

Supplementary Information

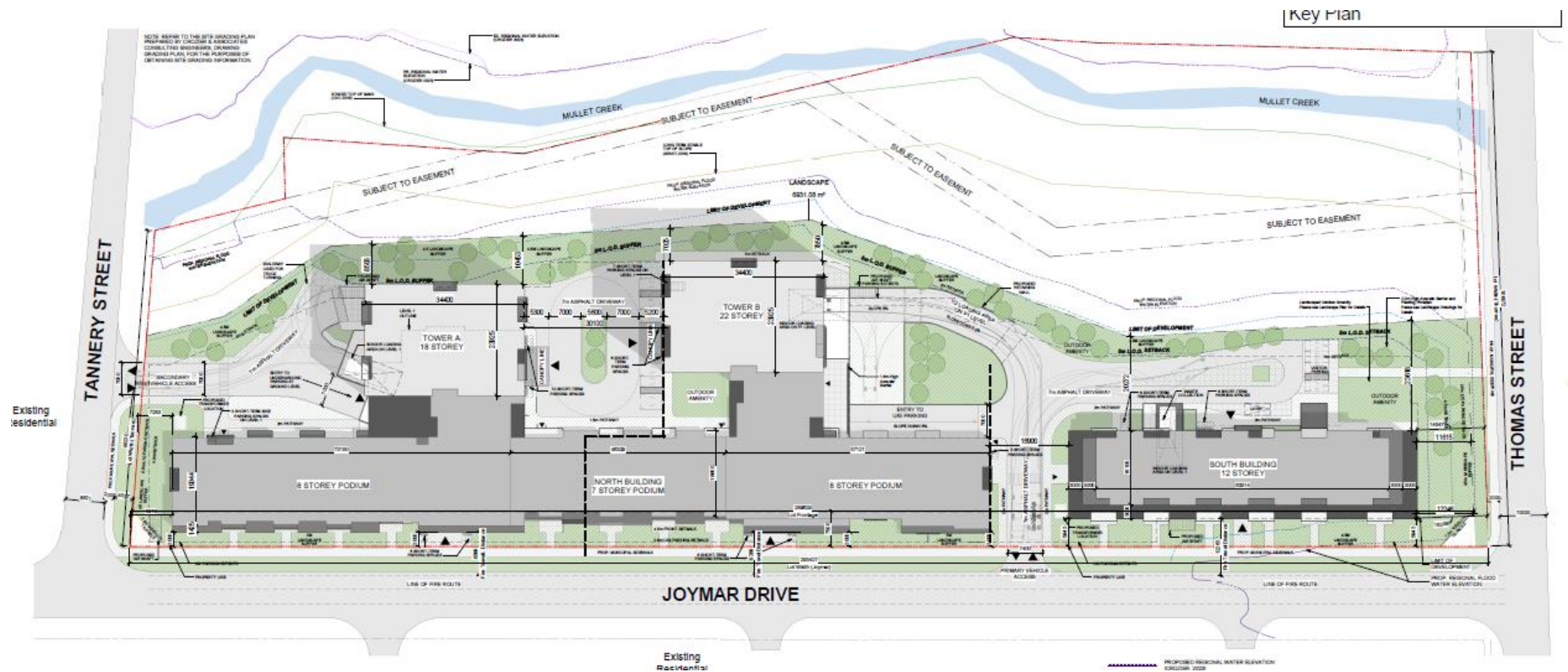
Owner: Dezen Realty Company Limited

64 & 66 Thomas Street, 95 Joymar Drive and 65 Tannery Street

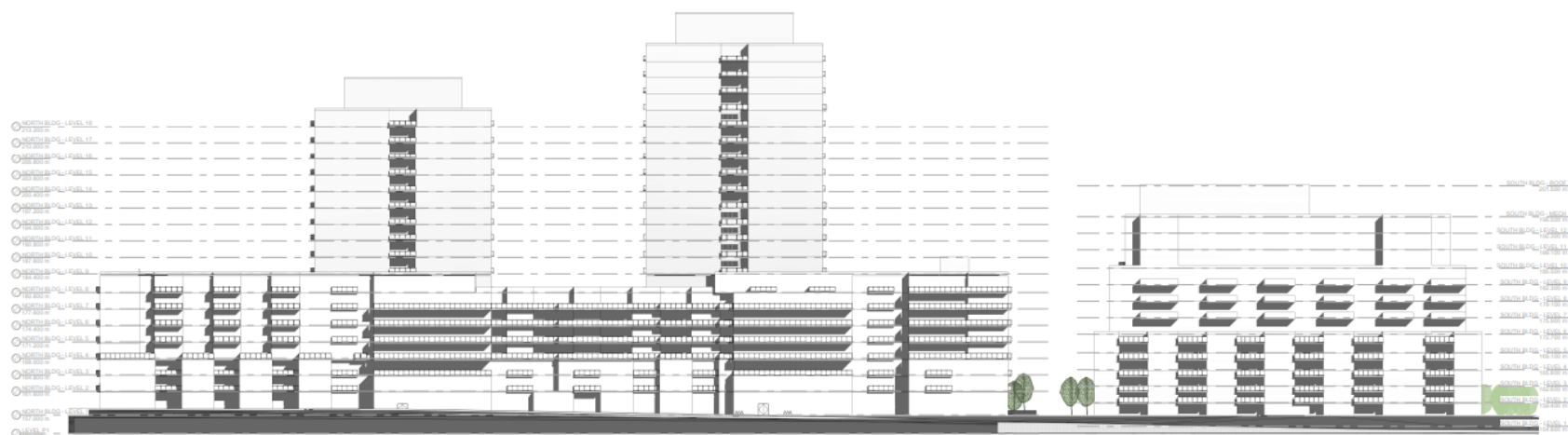
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1. Concept Plan, Elevations and Renderings



