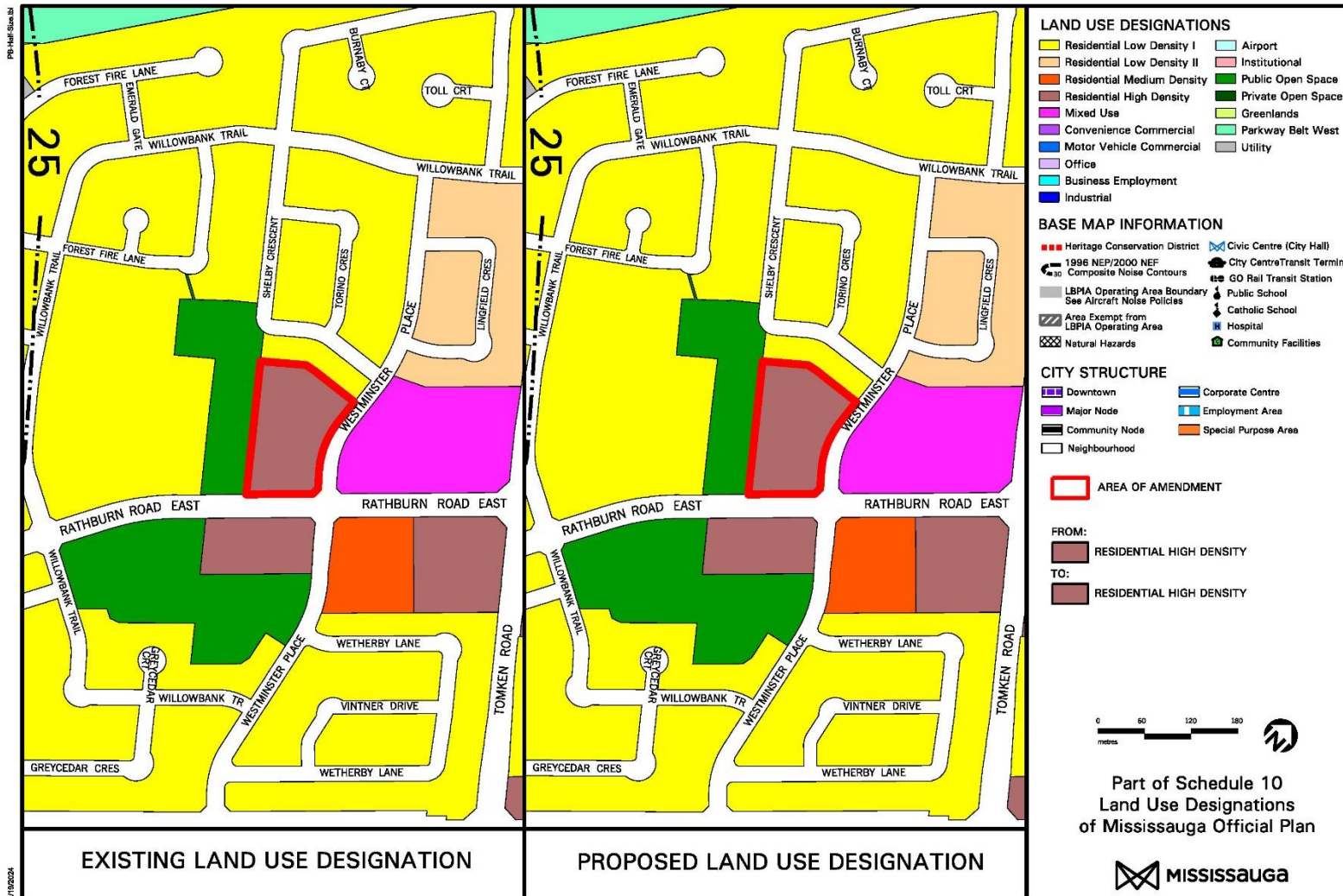
Southeast Corner



2. Development Proposal Statistics

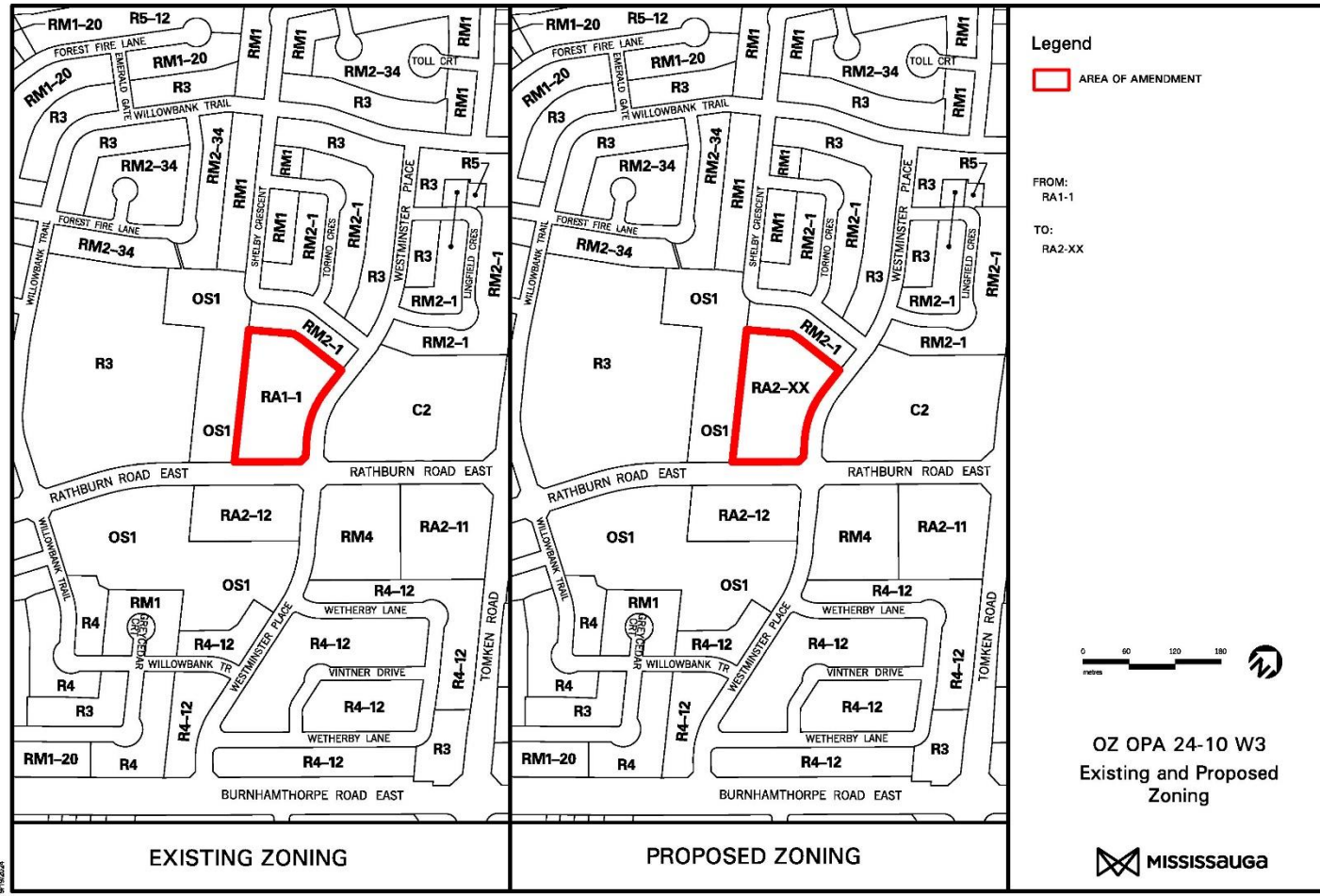
Application submitted:	Received date: June 20, 2024 Deemed complete: July 3, 2024 120 days from complete application: October 31, 2024
Developer/ Owner:	Saint Luke's Dixie Senior Residence Corporation
Applicant:	SHS Consulting Inc.
Existing Gross Floor Area:	16,070.6 m ² (172,982.5 ft ²)
Proposed Gross Floor Area:	22,187.9 m ² (238,828.6 ft ²)
Lot Coverage:	32.4%
Floor Space Index:	1.36
Total Number of Units:	70 units
Unit Mix:	1 bedroom – 56 1 bedroom, barrier-free – 14
Height:	8 storeys / 33.4 m (109.6 ft.)
Landscaped Area:	41%
Anticipated Population:	153.3* *Average household sizes for all units (by type) based on the 2016 Census
Parking: Resident Spaces Visitor Spaces Total	Site located within an MTSA - no parking requirements
Green Initiatives:	<ul style="list-style-type: none"> • Green roof installation • Passive House design • Water-saving fixtures • Active transportation support • Reduced energy consumption

