

Supplementary Information

Owner: Dezen Realty Company Limited

120, 128, 142, 154, 158 Queen Street South and 169 Crumbie Street

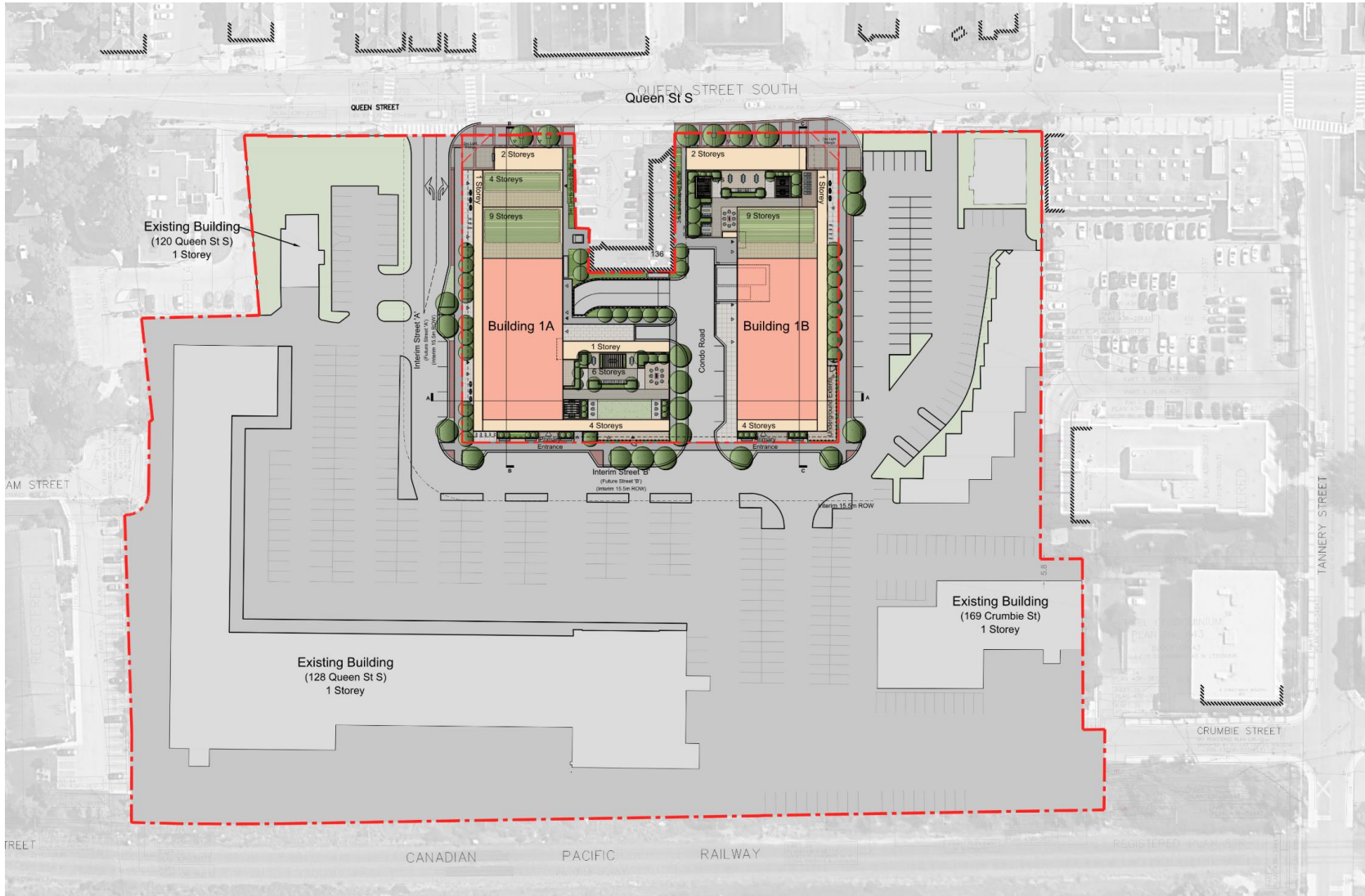
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1 Concept Plan, Phase 1 Plan, Elevations, Renderings, Draft Plan of Subdivision



