

# PRE-COMMUNITY CONSULTATION MEETING

NOVEMBER 22<sup>ND</sup>, 2022

42 PORT STREET E.  
91-93 & 99  
LAKESHORE ROAD E.





# Centre City Capital Limited

Land Owner & Developer Partner

**KILMER GROUP**

Developer Partner

**FRAM + Slokker**

Developer Partner

**B+H**

Lead Architect

## INTRODUCTION & PROJECT TEAM

42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING

## **PRESENTATION OVERVIEW**

- Site Context & Key Characteristics
- Process & Project Timeline
- Planning Context
- Development Proposal & Site Design
- Architectural Vision & Design
- Closing Remarks
- Q & A

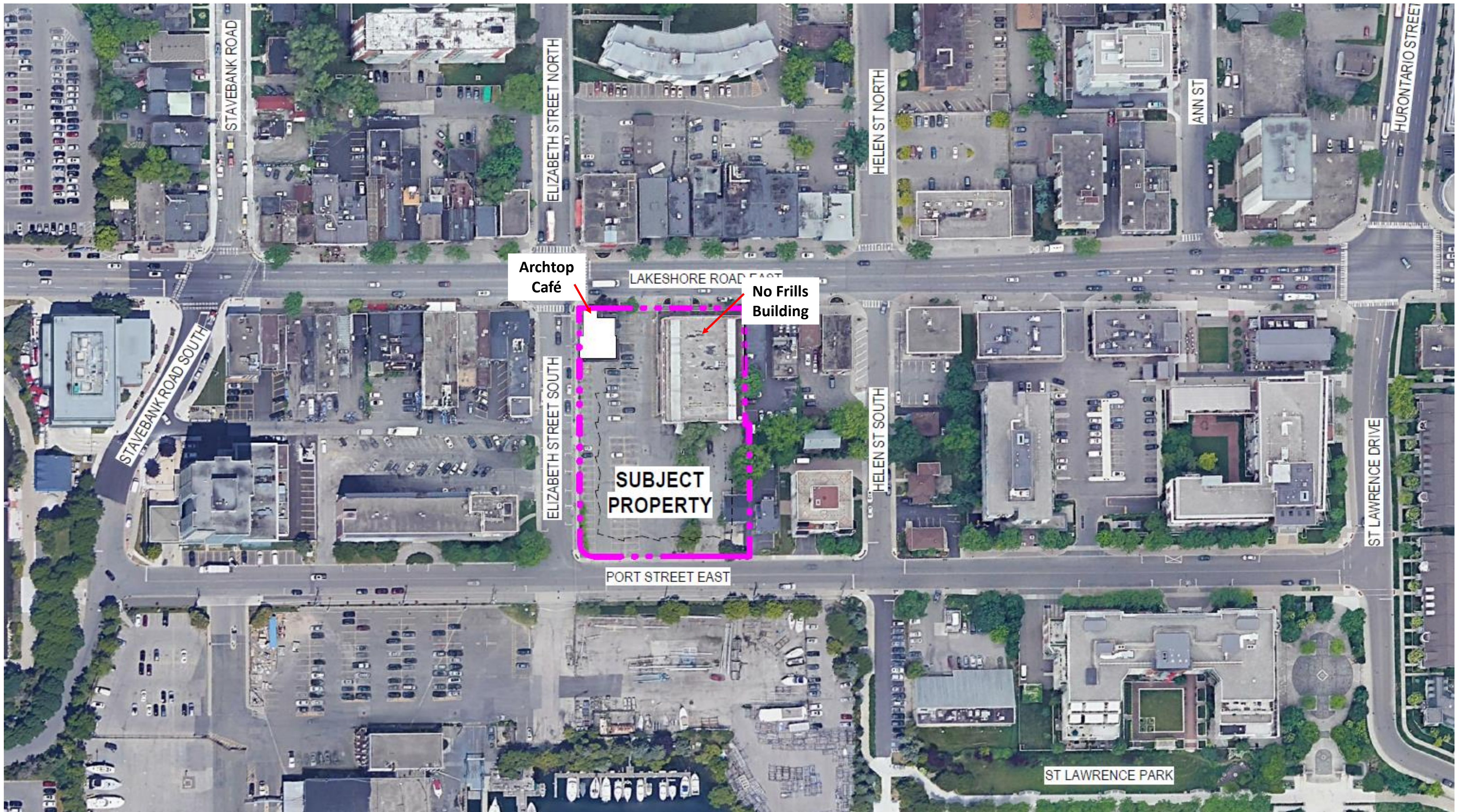




SITE OVERVIEW

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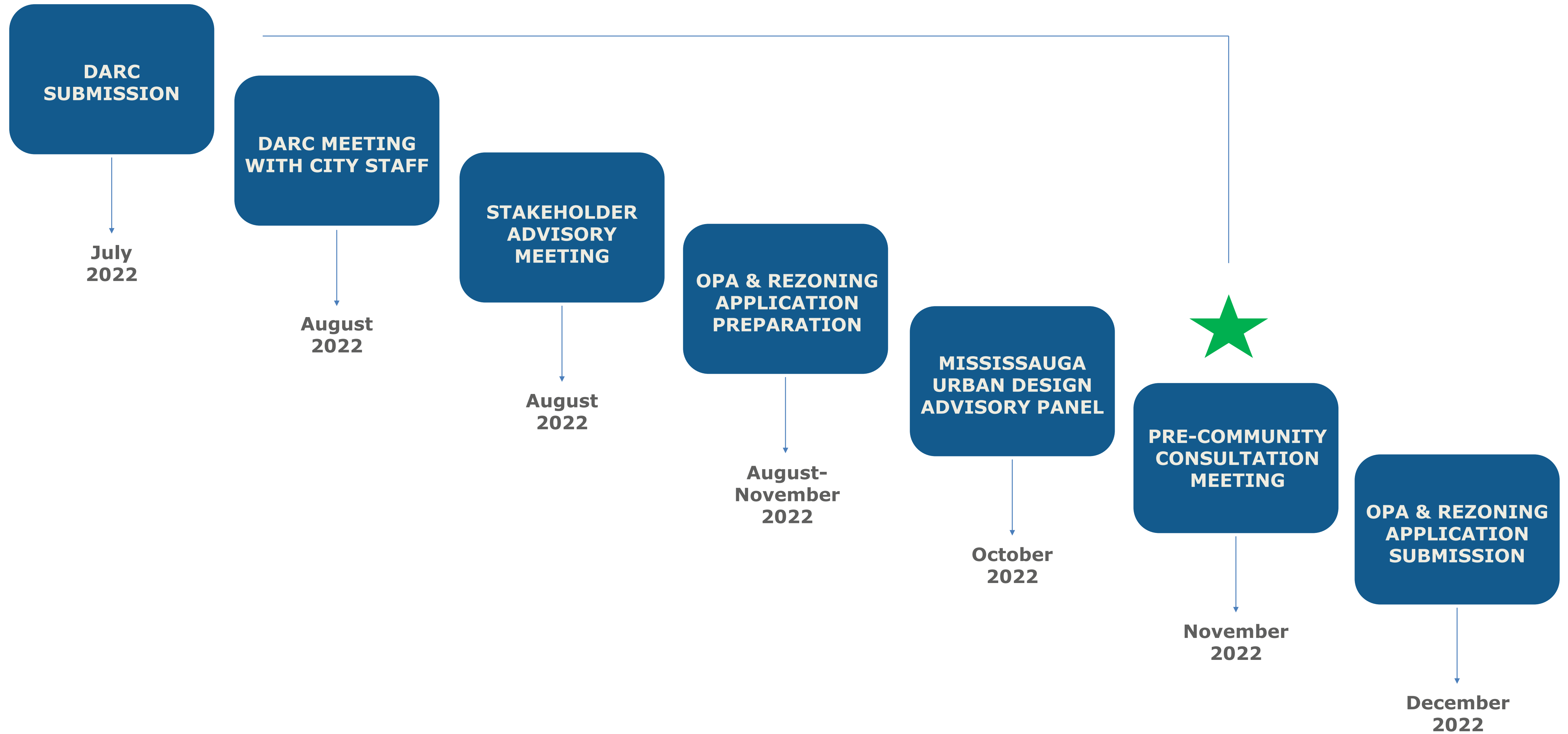




# SITE OVERVIEW

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TIMELINE & NEXT STEPS

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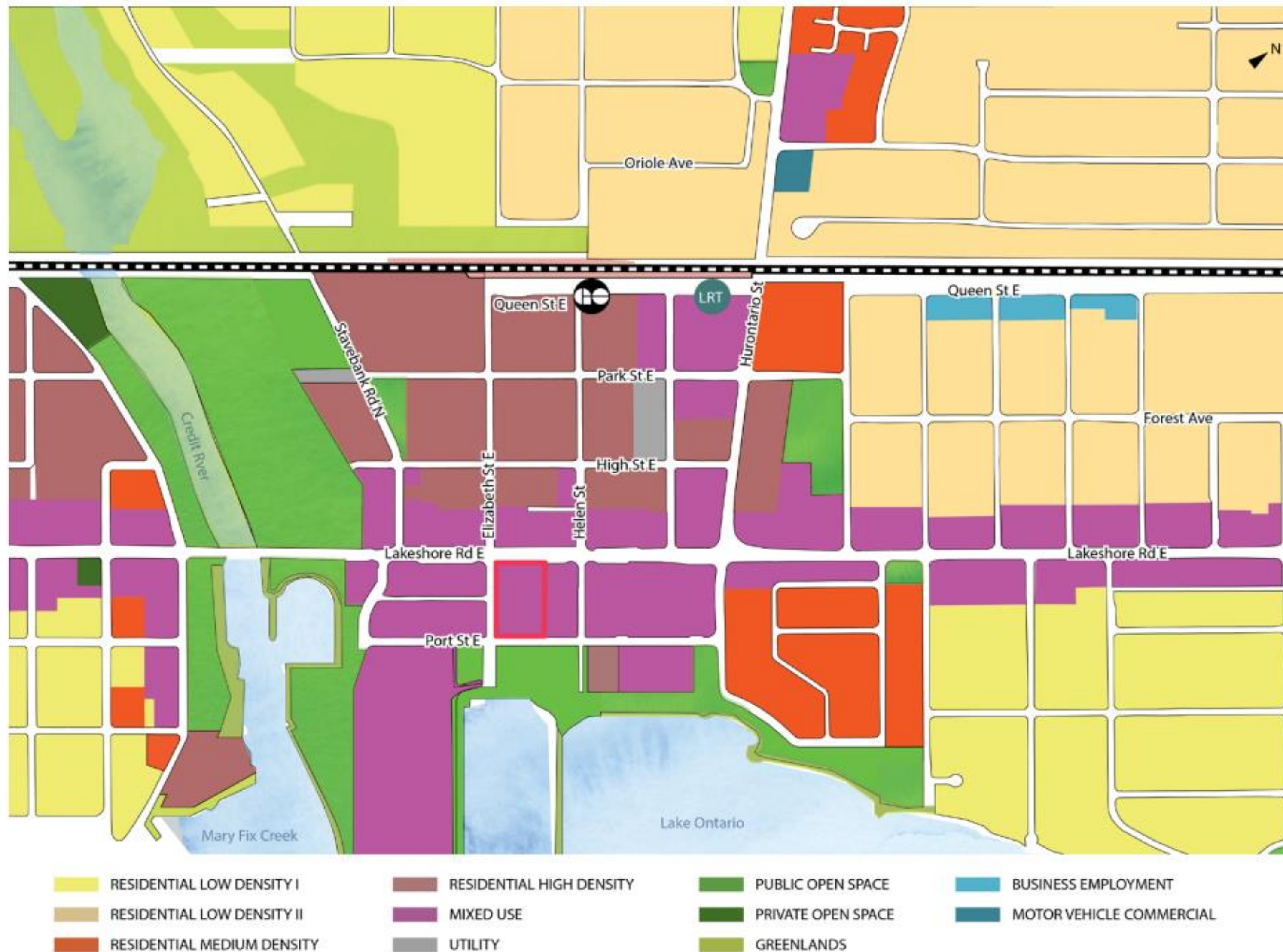


Figure 2. Official Plan Land Use Map

## COMMUNITY NODE CHARACTER AREA

- **Mainstreet Node**
  - Street related commercial uses
  - Active pedestrian street and environment
- **Harbour Mixed Use**
  - Intensification
  - Mixture of uses and densities
  - Urban water front theme/setting
  - High quality design that celebrates an evolving waterfront village



