

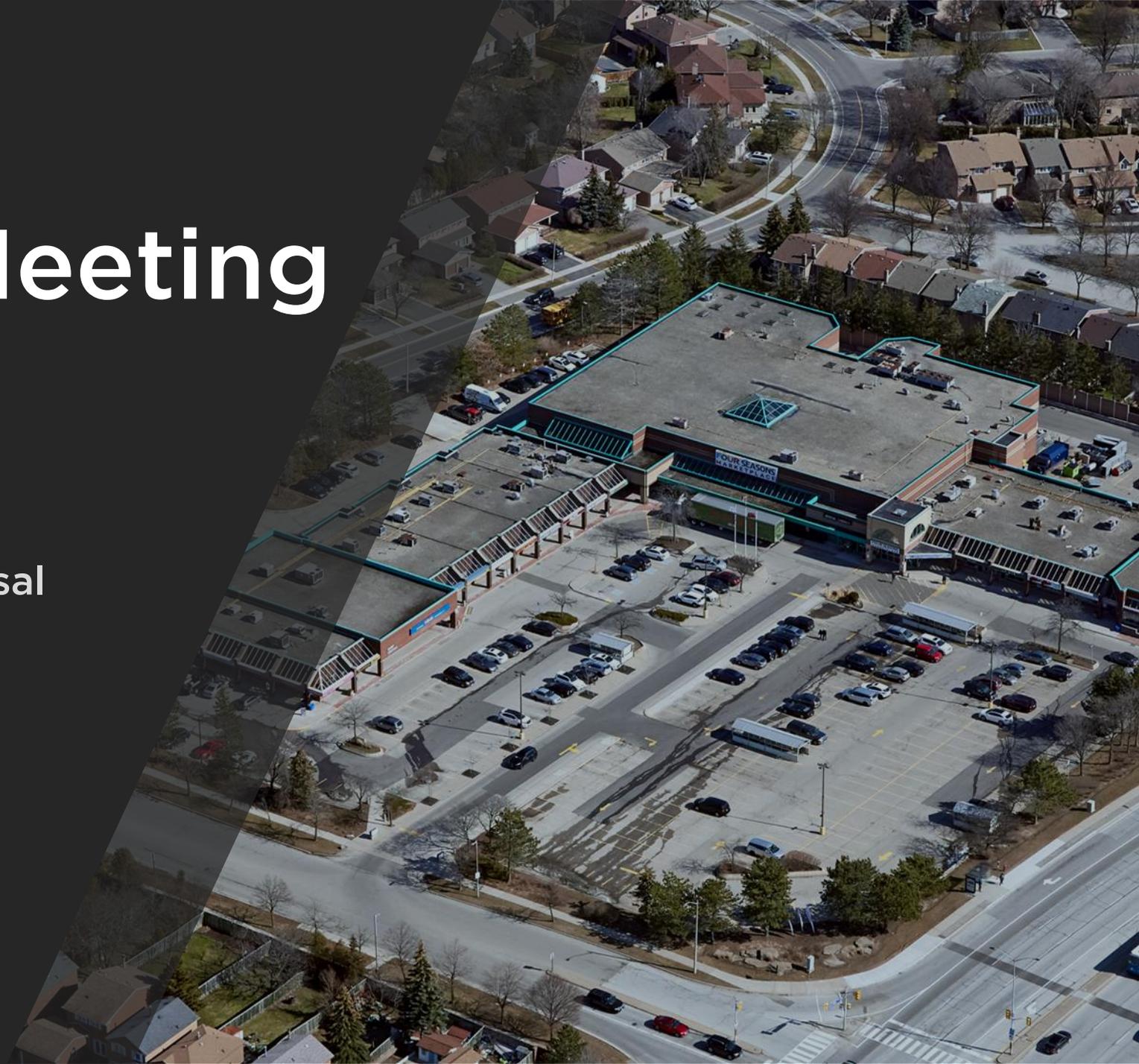
Community Meeting

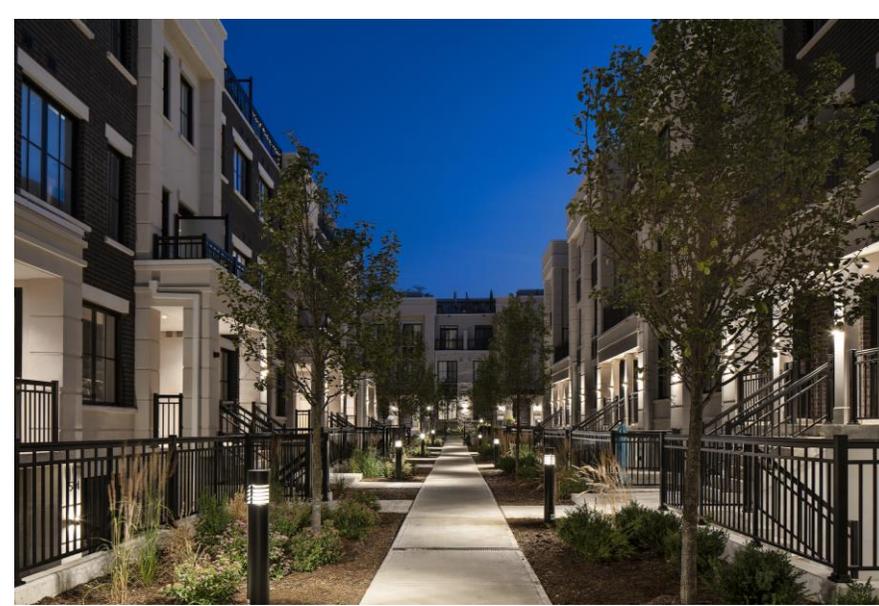
4099 Erin Mills Parkway

Mixed-Use Redevelopment Proposal



QUEENSCORP
GROUP

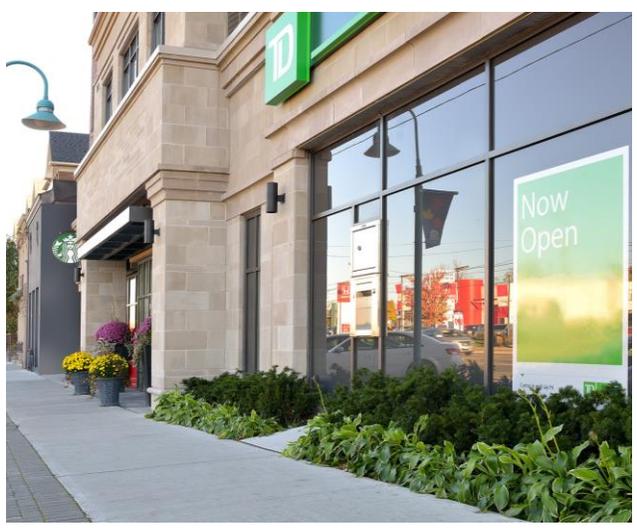




The Reserve at East Mineola, Mississauga