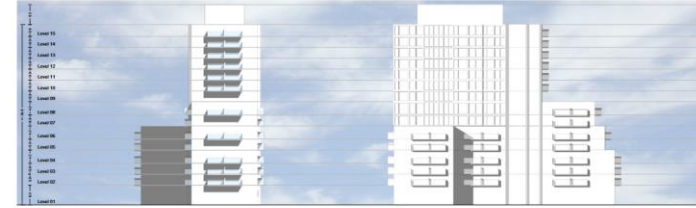
Proposed Concept Plan (Proposed Under Official Plan Amendment)



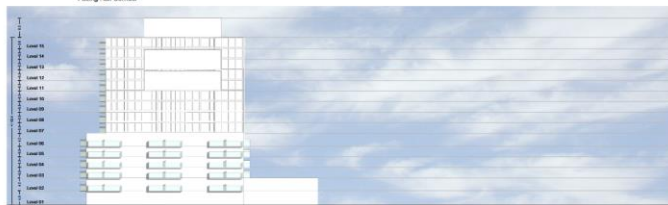
Proposed Phase 1 Concept Plan (Proposed Under Rezoning)



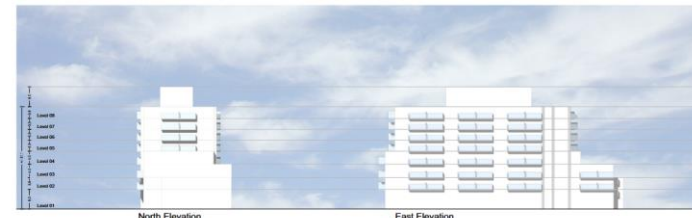
DeZen Realty SP4-1 142-148 Queen St S Elevations
 Centre Plaza Redevelopment - Streetsville Streetsville (Mississauga), On Building 01
 D2634 May 13, 2024 SRM



DeZen Realty SP4-2 142-148 Queen St S Elevations
 Centre Plaza Redevelopment - Streetsville Streetsville (Mississauga), On Building 02
 D2634 May 13, 2024 SRM



DeZen Realty SP4-4 142-148 Queen St S Elevations
 Centre Plaza Redevelopment - Streetsville Streetsville (Mississauga), On Building 03
 D2634 May 13, 2024 SRM



DeZen Realty SP4-5 142-148 Queen St S Elevations
 Centre Plaza Redevelopment - Streetsville Streetsville (Mississauga), On Building 04
 D2634 May 13, 2024 SRM