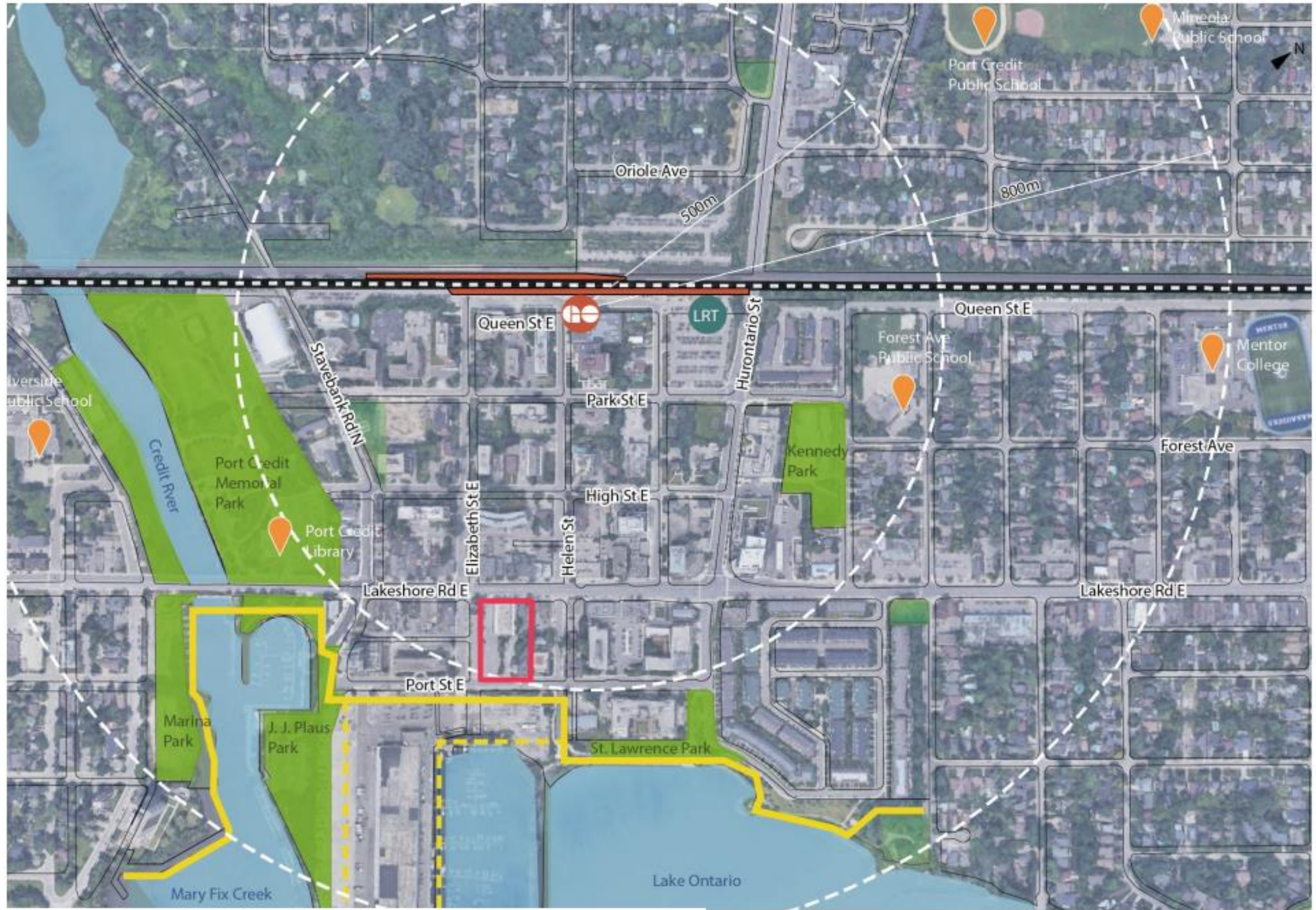


Figure 1.  
Context Map

**Proximity to Port Credit GO  
& Future HLRT:**

- Within 500 m
- 10 minute walk





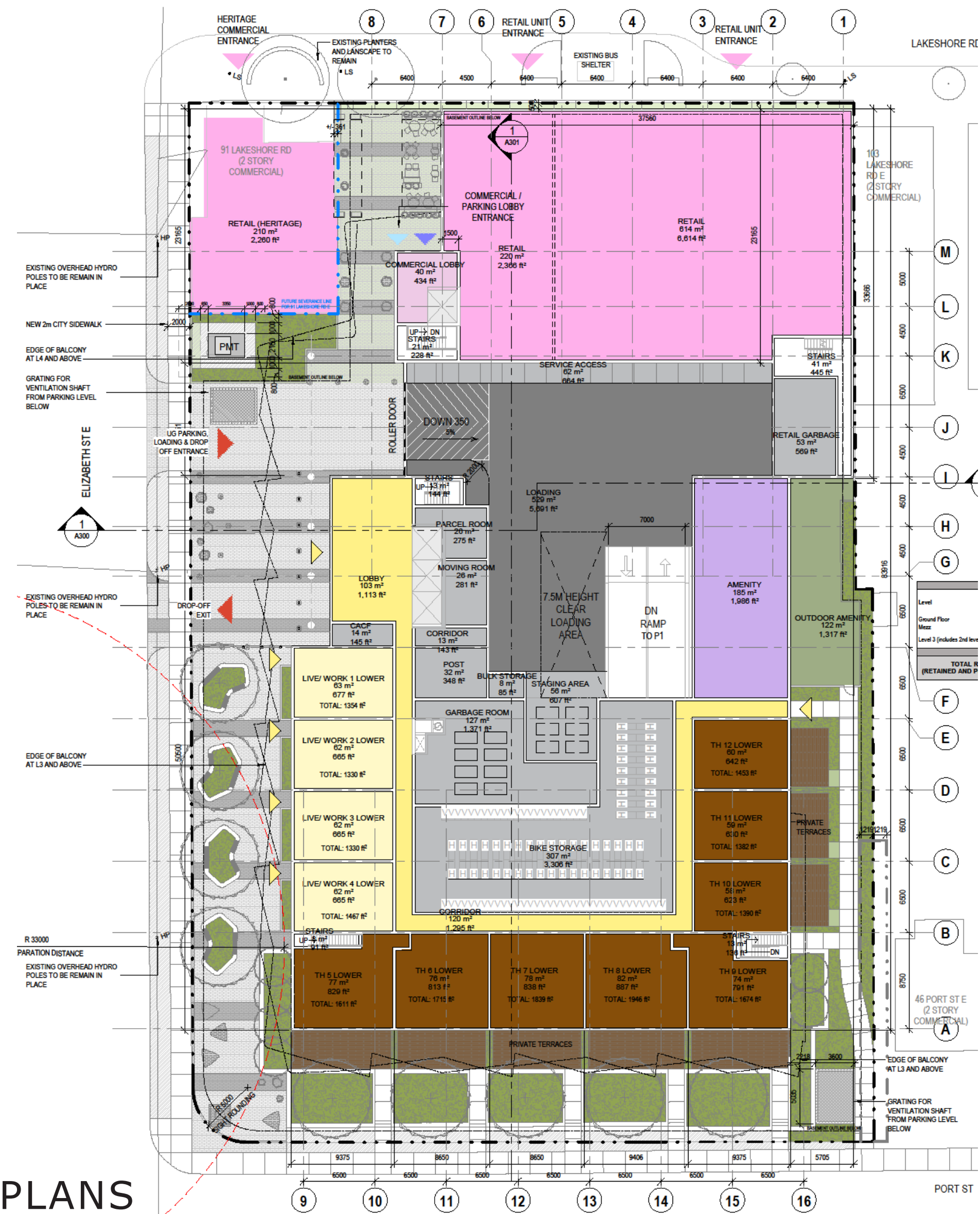
## DEVELOPMENT PROPOSAL

Site Area (sq.ft)	62,423
Residential Gross Floor Area (GFA – sq.ft)	208,671
Commercial/ Retail Gross Floor Area (GFA – sq.ft)	18,503 (+2,260 retained at Montgomery House)
Number of Residential Units	221
Average Units Size (sq.ft)	871
Unit Breakdown	56% - 1 Beds (125)      2% - Live/Work (4) 38% - 2 Beds (84)      4% - Townhouses (8)
Floor Space Index (FSI)	3.68
Proposed Landscaped Area (sq.ft)	17,420 (Approximately 28%)
Proposed Amenity Area (sq.ft)	9,741 (4.09 sq. m per unit)
Number of Parking Levels	2.5
Number of Residential Parking Spaces	177 (0.80/unit) (*Compliance with Port Credit approved rates)
Number of Commercial/Visitor Spaces	57 (0.15/unit) (*Shared between commercial and residential visitor)
Number of Long Term Bike Parking Spaces	164 (0.74/unit) (*Exceeds Port Credit approved rates)
Number of Short Term Bike Parking Spaces	14 (0.05/unit) (*Compliance with Port Credit approved rates)
Proposed Building Height (Storeys/Metres)	11 Storeys including mezzanine, 35.7 m (excluding MPH)

