



# 70 Park Street East Redevelopment

## Community Engagement Meeting



February 2023



Welcome and thank you for your time.

During today's session we will provide an overview of our proposed development application for 70 Park Street East.

This presentation will cover the following:

- Introducing Dream
- Development Timeline
- Site Context
- Proposed Development Overview
- Questions and Answers



## **Dream**

- Justin Robitaille, Vice-President, Development
- Paul Cope, Senior Director, Development
- Alex Heath, Manager, Development
- Darrin Rankine, Senior Associate, Development

## **Arcadis IBI Architects**

- Marco VanderMaas, Associate – Manager, Architecture

## **Sajecki Planning**

- David Sajecki, Partner

## **BA Group**

- Michael Giallonardo, Associate

# Introducing Dream





- Dream is one of Canada's leading real estate companies, with over \$16 billion in assets under management across North America and Europe.
- Dream employs a purpose-driven approach to real estate investment through projects that create positive and lasting impacts on communities and the environment, while achieving market returns.
- Dream owns, operates or manages:
  - Approx. 25,000 condominium and purpose-built rental units (inclusive of development pipeline)
  - 44.4 million SF industrial space
  - 5.5 million SF office space
  - 11.2 million SF retail space



# Dream Impact Trust Dream's Projects Across Ontario



Canary District, Toronto



Weston Commons, Toronto



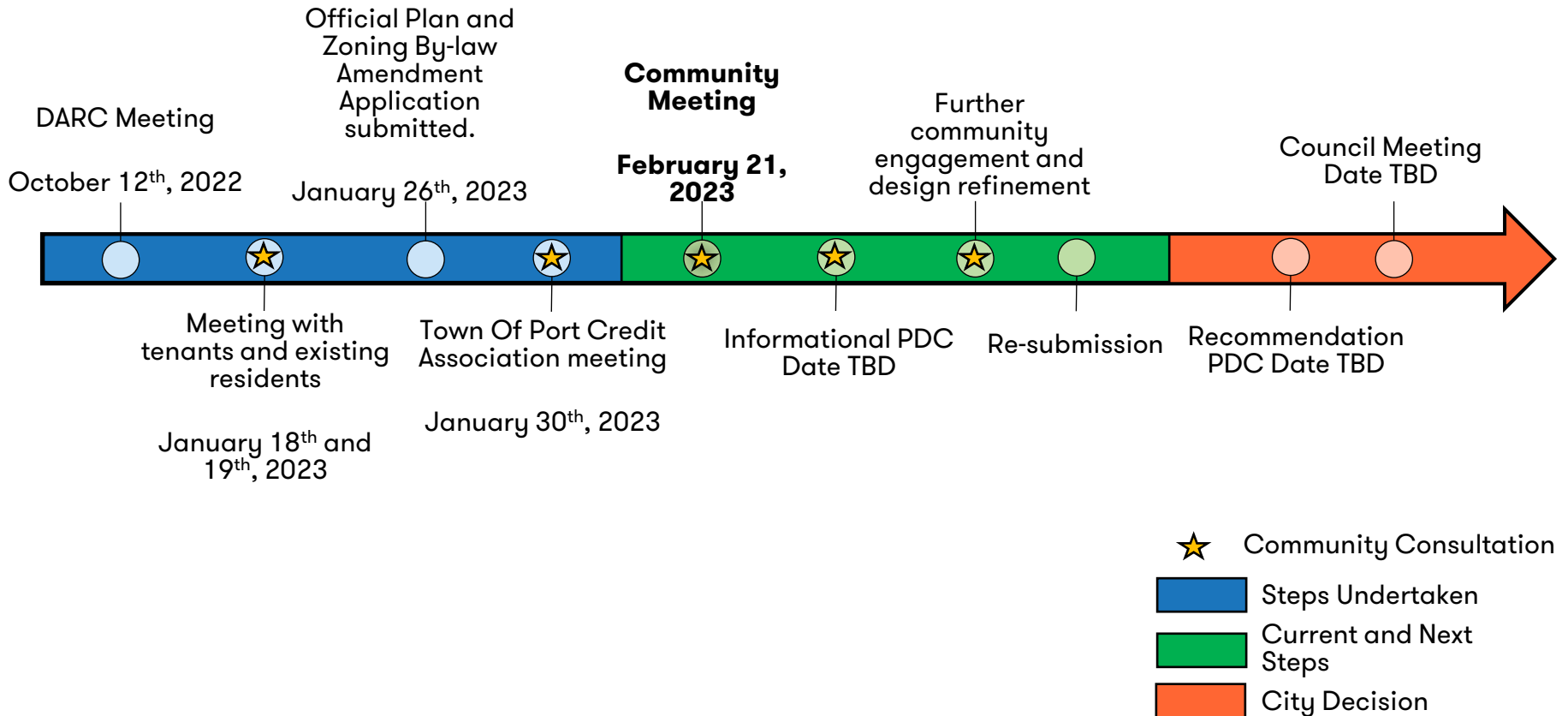
Zibi, Ottawa



Zibi, Ottawa

# Development Timeline







# Site Context



- All levels of government are making significant investments in improving rapid transit.
- Work is already underway to provide all-day, two-way GO service with trains every 15 minutes.
- The Hazel McCallion LRT is anticipated to open in Fall 2024.





Hazel McCallion (formerly Hurontario) LRT map. Source: Metrolinx.



The Province, Region and City all direct higher densities and a mix of uses to areas where significant investments in rapid transit are being made.



Mimico GO Station Transit Oriented Development (Vandyk Properties)

