

Supplementary Information

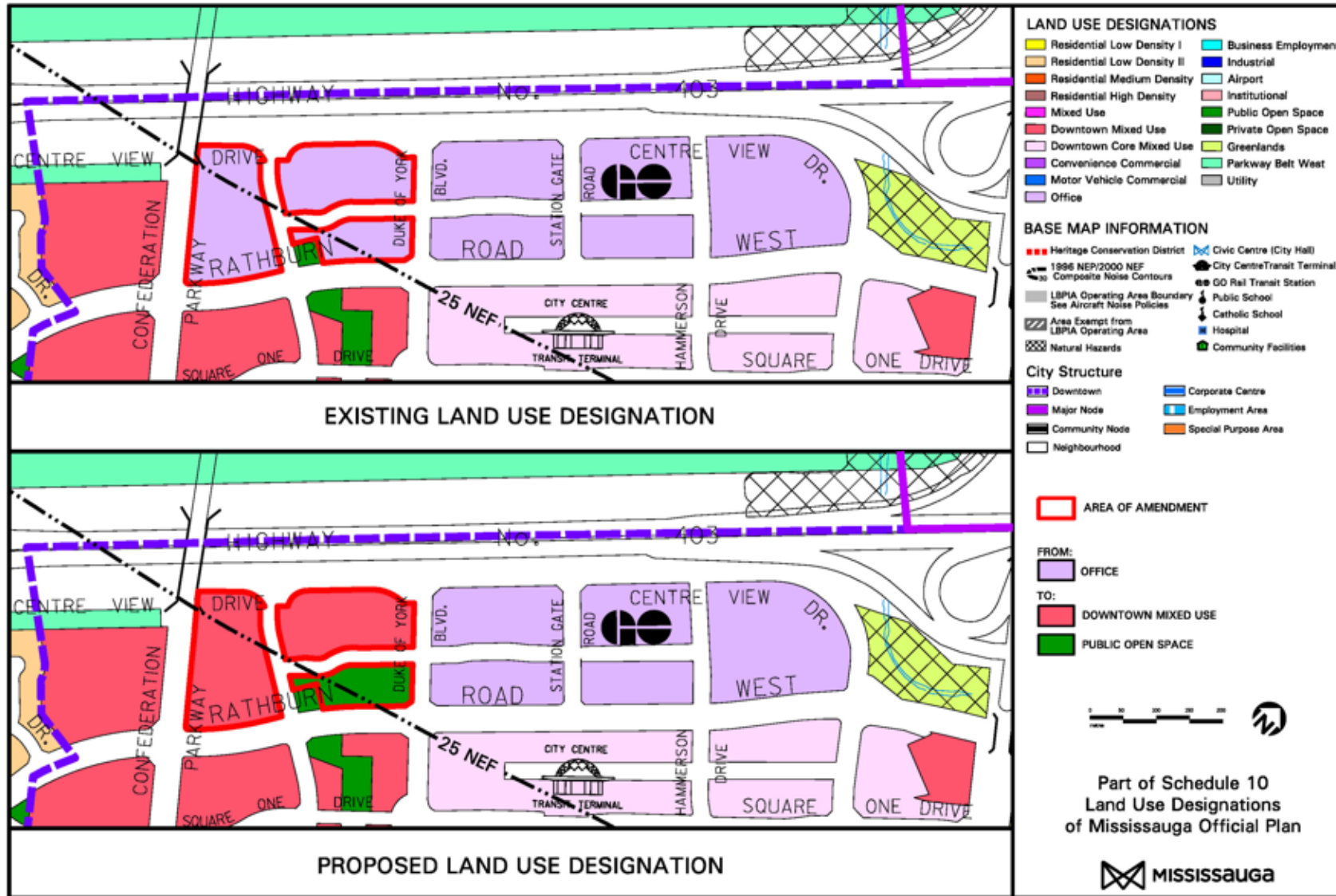
**Owner: OPG SQ1 Holdings Inc., ARI SQ1 Holdings Inc., OMERS Realty Management Corporation,
and Square One Property Corporation**

