

January 16, 2023

Mississauga Planning & Development Committee

65-71 Agnes Street
City of Mississauga

65 AGNES

Meet our Team







**Sweeny&Co
Architects**

 **BOUSFIELDS INC.**
PLANNING | DESIGN | ENGAGEMENT

Key Plan



LEGEND

-  GO Line
-  Planned Hurontario LRT
-  Planned Dundas BRT East
-  Planned Dundas BRT West



Site Area and Context

Surrounding Area Context

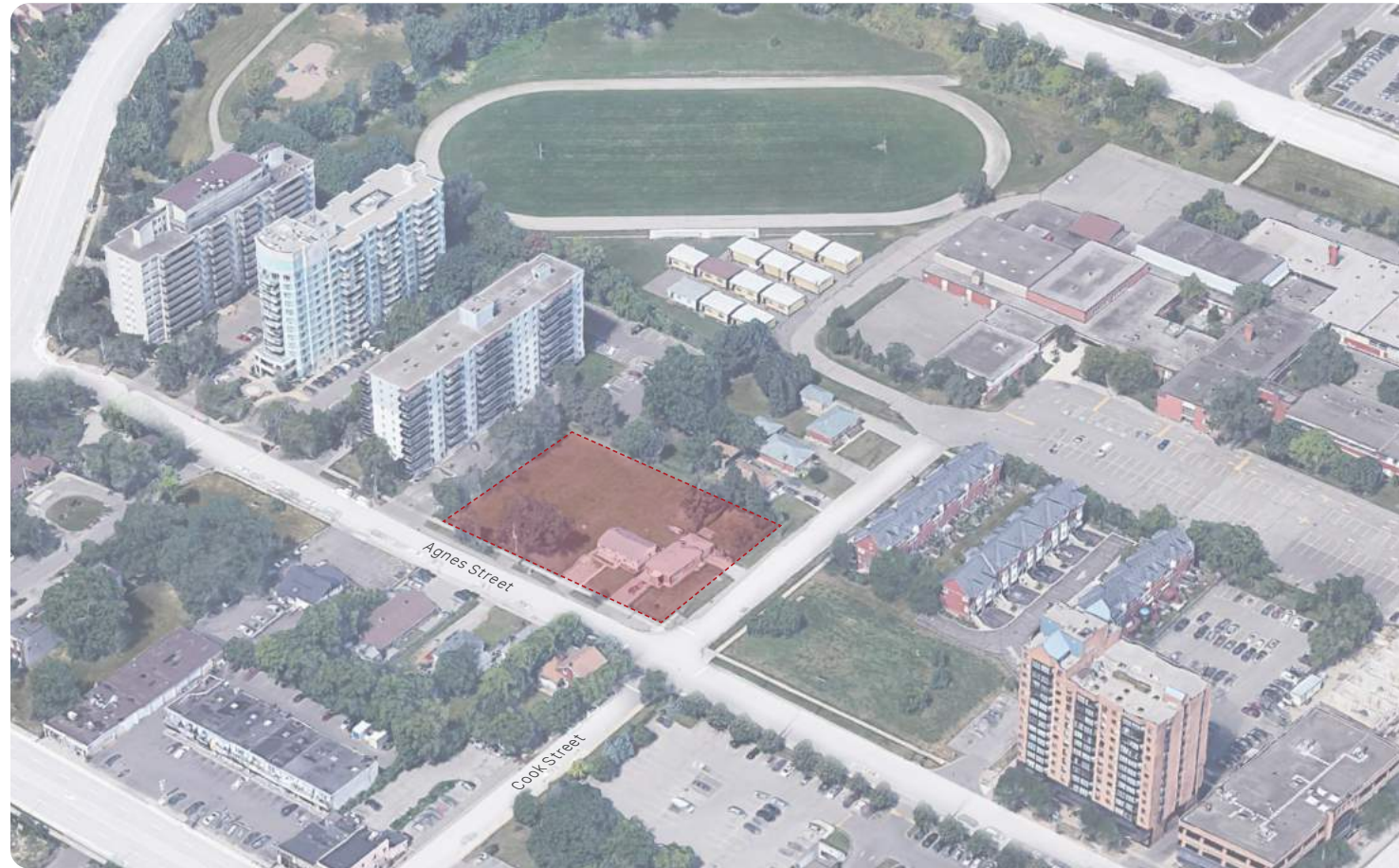
- A** 45 Agnes Street
28-Storeys
(Approved)
- B** 86-90 Dundas Street East
18-Storeys
(Approved)
- C** 3085 Hurontario Street
9-to 35-Storeys
(Proposed)
- D** 86-90 Dundas Street East
16-Storeys
(Under Construction)
- E** 3032 Kirwin Avenue
8-Storeys
(Proposed)
- F** 189 Dundas Street West
18-to 32-Storeys
(Proposed)
- G** 25 and 33 Hillcrest Avenue and 3146, 3154 and 3168 Hurontario Street
34-to 46-Storeys
(Proposed)
- H** 3115 Hurontario Street
35-Storeys
(Proposed)



Legend ■ Subject Site ■ Proposed ■ Approved ■ Under Construction - - - GO Line

Site Design


View Looking West - Existing Conditions



Legend  Subject Site

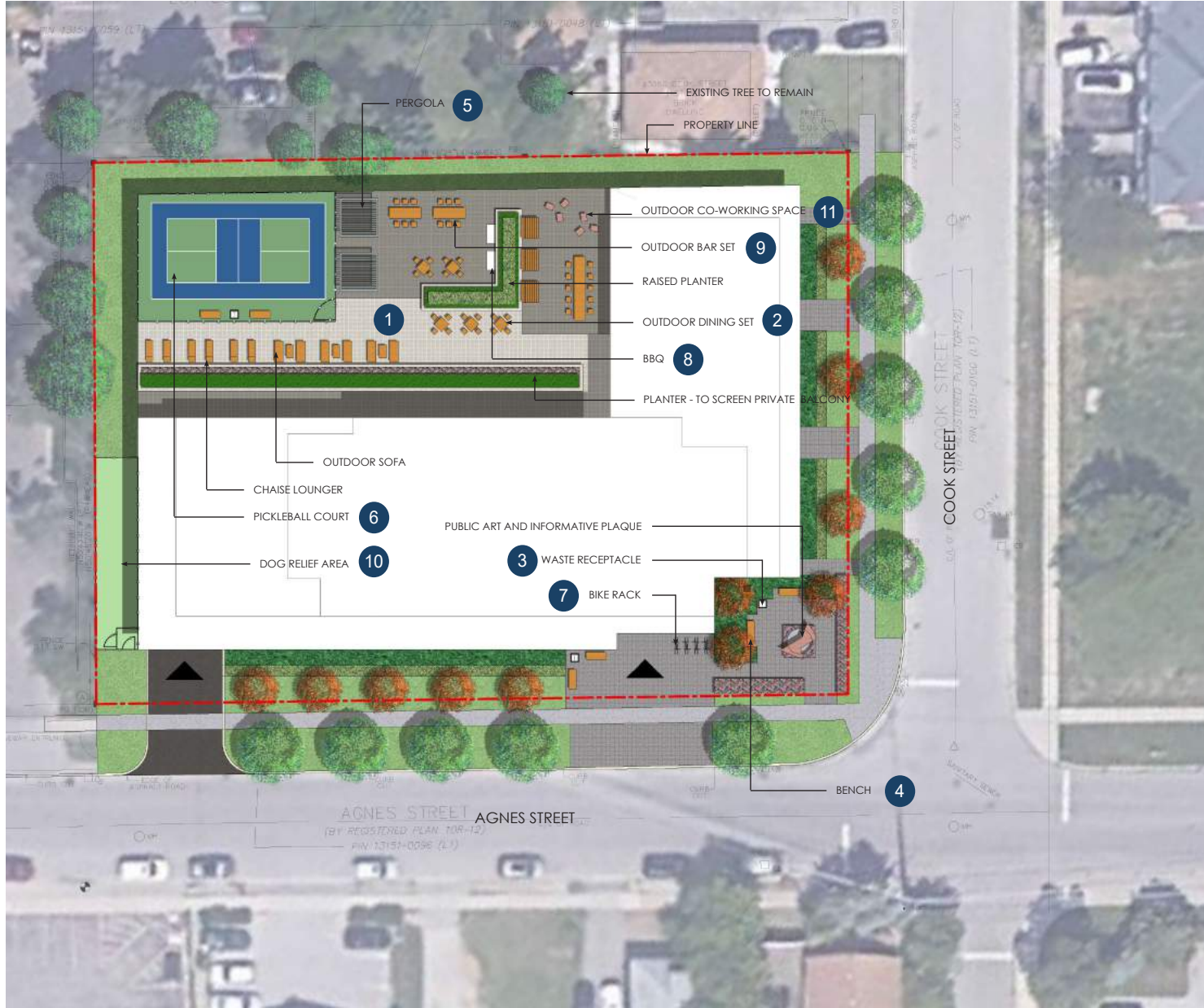
View Looking West - Proposed Conditions



Legend  Subject Site  Proposed Development  Approved Developments

Landscape Plan

PLANT PALETTE



SITE FURNISHING



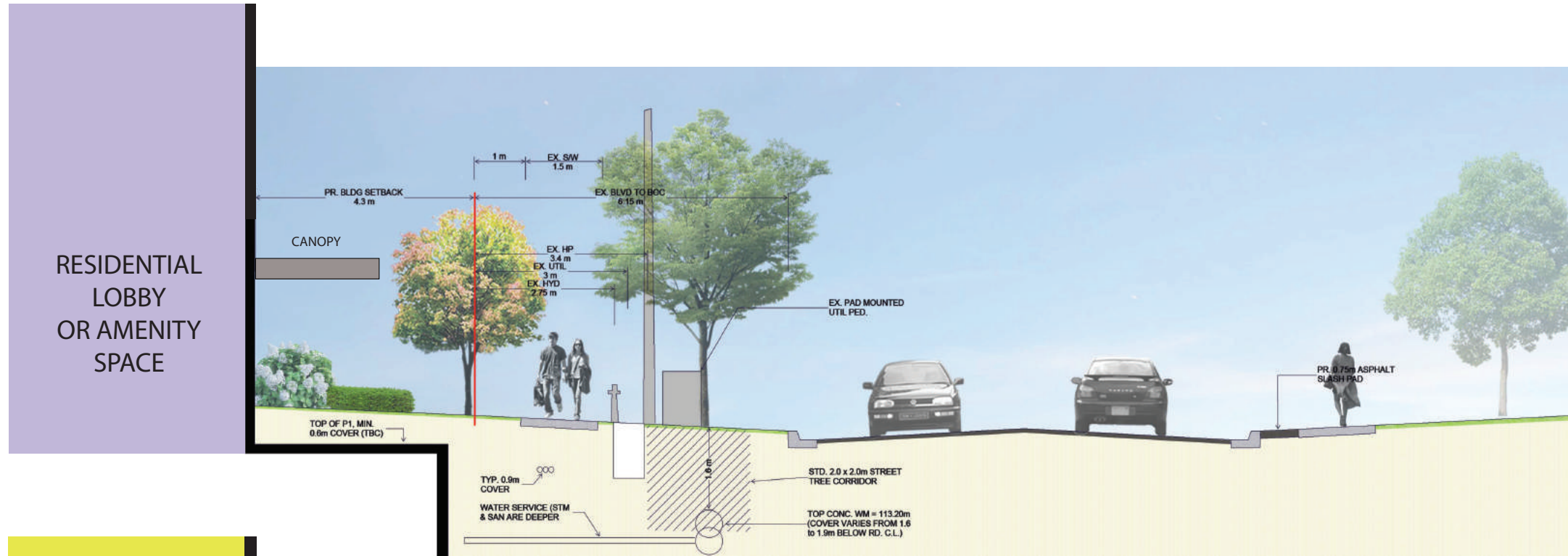
DATE : June 2, 2022
 SCALE : NTS
 SUBJECT TO CHANGE DURING DESIGN
 DEVELOPMENT AND CONSTRUCTION