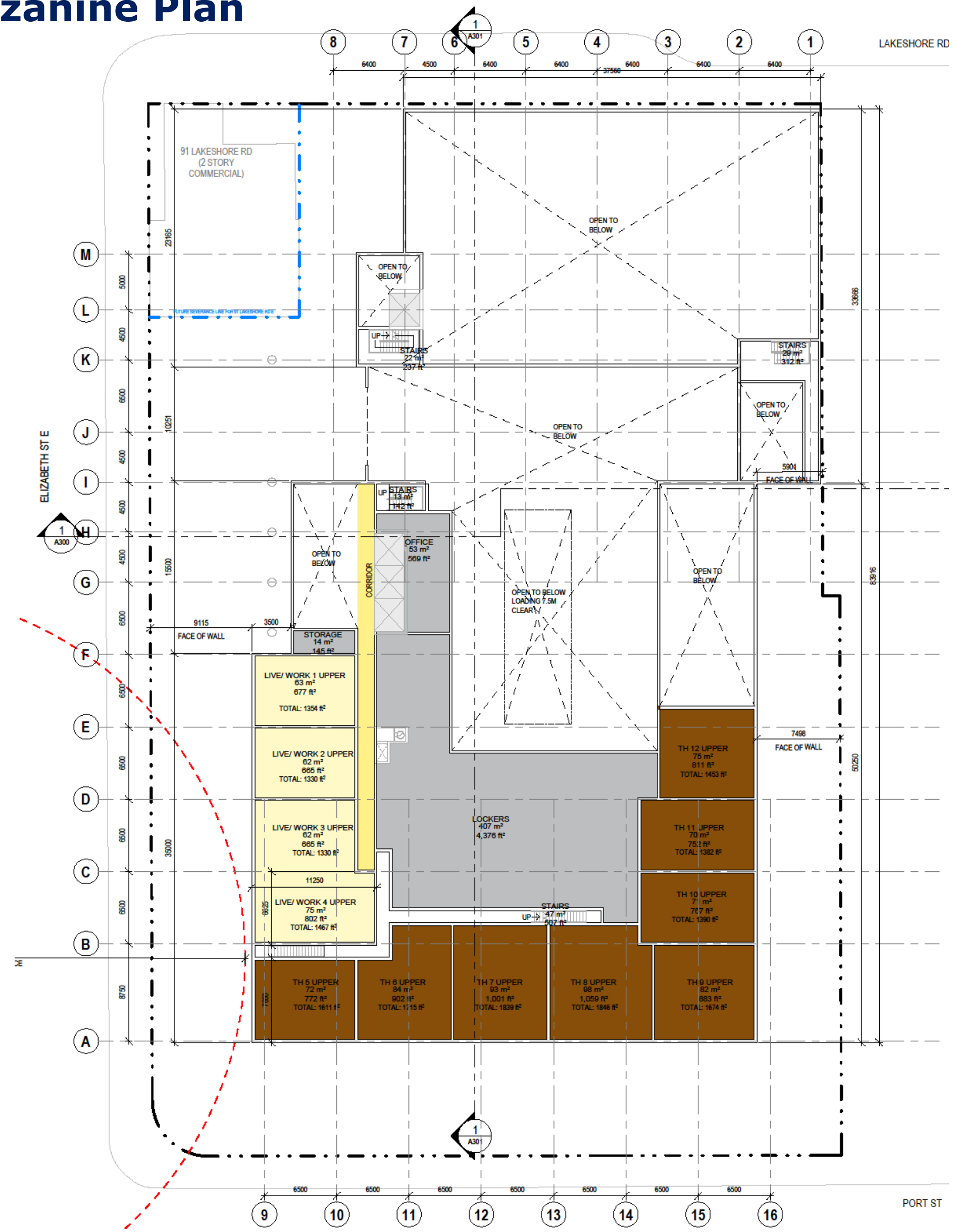
## SITE STATISTICS



Site Plan



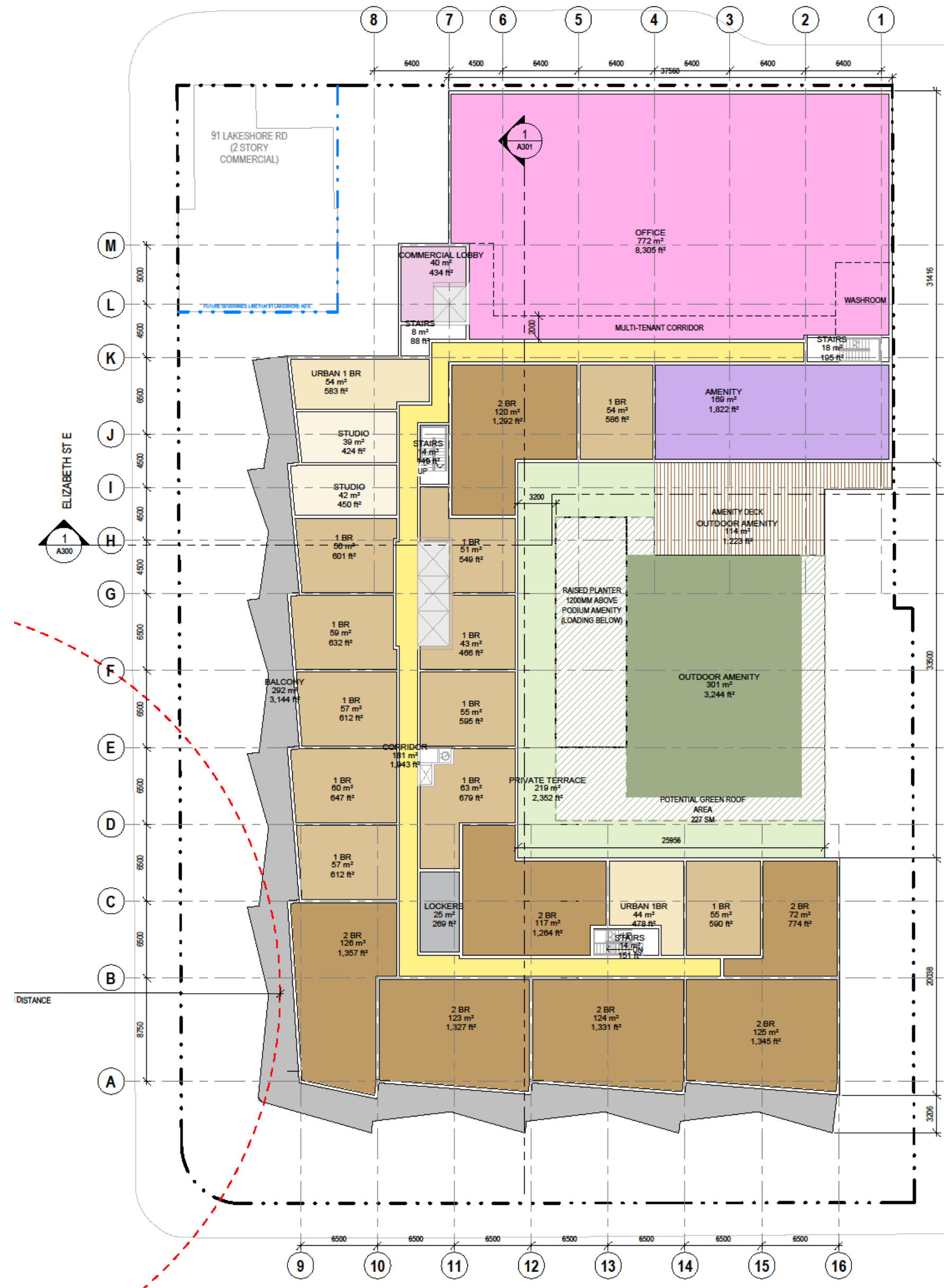
Mezzanine Plan



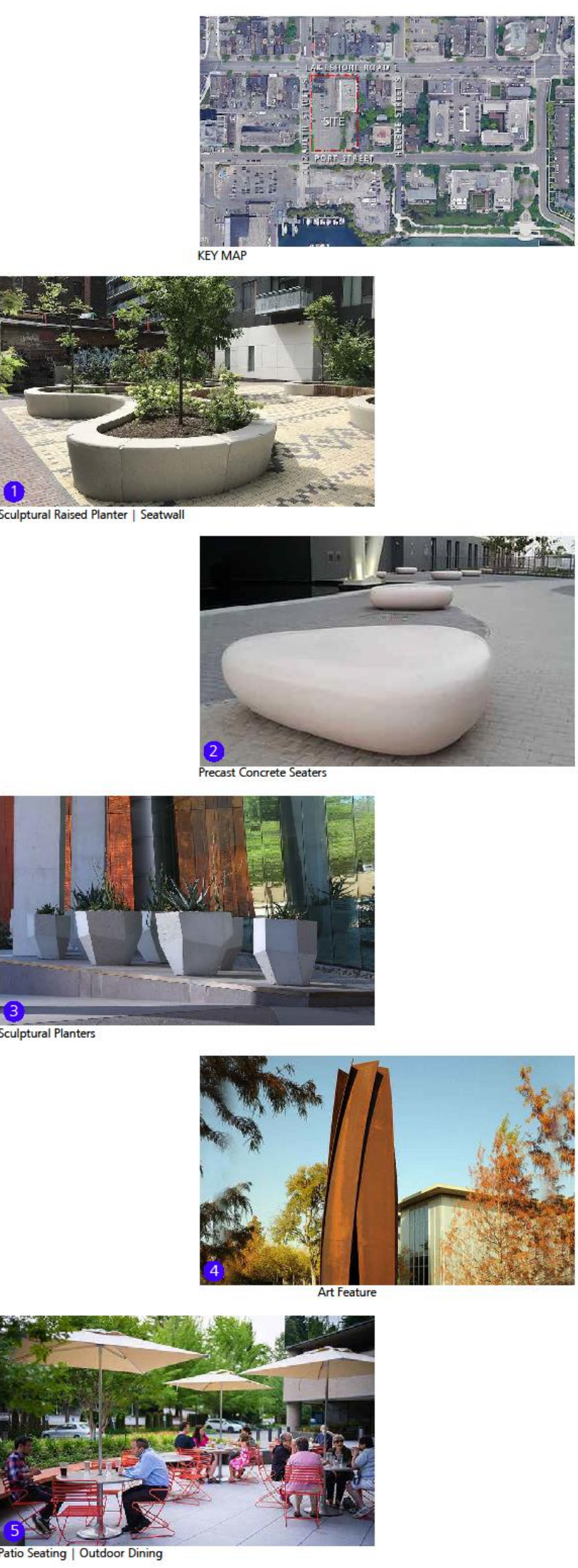
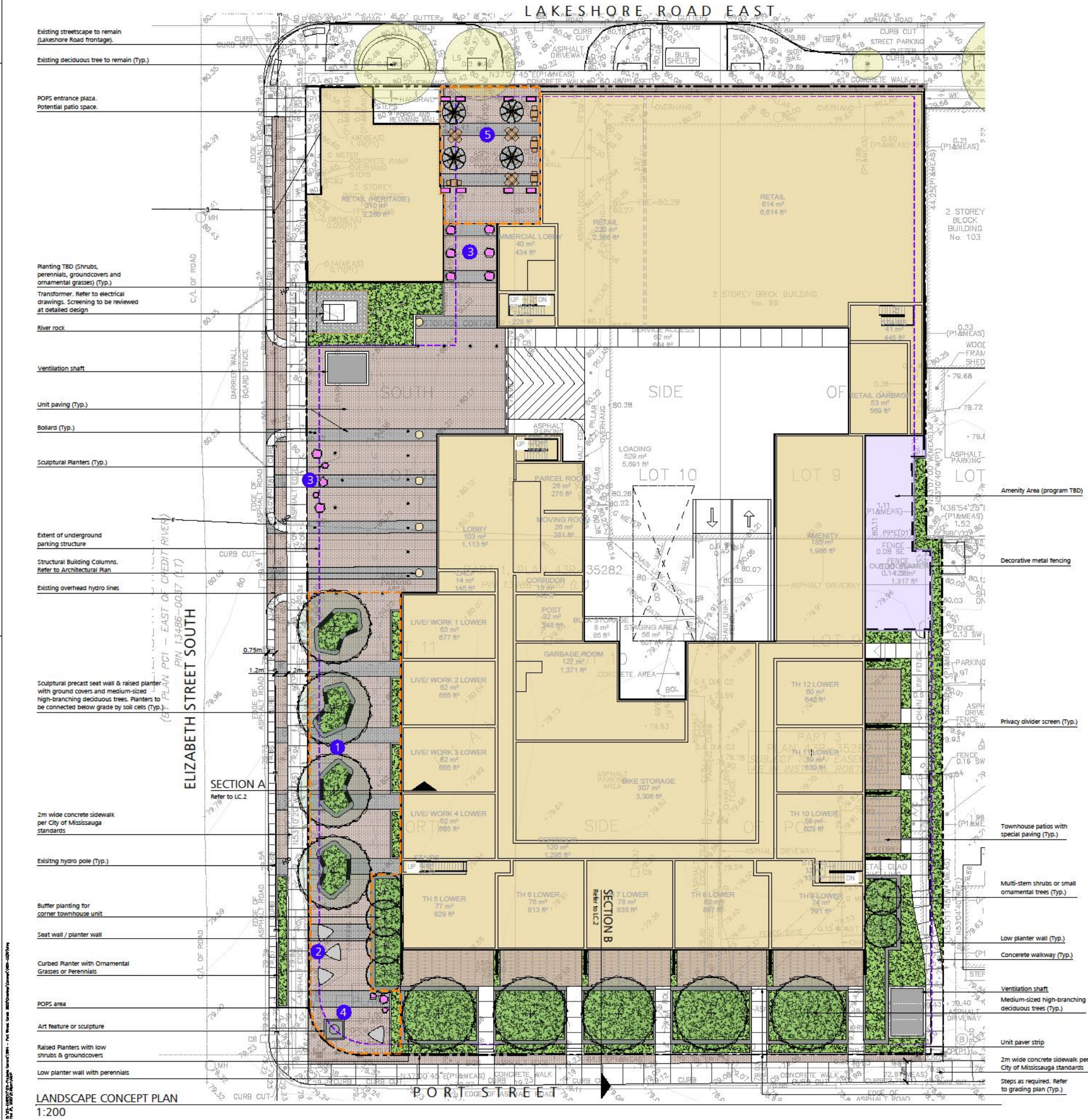
FLOOR PLANS

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**LEGEND**

- Proposed Deciduous Tree
- Existing Tree
- Property Line
- Limit of Underground Parking
- Decorative Metal Fencing
- Sod
- Proposed Planting Beds
- Unit Pavers
- Special Patio Paving (TBD)
- Concrete Paving
- POPS Area
- Private Amenity Area
- Planter Wall
- Sculptural planters
- Bollard
- Patio Furnishings (Tables, Chairs, Planters & Umbrellas)
- Precast Concrete Seater

Note: All Drawings by Baker Turner inc. to be Printed in Colour.

**REVISIONS**

DATE	DESCRIPTION
21 Nov. 22	Issued for Review
16 Nov. 22	Issued for Client Review
06 Oct. 22	Issued for Coordination
04 Oct. 22	Issued for DMP Submission
02 Oct. 22	Issued for Client Review

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is to immediately report any discrepancies to the landscape architect before proceeding with the work.