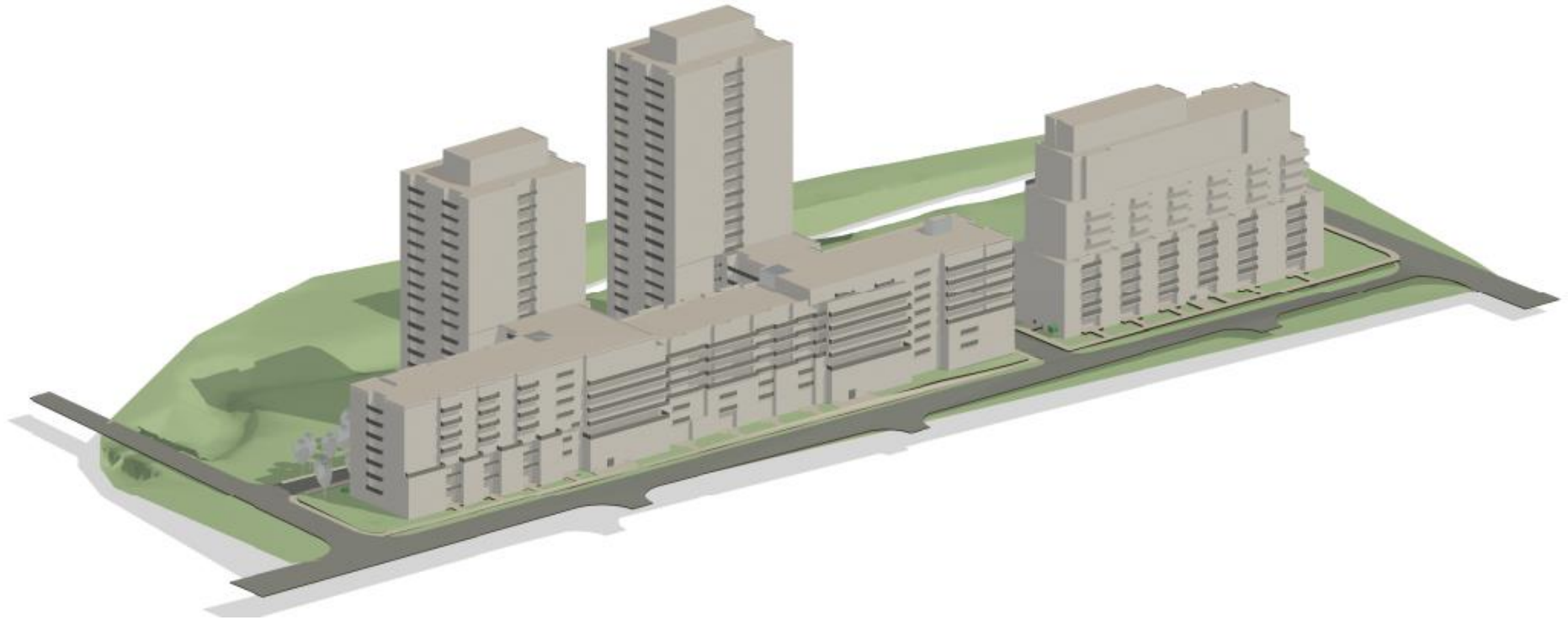
Concept Plan



West Elevation



East Elevation

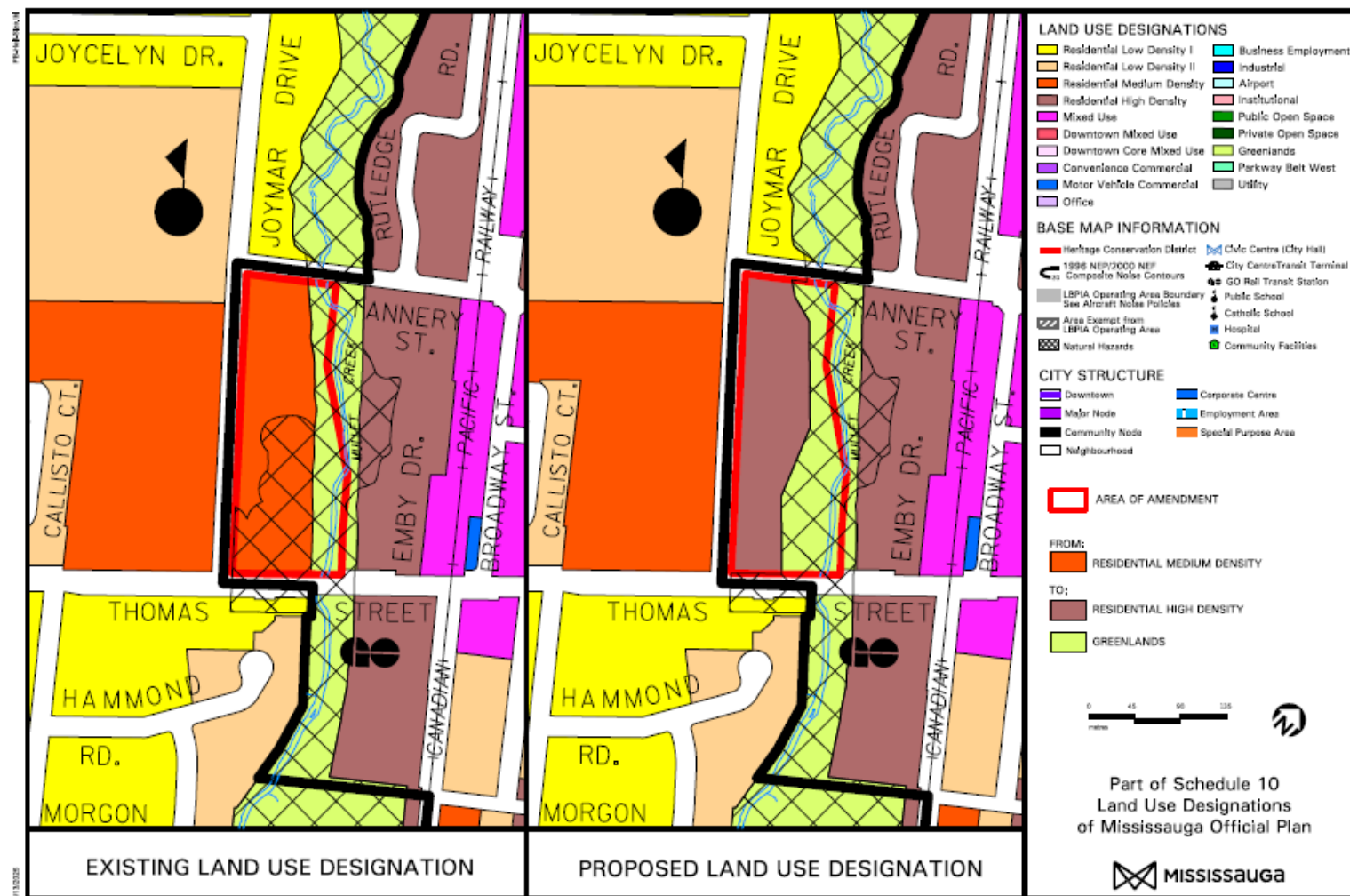


Renderings of Proposed Development

2. Development Statistics

Applications submitted:	Received: January 7, 2025 Deemed complete: January 17, 2024 120 days from complete application: May 17, 2025	
Developer/Owner:	Dezen Realty Company Limited	
Applicant:	Design Plan Services	
Existing Gross Floor Area:	Not Provided	
Proposed Gross Floor Area:	72 588 m ² (781,330.7 ft ²)	
Residential Gross Floor Area:	72 588 m ² (781,330.7 ft ²)	
Non-residential Gross Floor Area:	0 m ² (0 ft ²)	
Floor Space Index:	3.96	
Total Number of Units:	1,043 units	
Unit Mix:	30 studio units (3% of the total number of units) 681 one-bedroom units (65% of total number of units) 280 two-bedroom units (27% of total number of units) 52 three-bedroom units (5% of total number of units)	
Net Density:	375 units/ha 154 units/ac	
Height (exclusive of mechanicals):	12 to 22 storeys / 47 m (154.2 ft.) to 72 m (236.2 ft.)	
Landscaped Area:	Required: 40% Proposed: 25%	
Amenity Area (per unit):	Required: 5.6 m ² (60 ft ²) Proposed 4.98 m ² (53.6 ft ²)	
Anticipated Population:	2,263	
Parking:	Required	Proposed
Resident Spaces	939	835
Visitor Spaces	209	131
Total	1,148	966
Green Initiatives:	Not Provided	