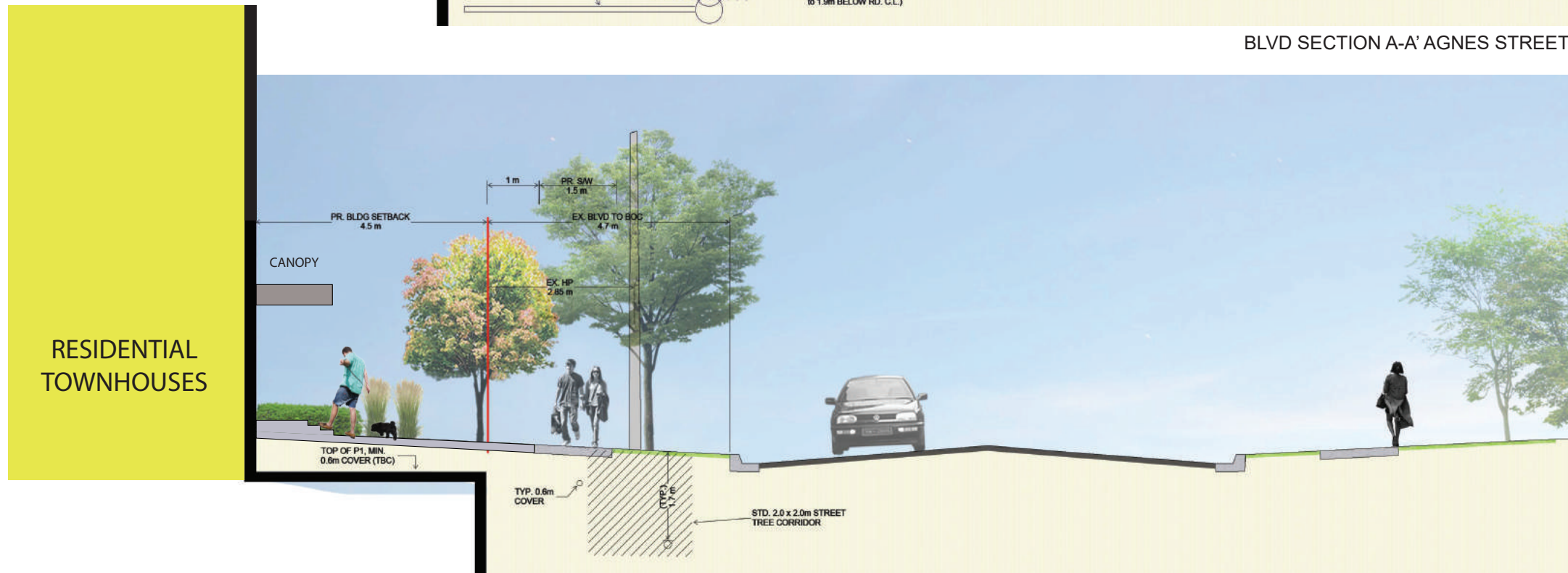
65-71 AGNES STREET, MISSISSAUGA | LANDSCAPE CONCEPT



Streetscapes



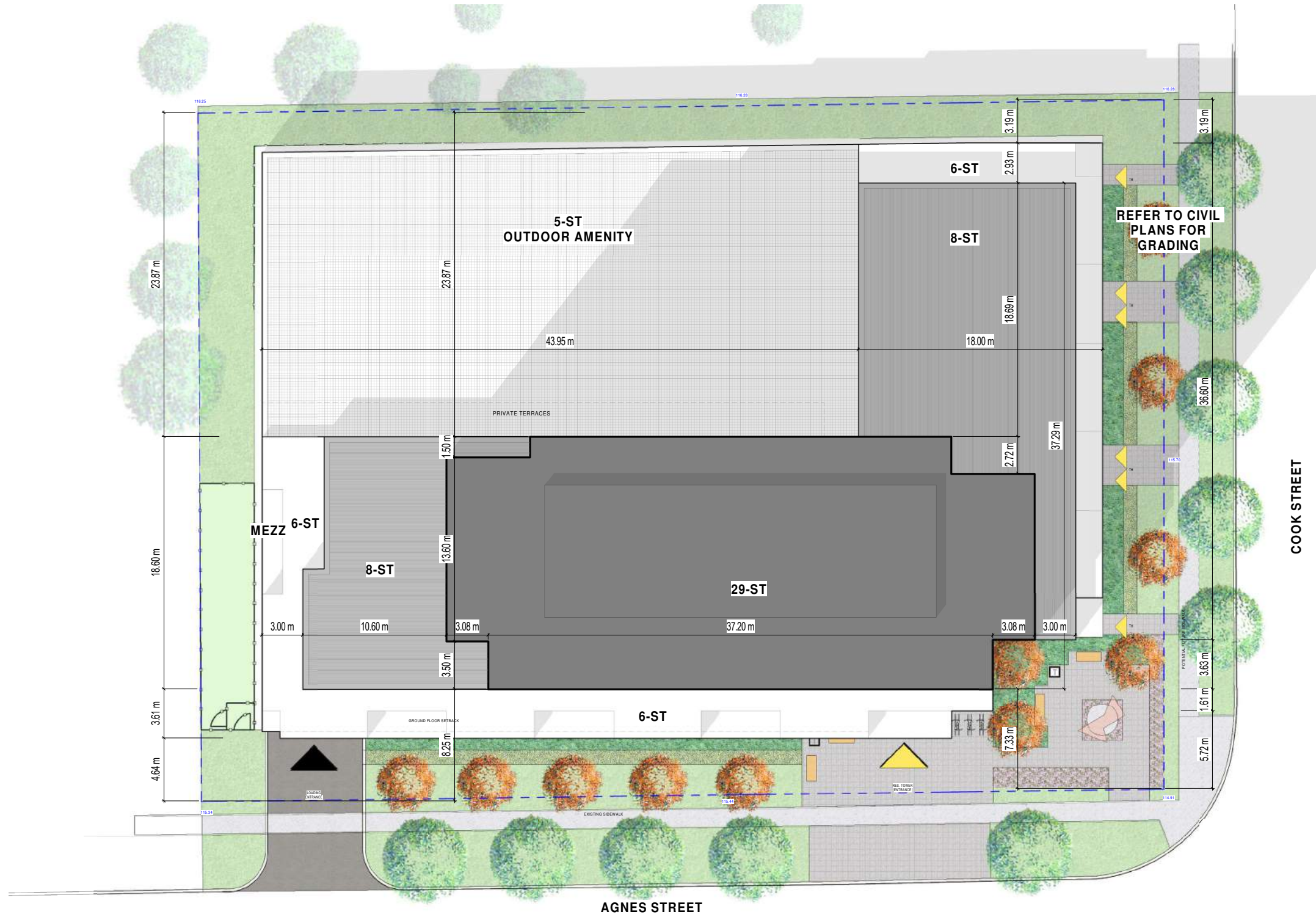
BLVD SECTION A-A' AGNES STREET



BLVD SECTION B-B' COOK STREET

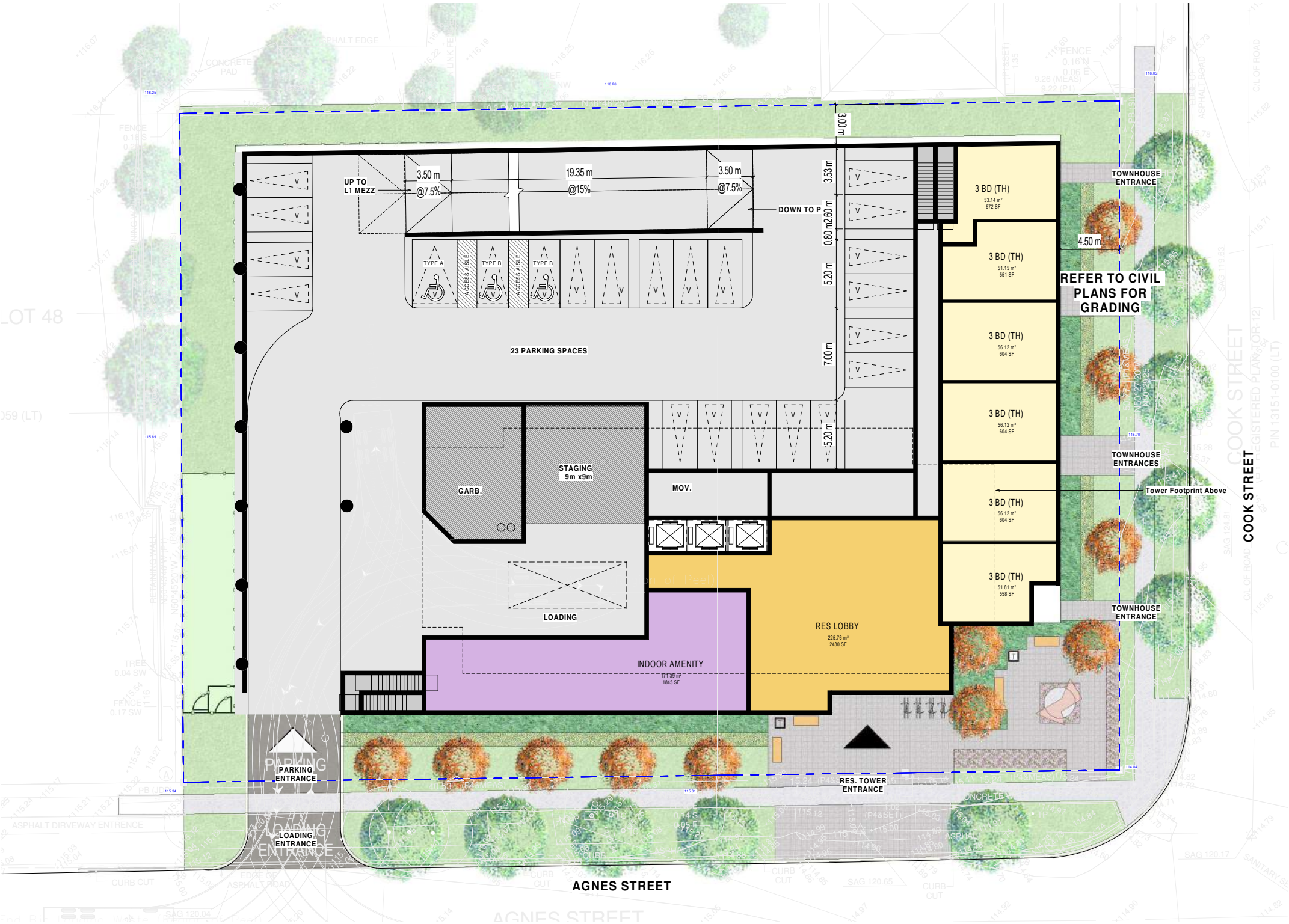
Site Design

Site Plan



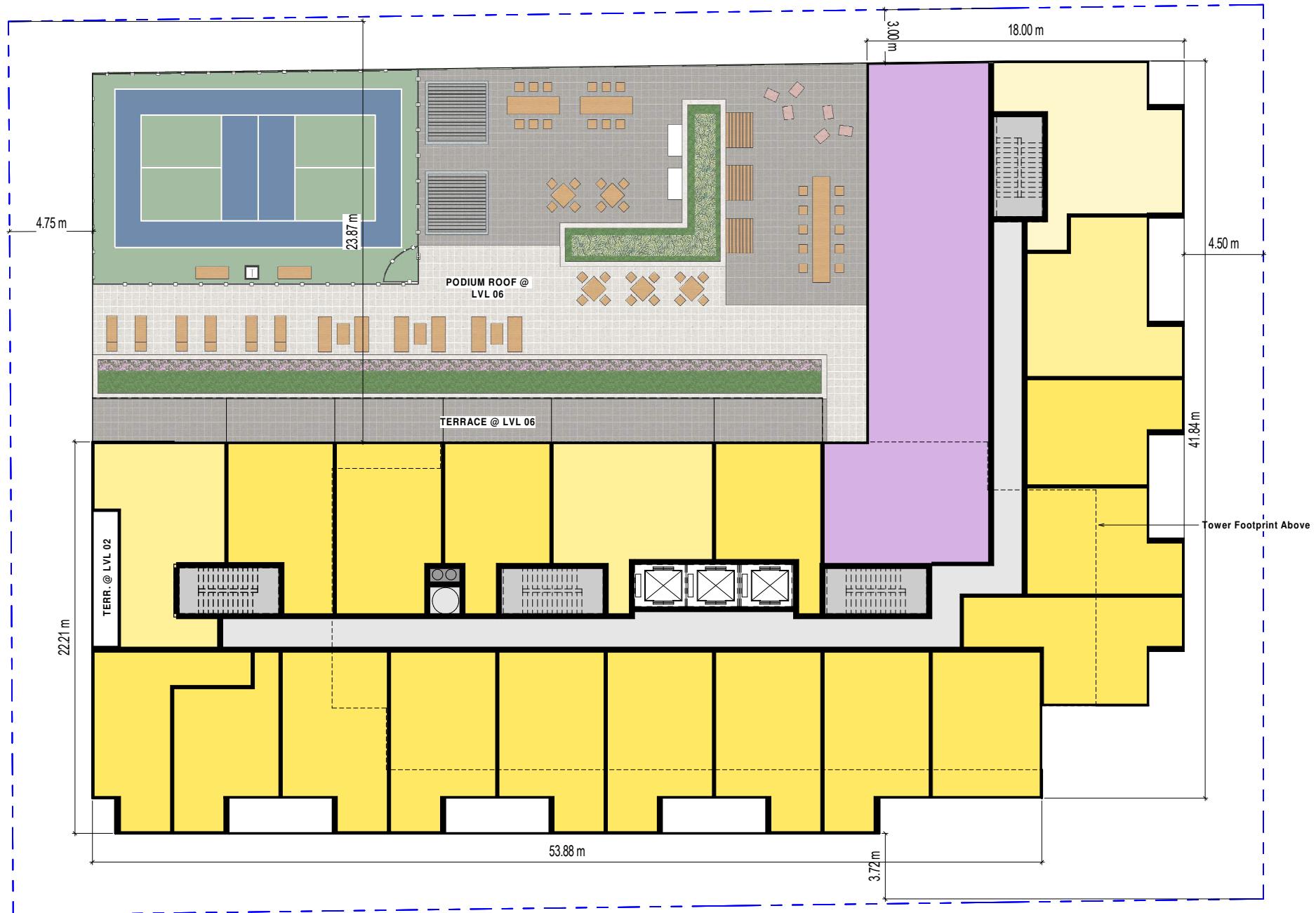
Floor Plans

Ground Floor



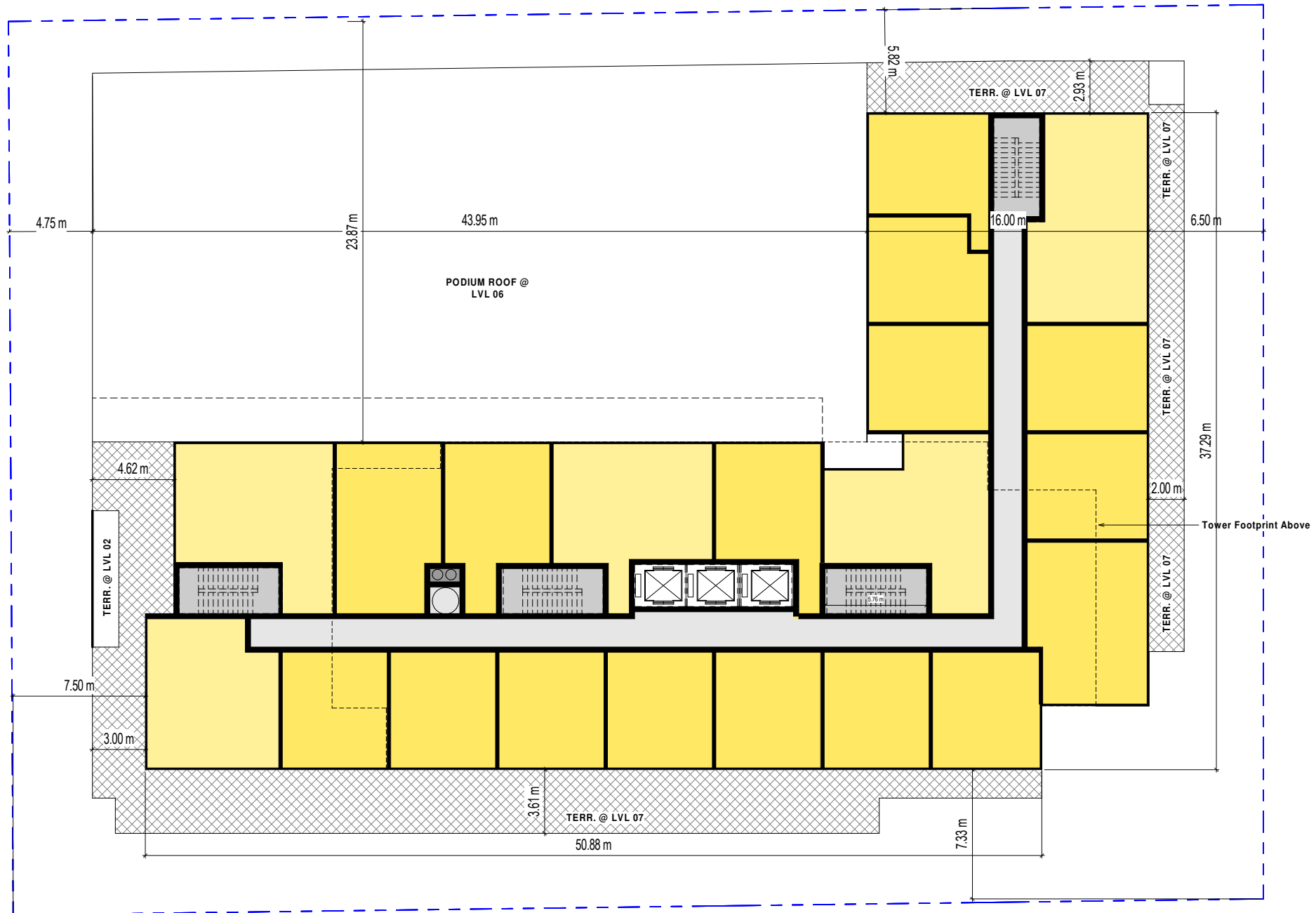
Floor Plans

Level 6



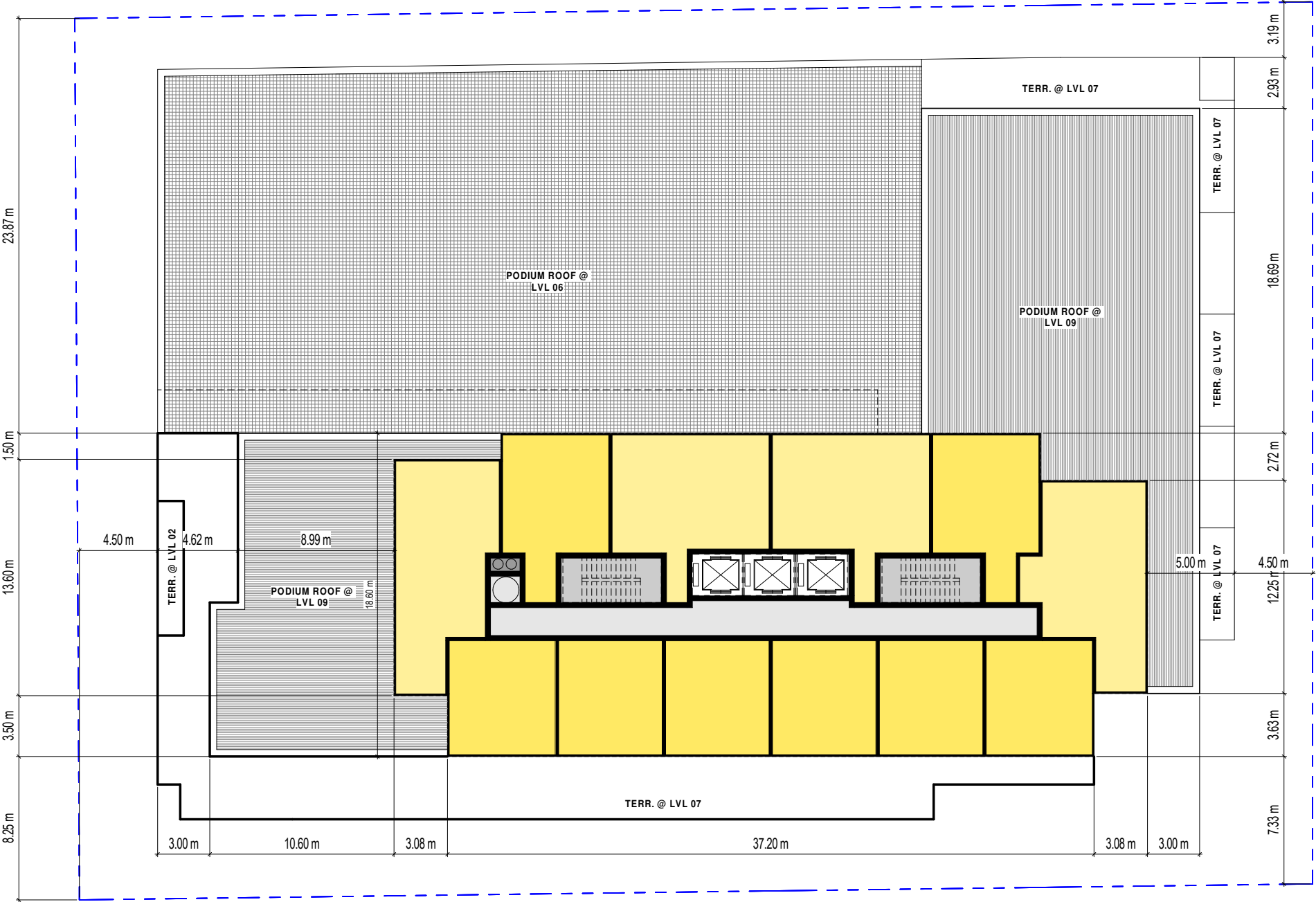