Proposed Elevations



DeZen Realty

SP5-2

142-148 Queen St S

Aerial Views

Centre Plaza Redevelopment - Streetsville

Streetsville (Mississauga), On

Queen Street Facing

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D2034
May 13, 2024

SRM
architects+urbanplanners

Proposed Rendering

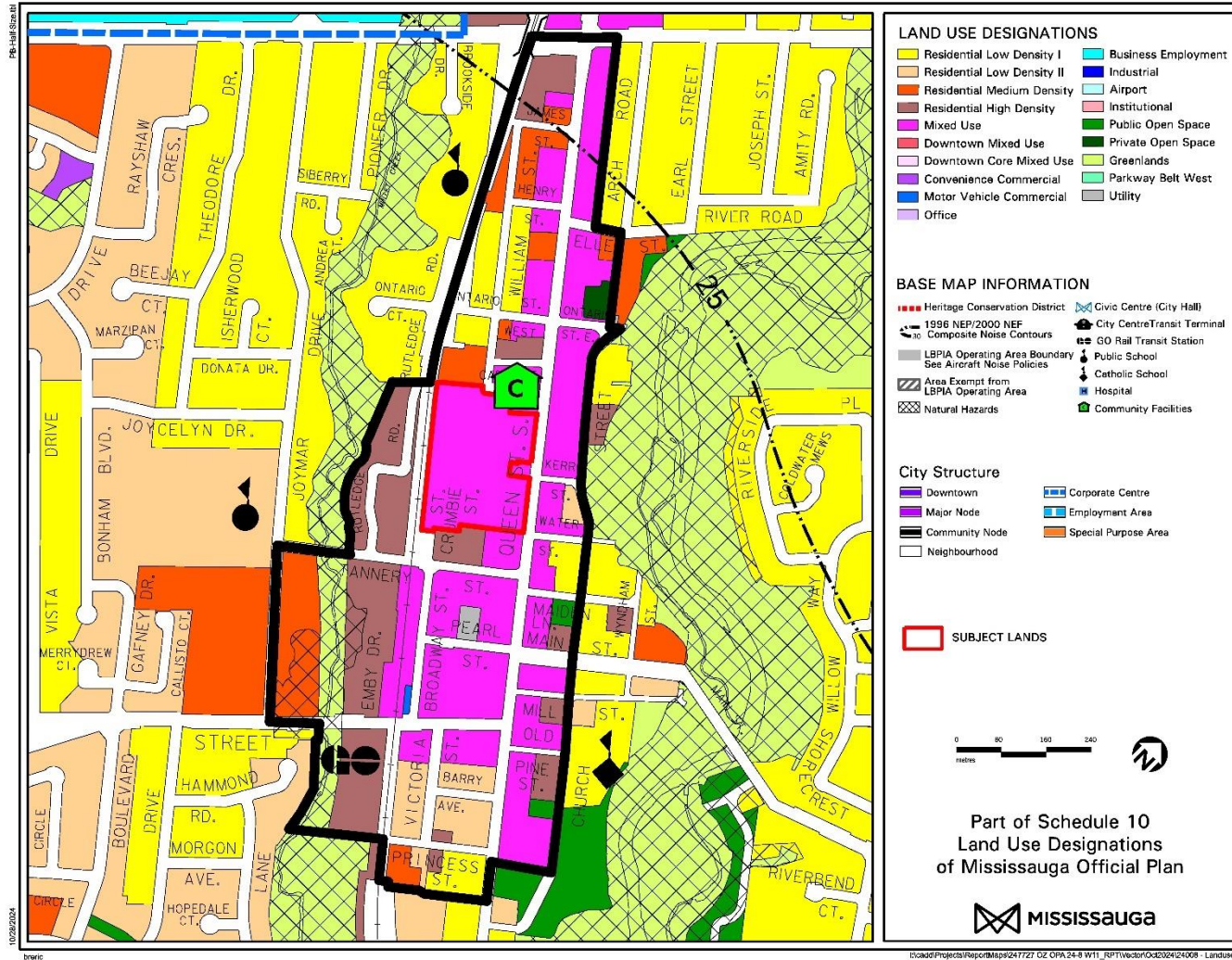
2. Development Proposal Statistics (Entire Site)

