

49 SOUTH SERVICE RD. MISSISSAUGA ON.

Planning & Development Committee Information Report

Monday March 27th, 2023



 EDENSHAW

Sajecki →
Planning

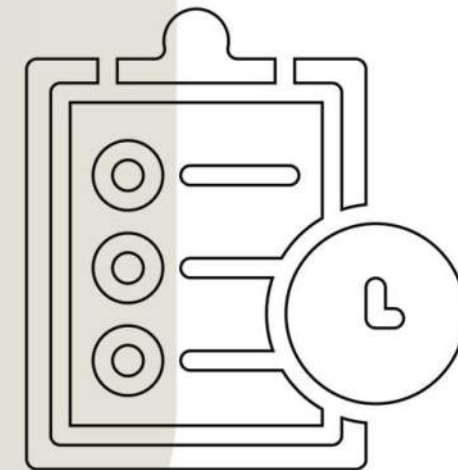
KIRKOR



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AGENDA

- 1 Project Background
- 2 Project Timeline
- 3 Development Proposal
- 4 Questions & Discussion



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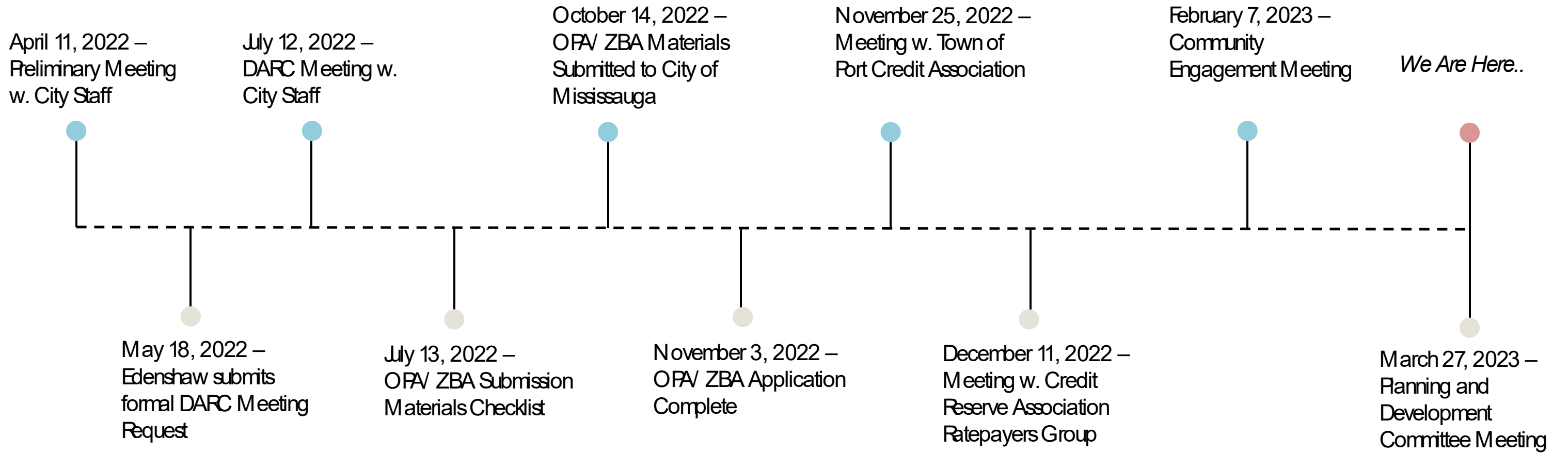
HOW IS OUR PROPOSAL ALIGNED WITH CITY AND PROVINCIAL OBJECTIVES?