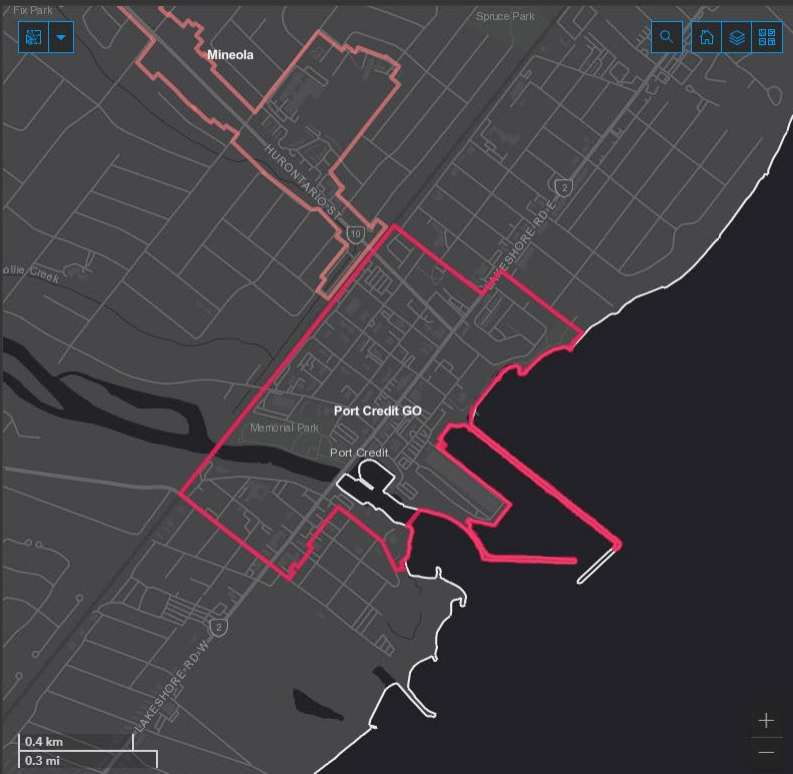


# Dream Impact Trust

## Port Credit Major Transit Station Area

### Major Transit Station Areas Dashboard

Select a category  
Port Credit GO



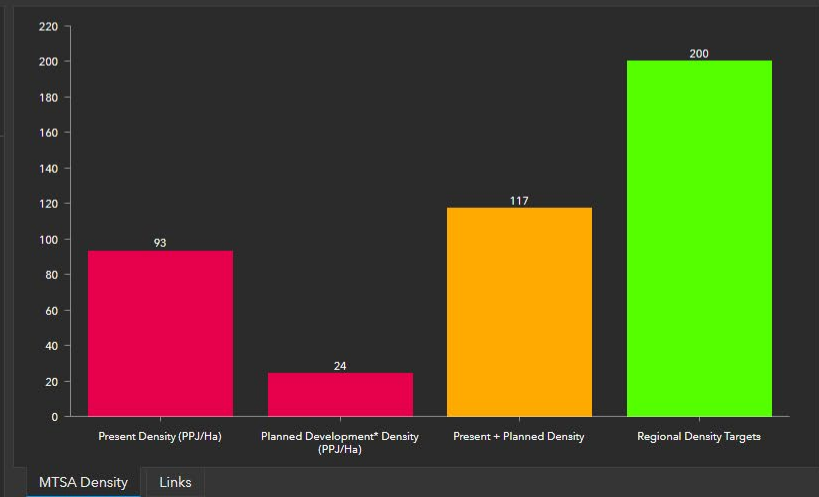
MTSA Name : Port Credit GO  
Transit Corridor : Hurontario LRT

<p>Present Population</p> <p>5,533</p>	<p>Present Employment</p> <p>2,022</p>	<p>MTSA Area [Ha]</p> <p>80.7</p>	<p>Present Density + Planned Development* (PPJ/Ha)</p> <p>117</p>	<p>Minimum Target Density (PPJ/Ha)</p> <p>200</p>
--	--	-----------------------------------	---	---

Legend

- Major Transit Station Areas
- Mississauga Boundary

\*Approved development applications, active development applications, and estimated development based on area specific master plans and studies. Actual developments may differ from planned developments, and growth will occur over the long term (e.g. some proposed developments may extend beyond the City's 2051 planning horizon)



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, NRCAN | Esri, HERE  
The draft MTSA boundaries and minimum density targets are proposed by the Region of Peel. All data shown have not been finalized and may be subject to changes. Please contact the Region of Peel for the most up to date MTSA information



# Dream Impact Trust

## Port Credit – A Vibrant Waterfront Community

A WATERFRONT LOCATION UNLIKE ANY OTHER

### Explore Port Credit

The energy of Port Credit is in its community life, steps away from your home at Brightwater. Live amid the backdrop of its rich history and enjoy everything from independent shops and serene lakeside strolls to lively local events and abundant night life.

