

1775 THORNY BRAE PLACE

PUBLIC INFORMATION MEETING

DECEMBER 2024

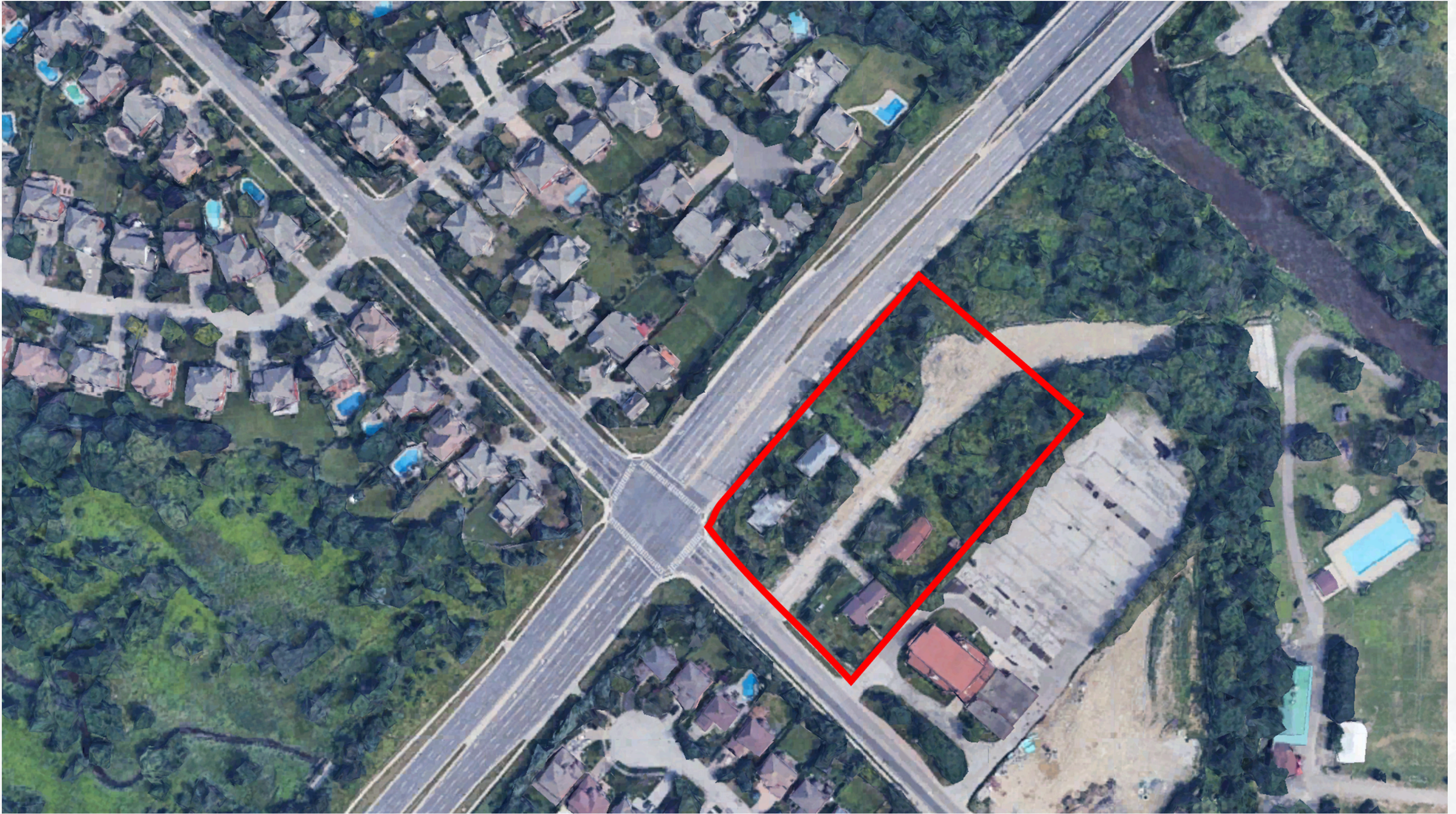


Architects
Constructors
Managers



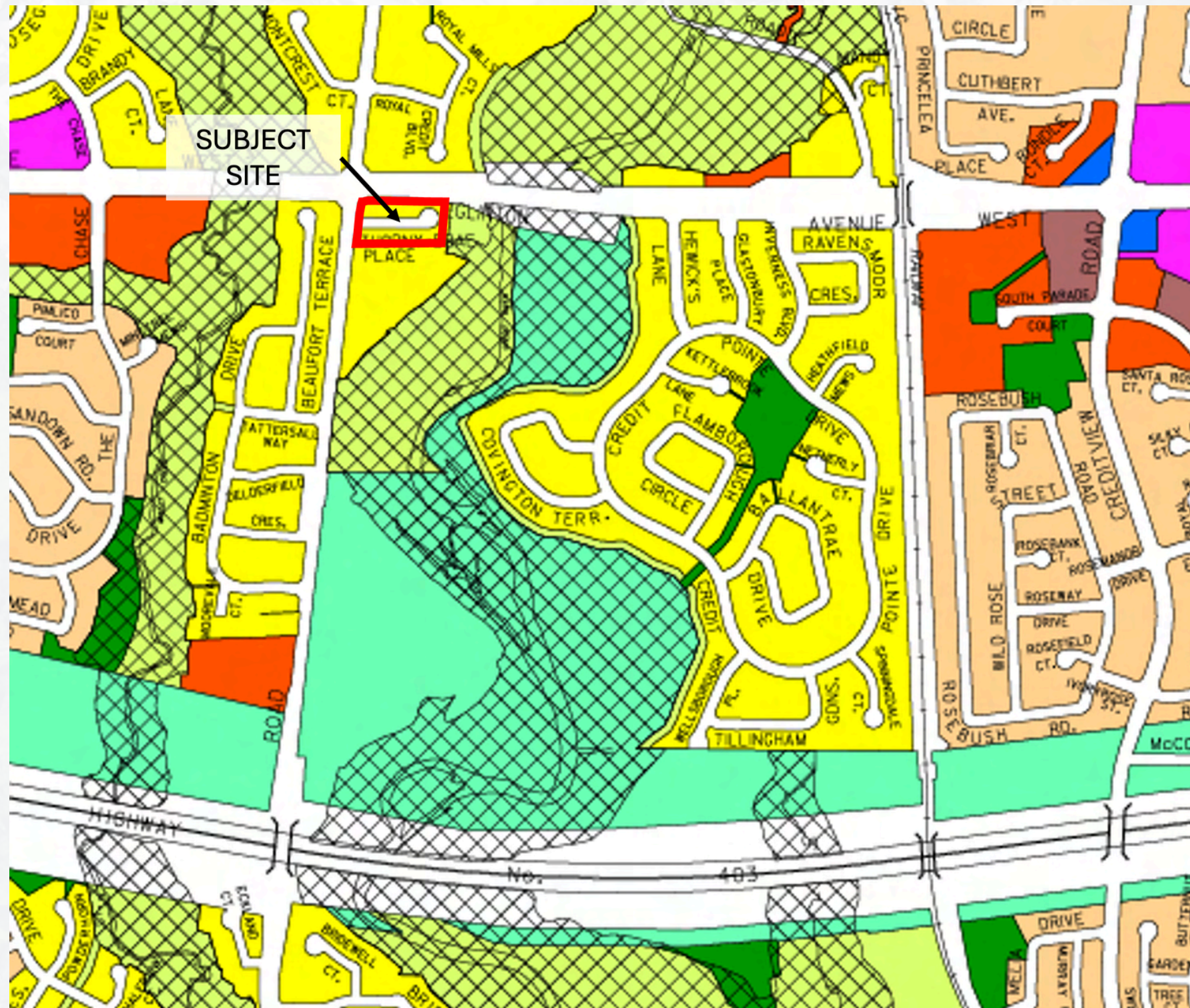
An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and patches of green trees. A prominent road runs diagonally from the bottom left towards the top right. The overall scene is captured from a high angle, providing a comprehensive view of the residential layout.