Floor Plans

Level 7 & 8

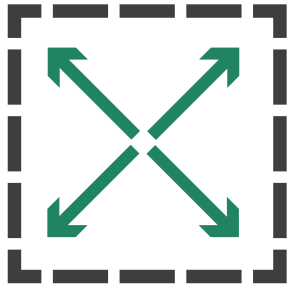


Floor Plans

Typical Tower Floor Plan



Key Statistics



Site Area
3,607 m²

Proposed Residential Gross Floor Area (GFA)
23,328 m²



FSI
6.47



412
total parking spaces



355
resident spaces



57
visitor spaces

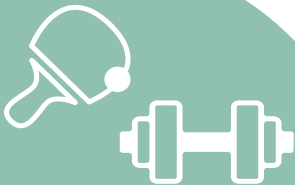


379
total dwelling units

1-Bedroom
270 (71%)

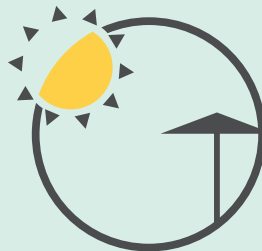
2-Bedroom
98 (26%)

3-Bedroom
11 (3%)



395 m²
New Indoor Amenity Area

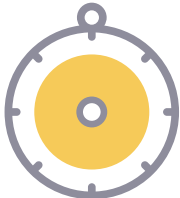
1,224 m²
total amenity space



829 m²
New Outdoor Amenity Area



248
total bicycle parking spaces



229
Long Term



19
Short Term



1
loading space

Site Design

Streetscape Rendering



Site Design

Street Context View



Site Design

Revised Street Context View



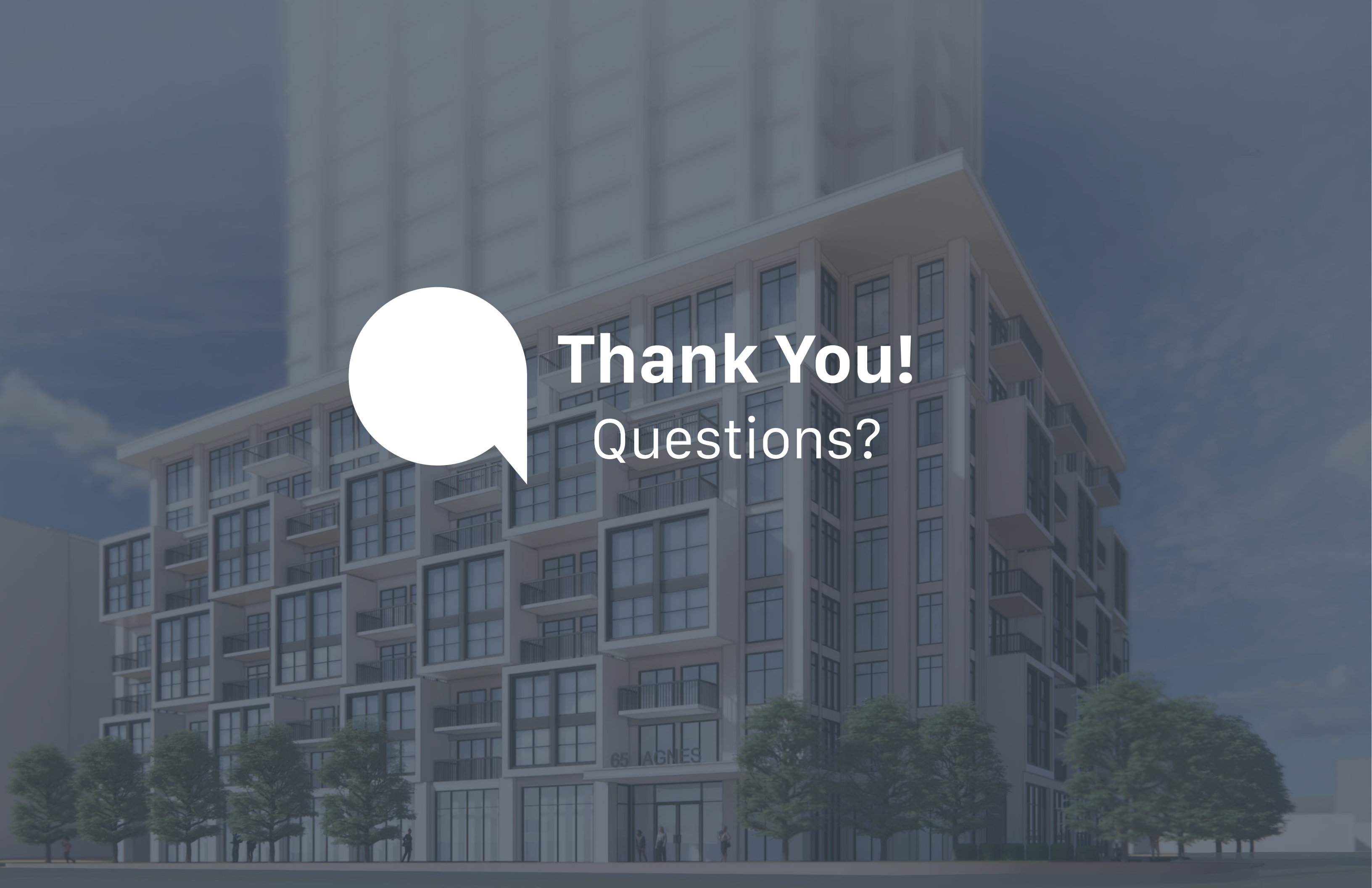
Site Design

Aerial View





Thank You!
Questions?