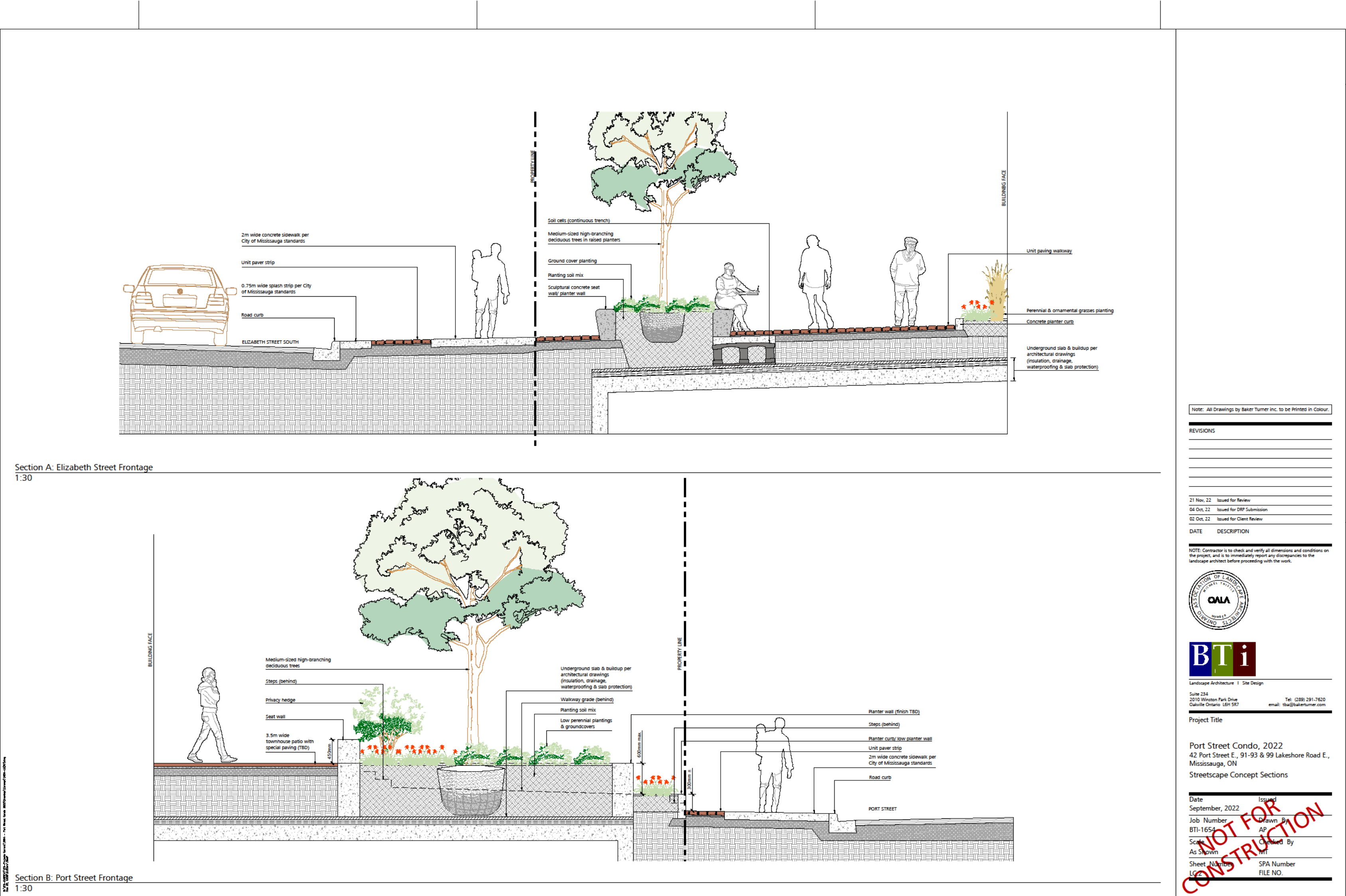
**BTi**  
Landscape Architecture | Site Design  
Suite 234  
2010 Winston Park Drive  
Calverton, Ontario L8H 5H7  
Tel: (289) 291-7620  
email: bti@bakerturner.com

**Project Title**  
Port Street Condo, 2022  
42 Port Street E., 91-93 & 99 Lakeshore Road E.,  
Mississauga, ON  
Landscape Concept Plan

Date: September, 2022  
Job Number: BTI-1654  
Scale: 1:200  
Sheet: LC.1

Issued By: [Signature]  
Checked By: MT  
SPA Number: [Blank]  
FILE NO.: [Blank]





# LANDSCAPE – SECTIONS

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# ARCHITECTURAL DESIGN

DESIGN & BUILT FORM

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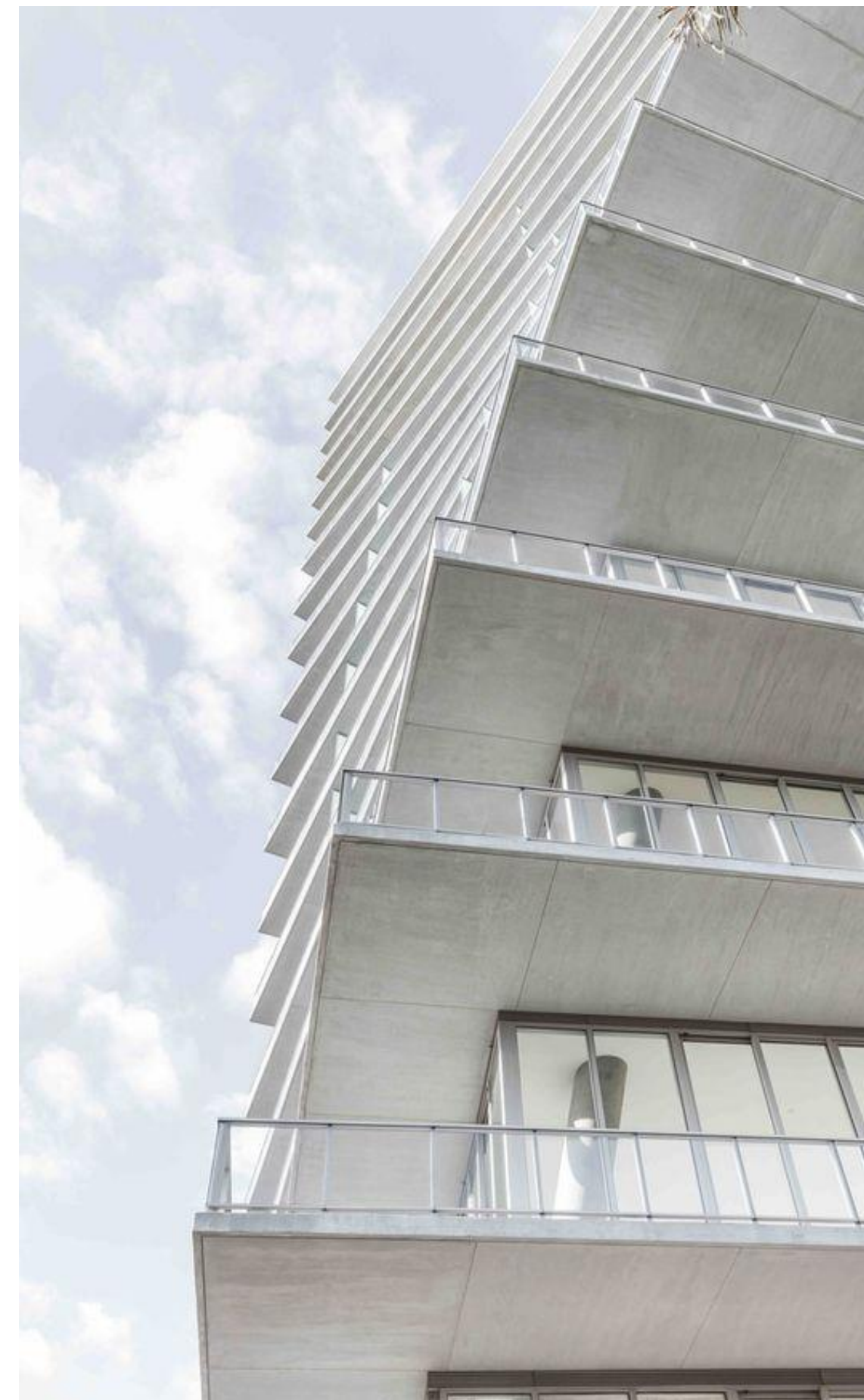
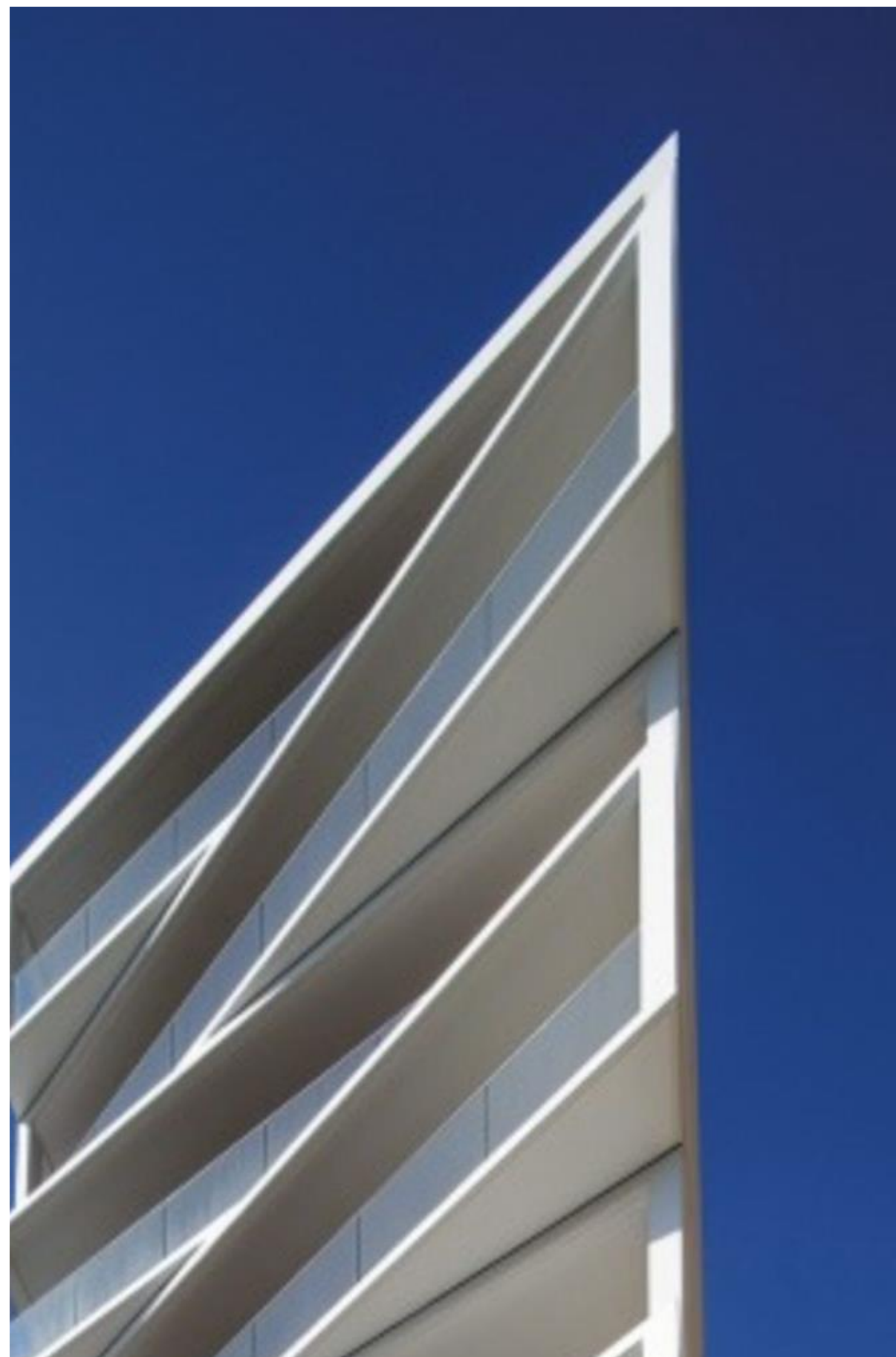