3. Existing and Proposed Development Official Plan Map



Legend

AREA OF AMENDMENT

GREENLANDS OVERLAY

FROM:
D
G1

TO:
RA5-Exception
G1

0 40 80 120
metres

OZ OPA 25-3 W11
Existing and Proposed
Zoning

MISSISSAUGA

EXISTING ZONING

PROPOSED ZONING

Zone Regulations	Existing D Development Zone Regulations	Proposed Base Zone Regulations -RA5 (Residential Apartment)	Proposed Amended RA5 Exception Zone Regulations
Maximum Floor Space Index (FSI)	N/A	2.9	3.96
Minimum Front Yard:	7.5 m (24.6 ft.)		
For that portion of the dwelling with a height less than 13.0 m (42.7 ft.)	N/A	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
For that portion of the dwelling with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)	N/A	8.5 m (27.9 ft.)	3.0 m (9.8 ft.)
For that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	N/A	9.5 m (31.2 ft.)	3.0 m (9.8 ft.)
For that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	N/A	10.5 m (34.4 ft.)	3.0 m (9.8 ft.)
Minimum Exterior Side Yard:	7.5 m (24.6 ft.)		
For that portion of the dwelling with a height less than 13.0 m (42.7 ft.)	N/A	7.5 m (25.6 ft.)	7.3 m (24 ft.)
For that portion of the dwelling with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)	N/A	8.5 m (27.9 ft.)	7.3 m (24 ft.)
For that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	N/A	9.5 m (31.2 ft.)	7.3 m (24 ft.)