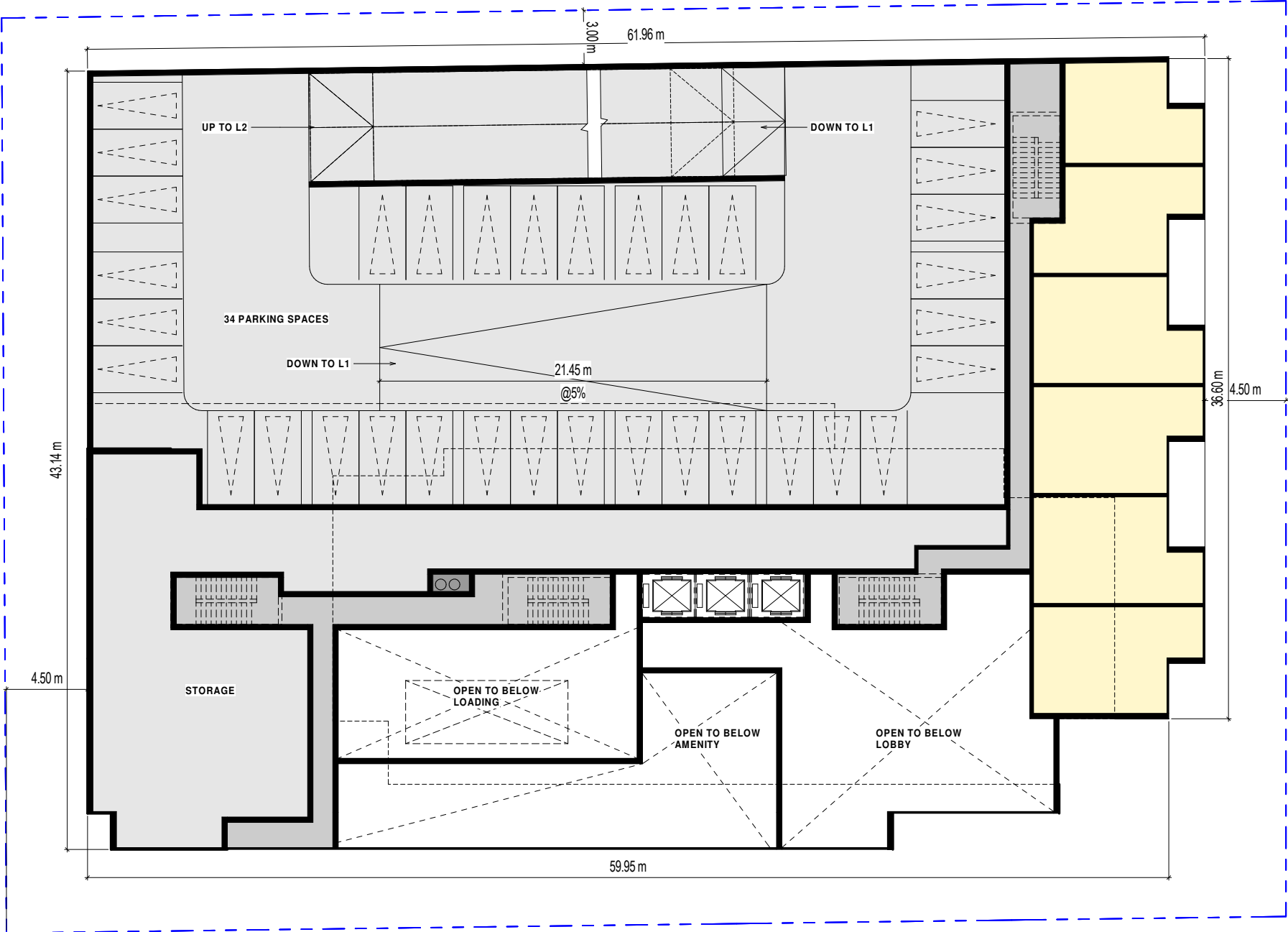


Appendix



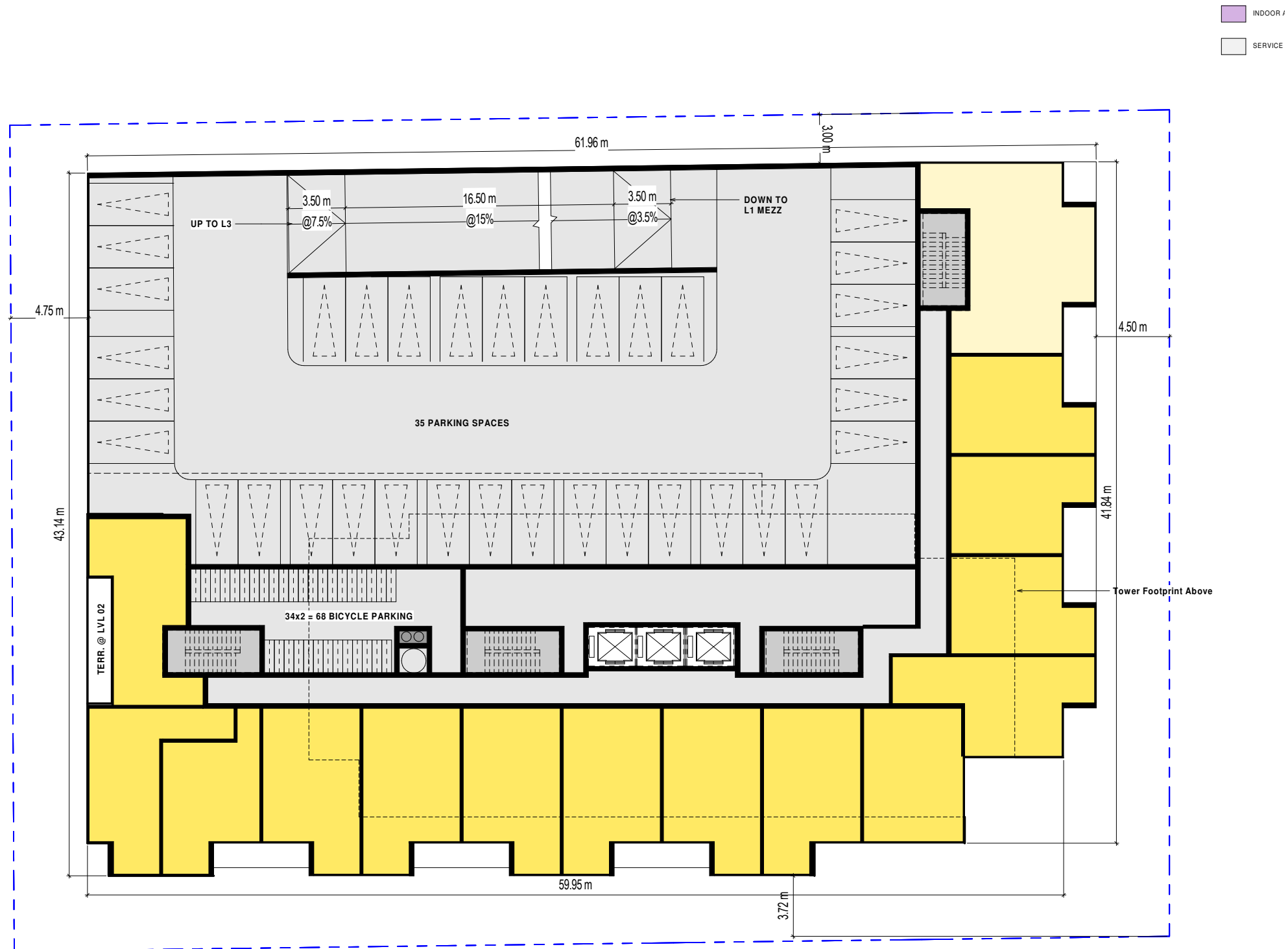
Floor Plans

Level 1 Mezzanine



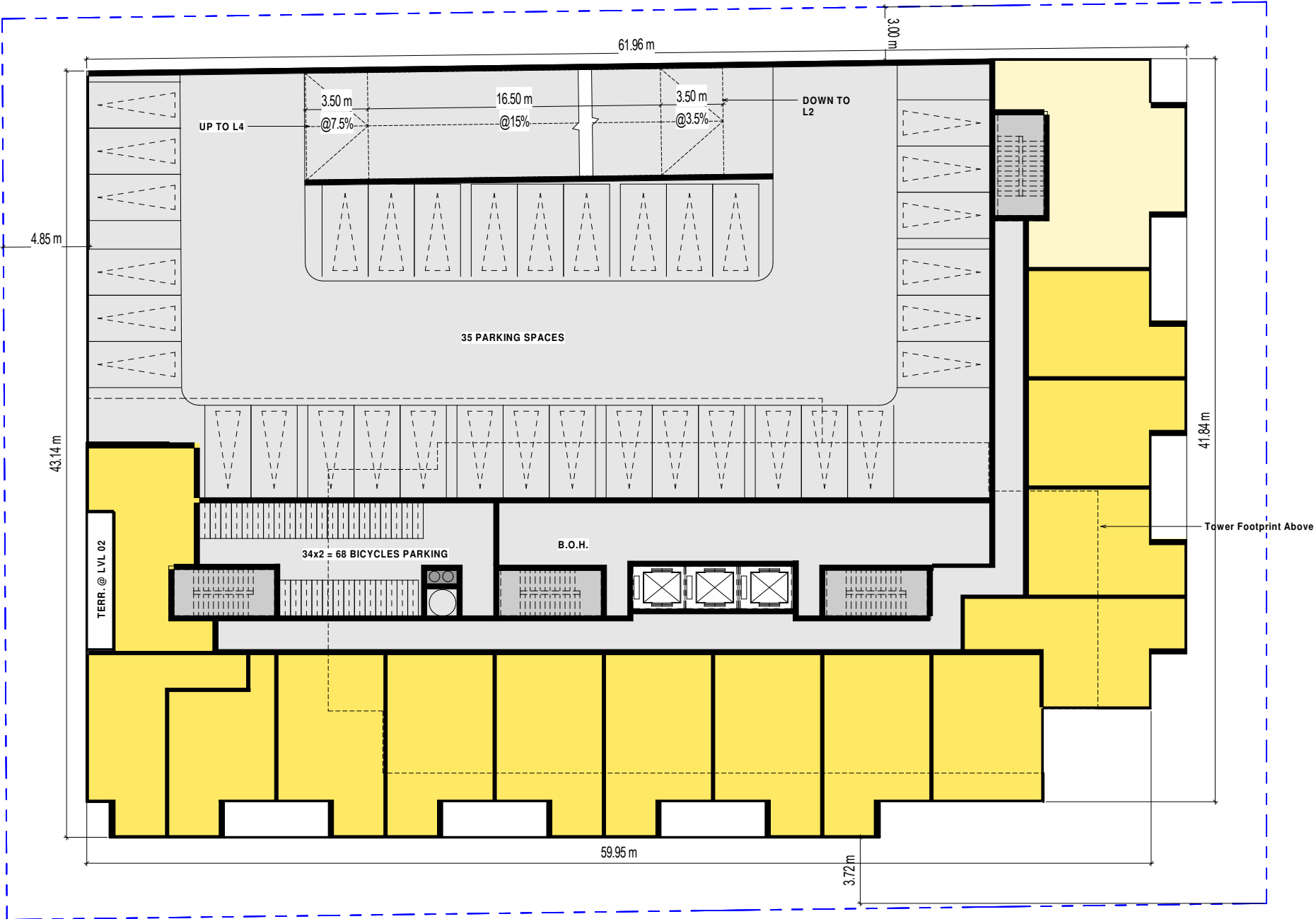
Floor Plans

Level 2



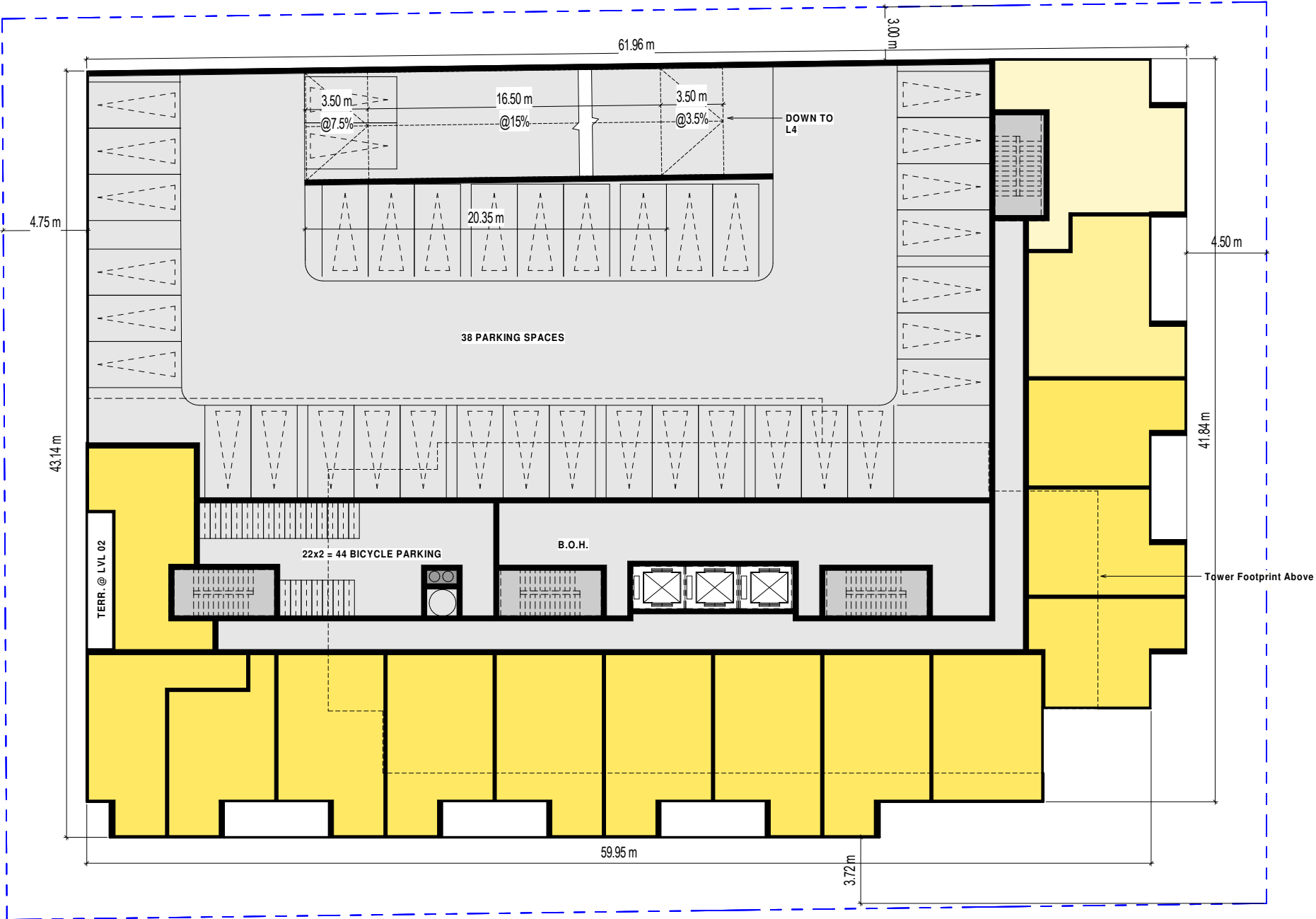
Floor Plans

Level 3 & 4



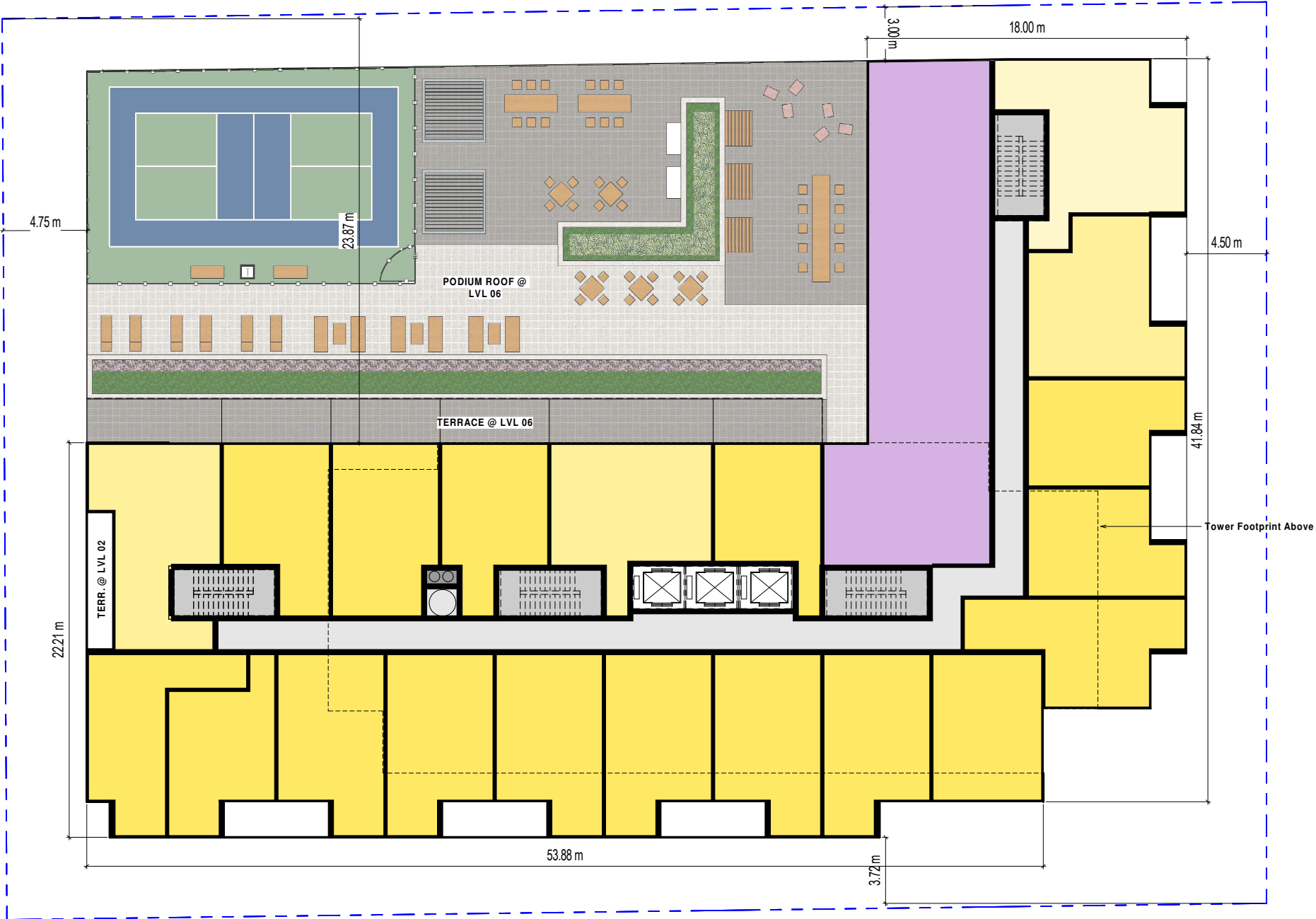
Floor Plans

Level 5