# INSPIRATION – INSIDE/OUTSIDE

42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING

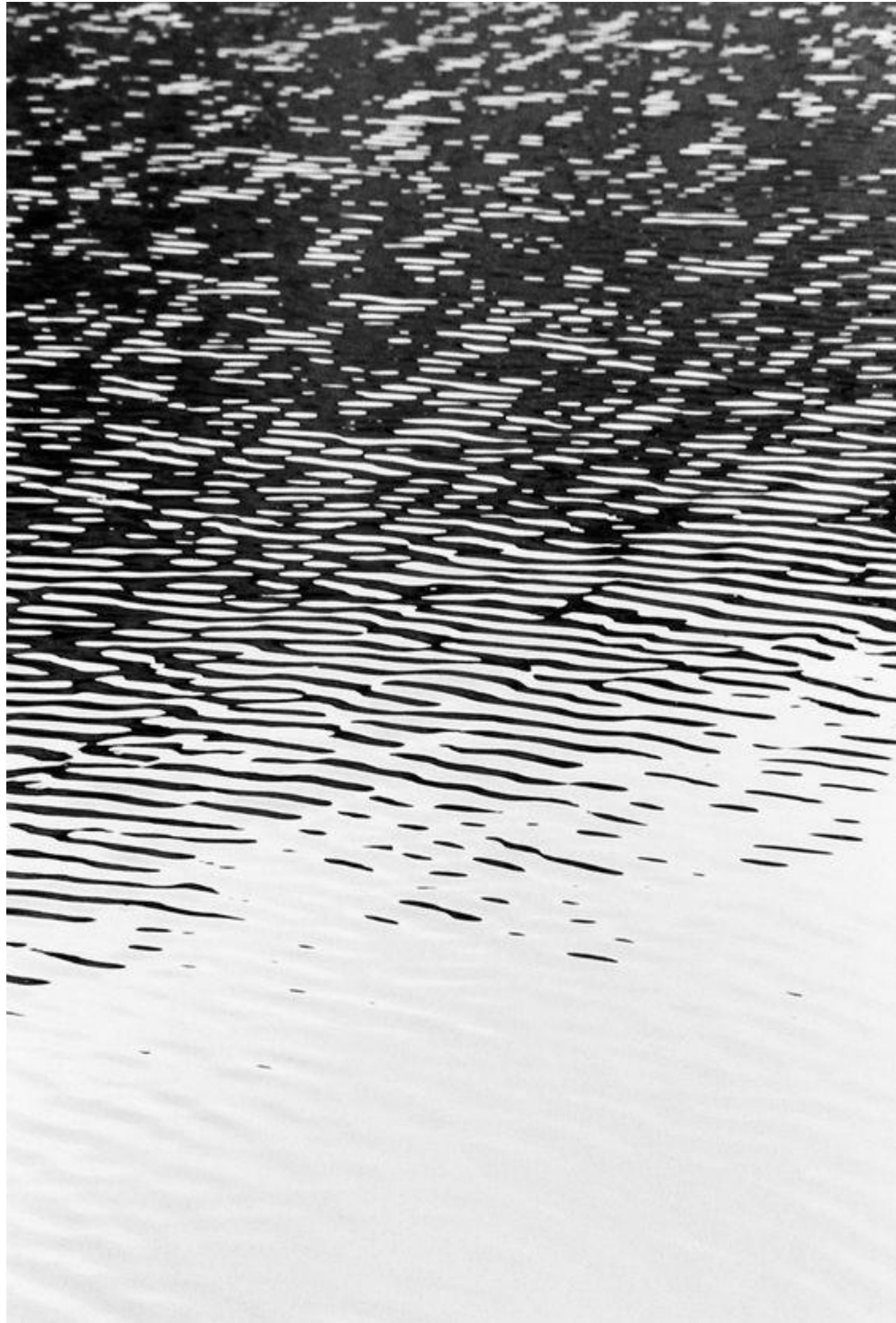




## INSPIRATION – ANGLED FLOOR PLATES

42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING

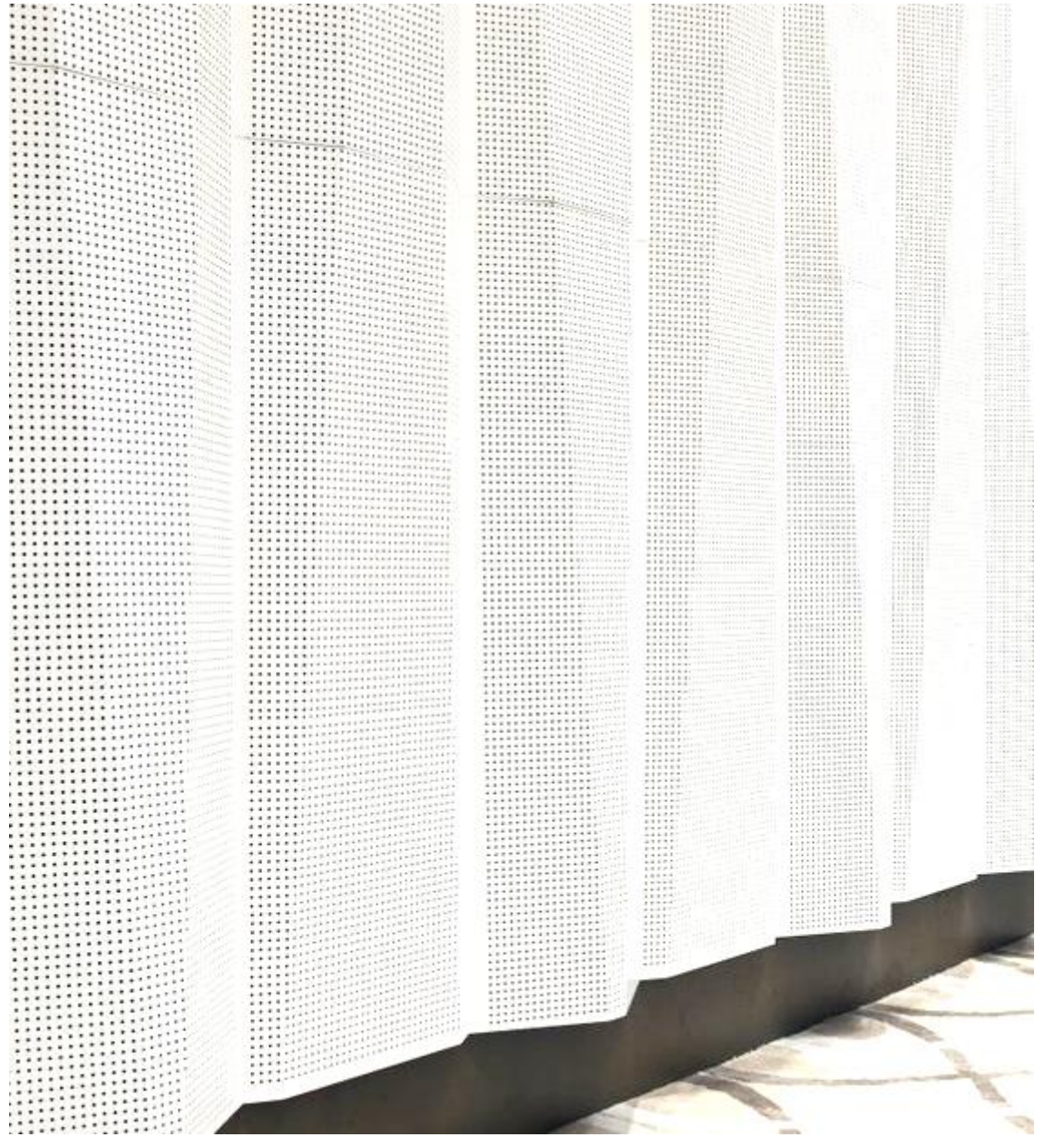




# INSPIRATION – STEPPING/MATERIAL DUALITY

42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING





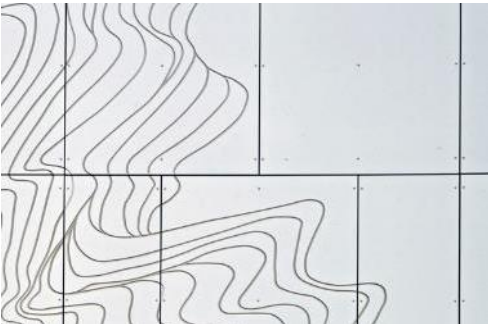
Waves

INSPIRATION – MATERIAL DUALITY

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**Fiber Cement Panels**



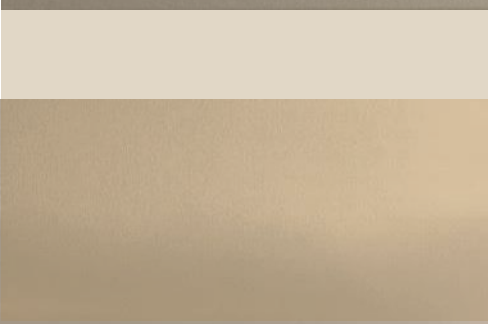
**Wood Soffits**



**Prefinished Aluminum**



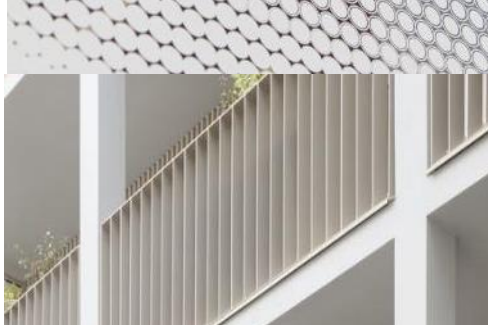
**Bronze Anodized Aluminum**



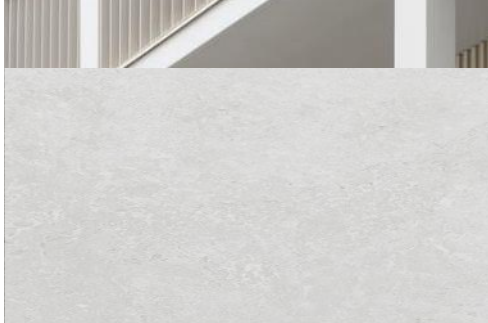
**Fritted Glass Balconies**



**White Metal Picket Railing**



**Architectural Concrete**



**INSPIRATION – MATERIALITY**

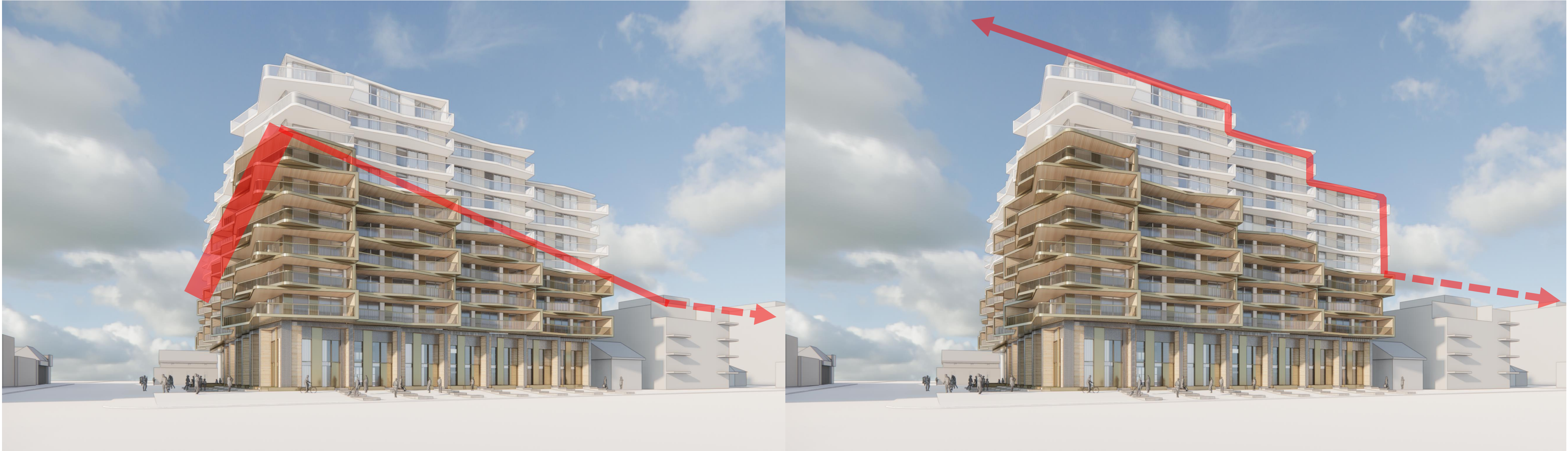
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BUILT FORM STEPPING – LAKESHORE RD E  
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BUILT FORM STEPPING – PORT ST E  
42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING





CLOSE UP ELEVATIONS & VIEWS  
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PERSPECTIVE – LAKESHORE RD E  
42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING





PERSPECTIVE – LAKESHORE RD E  
42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING





## PERSPECTIVE – LAKESHORE RD E – POPS PLAZA

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## PERSPECTIVE – PORT ST E

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**CLOSING REMARKS**  
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**Thank you for listening!**  
**Questions?**

Q & A

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Centre City Capital Limited FRAM + Slokker KILMER GROUP

