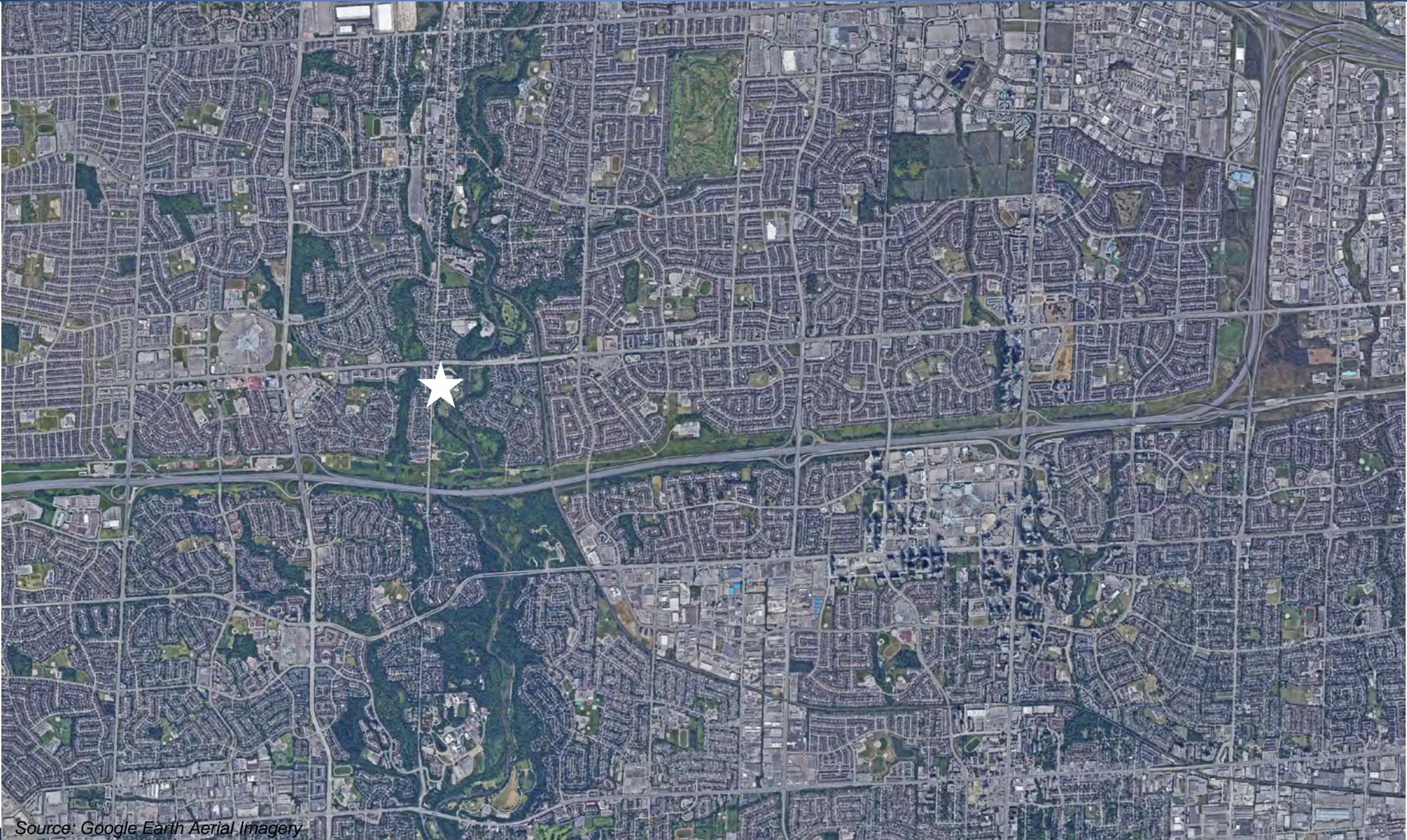


“Polaris” Lands Community Open House

Source: Google Earth Aerial Imagery

1786 Polaris Way,
Mississauga

armstrong
planning | project management



Source: Google Earth Aerial Imagery

Site Location



Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
1954



Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
1966



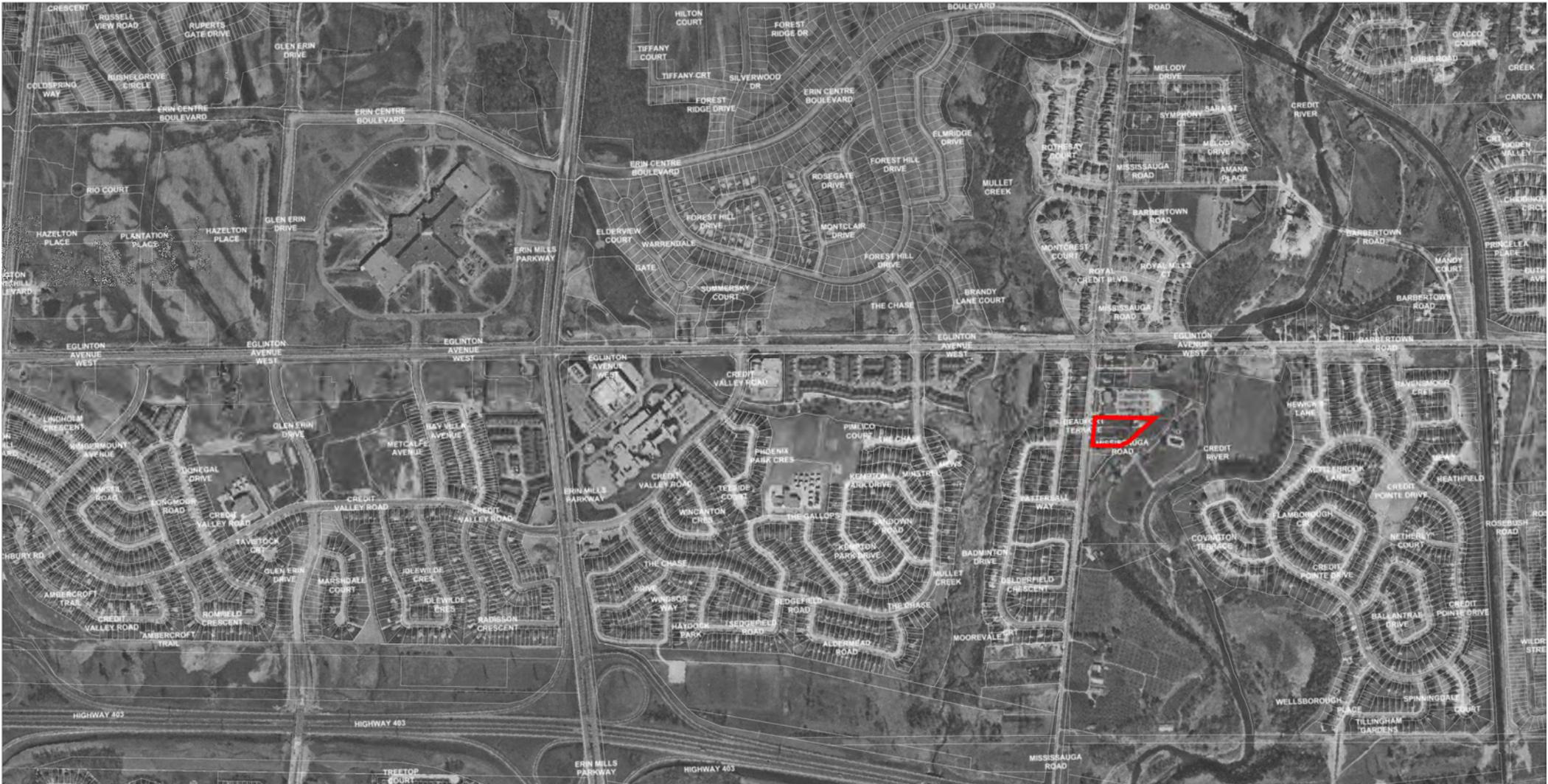
Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
1975



Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
1985



Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
1989



Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
1992



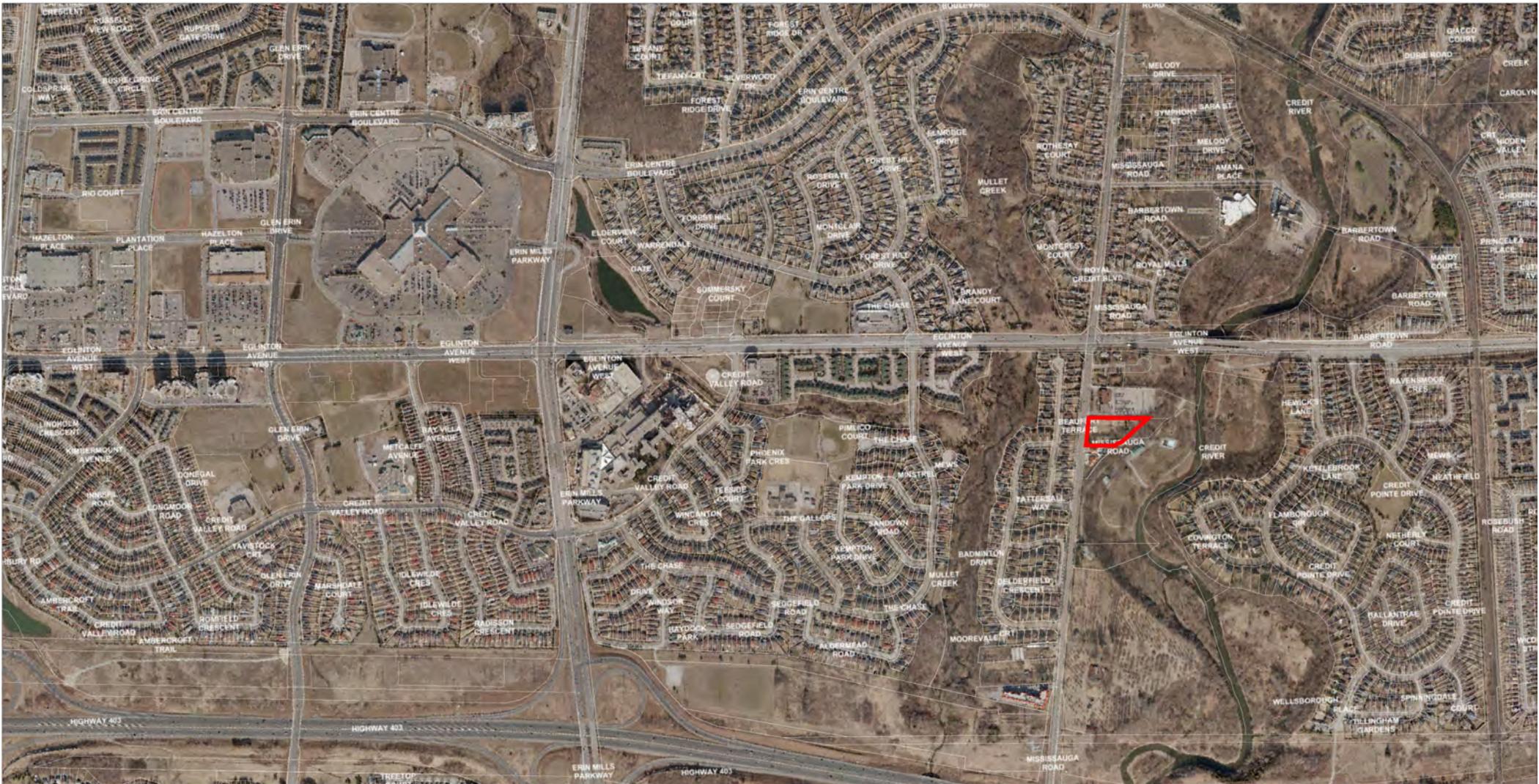
Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
1997



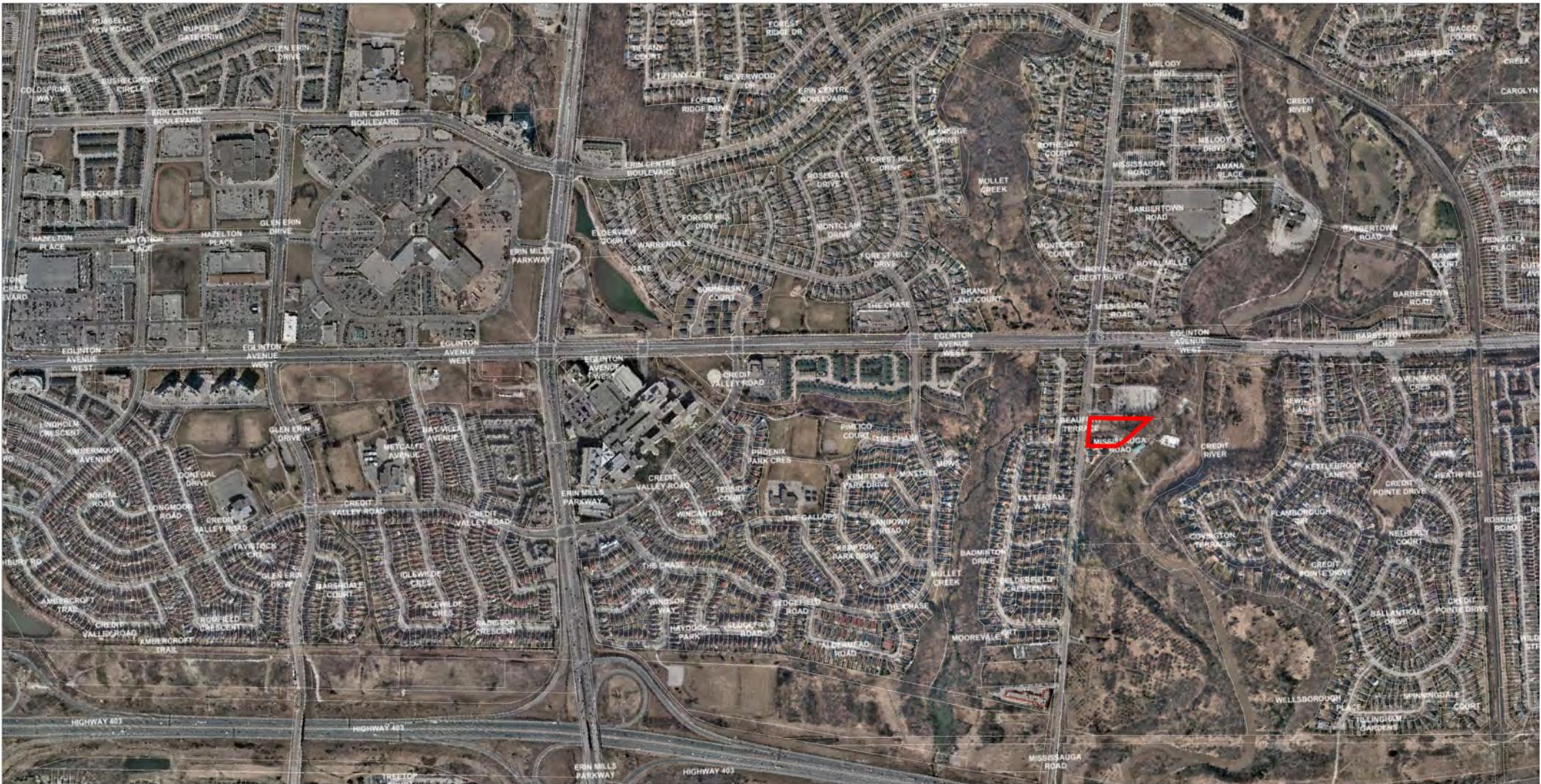
Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
2004