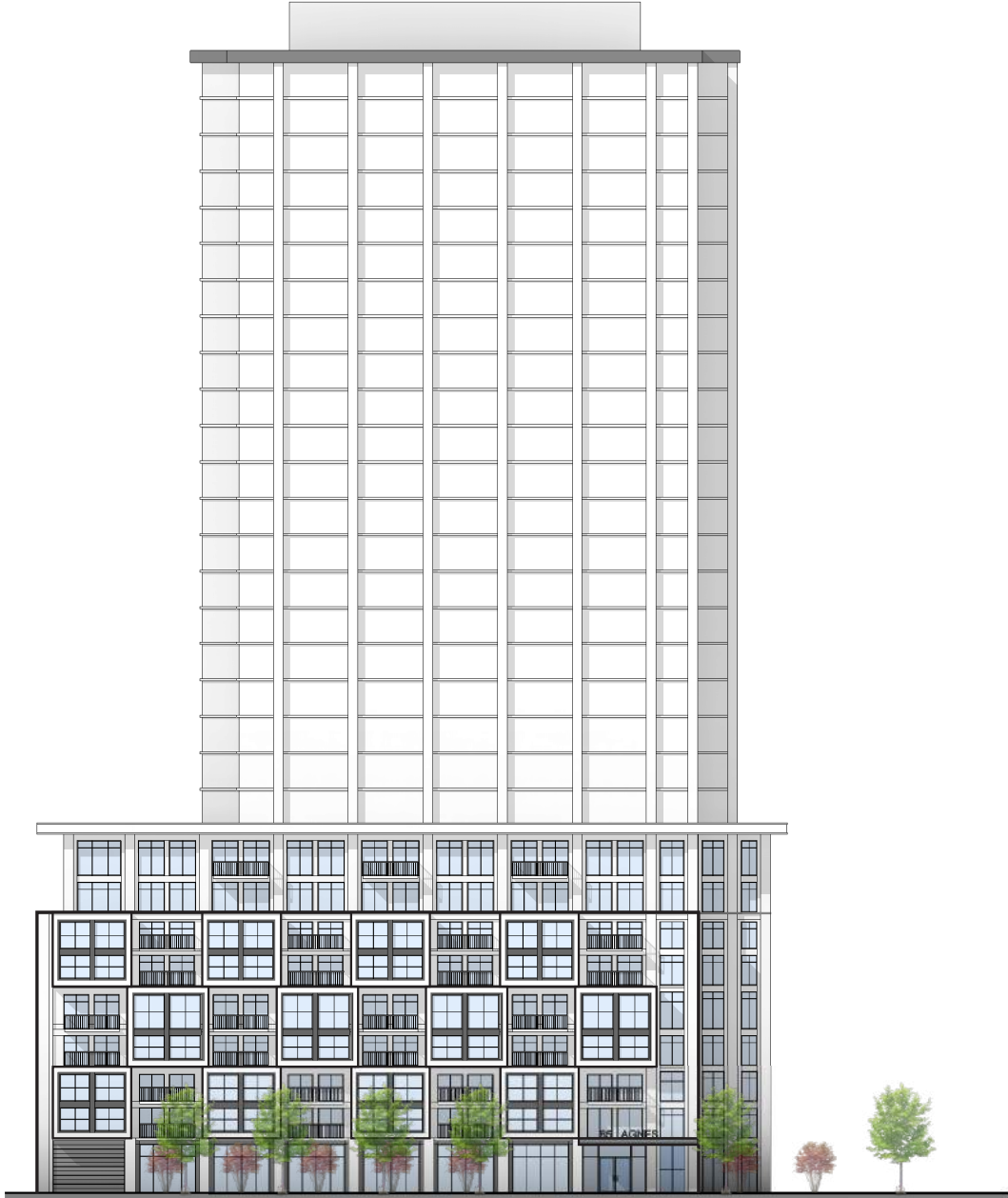
Floor Plans

Level 6



Elevations

Agnes Street



AGNES STREET

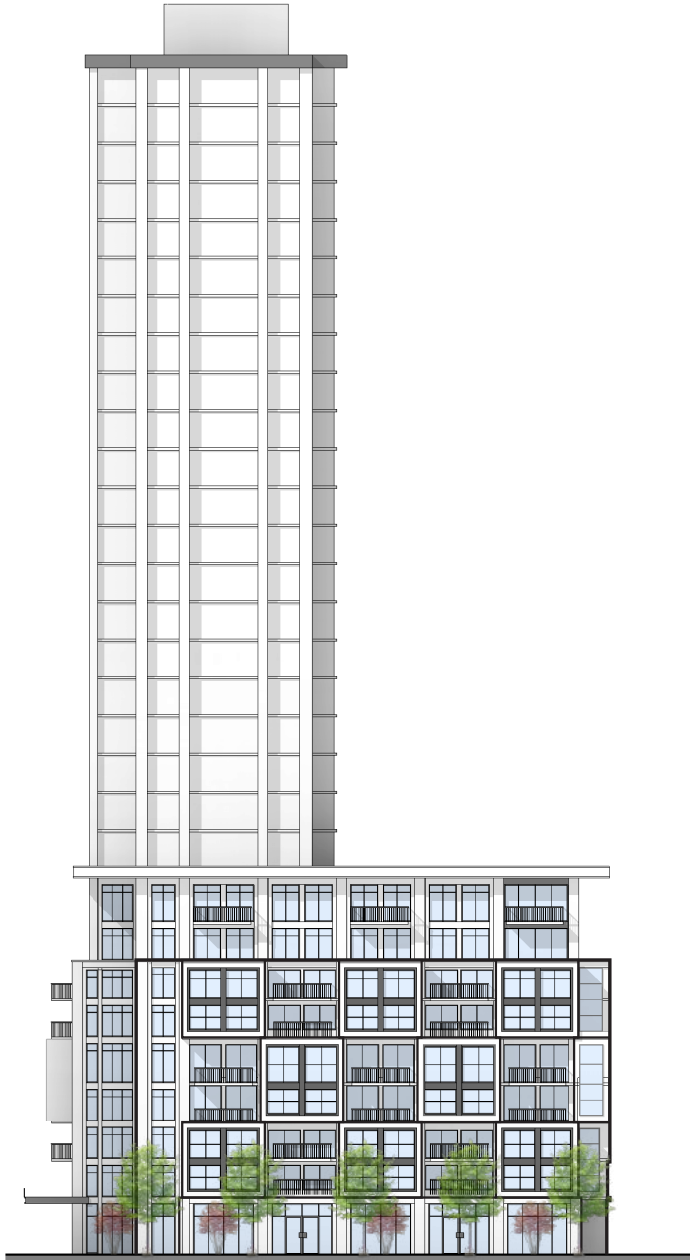
MUDAP - Elevation

<p>Sweeny&Co Architects</p> <p>PRELIMINARY DRAFT CONFIDENTIAL</p>	<p>65-71 Agnes Street Mississauga, Ontario</p>		PROJ. No.	DATE	SCALE	DRAWN	CHECKED	DWG No.
			2131	2022-04-26	1 : 500	FT	MS	AZSK003.5