B+H





APPENDIX

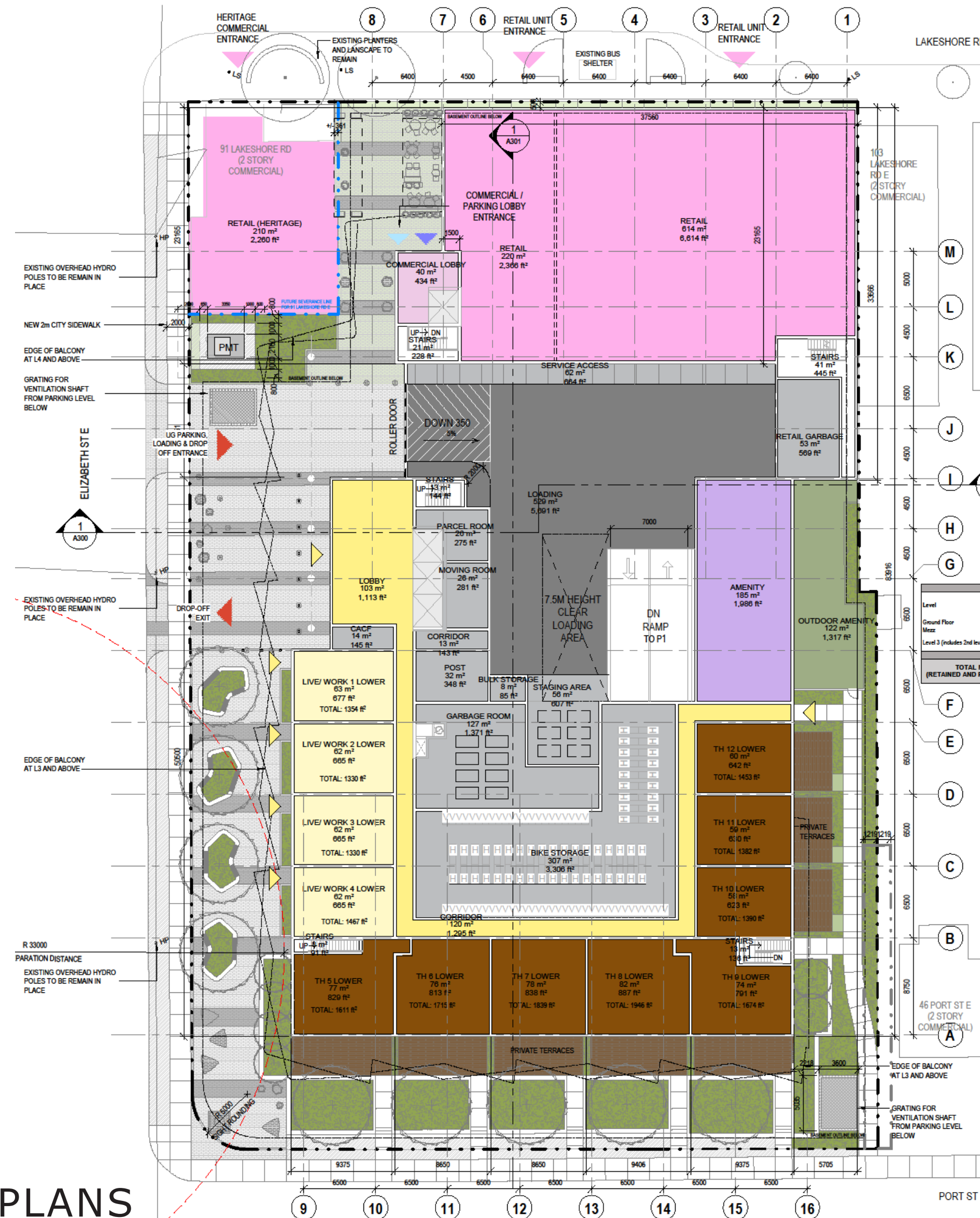
42 PORT STREET – PRE-COMMUNITY CONSULTATION MEETING



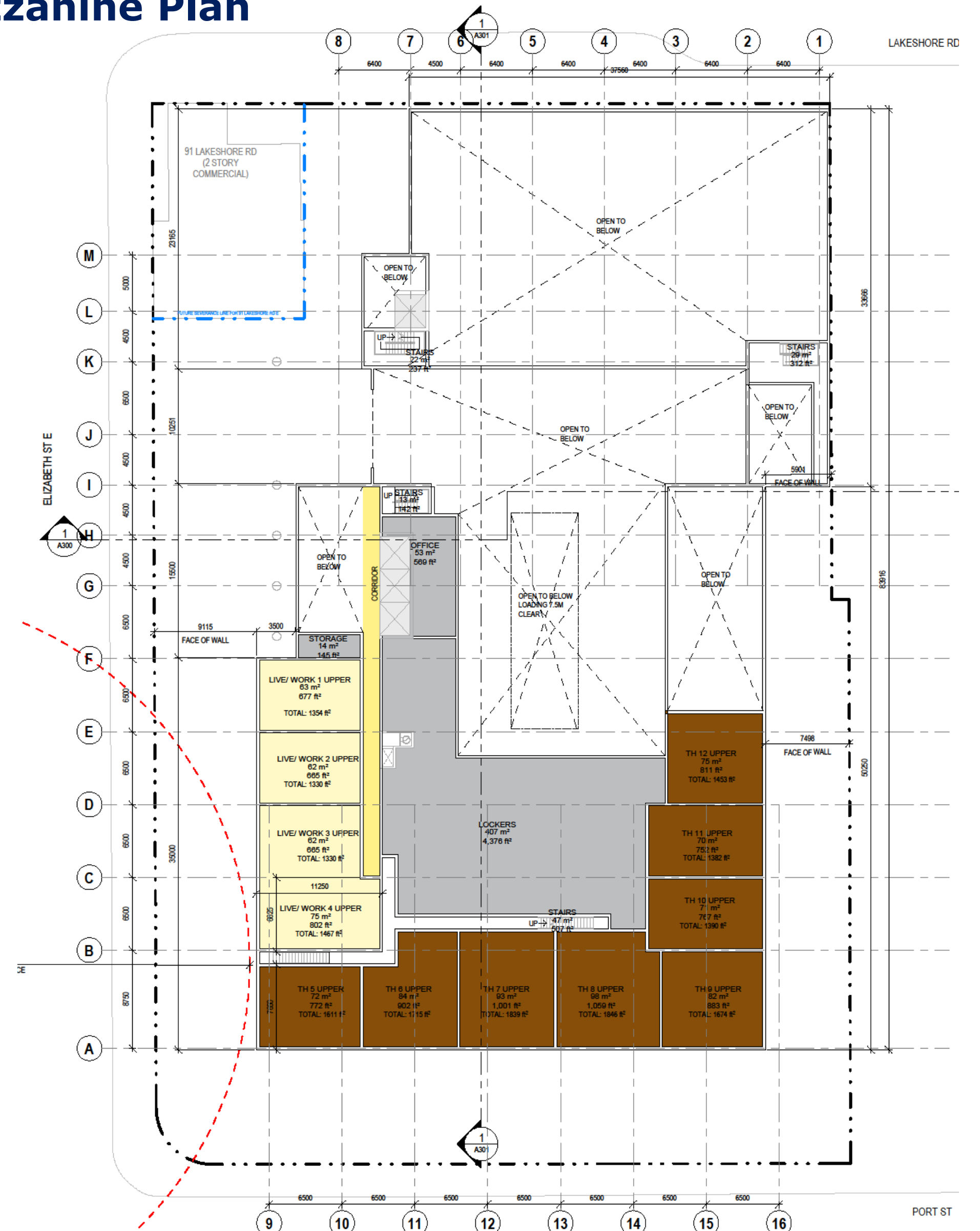




## Ground Floor Plan



## Mezzanine Plan



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# 6th Floor Plan

The 6th Floor Plan shows a building layout with a grid system (A-M, 1-16). The plan includes various rooms, corridors, and outdoor areas. Key areas include a potential green roof area, sunken mechanical equipment, and various residential units (1 BR, 2 BR, Studio, Urban 1 BR). The plan also shows a future swimming lane and a future carwash area. The building is located on Elizabeth St. and 91 Lakeshore Rd. Below.

**Rooms and Areas:**

- POTENTIAL GREEN ROOF AREA 200 SM
- FLAT ROOF
- SUNKEN MECH. EQUIPMENT
- 1 BR 60 m<sup>2</sup> 645 ft<sup>2</sup>
- STUDIO 39 m<sup>2</sup> 422 ft<sup>2</sup>
- 1 BR 59 m<sup>2</sup> 630 ft<sup>2</sup>
- 1 BR 55 m<sup>2</sup> 595 ft<sup>2</sup>
- 1 BR 58 m<sup>2</sup> 629 ft<sup>2</sup>
- 1 BR 55 m<sup>2</sup> 594 ft<sup>2</sup>
- 1 BR 57 m<sup>2</sup> 611 ft<sup>2</sup>
- STAIRS 10 m<sup>2</sup> 109 ft<sup>2</sup>
- 1 BR 61 m<sup>2</sup> 655 ft<sup>2</sup>
- STUDIO 39 m<sup>2</sup> 415 ft<sup>2</sup>
- STUDIO 41 m<sup>2</sup> 442 ft<sup>2</sup>
- STUDIO 38 m<sup>2</sup> 407 ft<sup>2</sup>
- 1 BR 67 m<sup>2</sup> 720 ft<sup>2</sup>
- BALCONY 7 m<sup>2</sup> 76 ft<sup>2</sup>
- BALCONY 7 m<sup>2</sup> 76 ft<sup>2</sup>
- CORRIDOR 174 m<sup>2</sup> 1873 ft<sup>2</sup>
- URBAN 1 BR 43 m<sup>2</sup> 466 ft<sup>2</sup>
- BALCONY 437 m<sup>2</sup> 4,703 ft<sup>2</sup>
- 2 BR 116 m<sup>2</sup> 1246 ft<sup>2</sup>
- 1 BR 55 m<sup>2</sup> 595 ft<sup>2</sup>
- 2 BR 117 m<sup>2</sup> 1259 ft<sup>2</sup>
- 1 BR 63 m<sup>2</sup> 674 ft<sup>2</sup>
- BALCONY 7 m<sup>2</sup> 77 ft<sup>2</sup>
- BALCONY 8 m<sup>2</sup> 81 ft<sup>2</sup>
- BALCONY 7 m<sup>2</sup> 77 ft<sup>2</sup>
- 2 BR 117 m<sup>2</sup> 1264 ft<sup>2</sup>
- URBAN 1 BR 44 m<sup>2</sup> 478 ft<sup>2</sup>
- 1 BR 55 m<sup>2</sup> 590 ft<sup>2</sup>
- 2 BR 73 m<sup>2</sup> 788 ft<sup>2</sup>
- LOCKERS 25 m<sup>2</sup> 274 ft<sup>2</sup>
- 2 BR 126 m<sup>2</sup> 1357 ft<sup>2</sup>
- 2 BR 123 m<sup>2</sup> 1327 ft<sup>2</sup>
- 2 BR 124 m<sup>2</sup> 1331 ft<sup>2</sup>
- 2 BR 124 m<sup>2</sup> 1,333 ft<sup>2</sup>

**Other Features:**

- 91 LAKESHORE RD BELOW
- FUTURE SWIMMING LANE & FUTURE CARWASH AREA
- ELIZABETH STE
- FACE OF WALL



# 7th Floor Plan

The 7th floor plan shows a building layout with units and common areas. The plan is bounded by Elizabeth St E to the west and 91 Lakeshore Rd to the north. The units are arranged in a grid-like fashion, with a central corridor and stairs. The units are labeled with their type and area in both square meters and square feet. The plan also shows common areas such as lockers, stairs, and balconies. The building is situated on a corner lot, with the street frontage on Elizabeth St E and 91 Lakeshore Rd. The plan is oriented with North at the top.