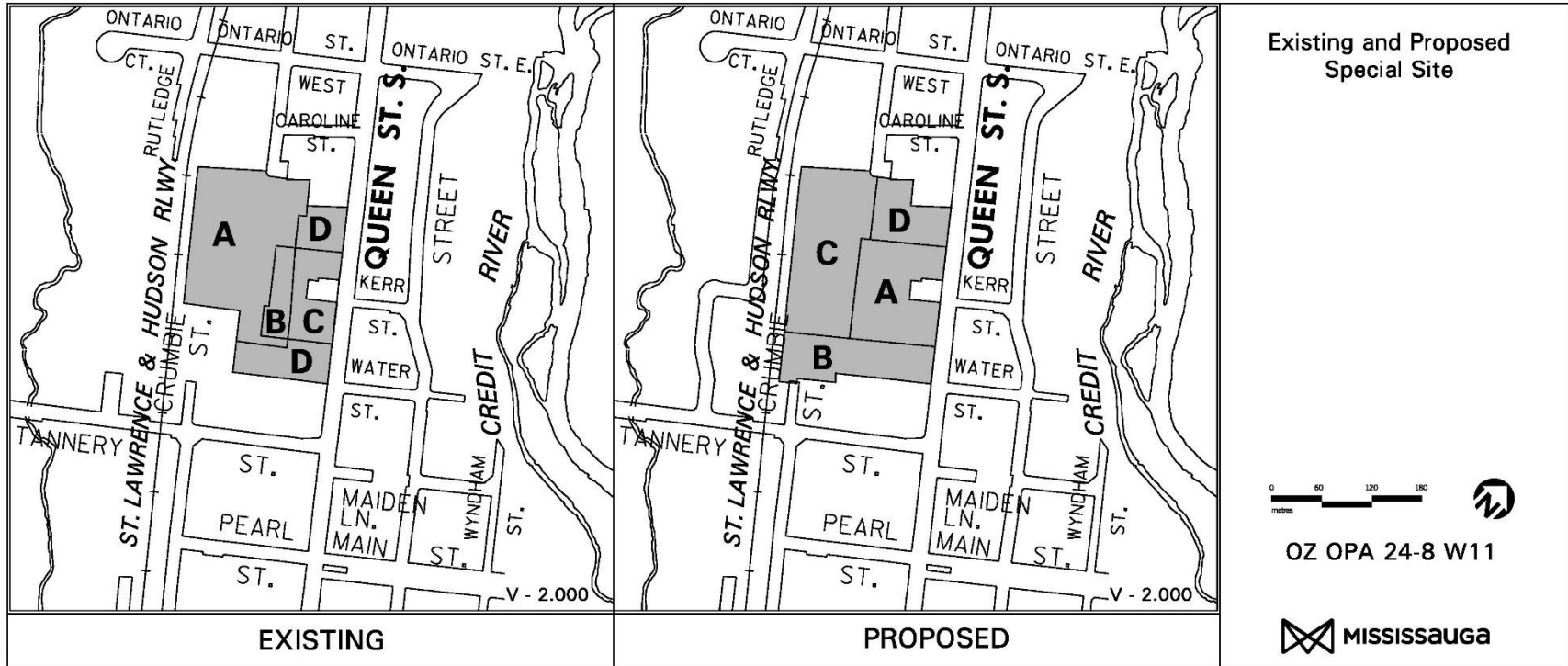
Applications submitted:	Received: May 28, 2024 Deemed complete: June 17, 2024 120 days from complete application: October 15, 2024	
Developer/Owner:	Dezen Realty	
Applicant:	Design Plan Services	
Existing Gross Floor Area:	Not Provided	
Proposed Gross Floor Area:	110,000 m ² (1,076,391 ft ²)	
Lot Coverage:	Not Provided	
Floor Space Index:	3.47	
Total Number of Units:	1,808 units	
Net Density:	426.99 units/ha 172.5 units/ac	
Height:	3 to 15 storeys / exact measurements to be determined	
Landscaped Area:	31 %	
Amenity Area (per unit):	4.1m ² whereas 5.6m ² is required	
Road Type:	Public	
Anticipated Population:	3,960	
Parking:	Required	Proposed
Resident Spaces	0.80 / 1,446.40	Underground: 1,721
Visitor/Commercial Spaces	297.5	On Street: 20
Total	1,744	Surface: 25
Green Initiatives:	Not Provided	

3. Development Proposal Statistics (Phase 1)

Existing Gross Floor Area:	Not Provided	
Proposed Gross Floor Area:	32,642 m ² (351,356 ft ²)	
Lot Coverage:	Not Provided	
Floor Space Index:	4.47	
Total Number of Units:	526 units	
Unit Mix:	35 bachelor units 182 one bedroom units 49 two bedroom unit 17 three bedroom units	
Net Density:	480.01 units/ha 194.8 units/ac	
Height:	3 to 13 storeys / exact measurements to be determined	
Landscaped Area:	24 %	
Amenity Area (per unit):	4.05m ² whereas 5.6m ² is required	
Road Type:	Public	
Anticipated Population:	1,152	
Parking:	Required	Proposed 538
Resident Spaces	0.80 / 420.80	Underground: 524
Visitor/Commercial Spaces	0.20 / 105.2	On Street: 14
Total	526	
Green Initiatives:	Not Provided	