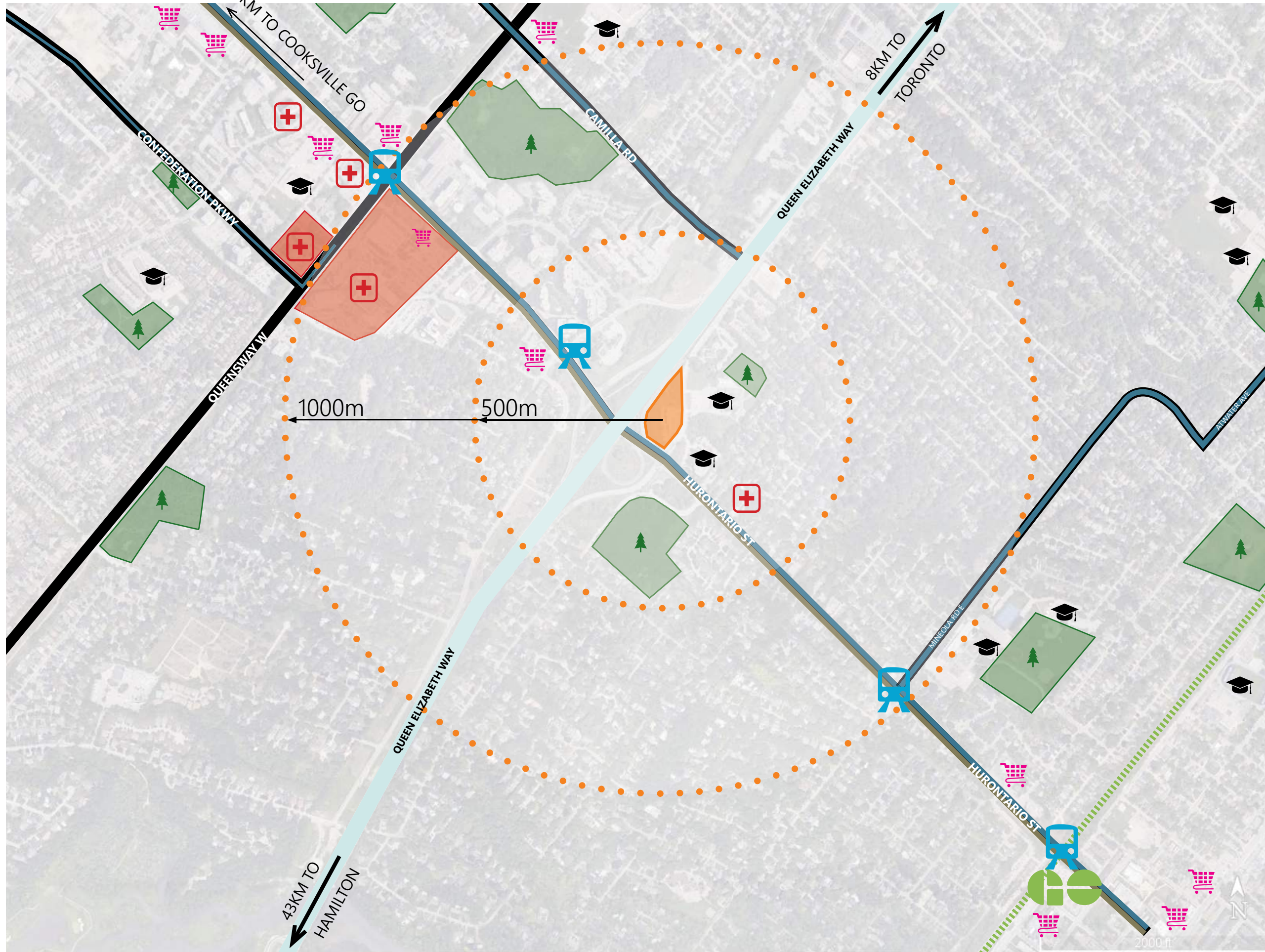
- HOUSING SUPPLY CRUNCH & AFFORDABILITY CRISIS
- NEW HOUSING START TARGETS
- GROWTH FORECASTS & INCREASED IMMIGRATION
- PROVINCIAL DENSITY & INTENSIFICATION MANDATES
- INVESTMENT IN CRITICAL INFRASTRUCTURE
- ALLOWS FOR INTENSIFICATION IN MINEOLA WHILE MAINTAINING CHARACTER OF NEIGHBOURHOOD, PARTICULARLY ALONG HURONTARIO STREET



PROJECT TIMELINE

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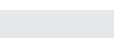











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CONTEXT

SITE STATISTICS

LOT AREA - 4,377 m²

LEGEND

-  SITE
-  WALKING RADIUS
-  HIGHWAY
-  MAJOR STREET
-  GO TRAIN LINE
-  PORT CREDIT GO STATION
-  BUS LINE
-  LRT LINE
-  FUTURE LRT STOPS
-  PARK SPACE
-  SCHOOL
-  FOOD/RETAIL
-  HEALTH
-  TRILLIUM HOSPITAL