3. Existing and Proposed Development Official Plan Map



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4. Existing and Proposed Development Zoning By-law Map



8/16/2024

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5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing RA1 (Apartments) Base Zone and RA1-1 Exception Zone Regulations	Proposed RA2 (Apartments) Base Zone Regulations	Proposed Amended RA2 (Apartments) – Exception Zone Regulations
Maximum Floor Space Index – Apartment Zone	1.0	1.0	1.4
Maximum Height	13 m (42.7 ft.) and 4 storeys	26 m (85.3 ft.) and 8 storeys	34 m (111.5 ft.) and 8 storeys
Minimum Above Grade Separation Between Buildings: For that portion of dwelling with a height greater than 26.0 m	15 m (49.2 ft.)	15 m (49.2 ft.)	0 m
Minimum required Number of Class A Bicycle Spaces	156 bicycle parking spaces	156 bicycle parking spaces	10 bicycle parking spaces
Minimum setback from surface parking spaces or aisles to a street line	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	1.5 m (4.9 ft.)
Minimum setback from a waste enclosure/loading area to a street line	10 m (32.8ft.)	10 m (32.8 ft.)	5 m (16.4 ft.)
Minimum Landscaped Area	40% of lot area	40% of lot area	30% of the lot area
Minimum depth of a landscaped 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 (14.8 ft.)	4.5 m (14.8 ft.)	1.0 m (3.3 ft.)
Minimum Amenity Area	The greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area (2, 218.8 m ² (23, 883 ft. ²))	The greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area (2, 218.8 m ² (23, 883 ft. ²))	1574 m ² (16, 942.4 ft. ²)
Minimum percentage of total required amenity area to be provided in one	50%	50%	24%

Zone Regulations	Existing RA1 (Apartments) Base Zone and RA1-1 Exception Zone Regulations	Proposed RA2 (Apartments) Base Zone Regulations	Proposed Amended RA2 (Apartments) – Exception Zone Regulations
contiguous area			
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p>			

6. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (September 23, 2024)	<p>The Region of Peel is in support of this proposal, where it pertains to matters of Regional interest. From waste management and site servicing perspectives, all requirements have been satisfied.</p> <p><u>Water and Wastewater Servicing / Functional Servicing Report</u> Based on the FSR dated April 2024 prepared by Valdor, sanitary sewer connections will be permitted to existing mains along Westminster Place or Rathburn Road. New connections to the existing watermain along Rathburn Road will not be permitted. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p> <p><u>Waste Management</u> Front-End collection of waste and recyclable materials will be provided for the waste management strategy approved in accordance with the Waste Collection Design Standards Manual on July 24, 2024. The developer will be responsible for collection of the recyclable materials until 90% of the development is complete. Once this 90% threshold has been met, the developer will be required to contact the Region of Peel, Waste Management Division at 905-791-9499 to initiate the process of collection of recyclable materials</p>