4. Existing and Proposed Development Official Plan Map





Existing and Proposed
Special Site



OZ OPA 24-8 W11

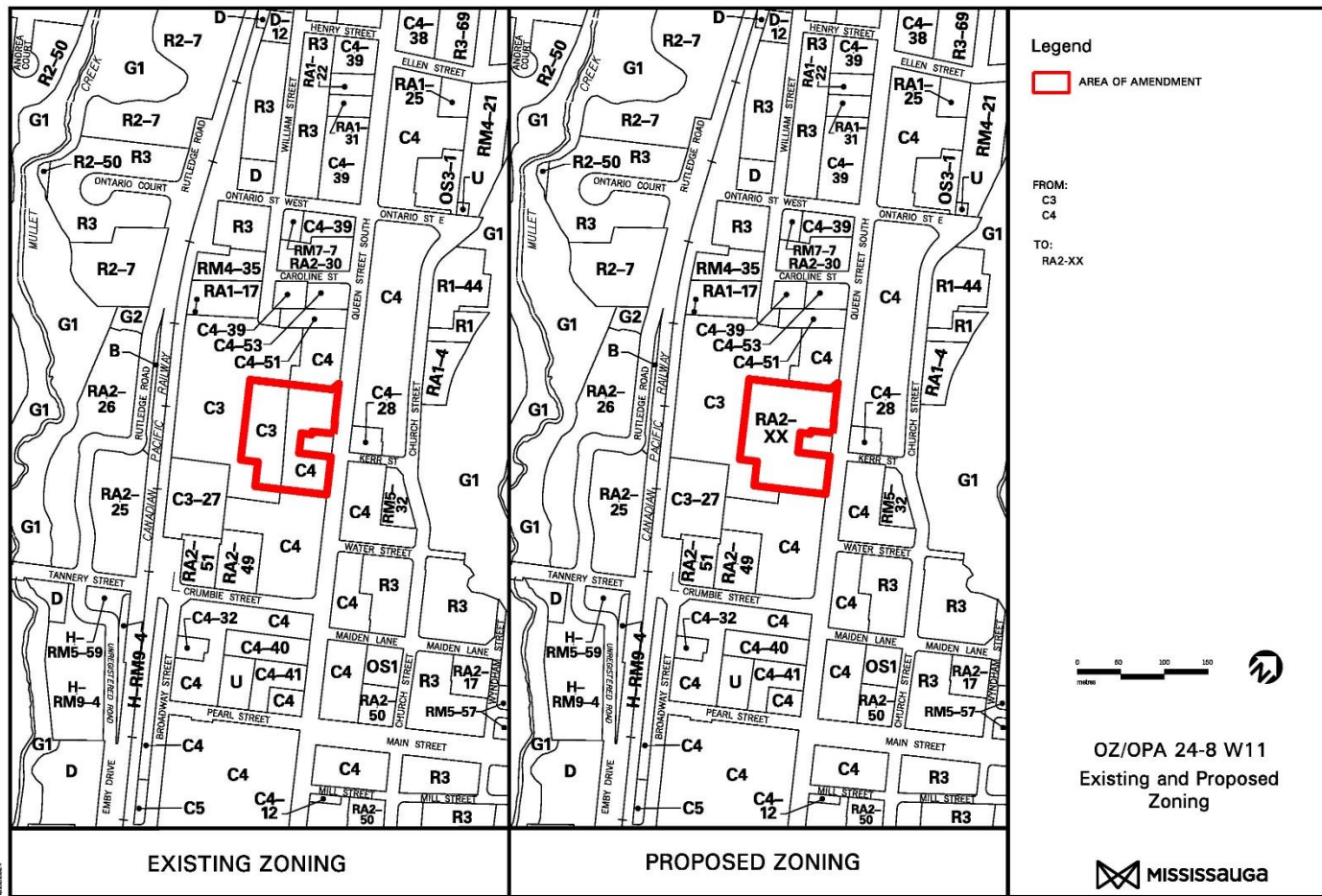


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5. Existing and Proposed Development Zoning By-law Map and Regulations