134 Peter Street | Suite 1601 | Toronto, Ontario | M5V 2H2 | Canada | P: 416-971-6252 | F: 416-971-5420 | E: info@sweenyandco.com | www.sweenyandco.com

Elevations

Cooke Street



COOK STREET

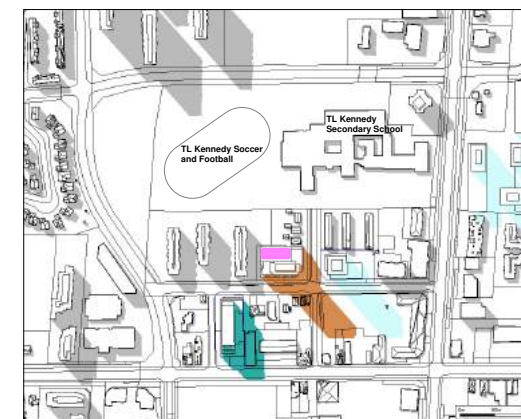
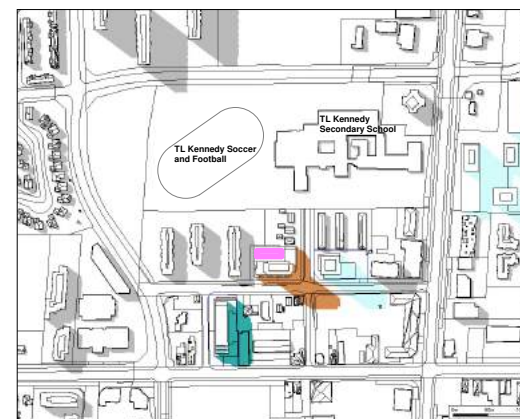
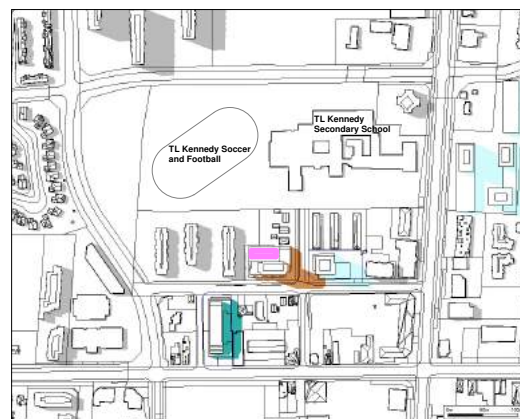
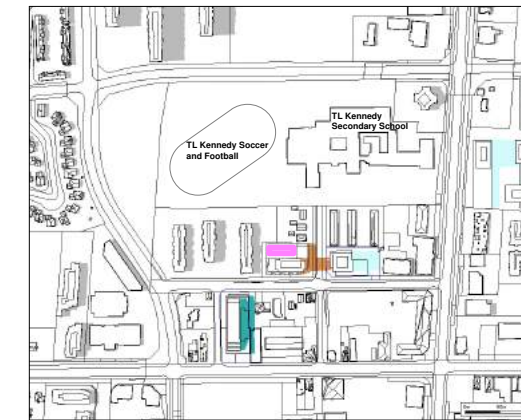
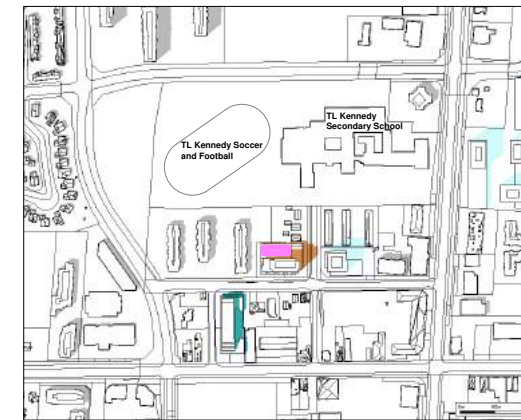
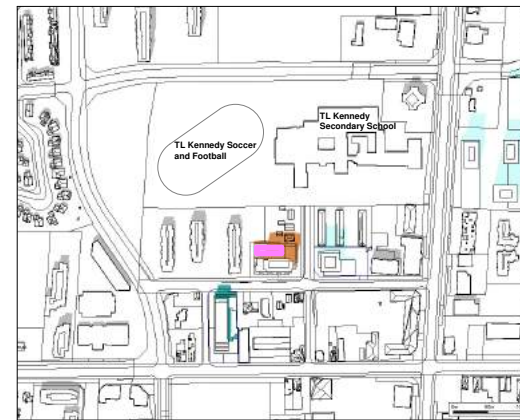
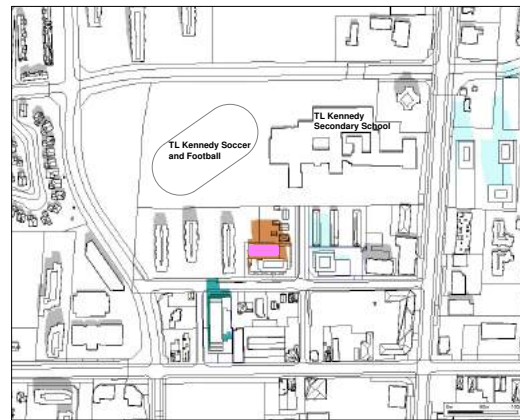
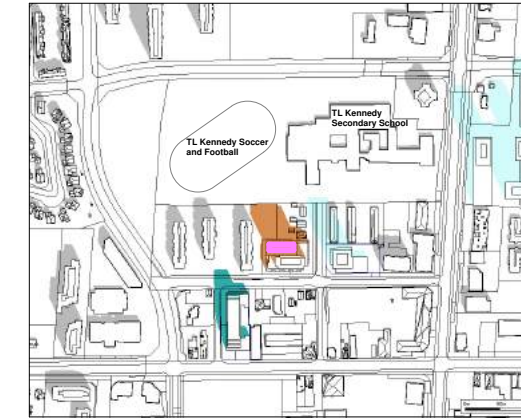
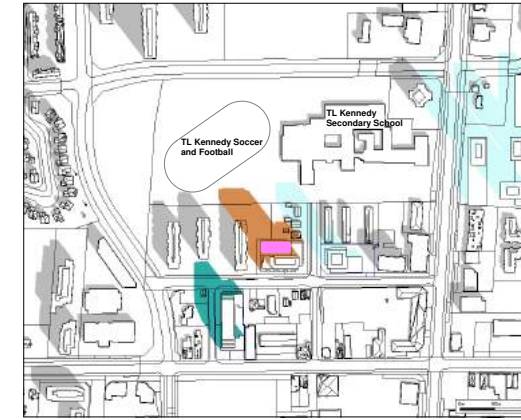
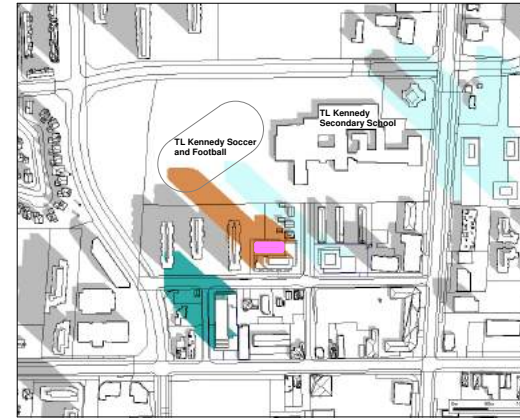
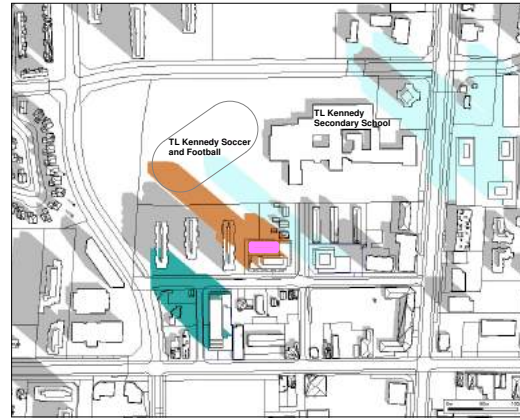
MUDAP - Elevation

Sweeny&Co Architects <small>2022-04-26 10:10:03</small>	PRELIMINARY DRAFT CONFIDENTIAL	65-71 Agnes Street Mississauga, Ontario		PROJ. No.	DATE	SCALE	DRAWN	CHECKED	DWG No.
				2131	2022-04-26	1 : 500	FT	MS	AZSK003.5

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Shadow Study

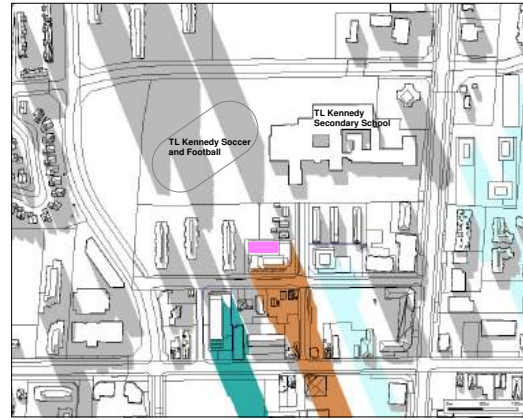
June 21st



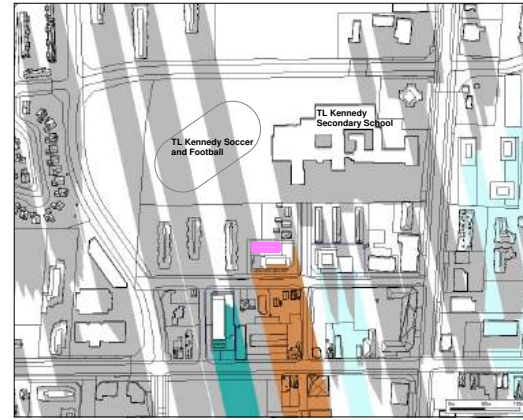
- Applicant Proposal
- Outdoor Amenity
- Approved/ Not Yet Constructed
- Other Proposals
- Existing