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Hurontario LRT



Transit Proximity

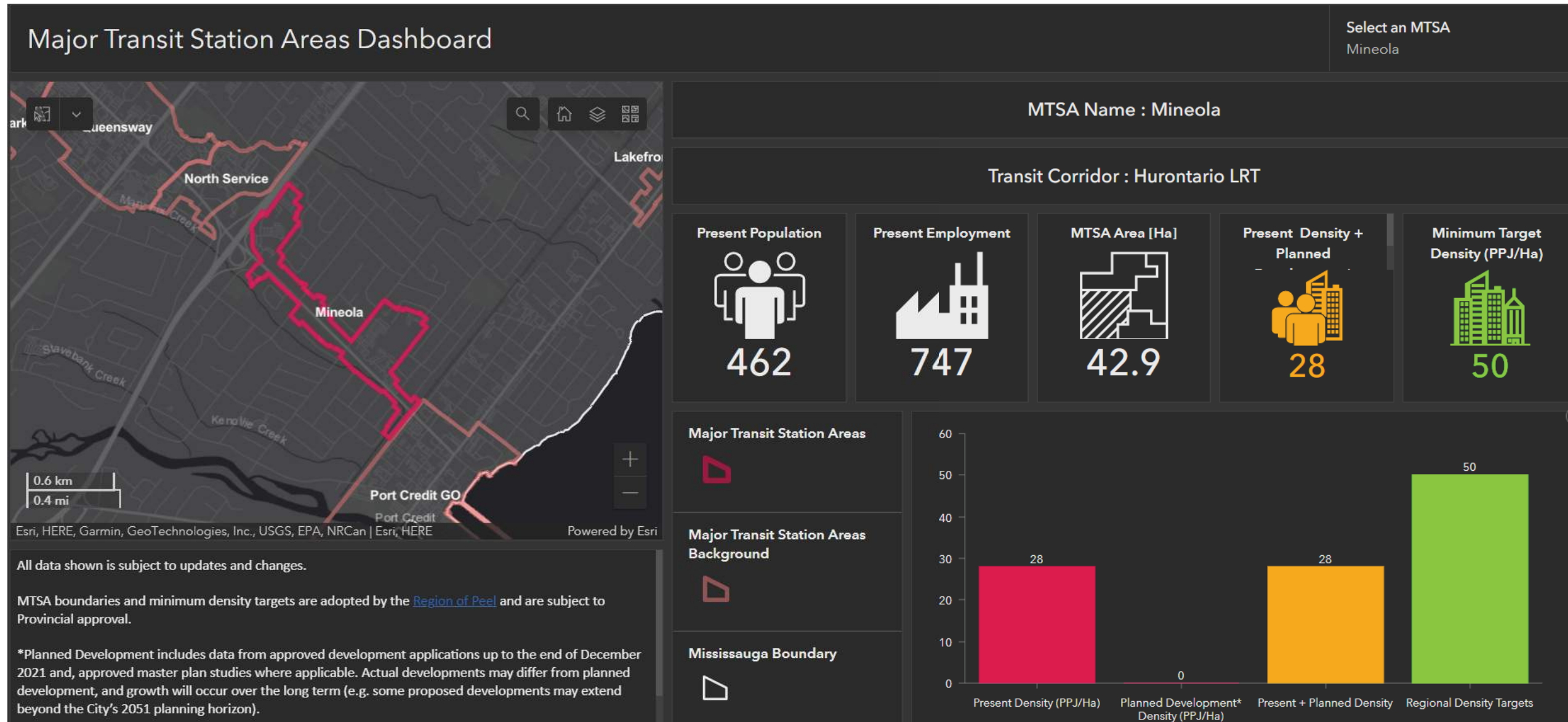
Immediate proximity to higher-order transit, promoting convenient and environmentally friendly alternatives to automobile travel. The site is located within 300m of the North Service LRT stop.