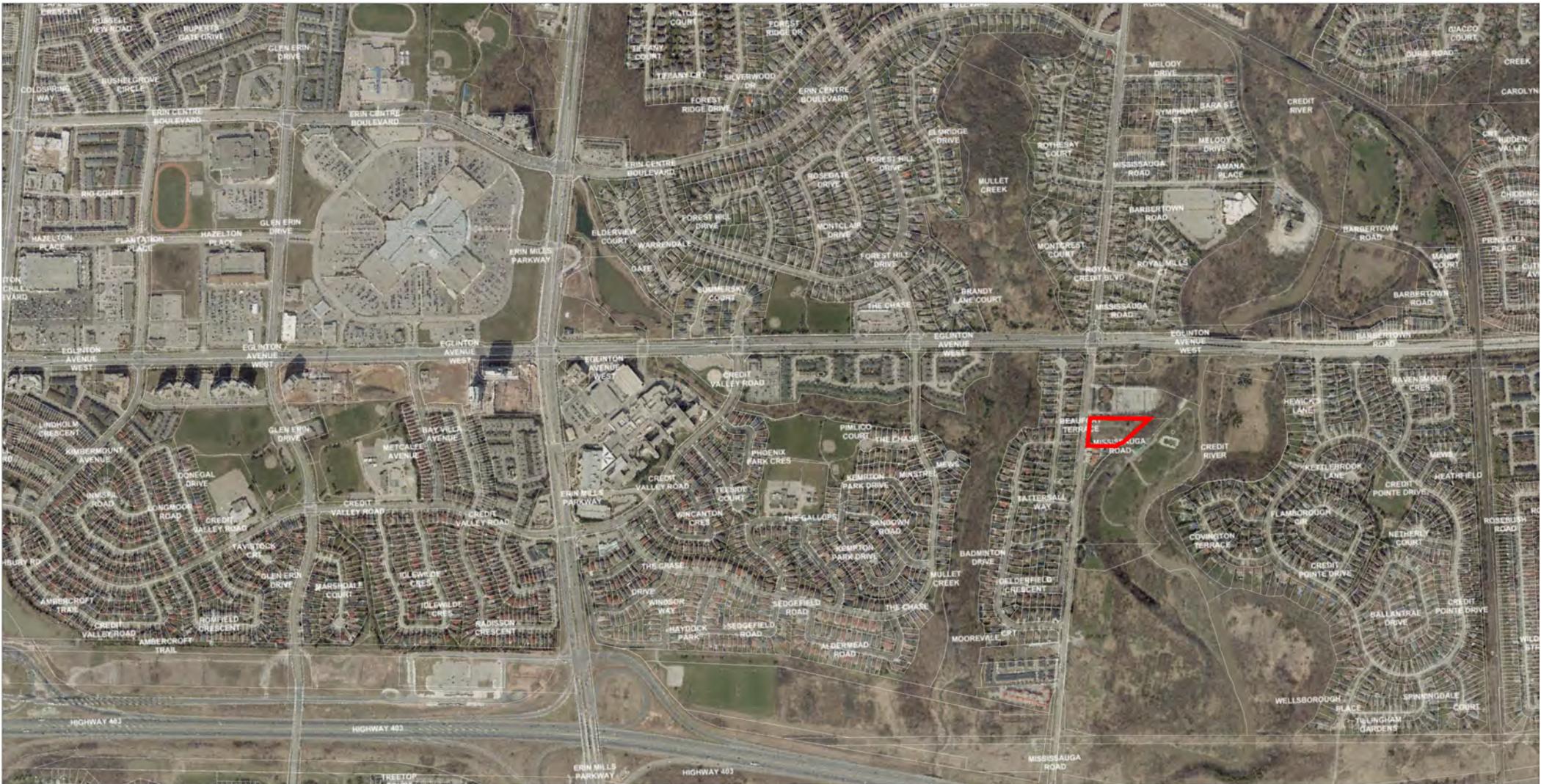


Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
2009

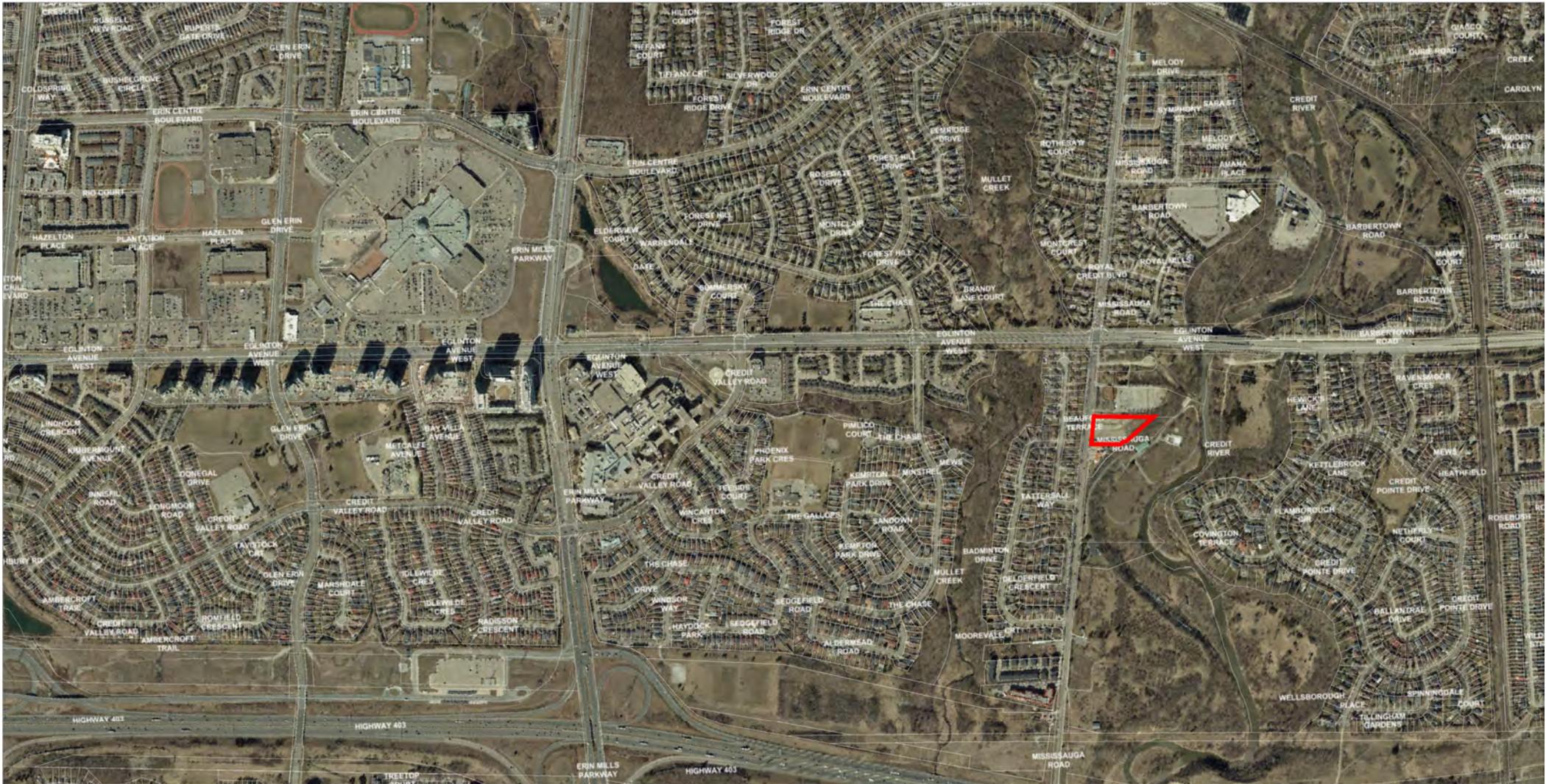


Source: City of Mississauga Historical Air Photo Imagery



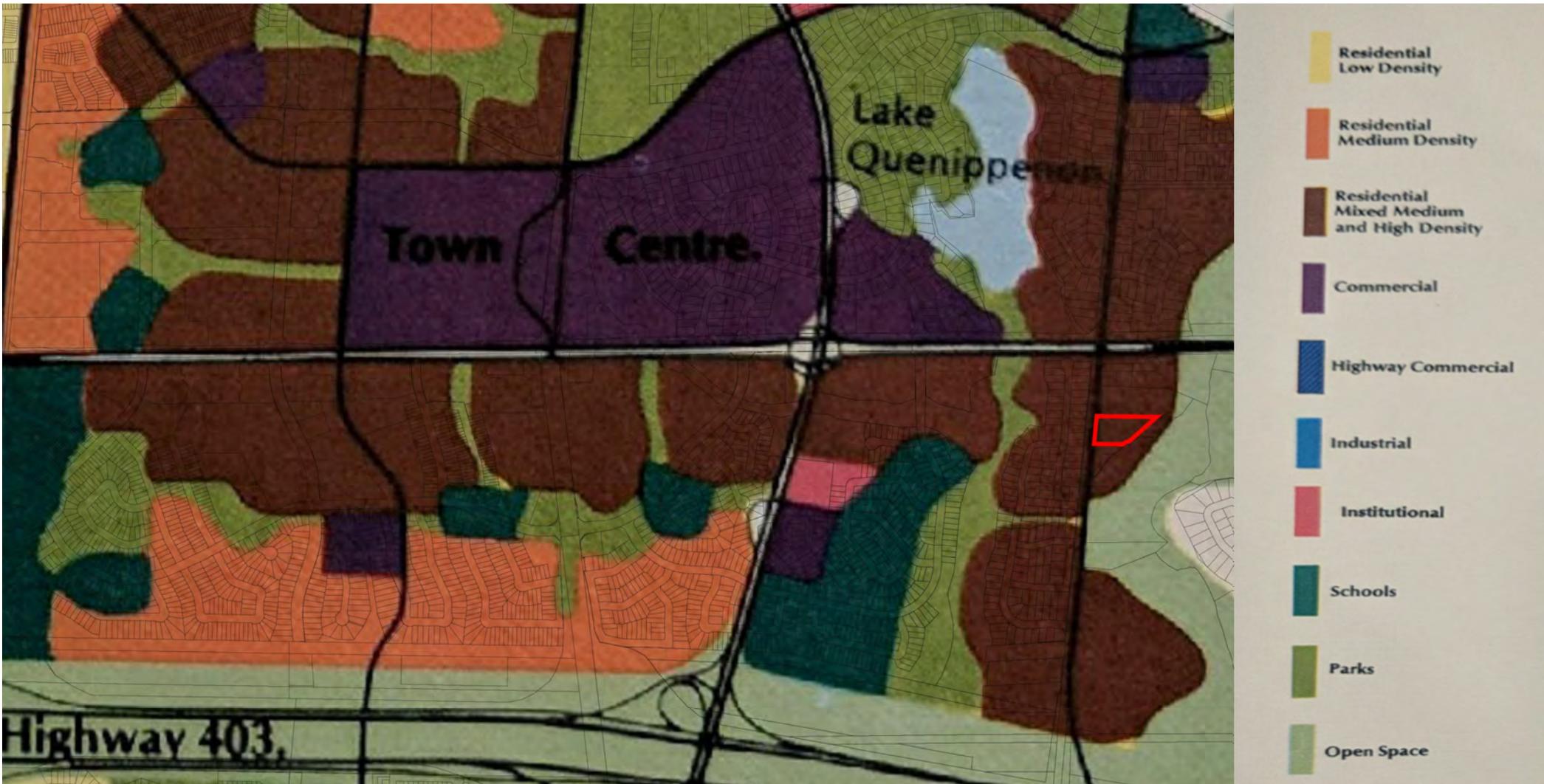
Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
2017