Watermark, Etobicoke

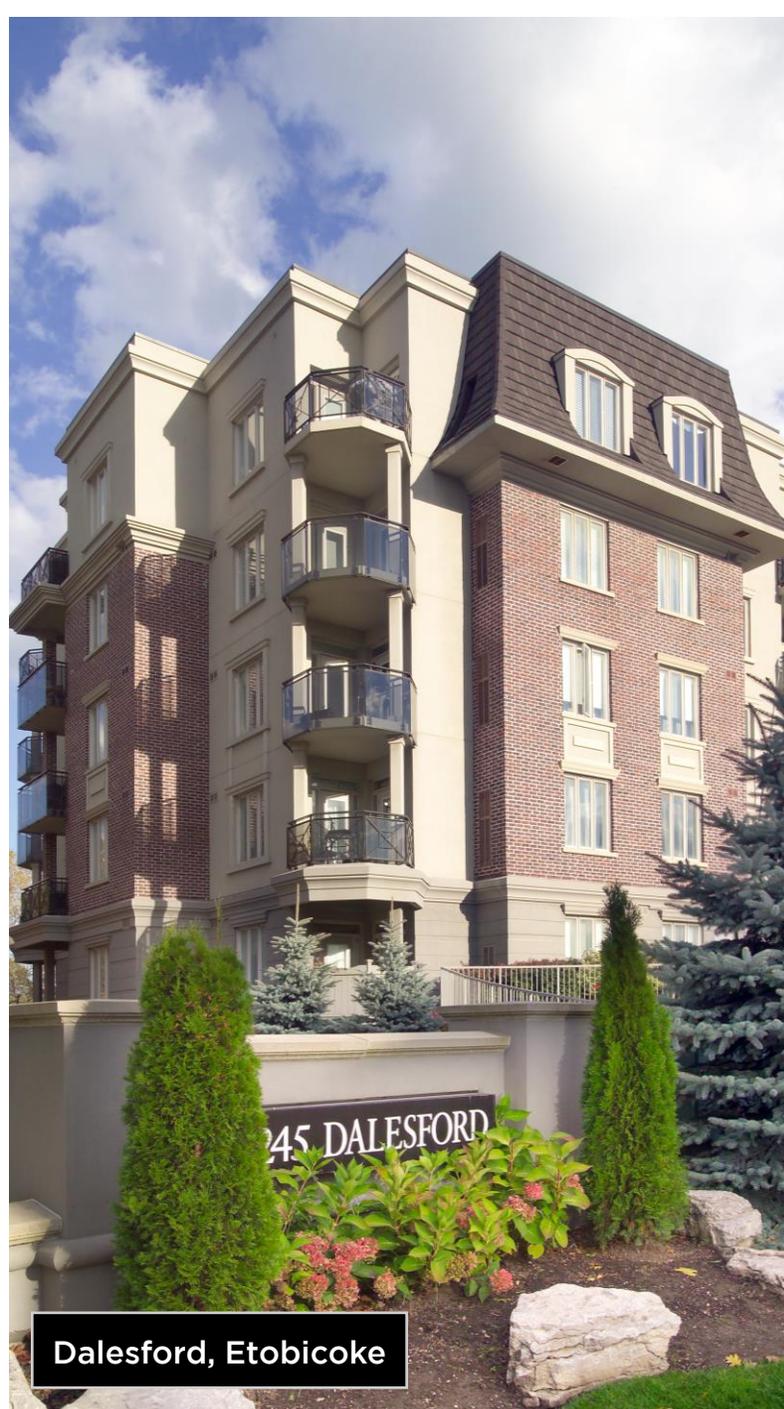




Elmwood, Mississauga



Applewood Terrace, Mississauga





Submitted in Support of OPA and Rezoning Application

- Arborist Report
- Acoustical Feasibility Study
- Environmental Site Assessment
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Report
- Housing Report
- Hydrogeological Report
- Planning Justification Report
- Retail Market Study
- Sun/Shadow Study
- Traffic Impact Study
- Parking Study
- Urban Design Study
- Wind Study
- Waste Management Plan