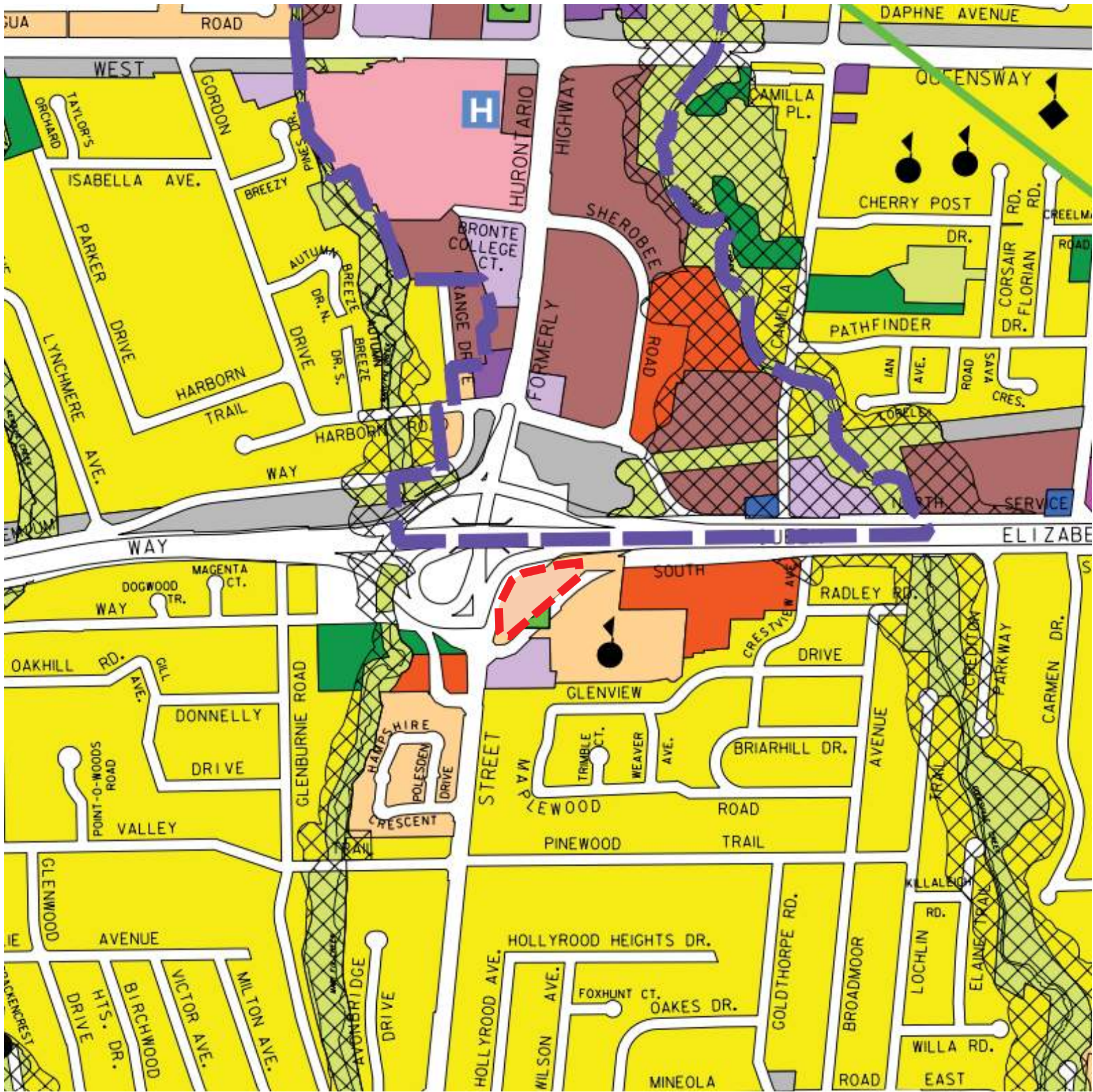
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TRANSIT
















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MTSA & DENSITY





LAND USE DESIGNATIONS

-  Residential Low Density I
-  Residential Low Density II
-  Residential Medium Density
-  Residential High Density
-  Mixed Use
-  Downtown Mixed Use
-  Downtown Core Mixed Use
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Greenlands
-  Utility
-  Downtown

-  Public School
-  Catholic School
-  Hospital
-  Community Facilities

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OFFICIAL LAND USE
PLANNING MAP