Source: City of Mississauga Historical Air Photo Imagery

Central Erin Mills
2021



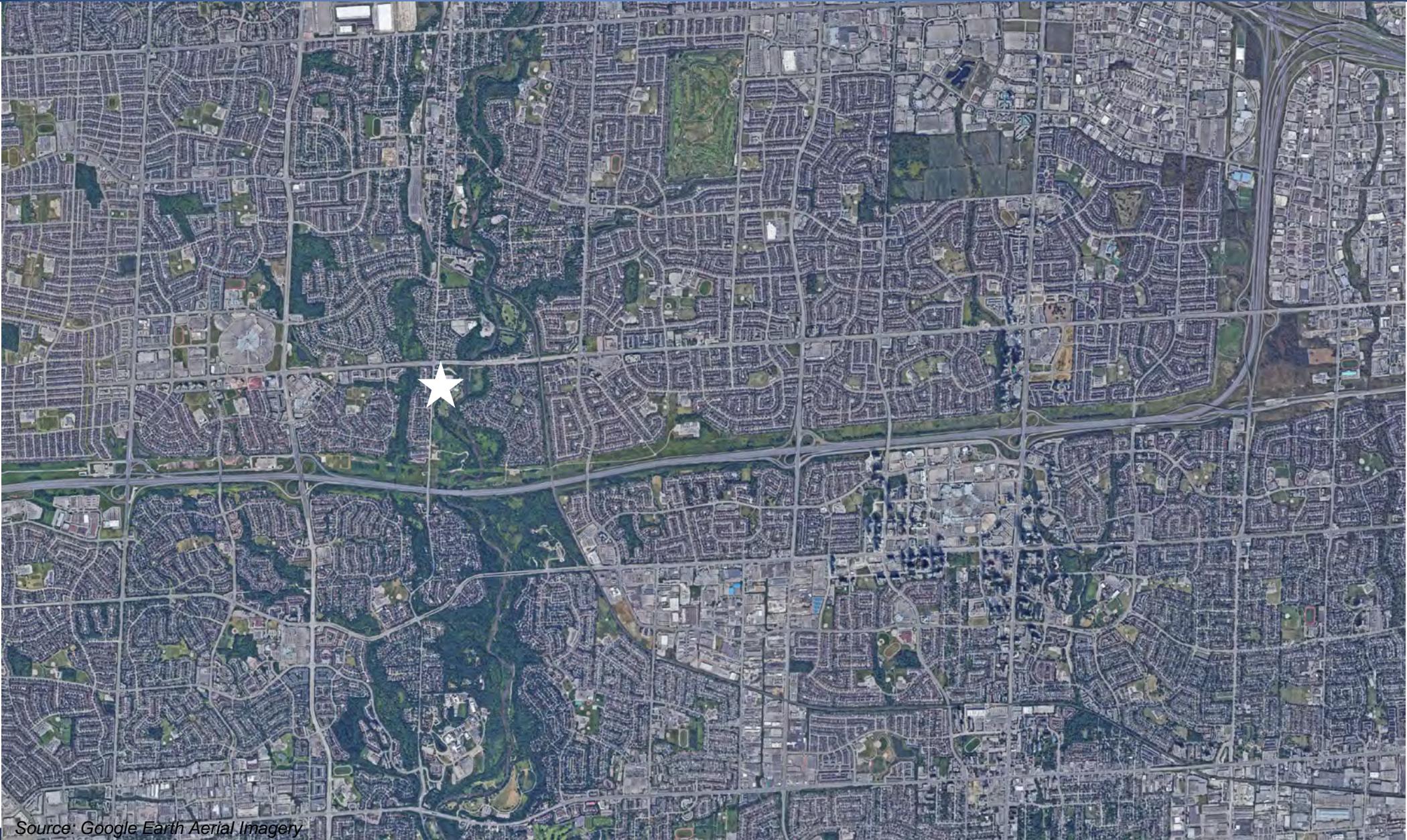
Source: Don Mills Developments Limited, 1969

1969 Erin Mills New Town General Development Plan



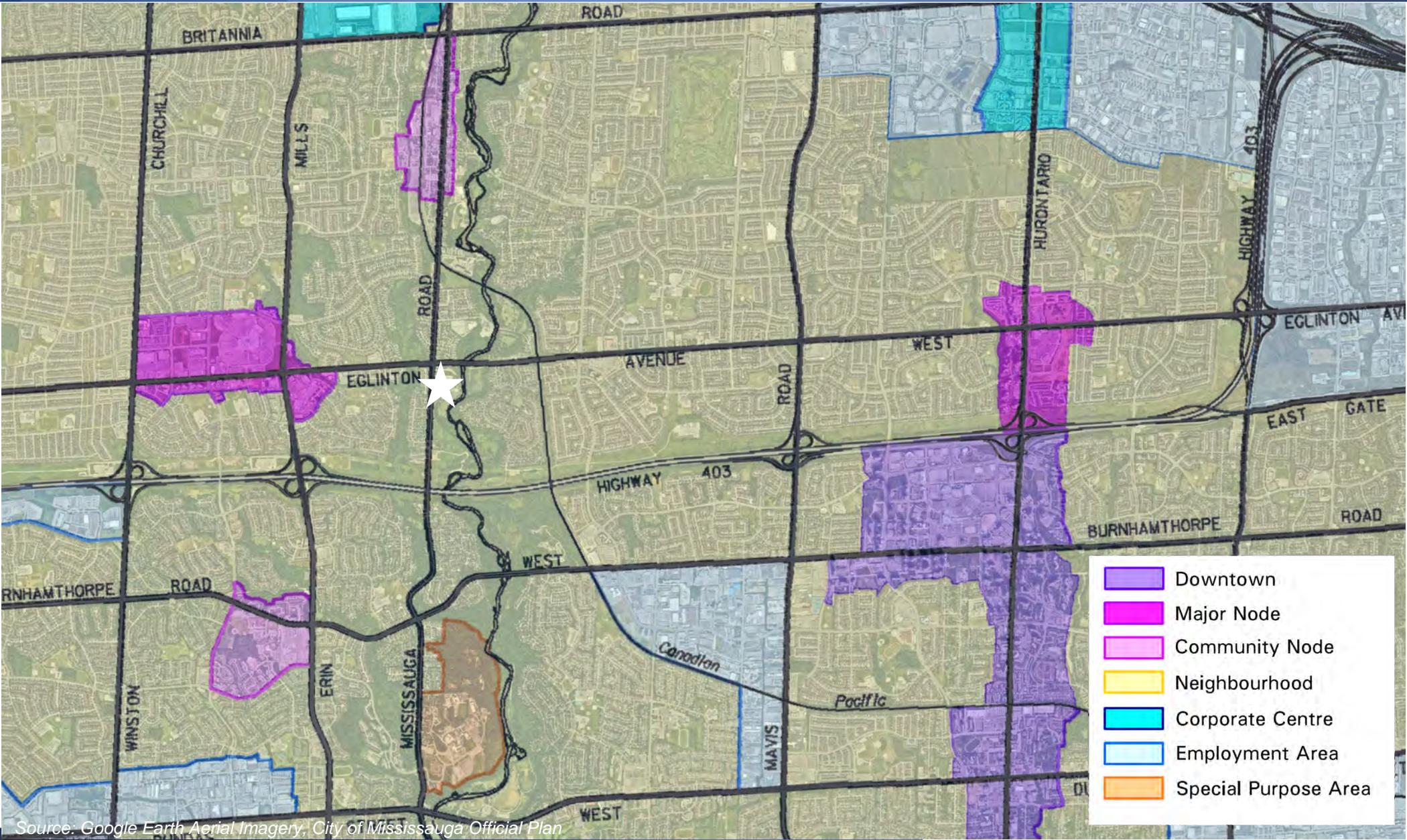
Source: Don Mills Developments Limited, 1969