Consulting Team

**TURNER
FLEISCHER**



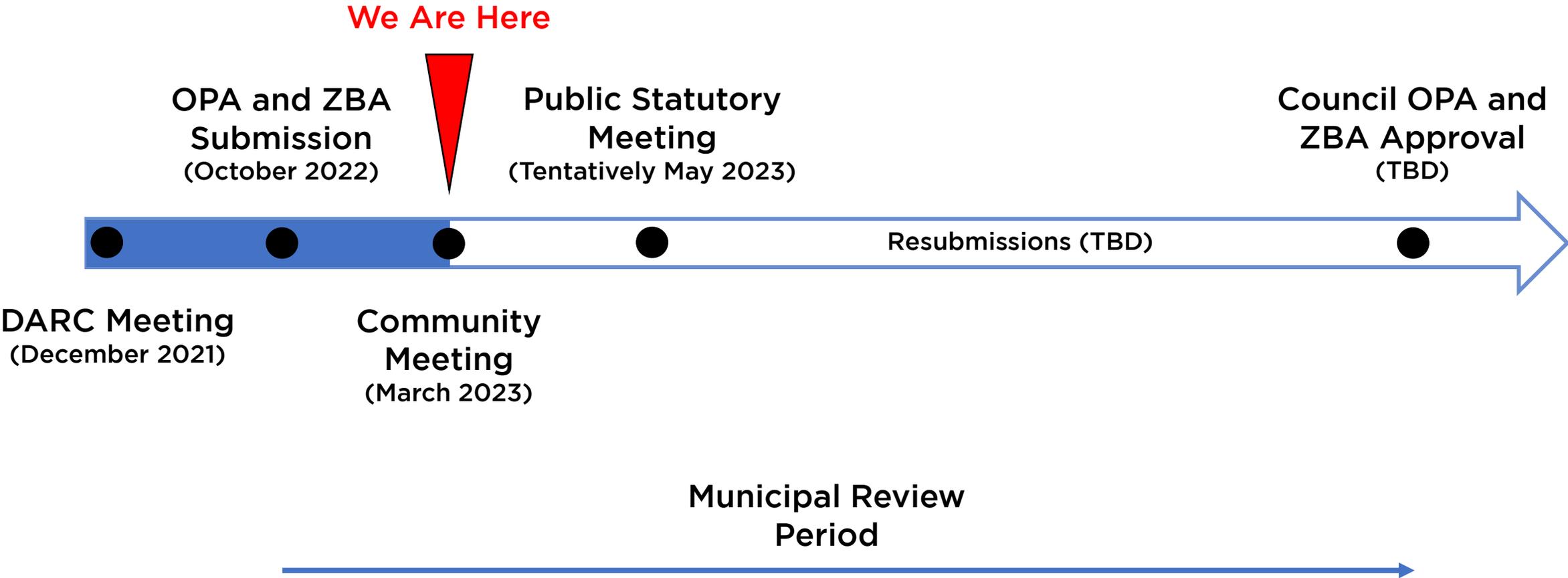
GSAI
Glen Schnarr & Associates Inc.



GRADIENTWIND
ENGINEERS & SCIENTISTS



Approval Timeline



Zoning By-law 0225-2007

The development site is currently zoned C-2 (Neighbourhood Commercial) under the City of Mississauga's Zoning By-law 0225-2007.



Site Context Map

LEGEND

 SUBJECT SITE

 OPEN SPACES

1. Erin Mills Athletic Fields
2. Shalebank Hollow
3. Trapper's Green
4. Coppersmith Grove
5. Trellis Trail
6. Sawmill Valley Trail
7. Arbour Green
8. Sawmill Valley Trail
9. Dunn Park
10. Pheasant Run
11. Pine Tree Hill
12. Sawmill Creek
13. South Millway Green
14. Woodchuck Green
15. Erindale Park
16. Woodland Chase Park
17. Crawford Green
18. John C Pallett Park
19. Erin Woods Park
20. Forest Hill Park