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

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1. Existing and Proposed Development Official Plan Map



2. Applicant Proposed Official Plan Regulations

- a) Section 4.3.4 Rathburn District, of the Downtown Core Local Area Plan is hereby amended by deleting the first paragraph and replacing it with the following:

The Rathburn District is currently a pattern of suburban retail uses and surface parking lots. This district will intensify over the long term with a mix of residential and commercial uses, with an emphasis on office and employment uses that can take advantage of well-designed, efficient, comfortable pedestrian amenities and access to future higher order transit. Visibility and access to Highway 403 and transit make this a prestigious office district with a complementary mix of residential, commercial and open space uses.

- b) Section 12.12 Site 12 of the Downtown Core Local Area Plan is hereby amended by removing certain blocks from Special Site Policy 12 map, as identified in the figure below.



- c) Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by deleting existing policy 12.12.1 and replacing it with the following:

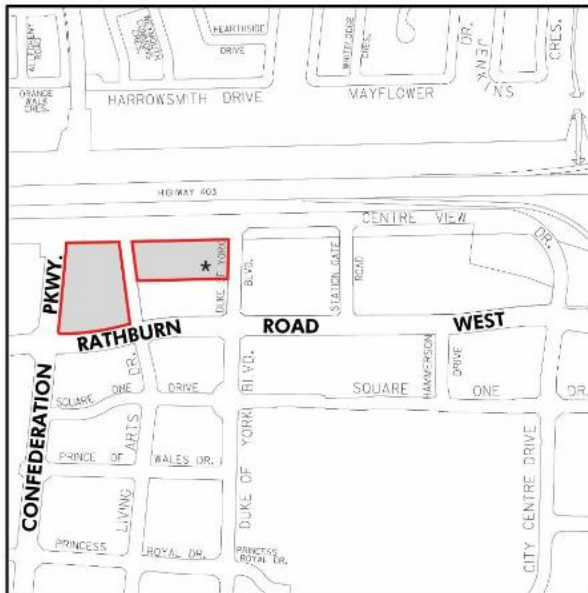
12.12.1 The lands identified as Special Site 12 are generally located north of Rathburn Road West, east of the future Living Arts Drive extension and south of Centre View Drive.

- d) Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by adding the following policy:

12.12.4 In addition to the uses already permitted in the Office designation, science and technology facilities shall also be permitted.

- e) Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is hereby amended by adding Special Site 16, as follows:

12.16 Site 16



12.16.1 The lands identified as Special Site 16 are generally located north of Rathburn Road West, east of Confederation

Parkway, south of Centre View Drive and west of Duke of York Boulevard.

12.16.2 Notwithstanding the provisions of the Downtown Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum non-residential GFA of 8,935 m², which may be incorporated in mixed-use buildings or within separate buildings.

12.16.3 The lands denoted with an asterisk (“*”) shall be made available for purchase or lease by the Peel District School Board for an approximately 3,716 m² elementary school, with any such school building:

- a. to be constructed in conjunction with an adjacent residential or mixed use building; and
- b. contributing to the minimum non-residential GFA requirements outlined in 12.16.2a.

f) Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is hereby amended by adding Special Site 17 as follows:

12.17 Site 17



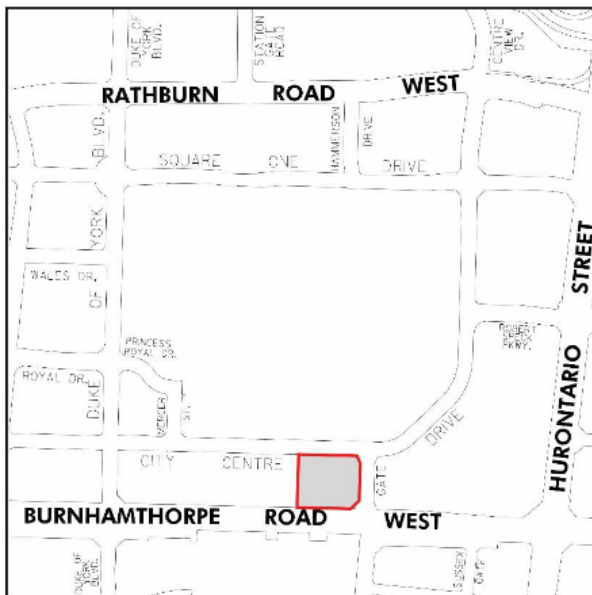
12.17.1 The lands identified as Special Site 17 are generally located south of Rathburn Road West, east of Duke of York Boulevard, north of Square One Drive and west of the City Centre Transit Terminal.