PLANNING PRINCIPLES

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1.
COMPLETE
COMMUNITY



2.
COMPATIBLE
AND ATTRACTIVE
BUILT-FROM



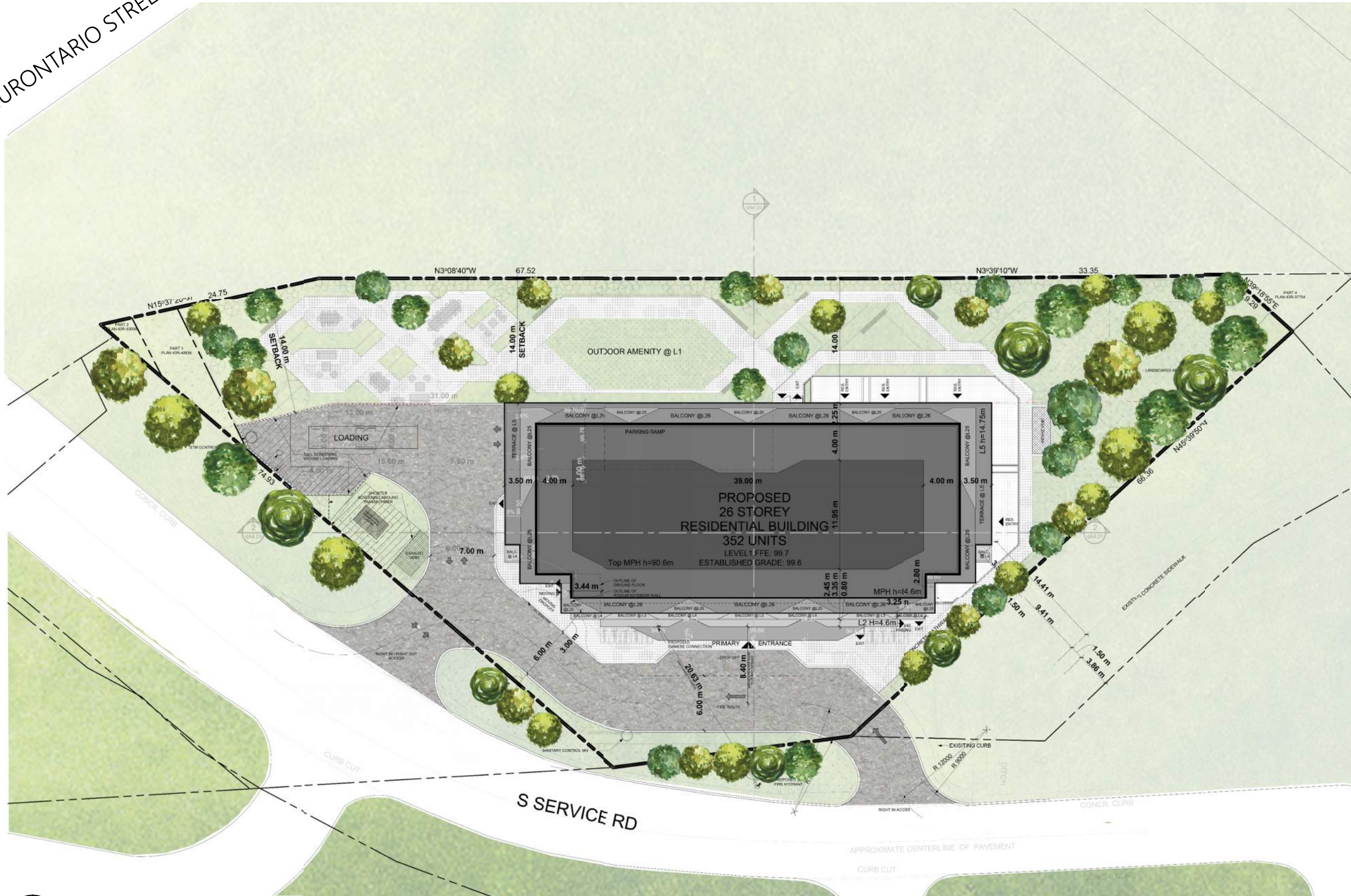
3.
APPROPRIATE
HEIGHT AND
DENSITY



4.
TRANSIT
SUPPORTIVE
DEVELOPMENT



HURONTARIO STREET



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FLOOR PLANS

FLOOR PLANS

SITE STATISTICS

TOTAL PROPOSED TFA - 31,60 m²
 ABOVE GROUND TFA - 24,281M²
 BELOW GROUND TFA - 7,179m²

TOTAL PROPOSED GFA - 21,348m²