 COMMERCIAL & RETAIL

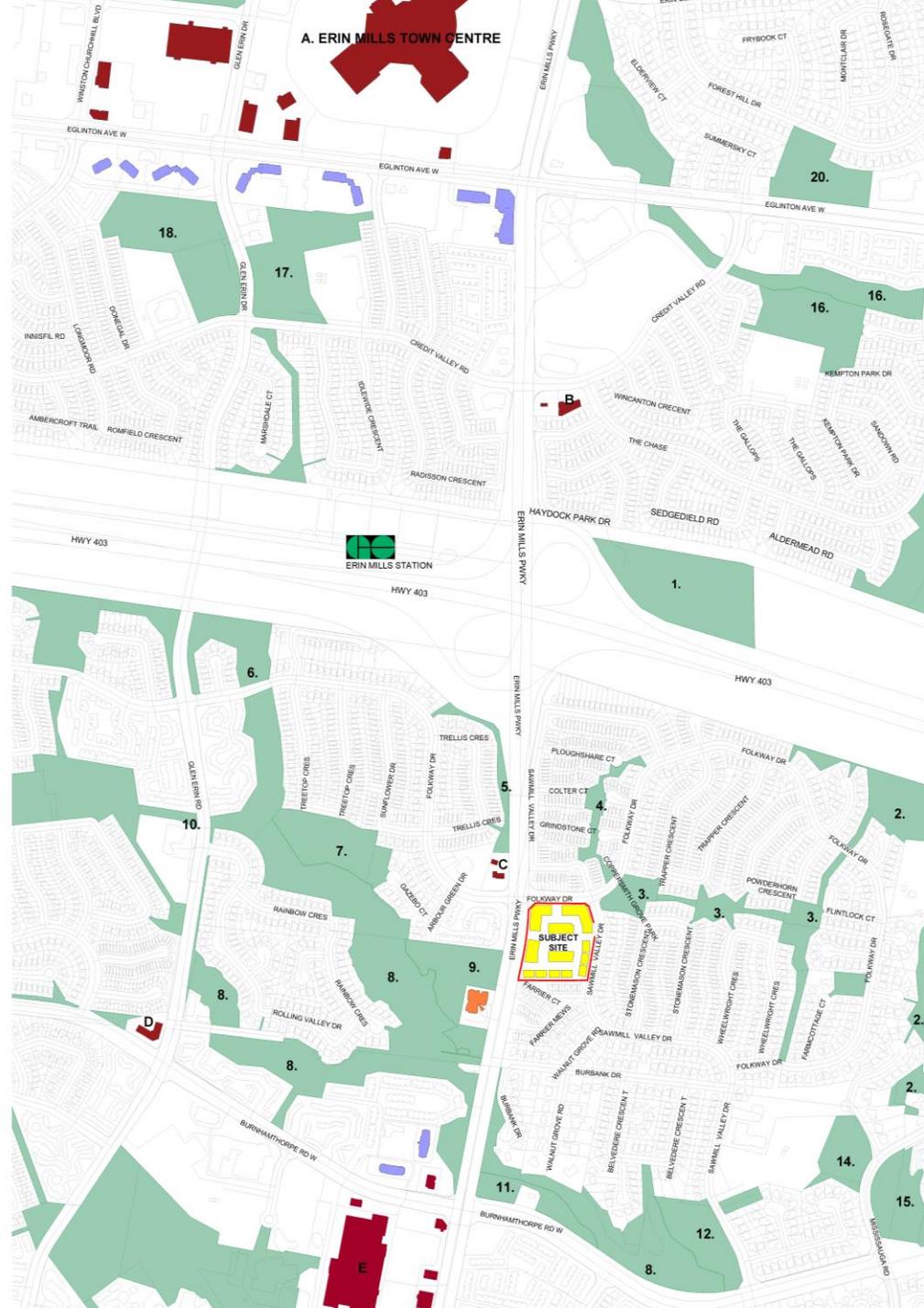
- A. Erin Mills Town Centre
- B. 2180 Credit Valley Rd Plaza
- C. Take 5 Oil Change
- D. Glen Gate plaza
- E. South Common Centre