Agency / Comment Date	Comments
Dufferin-Peel Catholic District School Board (August 1, 2024) and the Peel District School Board (September 19, 2024)	Neither school board raised objections to the proposed development and Dufferin-Peel Catholic District School Board provided warning clauses to include in the required Development Agreement. Please see full comments Section 7
City Community Services Department – Park Planning Section September 19, 2024	Community Services has no concerns with the proposed rezoning application. Additional clauses and cash-in lieu will be required at the site plan stage.
City Transportation and Works Department (August 7, 2024)	<p>Based on a review of the information submitted to date, staff are generally satisfied that the materials submitted are in accordance with City requirements. However, additional technical details are required to facilitate the implementation of the engineering requirements, as follows:</p> <p><u>Stormwater</u></p> <p>The Functional Servicing and Stormwater Management Report prepared by Valdor Engineering Inc., dated April 2024, 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 its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.</p> <p>In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed catch basins within the development to address stormwater drainage. The site's private storm sewer systems will connect into the existing municipal storm sewers on Westminster Place. Infiltration trenches, bio-retention swales, green roof systems and permeable pavers have been proposed as a low impact development (LID) feature to address the site's stormwater storage requirements. Further technical information is required to address staff comments related to water run off quality for the surface parking lot, which will be provided during the site plan application process.</p>

Agency / Comment Date	Comments
	<p><u>Traffic</u></p> <p>A Transportation Impact Study (TIS) prepared by Paradigm Transportation Solutions Ltd., dated January 2024, was provided in support of the proposed development. Based on the submission, staff are generally satisfied from a feasibility perspective. The study concluded that the proposed development is anticipated to generate 8 (5 in, 3 out) and 11 (6 in, 5 out) two-way site trips for the weekday AM and PM peak hours in 2028, respectively.</p> <p>With the estimated traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.</p> <p><u>Environmental Compliance</u></p> <p>The Phase One Environmental Site Assessment (ESA) dated July 15, 2022, prepared by Englobe Corp. was provided in support of the proposed development. The following is required and to be submitted during the site plan application process for further review:</p> <ul style="list-style-type: none"> • As the ESA report was prepared more than 18 months from date of submission to the City, a written document prepared by a QP confirming no changes have occurred to the lands since the date of the submitted Phase One ESA; • As lands are to be dedicated to the City, a letter certified by a QP, stating that land to be dedicated to the City is environmentally suitable for the proposed use. <p><u>Noise</u></p> <p>A Noise Feasibility Study prepared by Valcoustics Canada Ltd., dated October 7, 2022, was provided in support of the proposed development. The study evaluated the potential impact both to and from the proposed 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 Rathburn Road East. The submitted Noise Feasibility Study confirms that noise mitigation will be required, including</p>

Agency / Comment Date	Comments
	<p>ventilation requirements such as provisions for central air conditioning, the details of which will be confirmed through site plan application and building permit processes. Purchasers/tenants are to be advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants.</p> <p><u>Engineering Plans/Drawings</u></p> <p>The applicant has submitted a number of technical plans and drawings, and staff are generally satisfied with the details provided to confirm feasibility of the development proposal from an engineering standpoint.</p>
<p>Transit Infrastructure July 31, 2024</p>	<p><u>Pedestrian Connections</u> Convenient and accessible pedestrian linkages are to be provided between the existing sidewalk network and MiWay services/stops. Pedestrian walkway connections to the existing municipal sidewalk are necessary to ensure accessibility, reduced walking times and to encourage transit use.</p>
<p>Other City Departments and External Agencies</p>	<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 Department - Arborist (Private Property) - Arborist (City Property) - Rogers - Enbridge - Canada Post
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - CS Viamonde - Bell Canada

7. School Accommodation Summary

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation
0 Kindergarten to Grade 8	St. Vincent de Paul Catholic Elementary School Enrolment: 178 Capacity: 240 Portables: 4