91 LAKESHORE RD BELOW

ELIZABETH ST E

STAIRS 10 m<sup>2</sup> 106 ft<sup>2</sup>

1 BR 60 m<sup>2</sup> 647 ft<sup>2</sup>

STUDIO 39 m<sup>2</sup> 422 ft<sup>2</sup>

1 BR 59 m<sup>2</sup> 630 ft<sup>2</sup>

1 BR 55 m<sup>2</sup> 595 ft<sup>2</sup>

1 BR 58 m<sup>2</sup> 629 ft<sup>2</sup>

1 BR 55 m<sup>2</sup> 594 ft<sup>2</sup>

1 BR 57 m<sup>2</sup> 611 ft<sup>2</sup>

1 BR 61 m<sup>2</sup> 653 ft<sup>2</sup>

STUDIO 38 m<sup>2</sup> 414 ft<sup>2</sup>

STUDIO 41 m<sup>2</sup> 442 ft<sup>2</sup>

STUDIO 38 m<sup>2</sup> 407 ft<sup>2</sup>

1 BR 67 m<sup>2</sup> 720 ft<sup>2</sup>

2 BR 107 m<sup>2</sup> 1157 ft<sup>2</sup>

1 BR 54 m<sup>2</sup> 586 ft<sup>2</sup>

1 BR 54 m<sup>2</sup> 586 ft<sup>2</sup>

1 BR 54 m<sup>2</sup> 586 ft<sup>2</sup>

1 BR 55 m<sup>2</sup> 597 ft<sup>2</sup>

LOCKERS 13 m<sup>2</sup> 145 ft<sup>2</sup>

STAIRS 19 m<sup>2</sup> 205 ft<sup>2</sup>

BALCONY 15 m<sup>2</sup> 155 ft<sup>2</sup>

BALCONY 7 m<sup>2</sup> 76 ft<sup>2</sup>

BALCONY 7 m<sup>2</sup> 76 ft<sup>2</sup>

BALCONY 7 m<sup>2</sup> 76 ft<sup>2</sup>

CORRIDOR 174 m<sup>2</sup> 1,873 ft<sup>2</sup>

1 BR 43 m<sup>2</sup> 466 ft<sup>2</sup>

2 BR 116 m<sup>2</sup> 1,246 ft<sup>2</sup>

1 BR 55 m<sup>2</sup> 595 ft<sup>2</sup>

1 BR 63 m<sup>2</sup> 674 ft<sup>2</sup>

BALCONY 421 m<sup>2</sup> 4,530 ft<sup>2</sup>

2 BR 117 m<sup>2</sup> 1,259 ft<sup>2</sup>

2 BR 126 m<sup>2</sup> 1,357 ft<sup>2</sup>

LOCKERS 25 m<sup>2</sup> 274 ft<sup>2</sup>

2 BR 117 m<sup>2</sup> 1,264 ft<sup>2</sup>

2 BR 117 m<sup>2</sup> 1,264 ft<sup>2</sup>

URBAN 1BR 44 m<sup>2</sup> 478 ft<sup>2</sup>

1 BR 55 m<sup>2</sup> 590 ft<sup>2</sup>

2 BR 73 m<sup>2</sup> 788 ft<sup>2</sup>

STAIRS 14 m<sup>2</sup> 151 ft<sup>2</sup>

2 BR 123 m<sup>2</sup> 1,327 ft<sup>2</sup>

2 BR 124 m<sup>2</sup> 1,331 ft<sup>2</sup>

2 BR 124 m<sup>2</sup> 1,332 ft<sup>2</sup>

BALCONY 7 m<sup>2</sup> 75 ft<sup>2</sup>

BALCONY 7 m<sup>2</sup> 75 ft<sup>2</sup>

FACE OF WALL

# 8th Floor Plan

8th Floor Plan

Grid: 8, 7, 6, 5, 4, 3, 2, 1 (top); 9, 10, 11, 12, 13, 14, 15, 16 (bottom); A, B, C, D, E, F, G, H, I, J, K, L, M (left)

91 LAKESHORE RD BELOW

ELIZABETH STE

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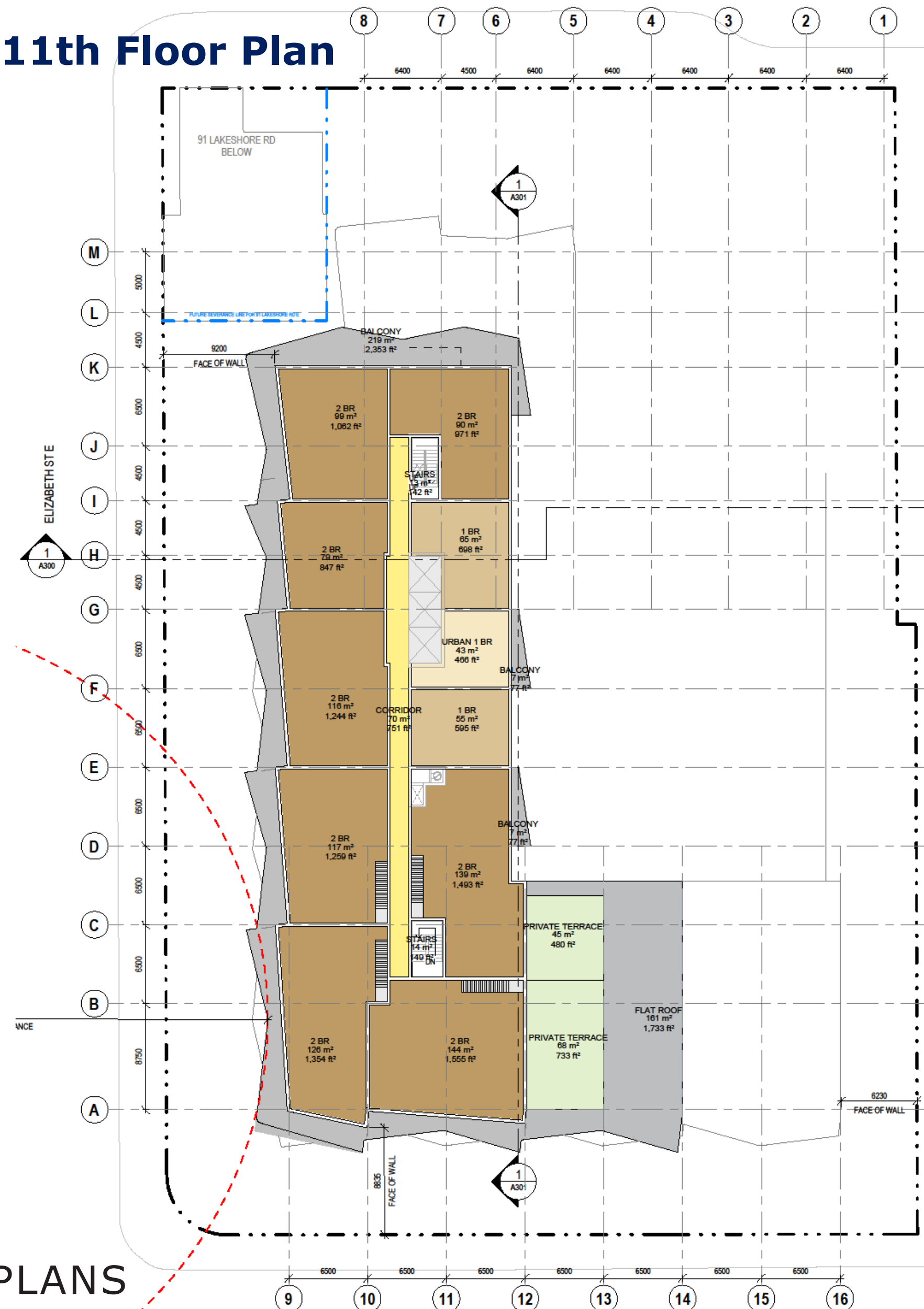
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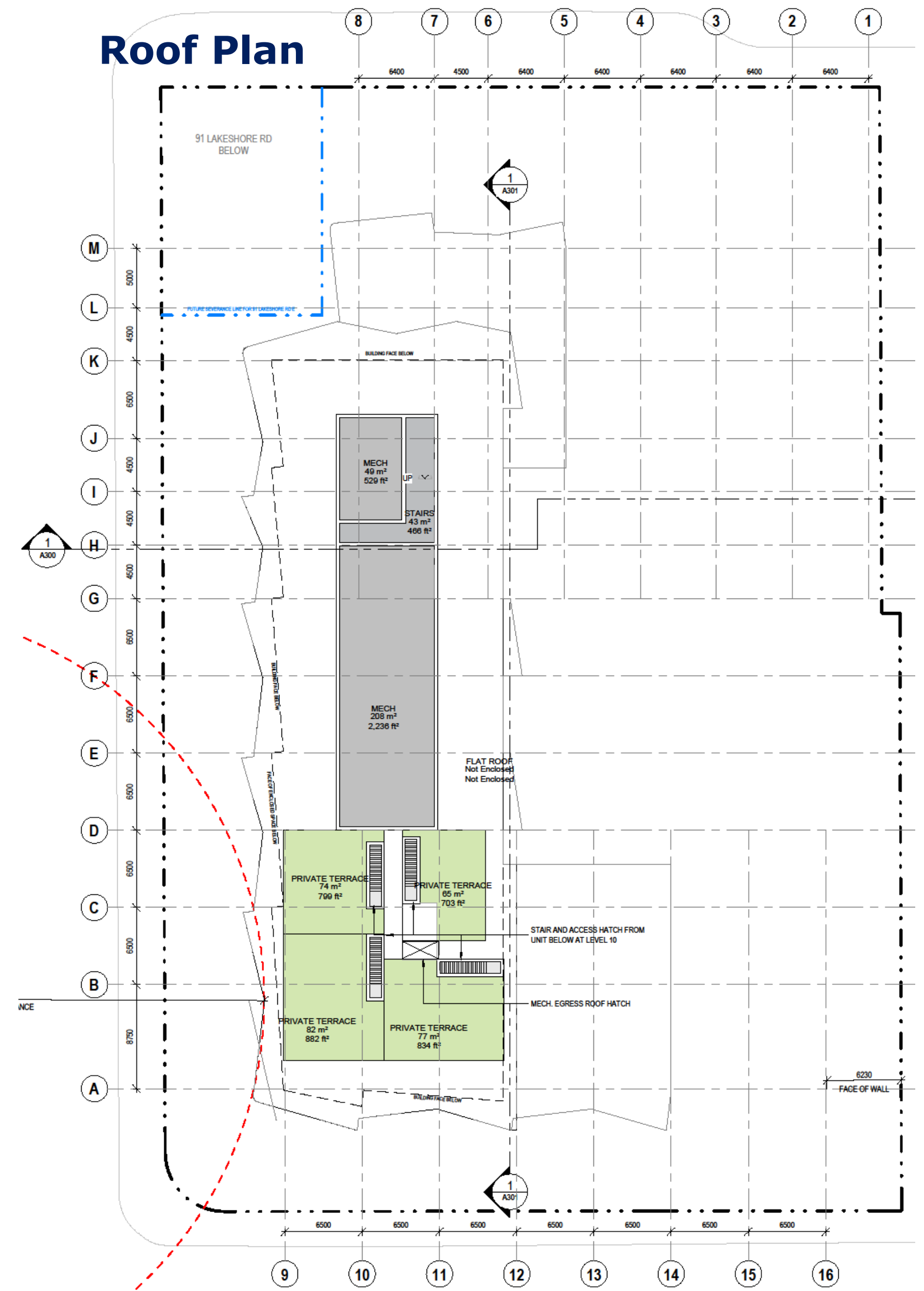
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# 11th Floor Plan