1969 Erin Mills New Town Development Concept



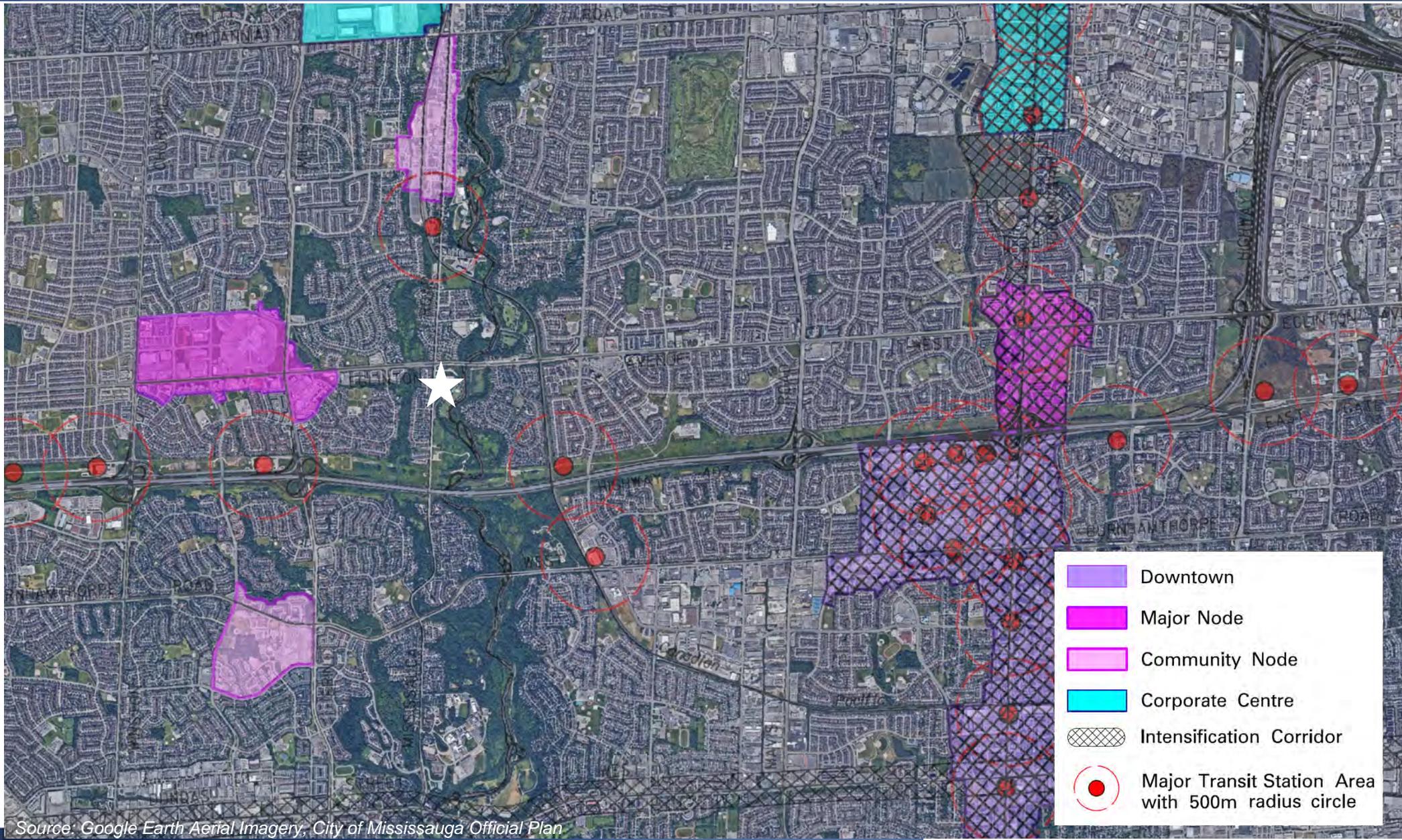
Source: Google Earth Aerial Imagery

Site Location

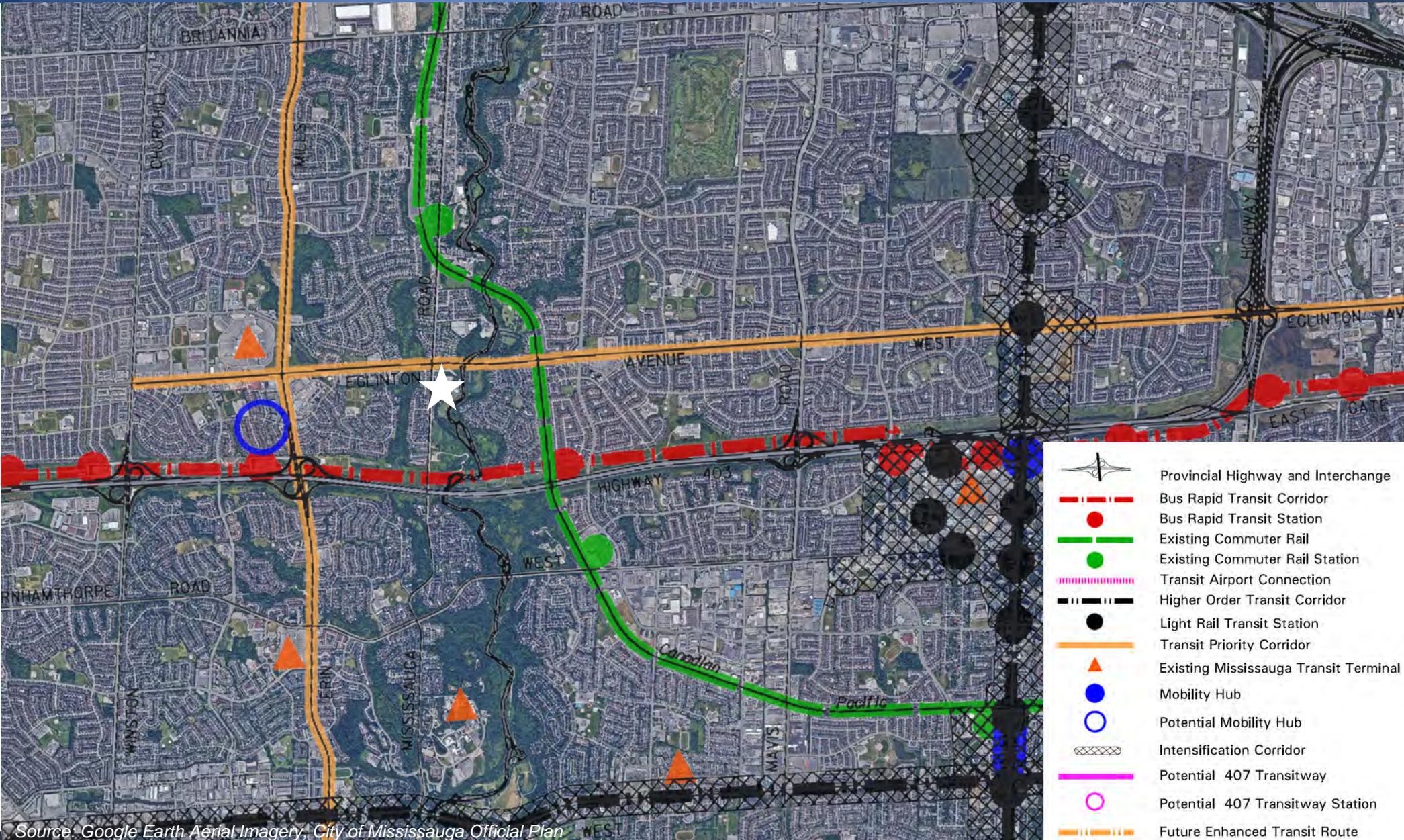


- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

Source: Google Earth Aerial Imagery, City of Mississauga Official Plan



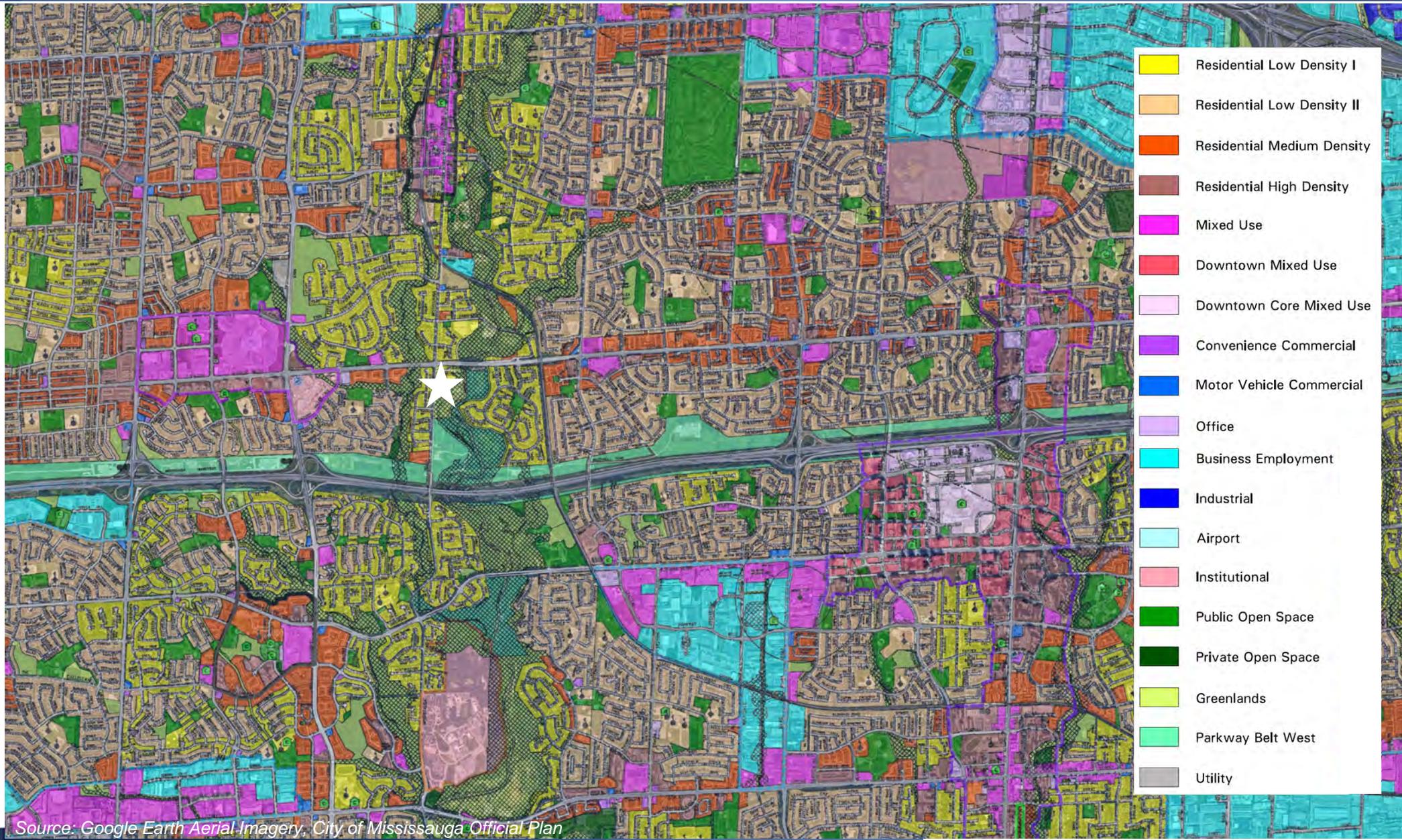
-  Downtown
-  Major Node
-  Community Node
-  Corporate Centre
-  Intensification Corridor
-  Major Transit Station Area with 500m radius circle



-  Provincial Highway and Interchange
-  Bus Rapid Transit Corridor