12.17.2 Notwithstanding the provisions of the Downtown Core Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum office GFA of 3,142 m² which may be incorporated in mixed use buildings.
- b. The minimum required office space may include Major Office, Secondary Office or Post-Secondary Educational Facilities uses.

f) Section 12.0 Special Site Policies of the Downtown Core Local Area Plan is hereby amended by adding Special Site 18, as follows:

12.18 Site 18



12.18.1 The lands identified as Special Site 18 are generally located south of City Centre Drive, west of Kariya Gate, north of Burnhamthorpe Road West and east of Duke of York Boulevard.

12.18.2 Notwithstanding the provisions of the Downtown Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum office GFA of 1,858 m² which may be

incorporated in mixed use buildings.

b. The minimum required office space may include Major Office, Secondary Office or Post-Secondary Educational Facilities uses.

NOTE: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined by the City and formatted into the final formal Mississauga Official Plan Amendment. In addition to the regulations listed, other minor and technical variations to the implementing amendment may also apply, including changes that may take place before Council adoption of the amendment, should the application be approved.

3. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (February 17, 2023)	<p>This site is not within the vicinity of a landfill site.</p> <p>The Region will provide further requirements and comments from various internal departments once a formal development application proposal is submitted for review.</p>
Dufferin-Peel Catholic District School Board (January 19, 2023)	<p>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.</p>
Peel District School Board (June 28, 2024)	<p>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(s) for this plan.</p> <p>The proposal to increase the amount of mixed-use development, including residential, in the Rathburn District compounds PDSBs student accommodation challenges in Mississauga City Centre. This proposed development is located nearby numerous other Mississauga City Centre high density residential development proposals, which will continue to create significant student accommodation pressures at local schools. There is insufficient school capacity in Mississauga City Centre to accommodate the projected residential growth. This OPA provides a considerable opportunity to establish catered policy for the inclusion of an elementary school site in Mississauga City Centre.</p>

Agency / Comment Date	Comments
	<p>The Peel District School Board is therefore requesting the inclusion of at least 1 elementary school site for Mississauga City Centre.</p> <p>PDSB acknowledges the inclusion of the proposed policy identifying a site on Block 12 to be made available for a potential elementary school. However, a smaller school site or podium build creates limitations on amenity space for students and staff including outdoor childcare and kindergarten play areas, staff and visitor parking (school and childcare), bus drop off (still needed in a transit-oriented community for special needs students, field trips, events, boundary uncertainty), portable space and the utilization of repeat design for the school site and facility. Please consider the impacts that a smaller site or podium build would have on students and staff. PDSB requests more catered policy that identifies the opportunity for a 4-acre standalone school site to serve the City Centre area.</p> <p>It is paradoxical to create and approve an Official Plan Amendment that sets out a vision for a planned community (including placement of open space/parks, built form and massing of buildings) and then delay the specific planning and integration of a school location to a later stage of the planning process. This delay would limit what is best for students and assumes a podium school, or a school consisting of only 40,000 square feet, is the best solution. PDSB requests support from the City of Mississauga to establish a 4-acre standalone school site to serve the City Centre area. PDSB does not support the vision for a podium school or a school site smaller than 4 acres. A 4-acre school site is already a compromise and much smaller than our traditional 8-acre school sites in less dense areas. The implementing Official Plan Amendment should not restrict the possibility for a standalone school site to be established.</p> <p>PDSB requests that the developer agrees to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Boards Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.</p> <p>The Peel District School Board requires that the following clauses be placed in any agreement of purchase and sale and entered into with respect to any lots on this plan, within a period of five years from the date of registration of the development agreement:</p>