TOTAL PROPOSED AMENITY - 1,241 m²

AMENITY RATIO - 3.53 m²/UNIT

UNIT COUNT - 352 UNITS

PARKING - 137 SPACES

PARKING RATIO - 0.39/UNIT

BIKE PARKING - 229 SPACES

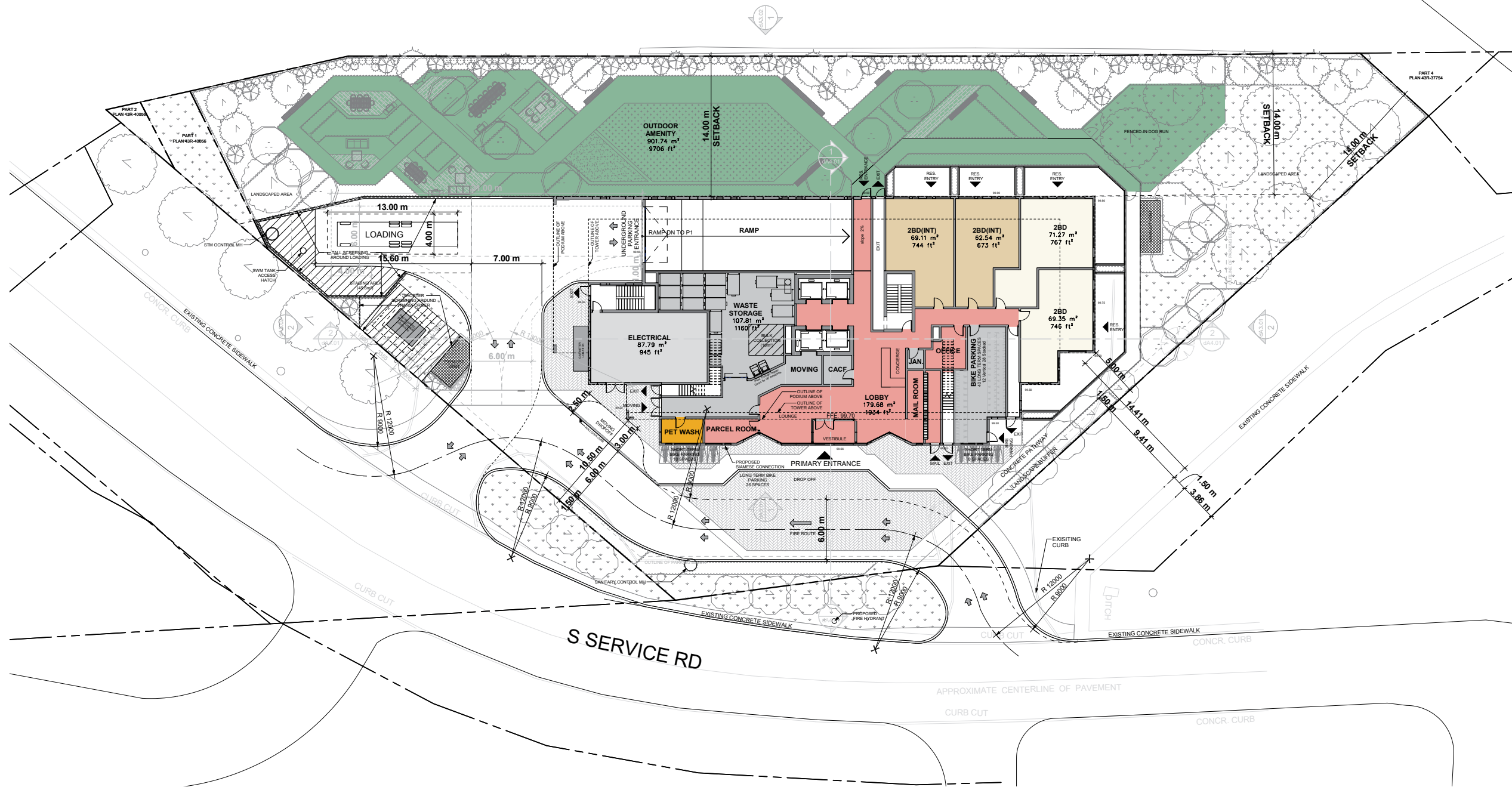
BIKE PARKING RATIO - 0.65/UNIT



HURONTARIO STREET

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GROUND FLOOR PLAN



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SHADOW STUDIES

SHADOW STUDY ANALYSIS

THE PROPOSED DEVELOPMENT COMPLIES TO ALL THE TERMS OF REFERENCE OF THE STANDARDS FOR SHADOW STUDIES.