-  Bus Rapid Transit Station
-  Existing Commuter Rail
-  Existing Commuter Rail Station
-  Transit Airport Connection
-  Higher Order Transit Corridor
-  Light Rail Transit Station
-  Transit Priority Corridor
-  Existing Mississauga Transit Terminal
-  Mobility Hub
-  Potential Mobility Hub
-  Intensification Corridor
-  Potential 407 Transitway
-  Potential 407 Transitway Station
-  Future Enhanced Transit Route

Source: Google Earth Aerial Imagery; City of Mississauga Official Plan

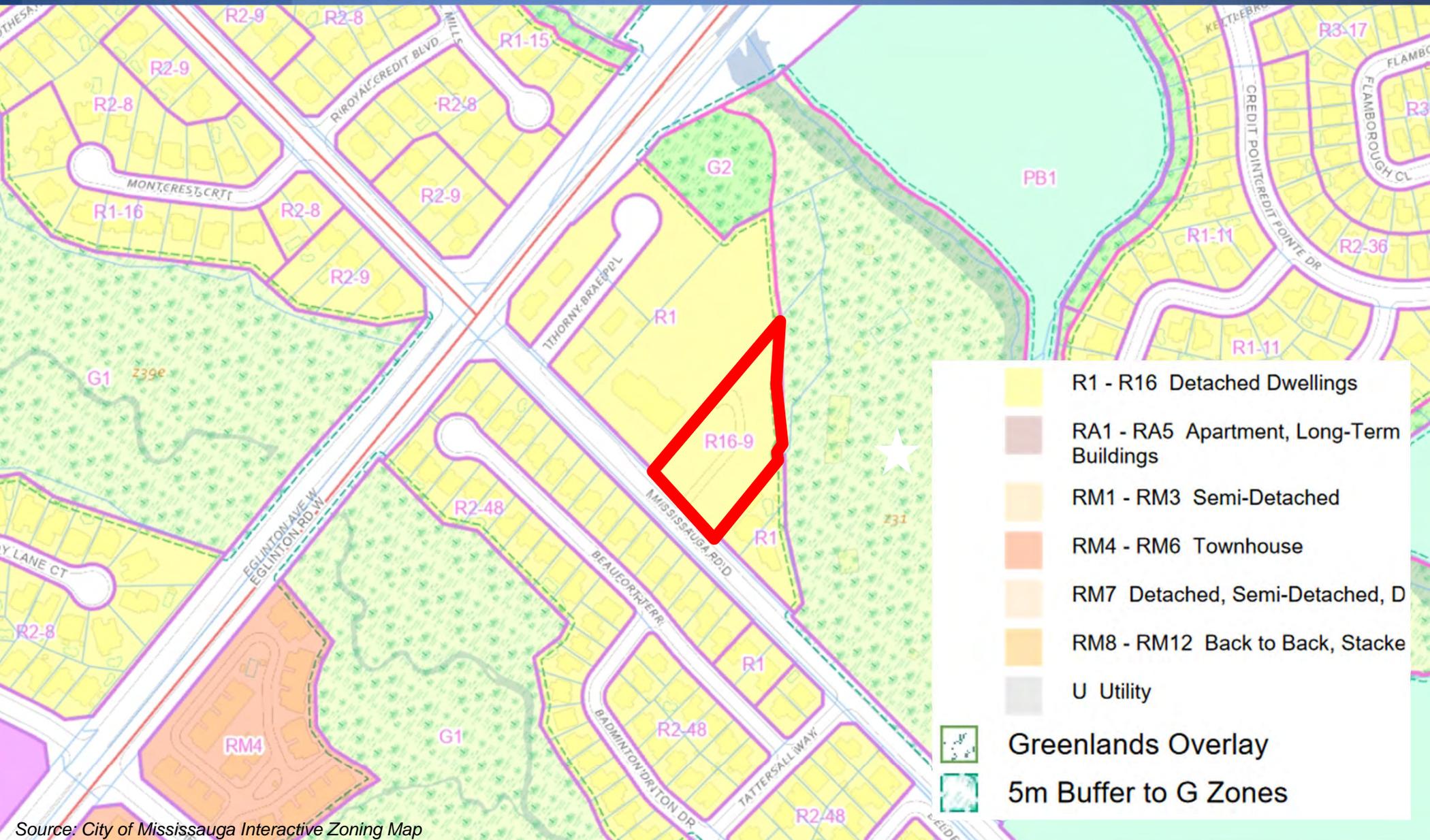
Mississauga Official Plan –
Long Term Transit Network