Agency / Comment Date	Comments
	<p>(a) Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Boards Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.</p> <p>(b) The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Regions Bus Stop Assessment procedure and process (STOPR012).</p>
<p>City Community Services Department – Park Planning Section (July 31, 2024)</p>	<p>Parks and Culture Planning Section, Community Services Department, has no concerns with the proposed Official Plan Amendment for 99 Rathburn Road West, more specifically to amend Schedule 10 to redesignate a portion of a specific block within the subject lands from Office to Public Open Space. The proposed Public Open Space block can help to achieve parkland needs in the Downtown Core character area. Staff recommend that the proposed park block be unencumbered and placed in public ownership, however if the proposed Public Open space is designed as a Privately Owned Publicly Accessible Space (POPS), it is noted as per the current Parkland Conveyance By-law 0137-2022, POPS are not eligible for parkland dedication credits. As such, new residential and non-residential development proposed under this OPA will be subject to Cash-in-Lieu of a parkland dedication payment as outlined in the M-1010 Hammerson Agreement. Furthermore, if the Public Open Space takes the form of a POPS, a public easement in favour of the City will be required to be reviewed at a later date through the review of a Lifting of the Holding Provision and Site Plan process.</p>
<p>City Planning Strategies – Housing (March 13, 2023)</p>	<p>The City seeks to ensure that every large development (50 or more units) offers housing options for residents, by providing a diversity of housing affordability and tenure on the site. Future development applications on this site will be evaluated on this basis. Inclusionary Zoning is in effect in Downtown Mississauga and may apply to a future development proposal on this site.</p>

Agency / Comment Date	Comments
City – Fire Plans Examination (February 7, 2023)	Fire has reviewed the application from an emergency response perspective and has no concerns; emergency response time to the site is acceptable. A detailed review of individual site / building access will be conducted during subsequent non OPA submissions.
City – Culture Planning - Public Art (February 10, 2023)	Development proponents will be required to contribute to the quality and character of streets and open spaces by providing public art (Mississauga OP - Downtown Core - 9.4.7.1) in developments that are greater than 10,000m ² (100,000 sq. ft.) in gross floor area, with the exception of non-profit organizations and social housing. Developers are encouraged to include public art as part of their development and/or contribute an agreed upon amount of their gross construction costs to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. At the appropriate project milestone, a public art plan for the Rathburn District will be required to identify priority sites, budgets and themes.
City Transportation and Works Department (July 5, 2024)	The applicant has submitted a concept plan showing the general blocks, building footprint and road configuration. As part of any future development applications (i.e. Rezoning, "H" Holding Zone provision, and/or Draft Plan of Subdivision) on the subject lands, the applicant will be required to submit a number of site-specific technical reports, details, and drawings, to the satisfaction of City staff. This will include, but not be limited to, a Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, ESSQD and Phase One Environmental Site Assessment, Noise Feasibility Study, Grading Plan, and Servicing Plan. In addition, the owner will be required to enter into an agreement with the City to address any related municipal infrastructure design and construction, servicing, land dedications (public roads and sight triangles), easements, road and boulevard works, that are required in support of any proposed development, as identified and to the satisfaction of City staff.
MiWay (February 14, 2023)	This site is currently situated across from the Mississauga City Centre Transit Terminal and is serviced by MiWay Routes 107, 109, 68 and 76 on Rathburn Road West; and in proximity to Go Bus Routes along Station Road.

Agency / Comment Date	Comments
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"> - Alectra Utilities - Bell Canada - Canada Post - Arborist – City - Heritage – City - Conseil Scolaire Viamonde - Enbridge Gas - GO Transit – Metrolinx - Greater Toronto Airport Authority - Ministry of Transportation - Rogers - Imperial Oil
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Sun- Canada Pipeline