Zone Regulations	Existing D Development Zone Regulations	Proposed Base Zone Regulations -RA5 (Residential Apartment)	Proposed Amended RA5 Exception Zone Regulations
For that portion of the dwelling with a height greater than 26.0m (85.3 ft.)	N/A	10.5 m (34.4 ft.)	7.3 m (24 ft.)
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwell, to any lot line	N/A	3.0 m (9.8 ft.)	0.9 m (3.0 ft.)
Minimum Landscaped Area	NA	40% of the lot area	25% of the lot area
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 Residential Zone with the exception of an Apartment Zone	N/A	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum Amenity Area	N/A	The greater of 5.6 m ² (60.3 ft ²) per dwelling unit or 10% of the total site area (5 840 m ² or 62,861 ft ²)	4.98 m ² (53.6 ft ²) per dwelling unit (5 194 m ² or 55,908 ft ²)

Zone Regulations	Existing D Development Zone Regulations	Proposed Base Zone Regulations -RA5 (Residential Apartment)	Proposed Amended RA5 Exception Zone Regulations
Minimum Residential Parking Rate	Use and precinct specific	Precinct 2 Condominium Apartment: 0.9 residential spaces per dwelling unit = 939 spaces 0.20 visitor spaces per unit = 209 spaces	0.8 residential spaces per dwelling unit = 835 spaces 0.12 visitor spaces per unit = 131 spaces
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.			