- RESIDENTIAL PRIVATE OUT-DOOR AMENITY SPACES
- COMMUNAL OUTDOOR AMENITY AREAS
- PUBLIC REALM
- TURF AND FLOWER GARDENS IN PUBLIC PARKS
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY



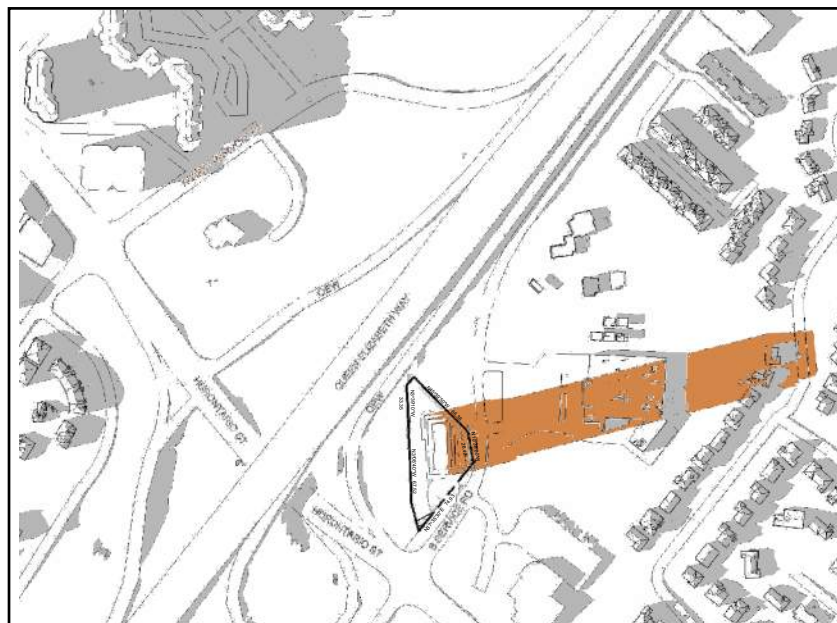
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JUNE 6:20PM



DECEMBER 2:17PM



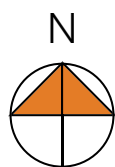
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SUNSET 7:18PM