INTRODUCTIONS



THE SITE

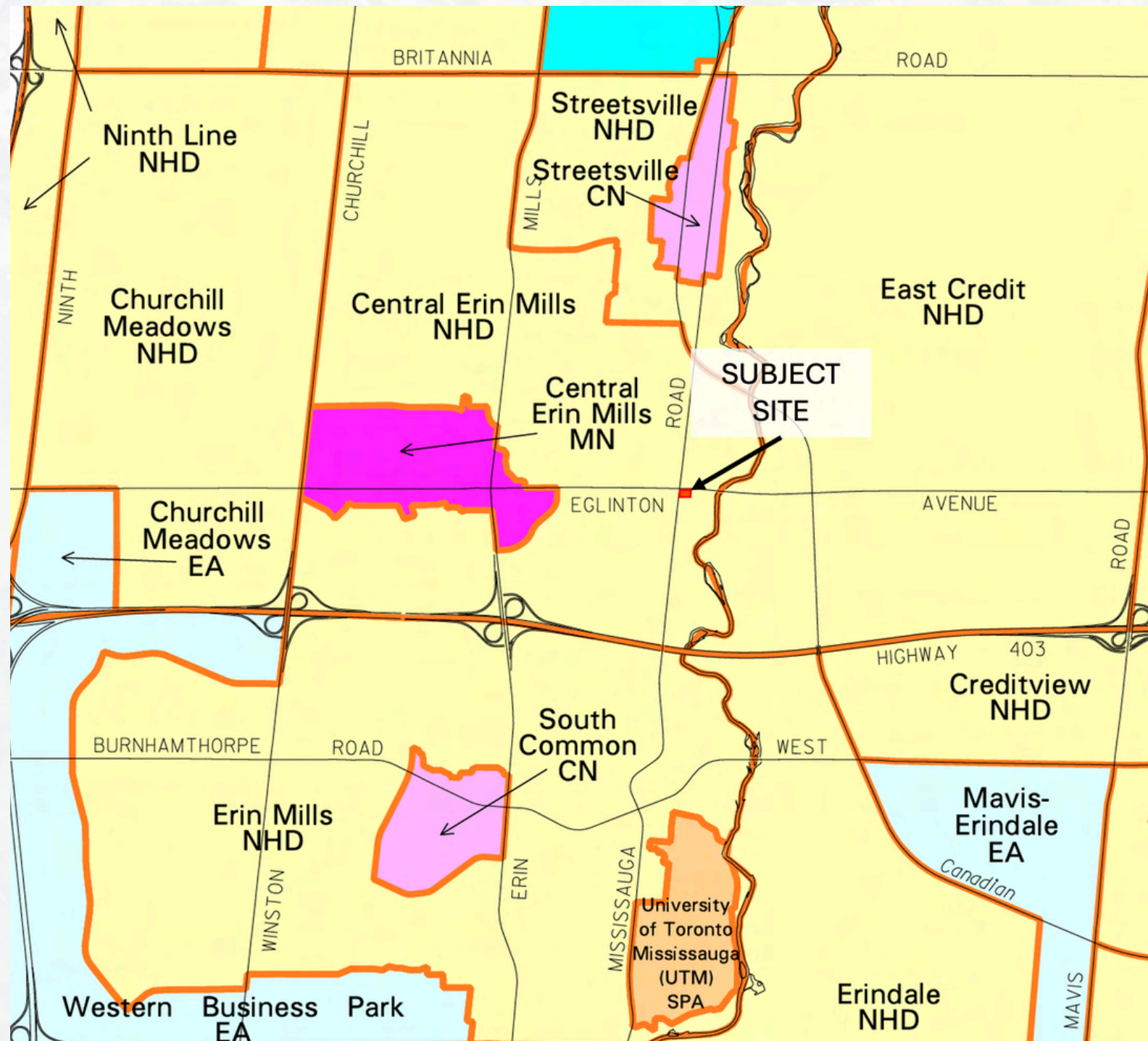
CITY OF MISSISSAUGA OFFICIAL PLAN



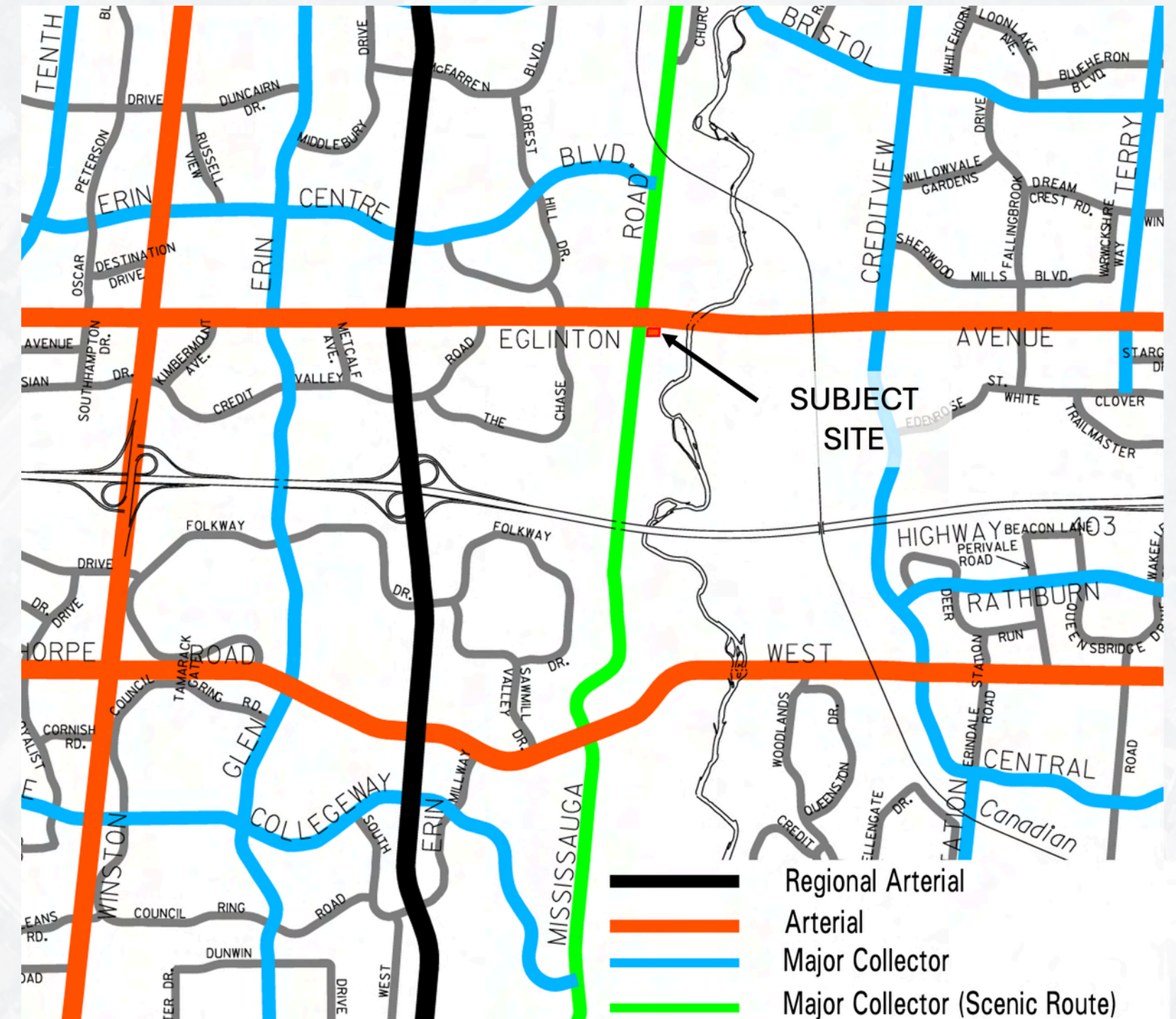
Excerpt from Schedule 10 - Land Use Designations

- The Site is within the Neighbourhood element of the City Structure (Schedule 1 of the Official Plan - OP).
- Identified in the Central Erin Mills Neighbourhood Character Area (Schedule 9 of the OP).
- Designated Residential Low Density I (Schedule 10 of the OP):
 - Current permitted uses: Detached, semi-detached, and duplex dwellings.
- Located along an Arterial and Major Collector (Scenic Route) road in the City's Long-Term Road Network (Schedule 5 of the OP). Adjacent to a Transit Priority Corridor in the City's Long-Term Transit Network.
- Outside of the City's Green System (Schedule 1a of the OP) and Natural Hazards (Schedule 3 of the OP).