LARGE DENSITY RESIDENTIAL

 Sunrise of Erin Mills Senior Residences - 4 storeys in height

 Apartments and Condos - 18 to 25 storeys in height

 ERIN MILLS STATION



Proposed Concept Plan

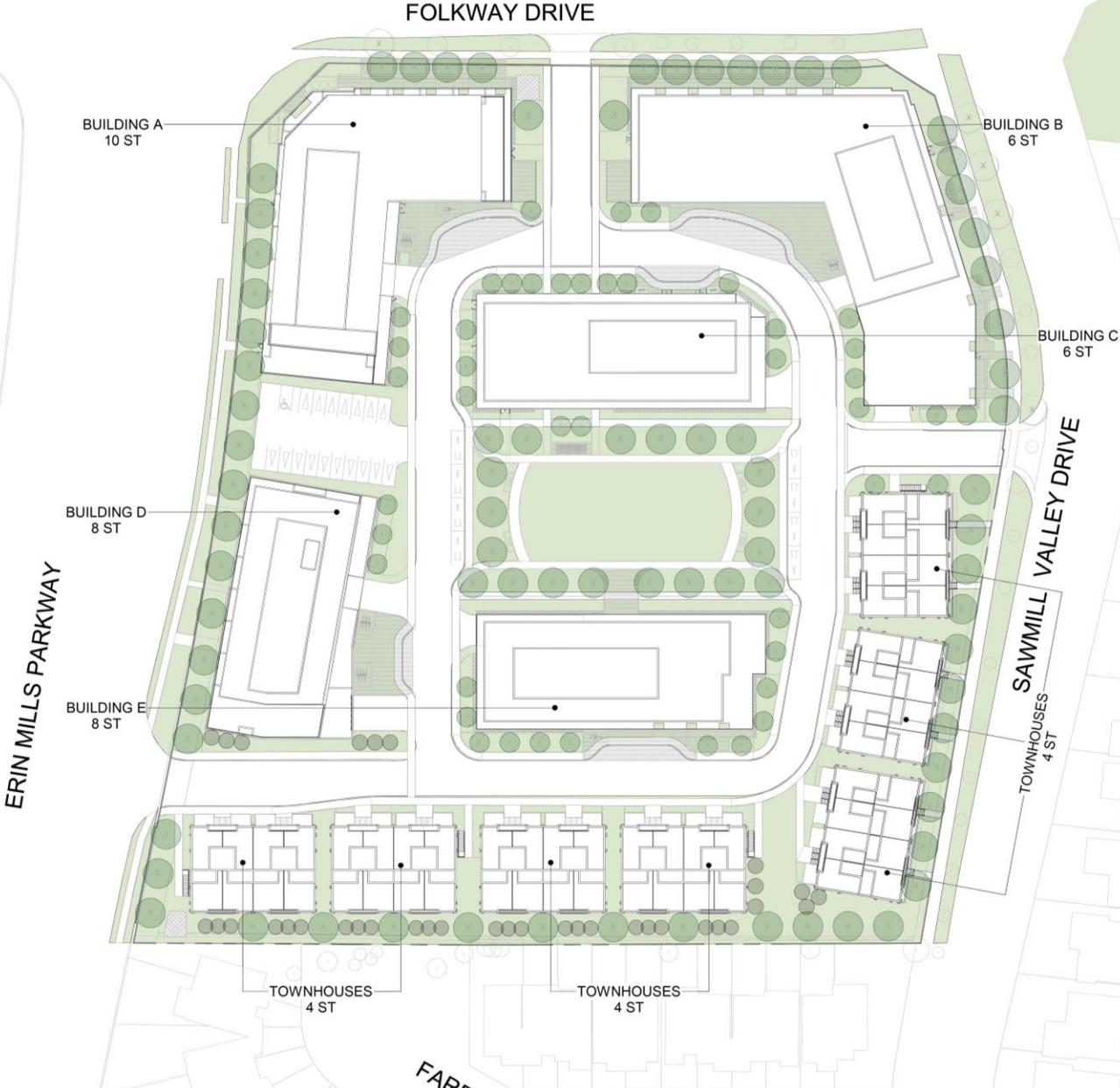
Current Site Area :