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Zone Regulations	Existing C3 General Commercial Zone Regulations	Existing C4 Mainstreet Commercial Zone Regulations	Existing RA4 Residential Apartment Base Zone Regulations	Proposed RA4 Residential Apartment Exception Zone Regulations
Maximum Floor Space Index (FSI)	N/A	N/A	1.8	4.5
Minimum Front Yard	4.5 m (14.75 ft.)	0 m (0 ft.)	N/A	N/A
Maximum Front Yard	N/A	3.0 m (9.85 ft.)	N/A	N/A
For that portion of the dwelling with a height less than 13.0m	N/A	N/A	7.5 m (24.6 ft.)	3.0 m (9.85 ft.)
For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	N/A	N/A	8.5 m (27.88 ft.)	3.0 m (9.85 ft.)
For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0m	N/A	N/A	9.5 m (31.17 ft.)	3.0 m (9.85 ft.)
For that portion of the dwelling with a height greater than 26.0m	N/A	N/A	10.5 m (34.45 ft.)	5.5 m (18.04 ft.)
Minimum Exterior Side Yard	4.5 m (14.75 ft.)	0 m (0 ft.)	N/A	N/A
Maximum Exterior Side Yard	N/A	3.0 m (9.85 ft.)	N/A	N/A
For that portion of the dwelling with a height less than 13.0m	N/A	N/A	7.5 m (24.6 ft.)	3.0 m (9.85 ft.)
For that portion of the dwelling with a height greater than 13.0m and less than	N/A	N/A	8.5 m (27.88 ft.)	3.0 m (9.85 ft.)

Zone Regulations	Existing C3 General Commercial Zone Regulations	Existing C4 Mainstreet Commercial Zone Regulations	Existing RA4 Residential Apartment Base Zone Regulations	Proposed RA4 Residential Apartment Exception Zone Regulations
<p>or equal to 20.0m</p> <p>For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0m</p> <p>For that portion of the dwelling with a height greater than 26.0m</p>	<p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>N/A</p>	<p>9.5 m (31.17 ft.)</p> <p>10.5 m (34.45 ft.)</p>	<p>5.5 m (18.04 ft.)</p> <p>5.5 m (18.04 ft.)</p>
<p>Minimum Interior Side Yard</p> <p>For that portion of the dwelling with a height less than 13.0m</p> <p>For that portion of the dwellin with a height greater than 13.0m and less than or equal to 20.0m</p> <p>For that portion of the dwellin with a height greater than 20.0m and less than or equal to 26.0m</p> <p>For that portion of the dwellin with a height greater than 26.0m</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>4.5 m (14.75 ft.)</p> <p>6.0 m (19.68 ft.)</p> <p>7.5 m (24.6 ft.)</p> <p>9.0 m (29.52 ft.)</p>	<p>N/A</p> <p>3.0 m (9.85 ft.)</p> <p>3.0 m (9.85 ft.)</p> <p>3.0 m (9.85 ft.)</p> <p>3.0 m (9.85 ft.)</p>
<p>Minimum Landscaped Area</p>	<p>N/A</p>	<p>NA</p>	<p>40% of the lot area</p>	<p>24% of the lot area</p>
<p>Minimum Amenity Area</p>		<p>The lesser of 2.8m² per dwelling unit of</p>	<p>The greater of 5.6m² per dwelling</p>	<p>2,132 m²</p>

Zone Regulations	Existing C3 General Commercial Zone Regulations	Existing C4 Mainstreet Commercial Zone Regulations	Existing RA4 Residential Apartment Base Zone Regulations	Proposed RA4 Residential Apartment Exception Zone Regulations
		5% of the site area	unit or 10% of the total site area (2,946.6 m ²)	
<p>Minimum Parking</p> <p>Residential Parking Rate</p> <p>Commercial/Retail</p> <p>Office</p>	Use and precinct specific		<p>578 total spaces</p> <p>0.9 per dwelling unit = 473 spaces</p> <p>3.0 spaces/ 100 m² GFA = 87 spaces</p> <p>2.5 spaces/100 m² GFA = 8 spaces</p>	<p>433 total spaces</p> <p>0.6 spaces per dwelling unit + 0.05 short term spaces per dwelling unit= 342 spaces</p> <p>0.15 long term spaces / 100 m² GFA+ 0.2 short term spaces / 100m² GFA = 10 spaces</p> <p>0.1spaces/100 m² GFA = 0 spaces</p>
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are 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>				