#### The Waterfront Trail

The southern end of Mississauga accounts for 17+ kilometres of trail along the shores of Lake Ontario. Offering connection to 22 local parks, this continuous trail spans for 730 kilometres from Niagara-on-the-Lake all the way through to the Quebec border.



#### Port Credit Memorial Park

Located at the mouth of the Credit River, this historical local park is home to playgrounds, basketball courts, trails, a multi-use ramp park, and stunning waterside gazebo.



#### Port Credit Main Street

An array of local bars, restaurants, year-round events, and boutiques line the lively main street of Port Credit proper.



#### Port Credit Lighthouse

An icon within the village, the Port Credit Lighthouse is a centrepiece for the community and has an official lighting ceremony celebrated annually in December.



#### Port Credit Paddling Club

Everything from canoe and kayaking lessons to stand-up paddle boarding and surf skiing are available at the Port Credit Paddling Club.



#### Annual Community Events

Regular community events unite locals in energy and the joy of shared experiences, like the Mississauga Waterfront Festival, Farmers' Market, Port Credit Busker Fest, art shows, boat shows, and many more. Unwind and recenter with yoga in the park, come out for the annual Paint the Town Red Canada Day festivities, or gather with friends and family for specialty events like regular concerts, Ribfest, and Southside Shuffle.