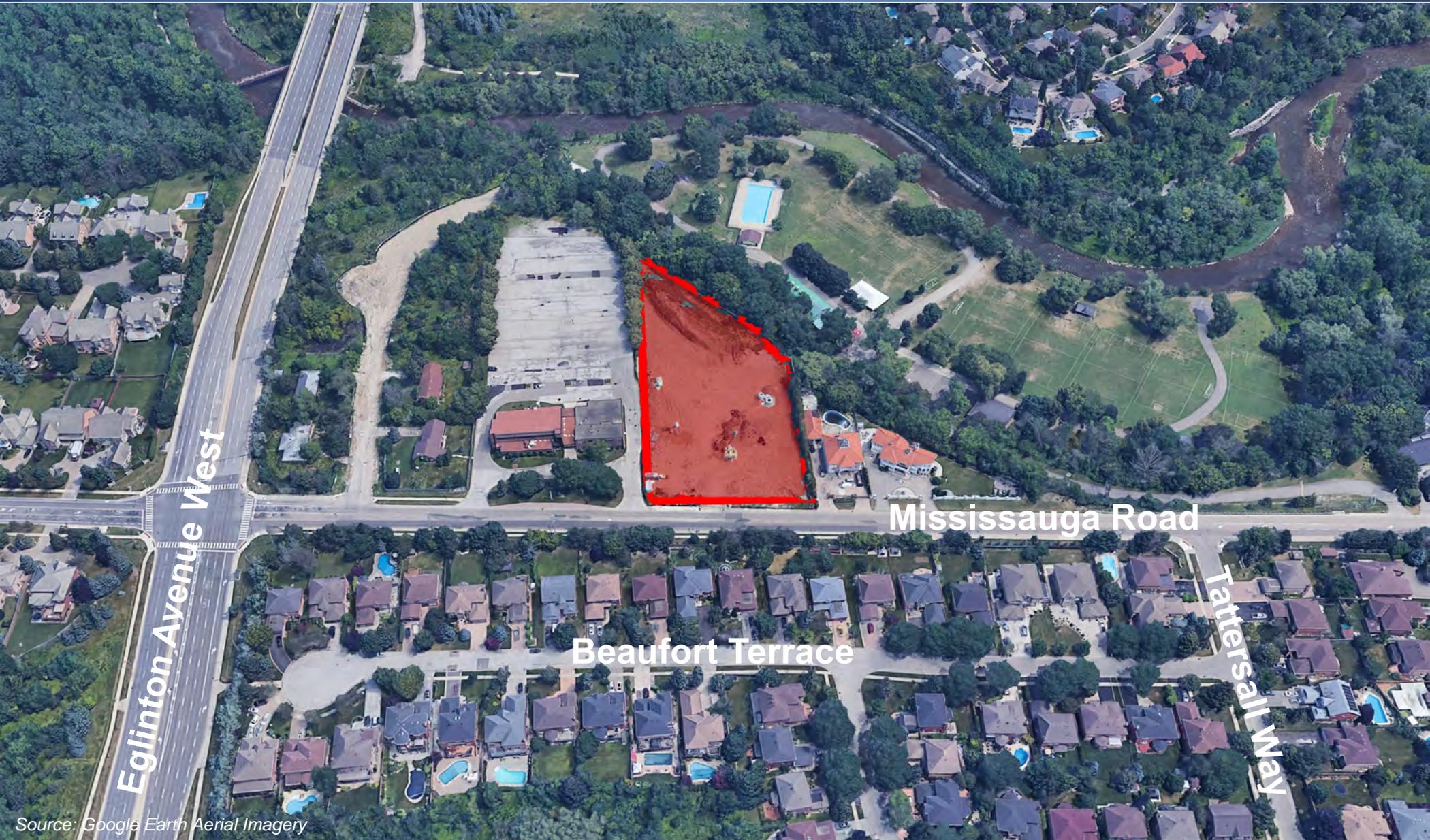
Source: Google Earth Aerial Imagery, City of Mississauga Official Plan