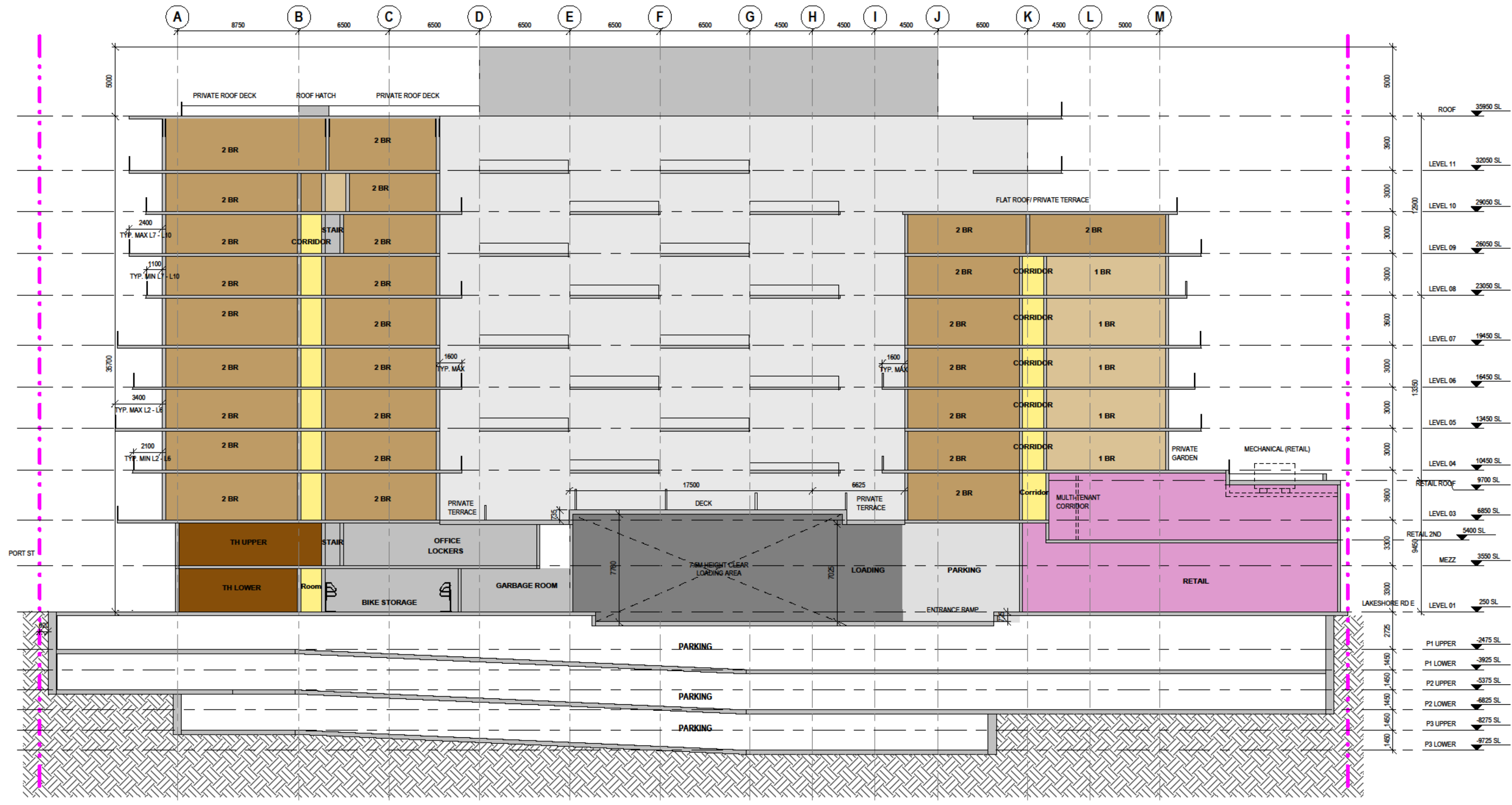
# Roof Plan



## FLOOR PLANS

42 PORT STREET - PRE-COMMUNITY CONSULTATION MEETING





north-south section

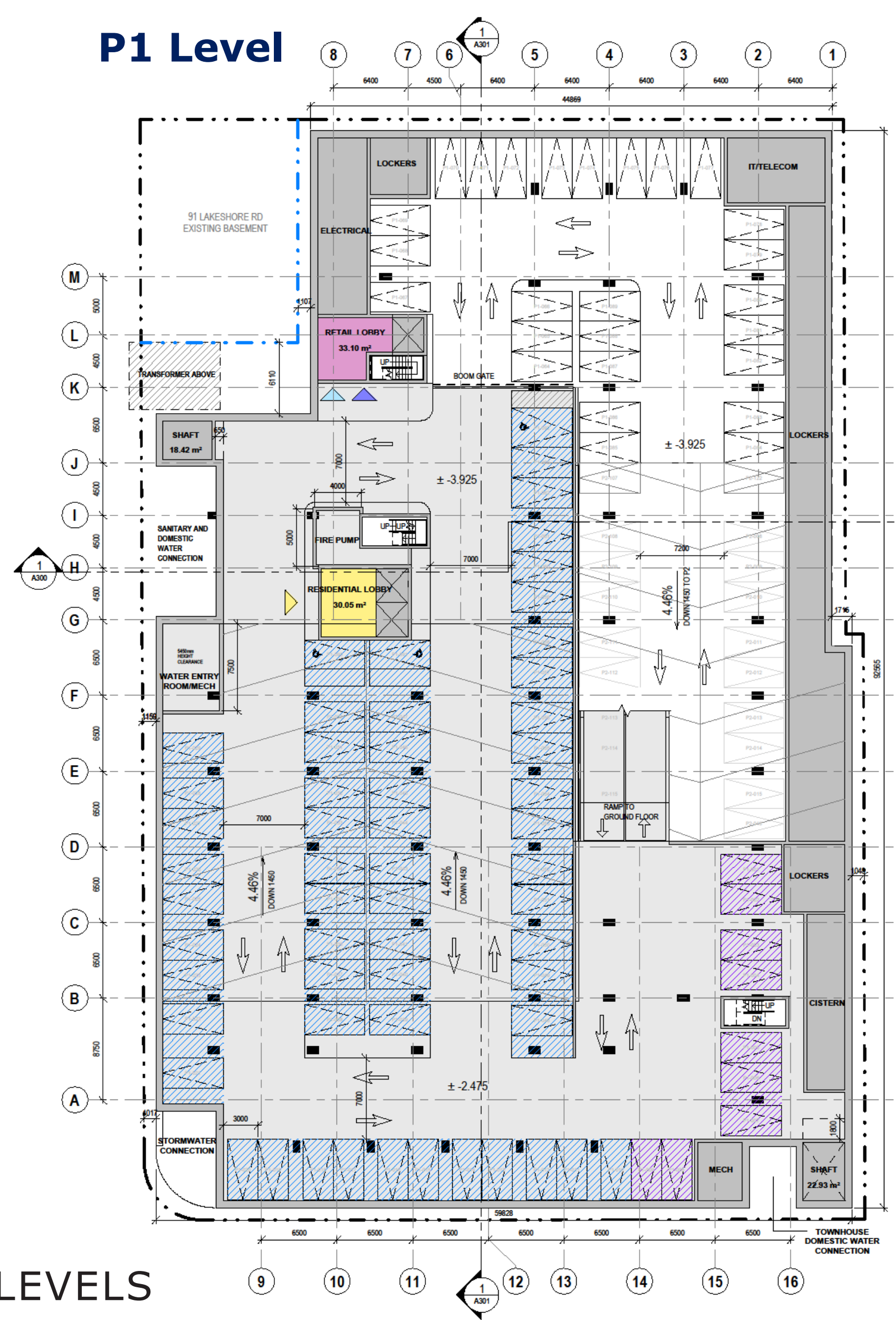
## SECTIONS



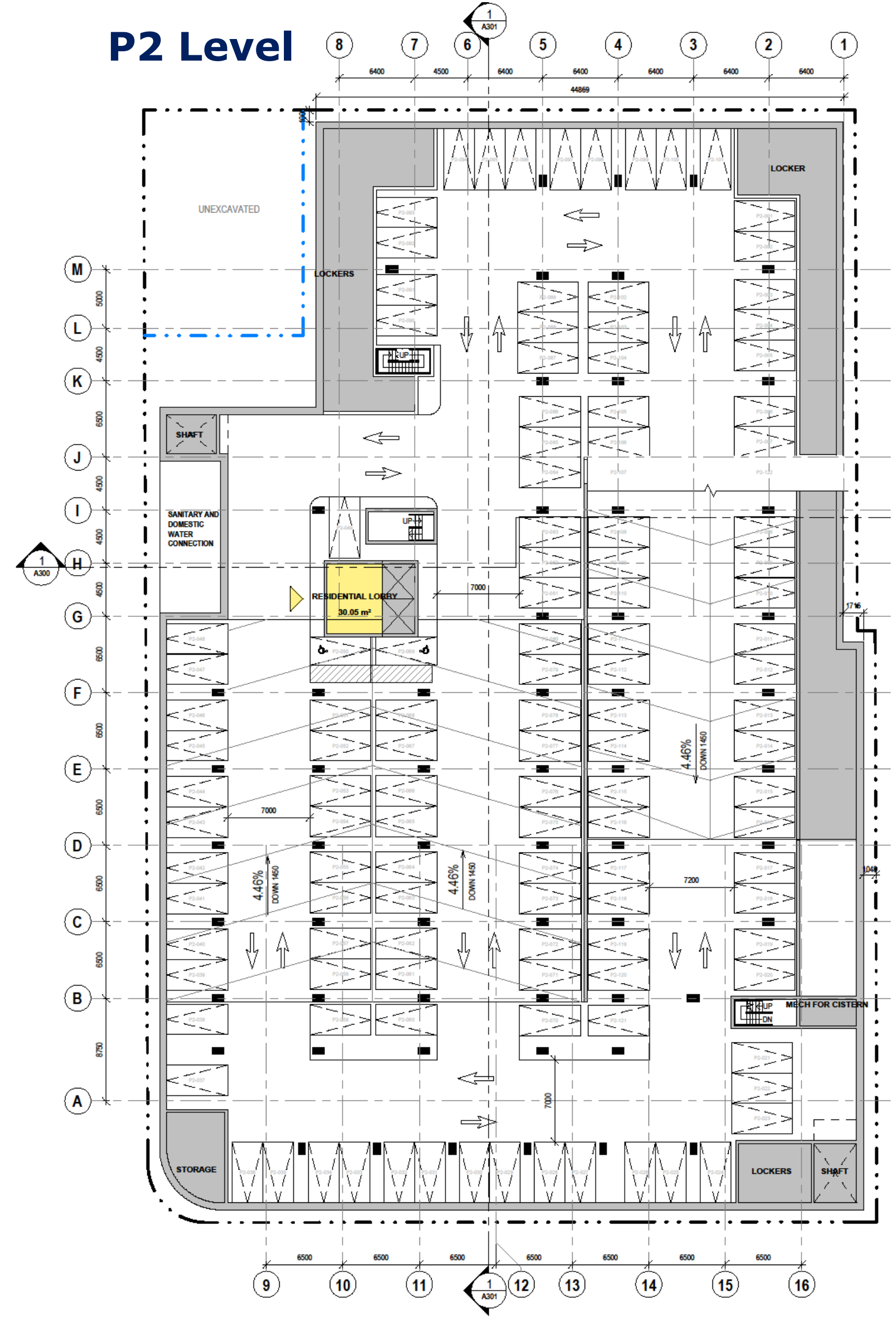




# P1 Level



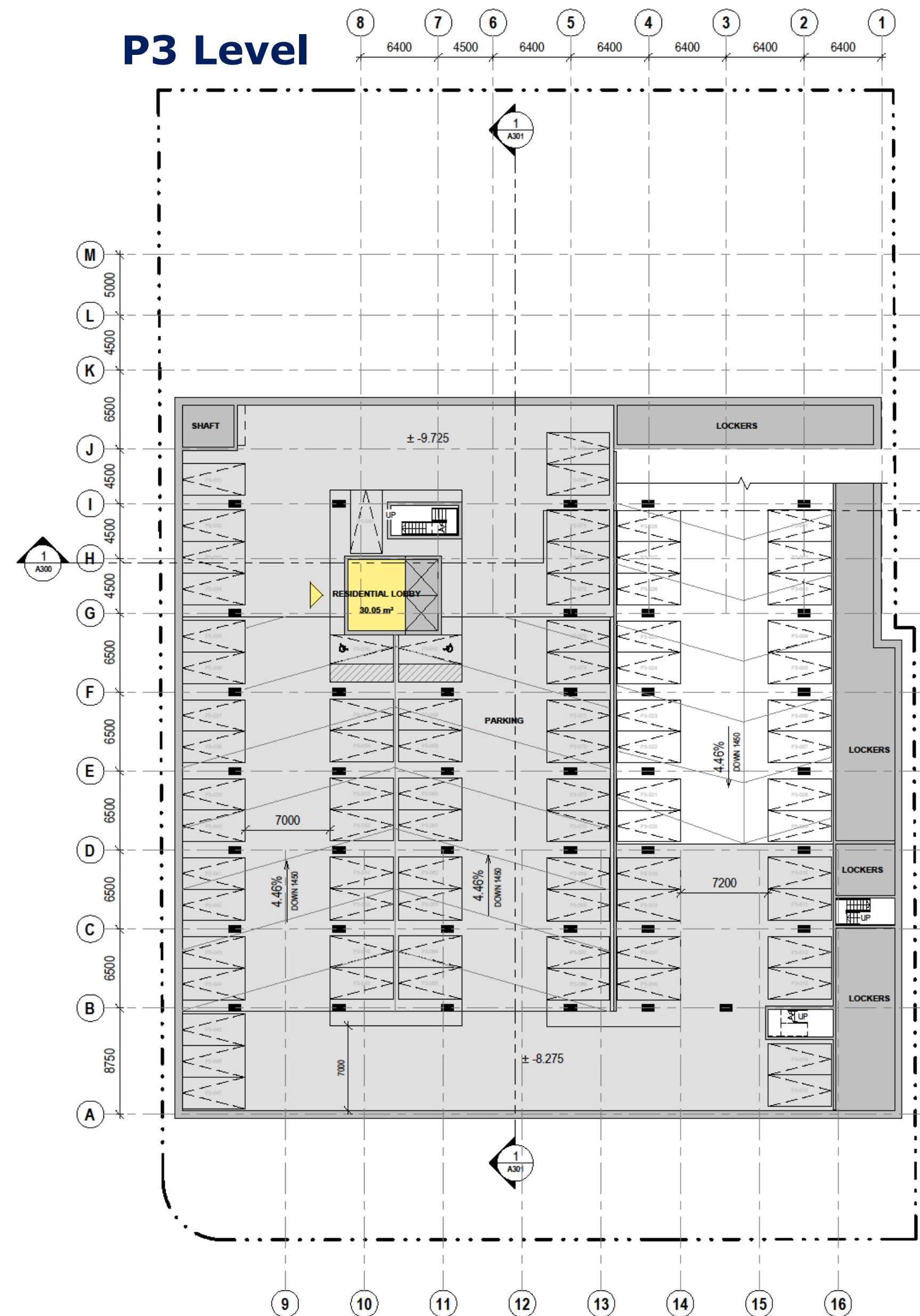
# P2 Level



## PARKING LEVELS



# P3 Level



## PARKING LEVELS