CITY OF MISSISSAUGA OFFICIAL PLAN

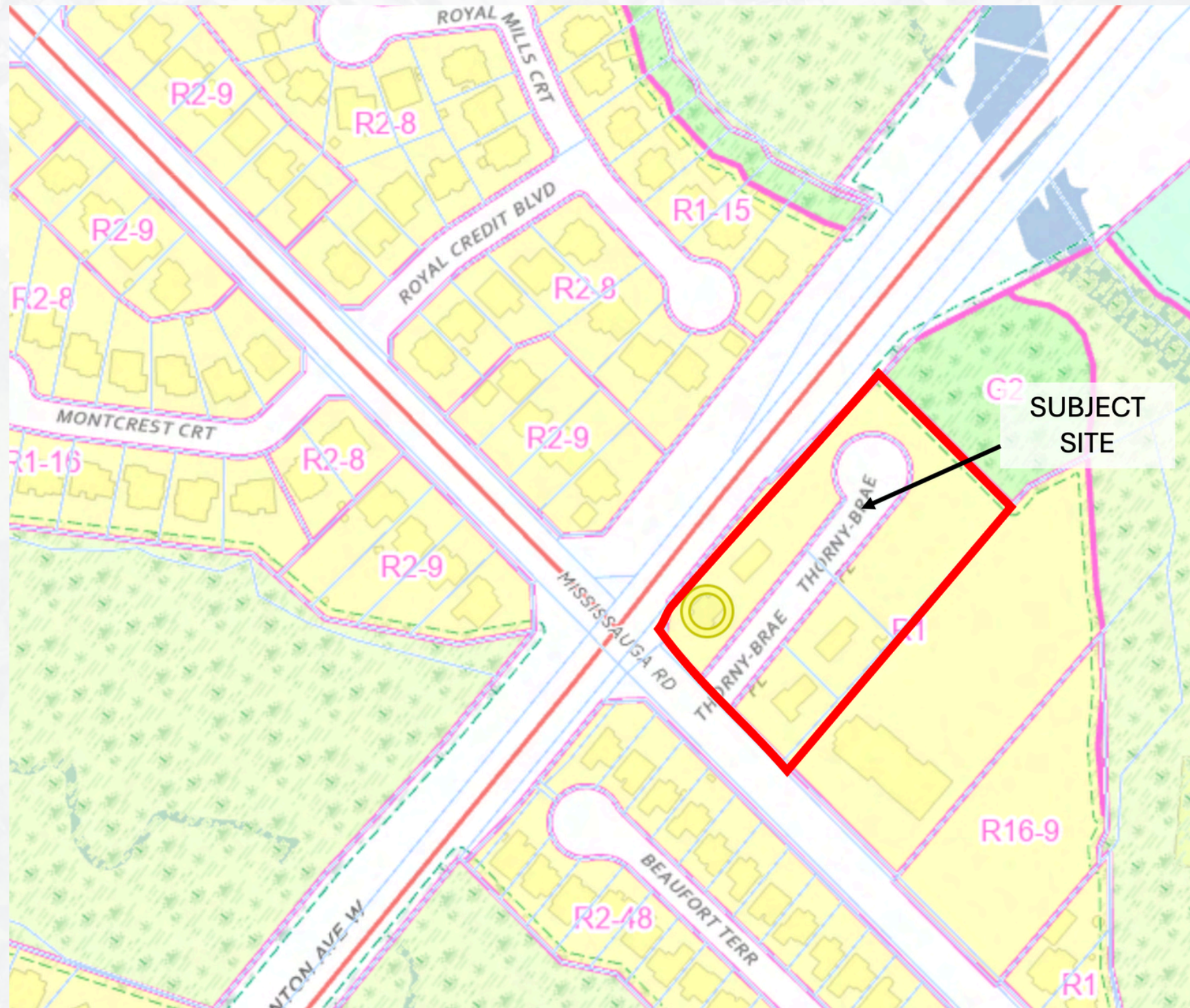


Excerpt from Schedule 9 - Character Areas



Excerpt from Schedule 5 - Long Term Road Network

CITY OF MISSISSAUGA ZONING DESIGNATION

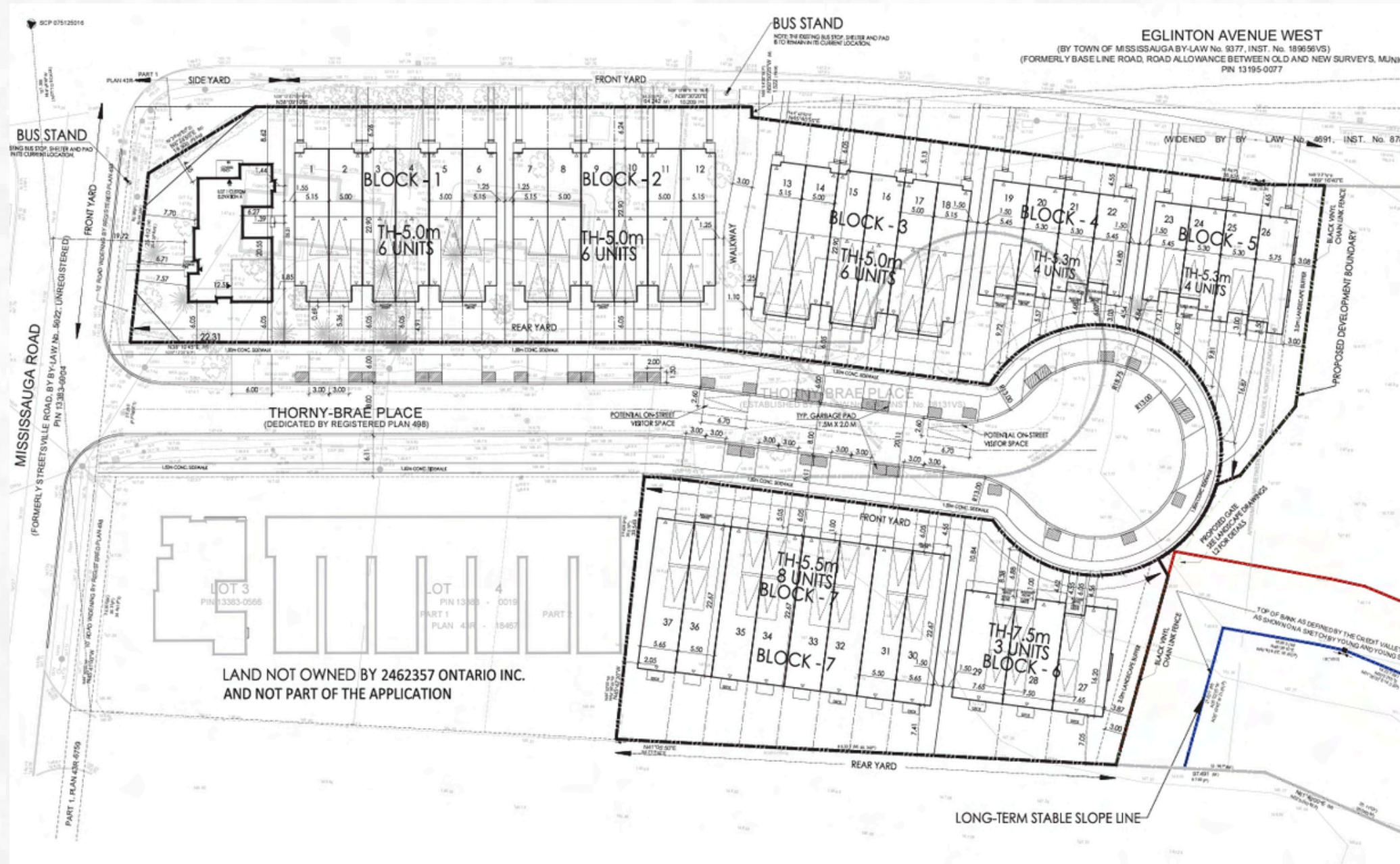


- The Site is currently within an R1 Zone that permits single detached dwelling uses, in addition to duplex and triplex uses (as permitted by recent updates to the Planning Act).
- An amendment to the current zone is required to facilitate the proposed development, as previously described and submitted herein.