Source: Google Earth Aerial Imagery, City of Mississauga Official Plan



Source: City of Mississauga Interactive Zoning Map



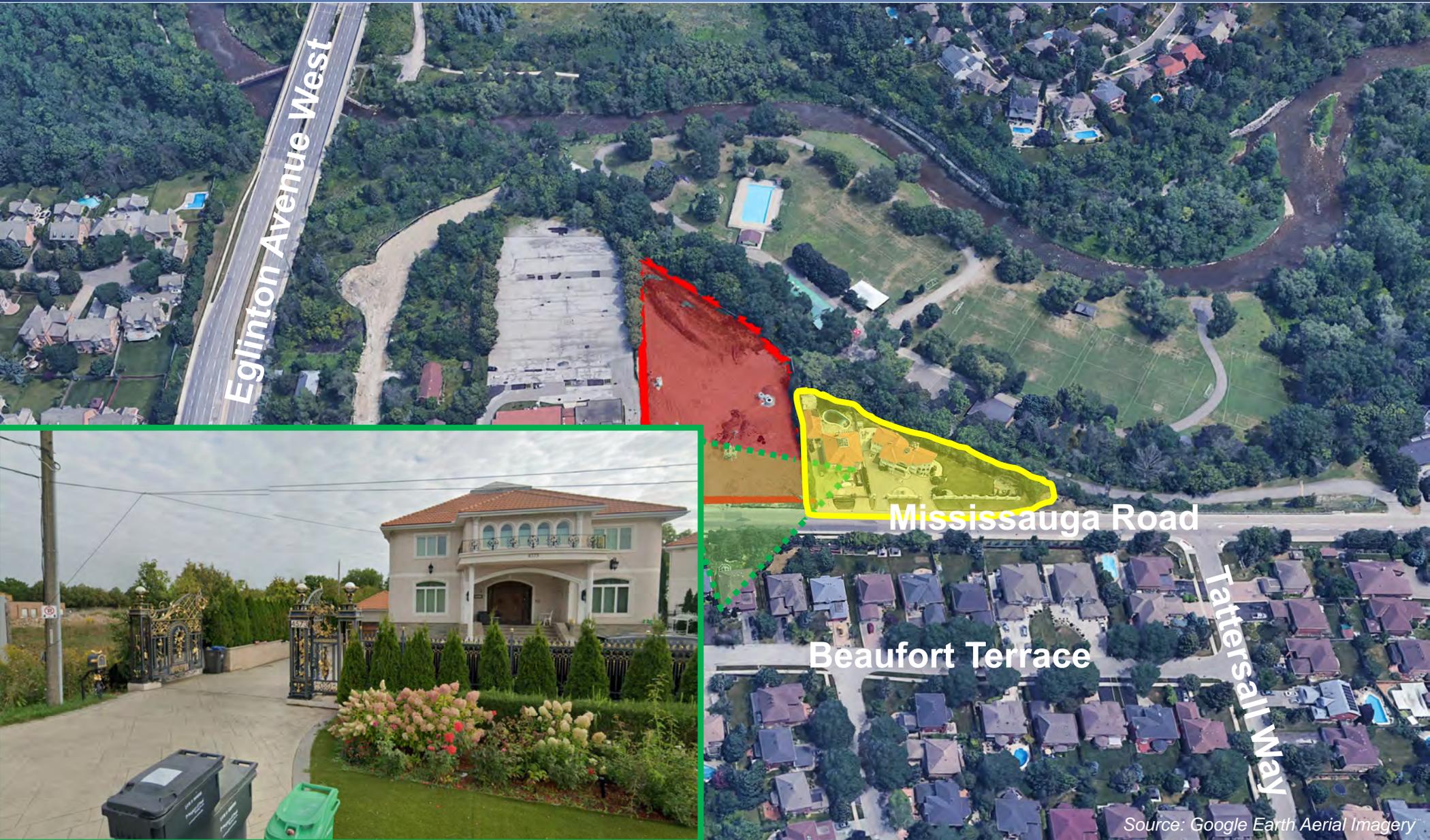
Source: Google Earth Aerial Imagery

Immediate Site Context



Source: Google Earth Aerial Imagery

Immediate Site Context
EAST



Eglinton Avenue West

Mississauga Road

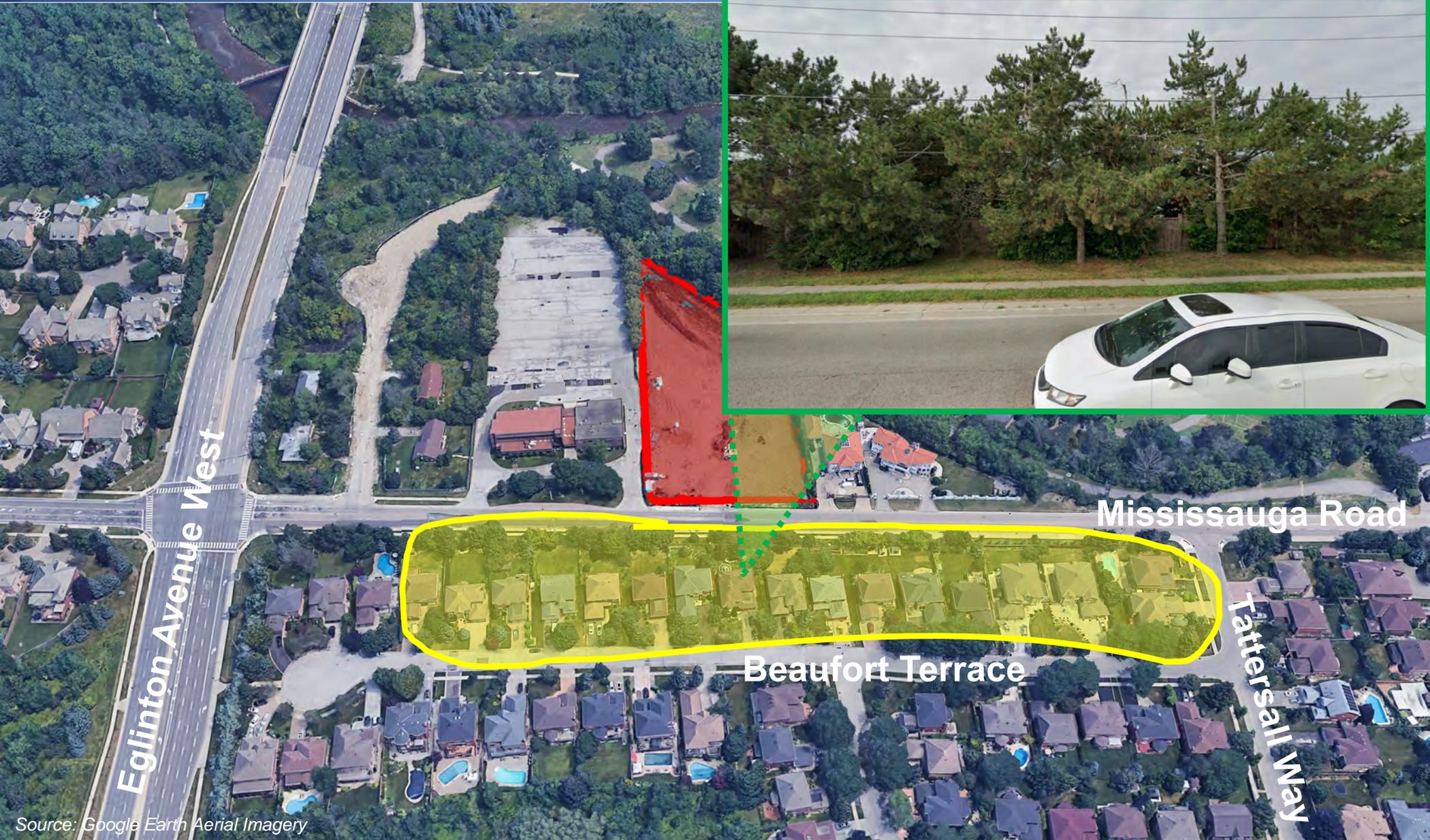
Beaufort Terrace

Tattersall Way

Source: Google Earth Aerial Imagery

Immediate Site Context
SOUTH





Source: Google Earth Aerial Imagery



Unit Statistics (45 UPH)

32 – Block Townhouses

4 – Semi-Detached

Source: Baker & Turner Landscape Architects, RN Design Ltd.

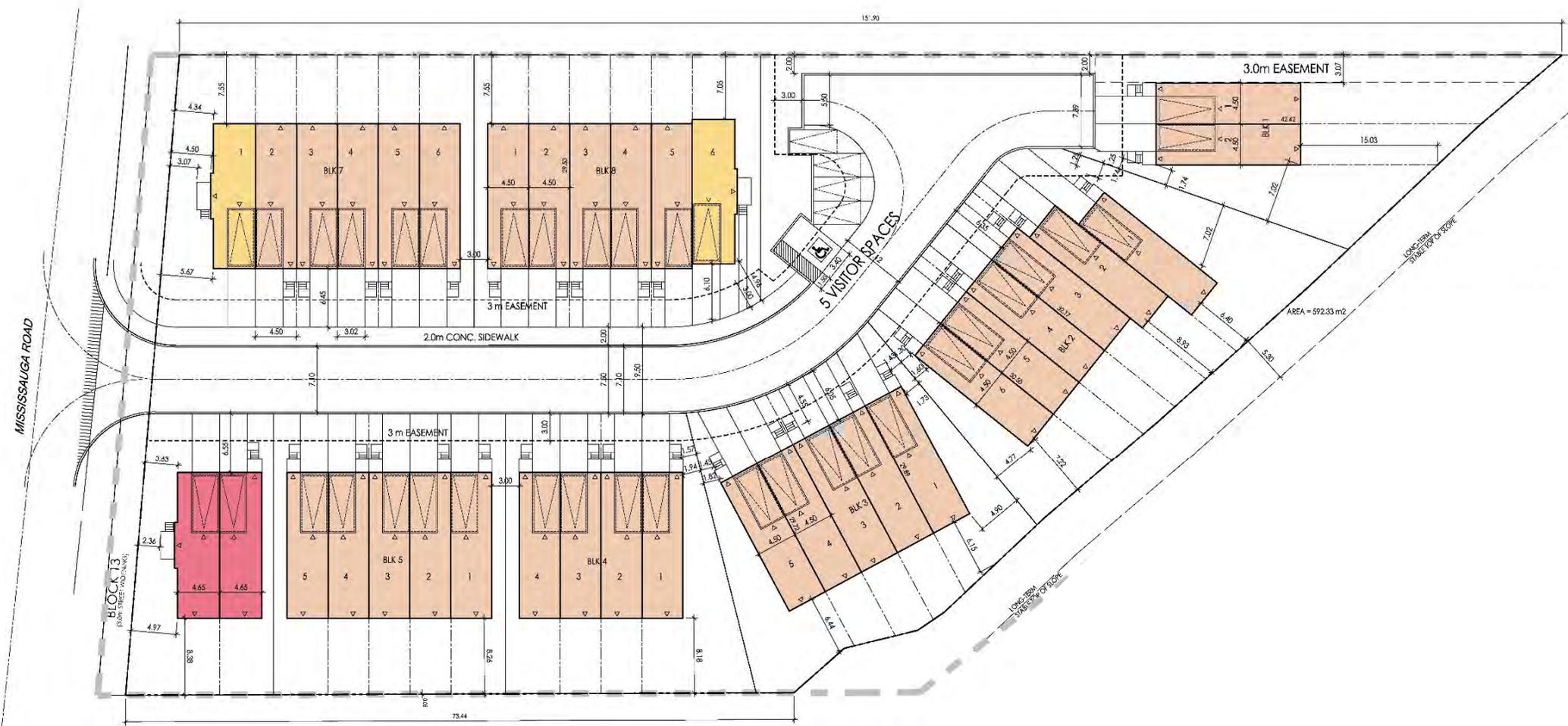


Parking Statistics

72 – Private Spaces

5 – Visitor Spaces (1 BF)

Source: Baker & Turner Landscape Architects, RN Design Ltd.



Source: RN Design Ltd.

Development Concept Plan



Source: Google Earth Aerial Imagery

**Development Concept
Envisioned**

armstrong
planning | project management



Source: RN Design Ltd.

**Development Concept
Envisioned**

armstrong
planning | project management

What can be built today?

(As-of-Right)

- **Approved for 11 units** *(could become 33 units under current planning legislation)*
- **10.7m (35ft)** tall buildings
- **No** requirement for visitor parking spaces
- **No** guarantee that each unit would have its own outdoor amenity space
- **No** requirement for public consultation prior to building permit

What could be built after approval of the future planning applications?

(Proposed Concept)

- **36 units** (32 within Townhouse and 4 within Semi-Detached Buildings)
- **10.7m (35ft)** tall buildings
- Requirement for visitor parking spaces
- Each unit has its own outdoor amenity space
- Requirement for public consultation prior to planning application decision

QUESTIONS AND COMMENTS WELCOME



Source: RN Design Ltd.