6.52 Acres / 2.52 Hectares

Approximate Unit Count :
700

Proposed Gross Floor Area :
635,300 sf / 59,021 m²

Proposed Retail Area :
8,360 sf / 776 m²

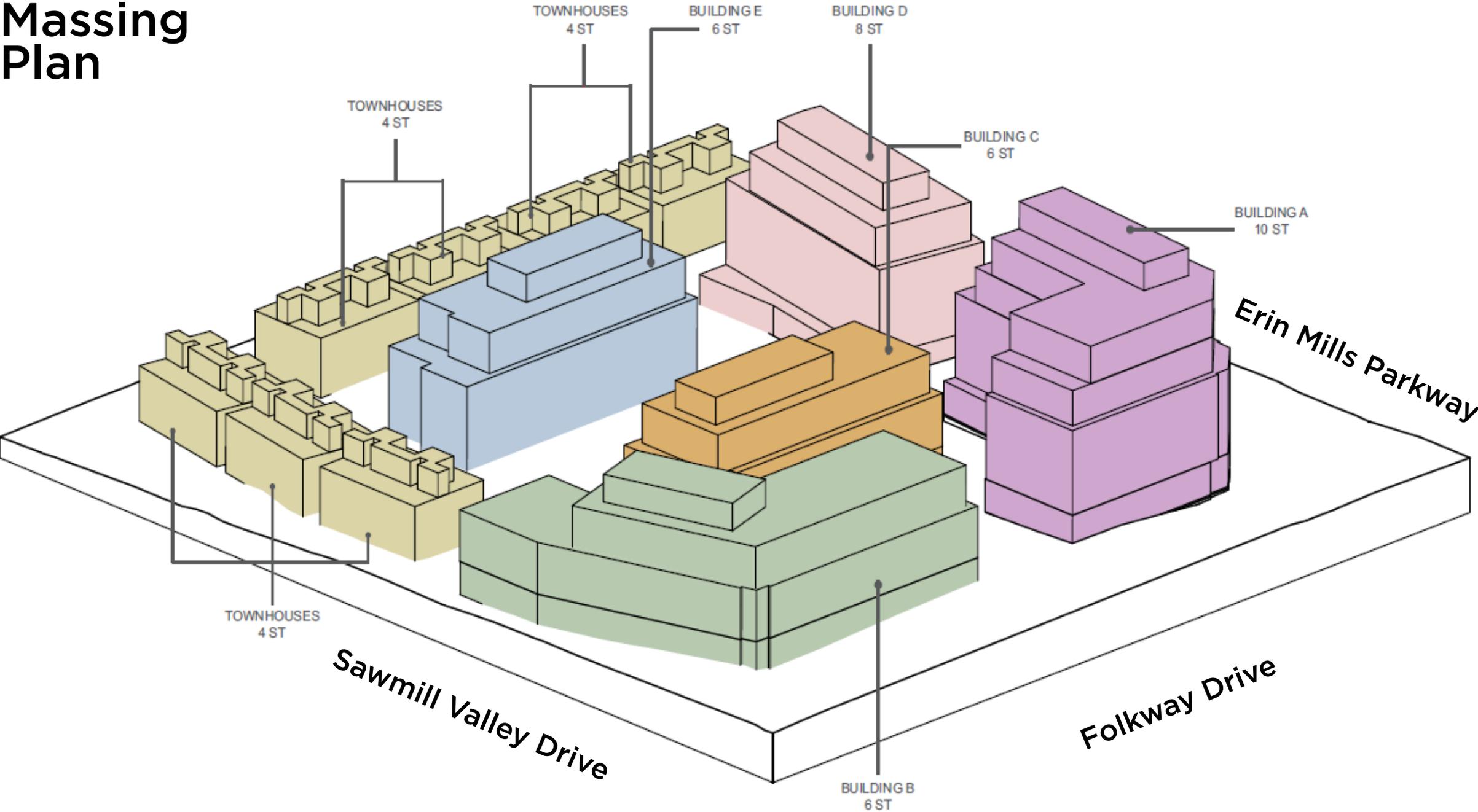


Proposed Land Use

-  Outdoor Amenity
-  Retail
-  Residential
-  Indoor Amenity



Massing Plan





VIEW LOOKING AT BUILDINGS A & D FACING SOUTH WEST



VIEW LOOKING AT TOWNHOUSES LOOKING NORTH EAST



VIEW LOOKING AT BUILDING E AND TOWNHOUSES LOOKING SOUTH EAST



VIEW LOOKING AT BUILDING D FACING SOUTH EAST



VIEW LOOKING AT BUILDING C FACING SOUTH



VIEW LOOKING SOUTH EAST ALONG ERIN MILLS PARKWAY



VIEW LOOKING AT BUILDINGS A, C & D FACING NORTH WEST



VIEW LOOKING AT BUILDINGS A, B & C FACING NORTH EAST

Thank You

Q&A

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