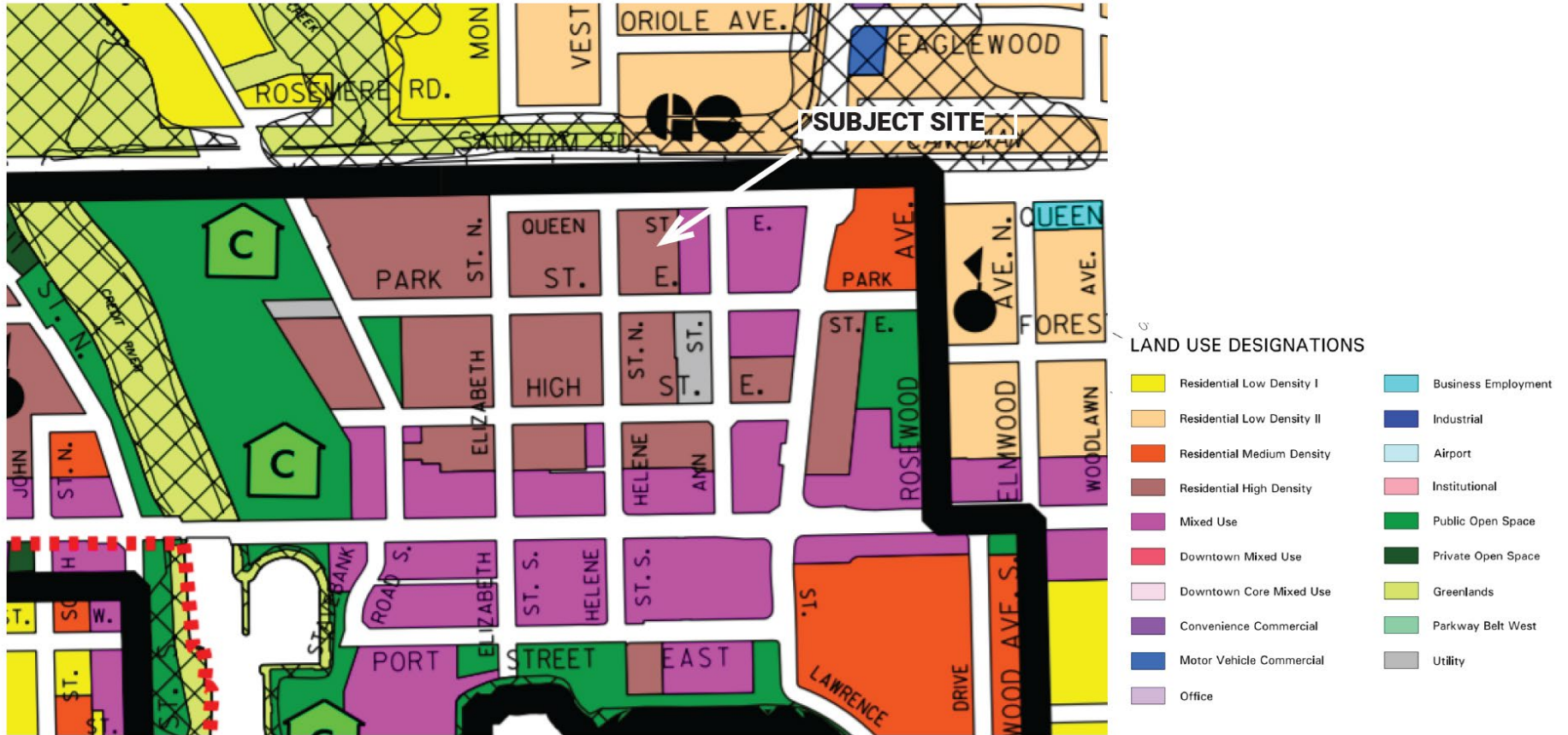


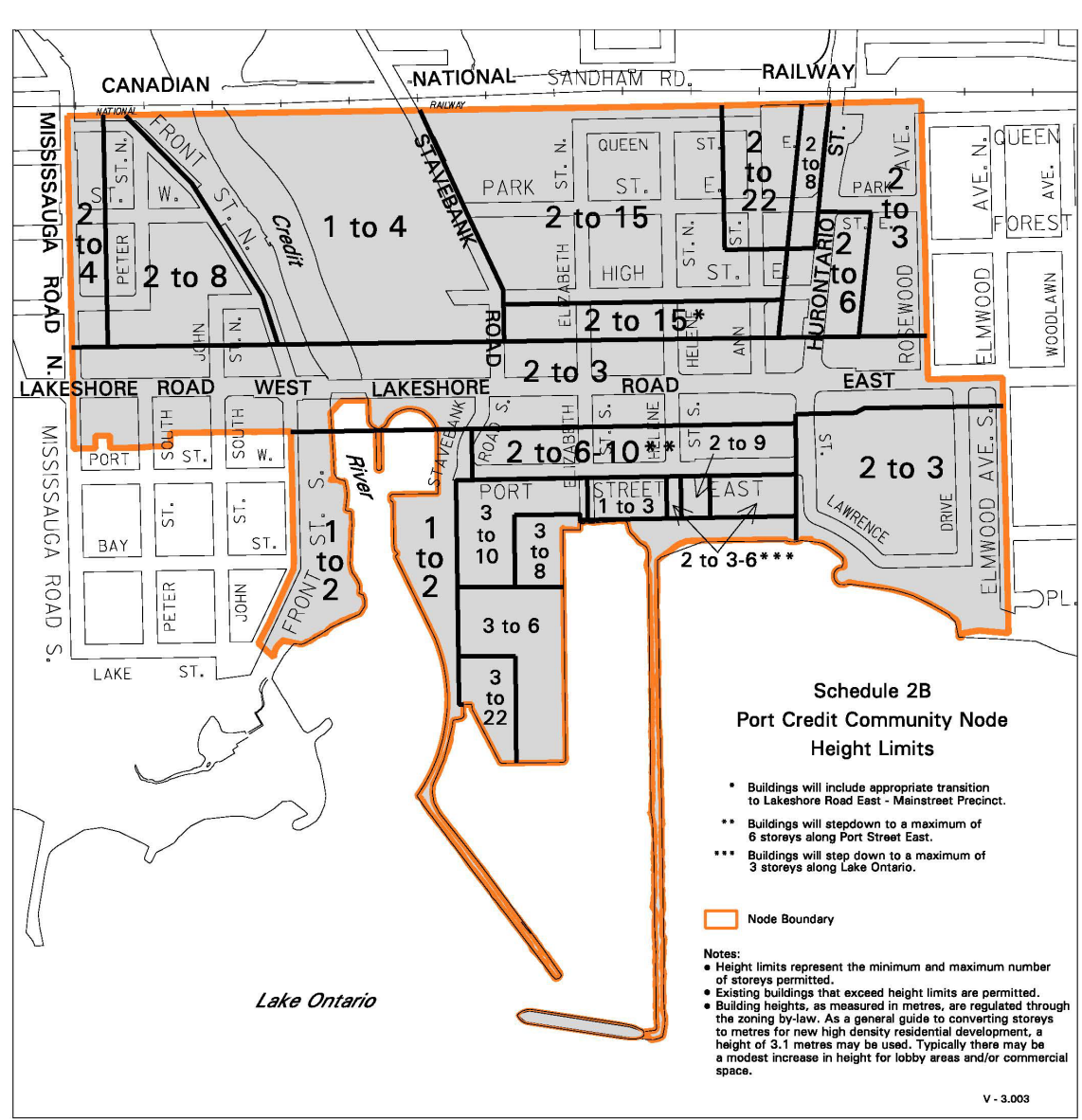
- Site
- Walking Radii
- GO Station
- Light Rail Transit
- Park
- School

# Proposed Development











1. Complete Community
2. Compatible and Attractive Built Form and Design
3. Appropriate Height and Density
4. Transit-Supportive Development





- We are proposing to redevelop the northern portion of the property
- The driveway will be reconfigured to run along the east side of the property.
- Landscaping will be improved across the entire property.





## Development Statistics

<b>Building height:</b>	38 storeys
<b>No. of units:</b>	530
<b>Studio:</b>	86 (16%)
<b>1 Bedroom:</b>	230 (43%)
<b>2 Bedroom:</b>	114 (22%)
<b>2 Bedroom + Den:</b>	100 (19%)
<b>Parking Levels:</b>	8 <i>(underground)</i>
<b>Parking Stalls:</b>	610 <i>(0.65 resident, 0.15 visitor)</i>



Standing at the MiWay bus terminal and looking east along Queen Street East



## Development Statistics

Retail Area: ~5,000 SF

Daycare Area: ~4,300 SF

Interior Amenity: ~15,000 SF

Exterior Amenity: ~15,000 SF

### Bicycle Parking:

- 350 stalls within indoor parking on ground floor and mezzanine with direct access from Queen Street North and Laneway
- Mezzanine level includes bike repair station





Standing at the GO Station and looking south along Helene Street North



Looking northeast towards the new Urban Grove





Standing in the new laneway and looking northwest towards the daycare



# Questions and Answers Session

# Thank You!