Shadow Study

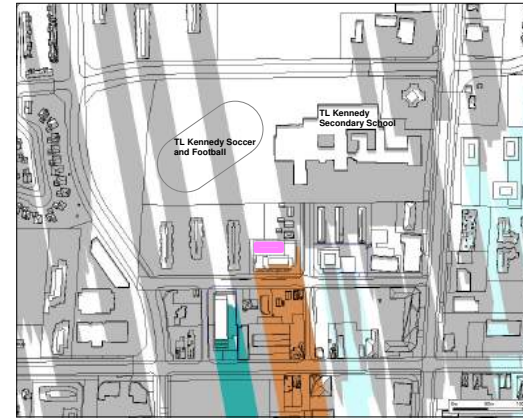
June 21st



06:20 PM



7:20 PM

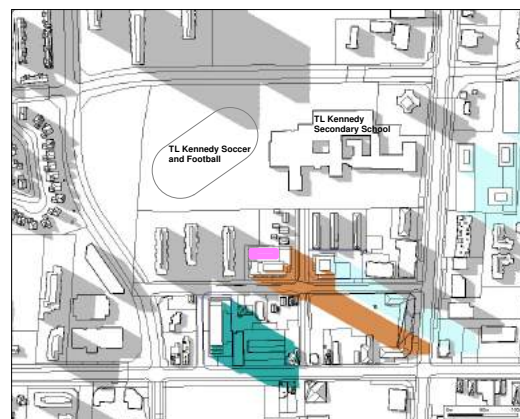
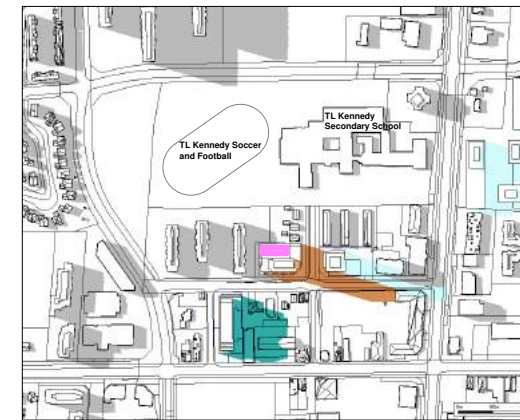
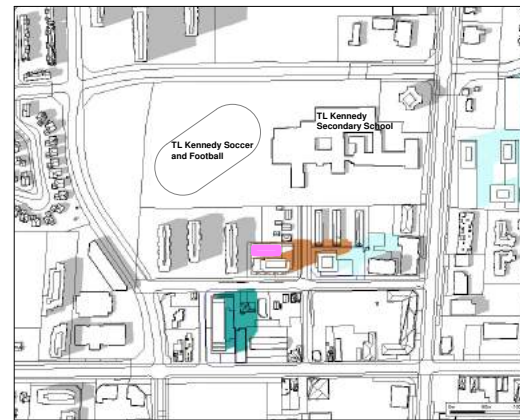
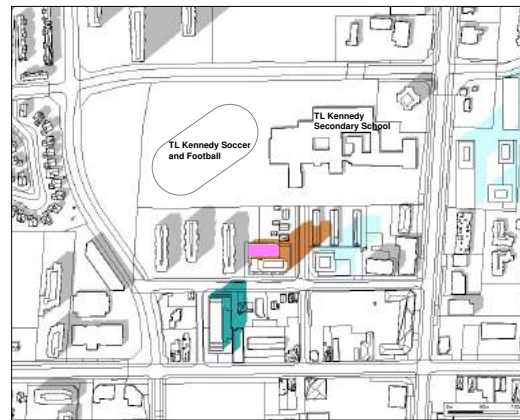
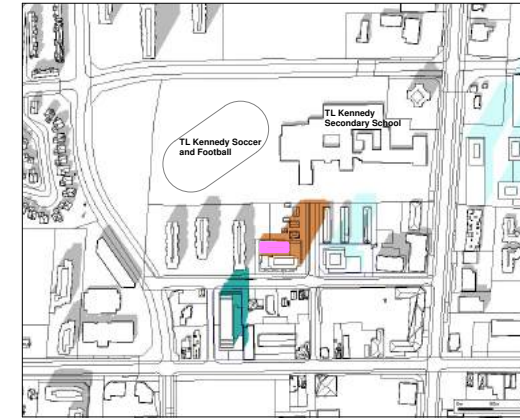
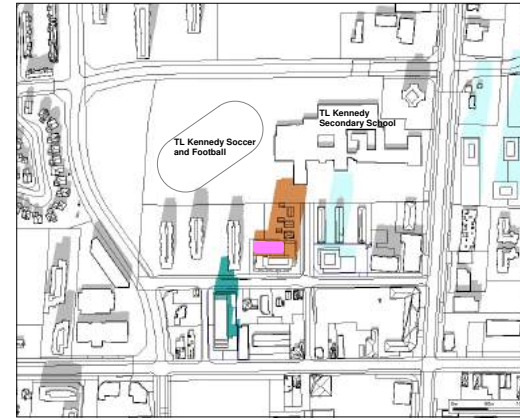
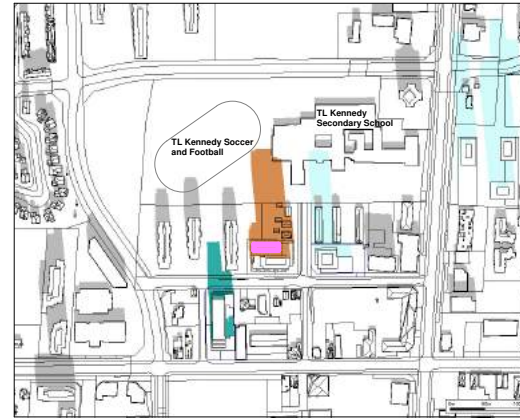
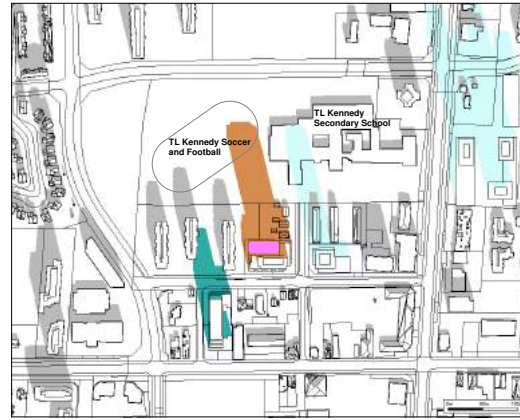


7:33 PM

- Applicant Proposal
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Shadow Study

September 21st



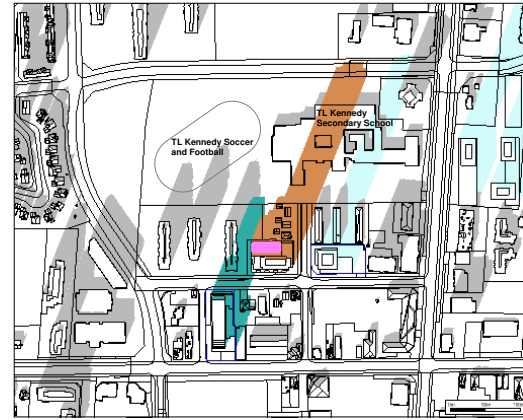
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- Existing

Shadow Study

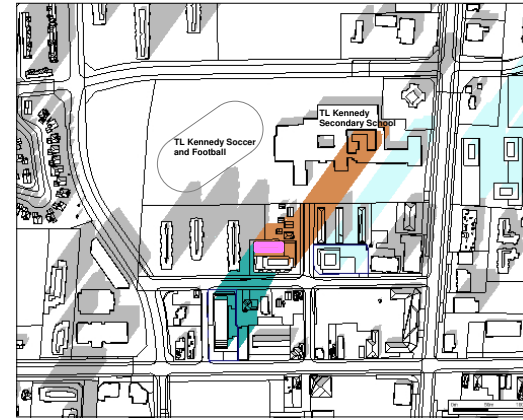
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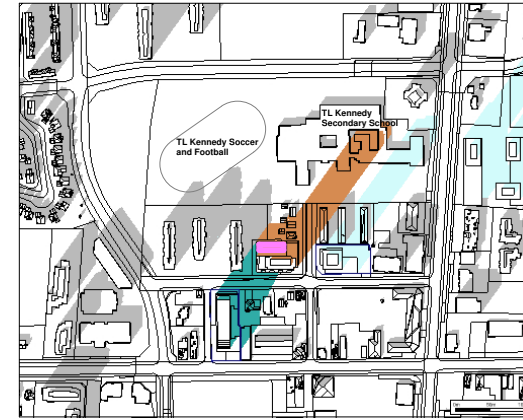
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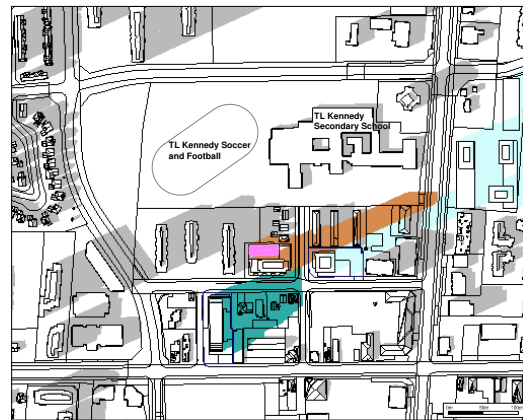
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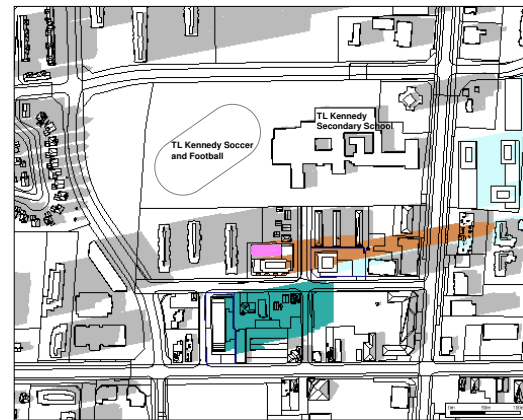
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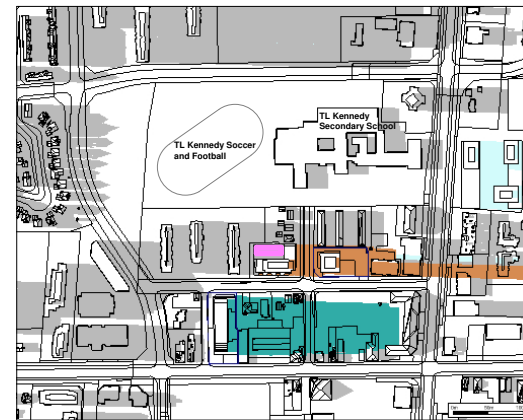
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1:17 PM



2:17 PM



3:15 PM

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