THE LOCAL CONTEXT

PREVIOUS DEVELOPMENT APPLICATIONS



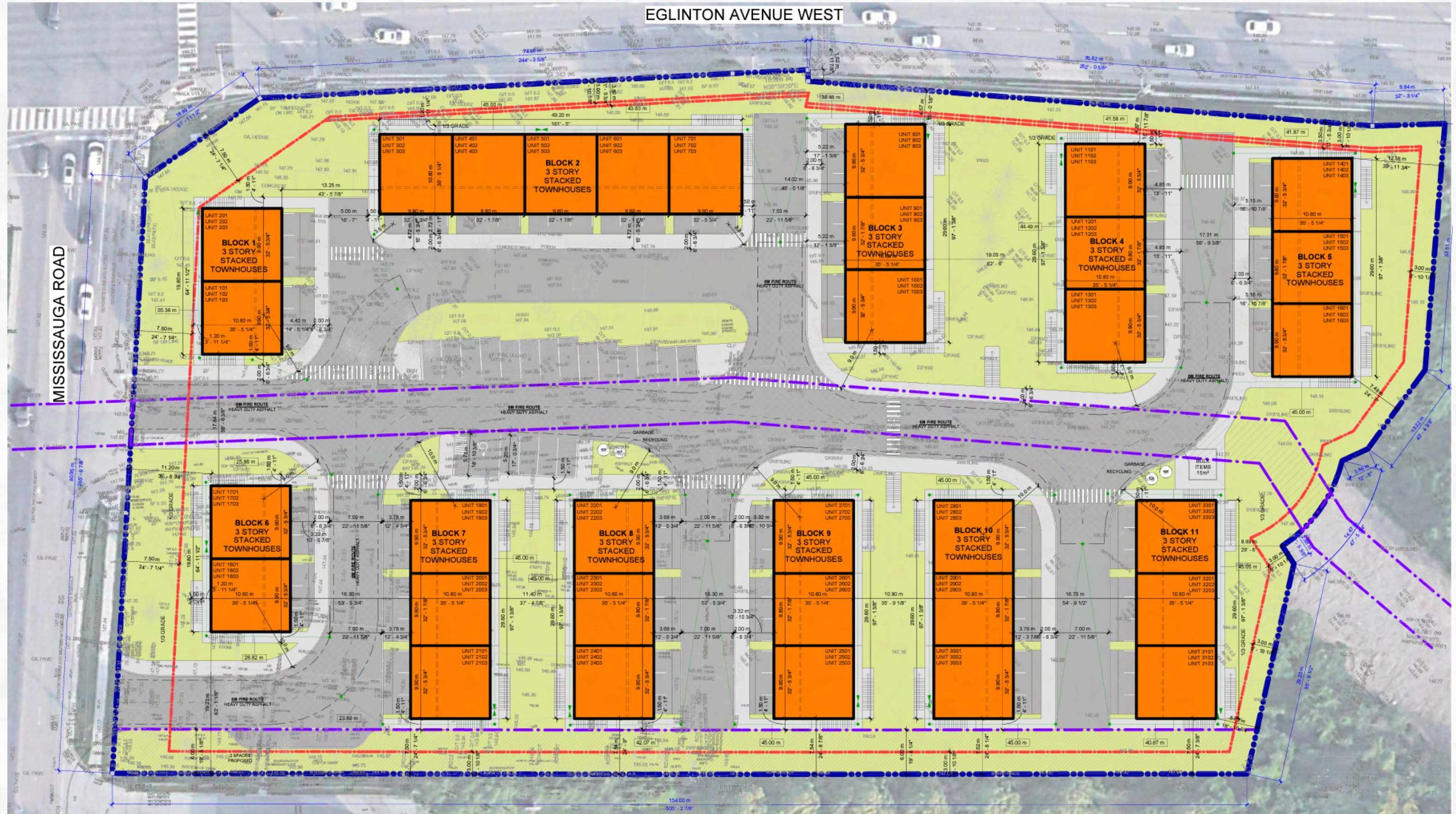
Previous Site Plan from PACE Developments

- The Site was previously subject to an Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications by the former owner in December of 2017
 - The Application for Plan of Subdivision was approved on July 14, 2018
- The acquisition of the municipal right-of-way was not included in the previous proposal.

An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and patches of green trees. A prominent road runs diagonally from the bottom left towards the top right. The overall scene is captured in a slightly desaturated, muted color palette.

PROPOSED

DEVELOPMENT



SITE PLAN











SUMMARY OF PROJECT STATS

- Total of 99 Townhomes Units
- Total of 219 Parking Spaces
 - 198 Residential Spaces (2 per unit)
 - 19 Visitor Spaces
- 3 programmed Outdoor Community Amenity Spaces
- 2 metre wide Sidewalks Provided throughout
- High quality architectural design and materials being provided.
- Significant landscape and amenity space programming throughout the development.



An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and patches of green trees. A river or stream flows through the lower right portion of the image. The entire image is overlaid with a semi-transparent grey filter.

NEXT STEPS

CONCLUSION

IN SUMMARY

- Proposed 99 three-storey stacked townhomes across 11 blocks, including 219 parking spaces and 3 outdoor community amenity spaces.
- Located in the Central Erin Mills Neighbourhood Character Area, planned for growth and future development
- Proposed development fits well into the existing urban fabric and provides a visual appeal to the area
- High quality architectural design, materials, and landscaping
- Significant setbacks to accomodate for a variety of landscaping and create visually appealing streetscapes at a major intersection
- Activates a predominantly under utilized parcel and improves the intersection of Eglinton Avenue West and Mississauga Road



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QUESTIONS

COMMENTS

THANK YOU