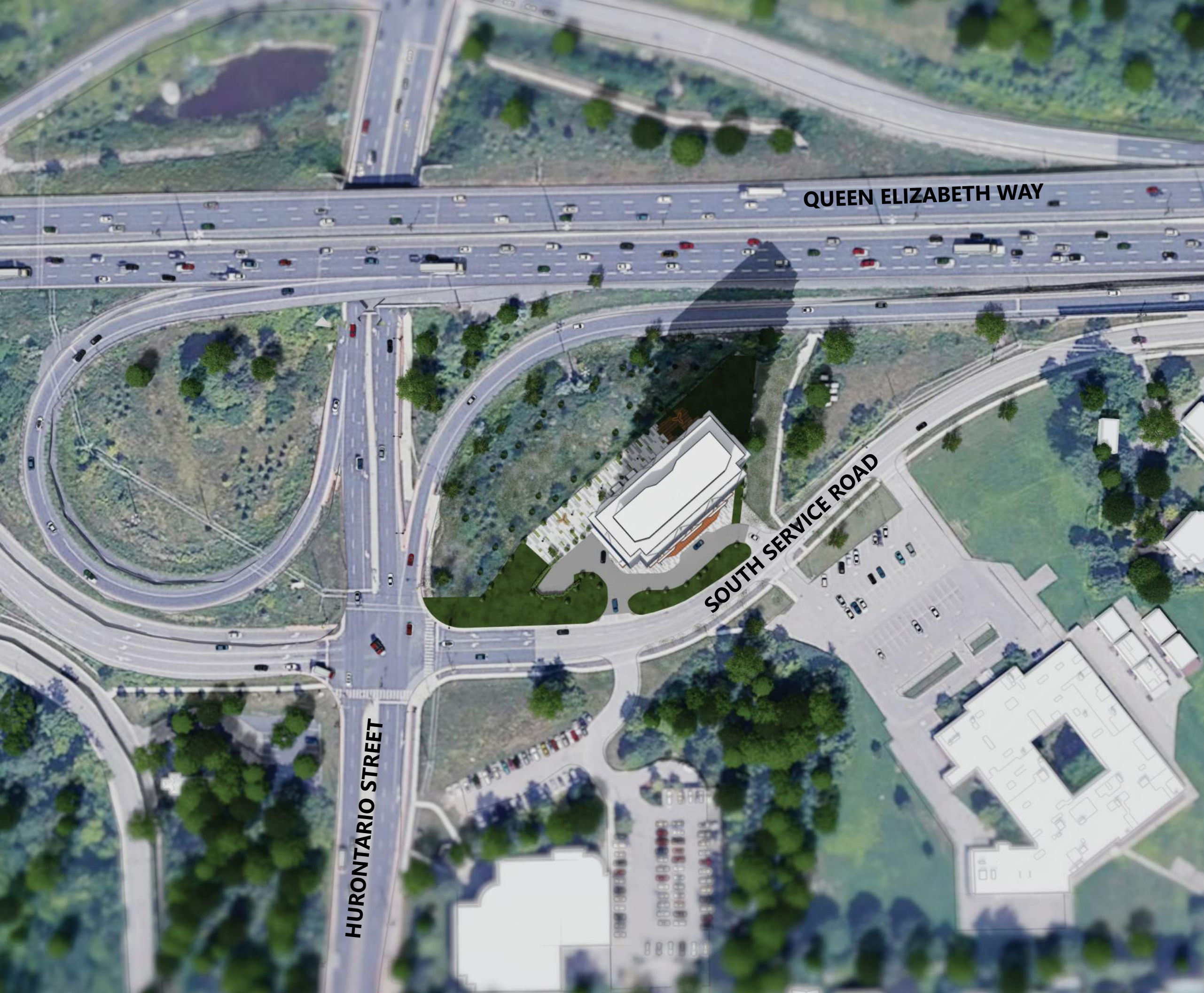


JUNE 7:33PM
SUNSET 9:03PM



DECEMBER 3:15PM
SUNSET 4:45PM





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3D RENDERINGS

AERIAL SITE PLAN VIEW*



*OUTDOOR AMENITY IN RENDERS ARE ARTIST'S IMPRESSION. FOR CURRENT LANDSCAPE DESIGN REFER TO SITE PLAN





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3D RENDERINGS

STREET VIEW FROM SOUTH SERVICE RD
LOOKING NORTH





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3D RENDERINGS

STREET VIEW FROM SOUTH SERVICE RD
LOOKING WEST





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3D RENDERINGS

STREET VIEW FROM HURONTARIO ST
LOOKING EAST





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3D RENDERINGS

VIEW FROM OUTDOOR AMENITY
LOOKING EAST *

OUTDOOR AMENITY IN RENDERS ARE ARTIST'S
IMPRESSION. FOR CURRENT LANDSCAPE DESIGN
REFER TO SITE PLAN





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3D RENDERINGS

STREET VIEW FROM SOUTH SERVICE RD
BUILDING ENTRANCE





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3D RENDERINGS

VIEW FROM DROP-OFF





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3D RENDERINGS

FACADE DETAIL CLOSE-UP





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3D RENDERINGS

STREET VIEW FROM QEW LOOKING
NORTH-EAST





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3D RENDERINGS

AERIAL VIEW LOOKING WEST



THANK YOU!



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SUBMITTED DOCUMENTS & REPORTS

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SUBMISSION MATERIALS

PLANNING

- Application Fees & Forms
- Official Plan Amendment
- Cover Letter
- Context Plan/Map
- Planning Justification Report
-

ARCHITECTURAL

- Concept Plan
- Amenity Calculations
- Building Elevations
- Mechanical Markup
- Elevator Analysis

TRANSPORTATION

- Parking utilization
- ...

COMPATIBILITY

- Wind Study
- Acoustical Feasibility Report
- Sun/Shadow Study
- Archeological Assessment
(maybe goes in planning. But is a compatibility item since we confirmed no artifacts etc.)

ENGINEERING

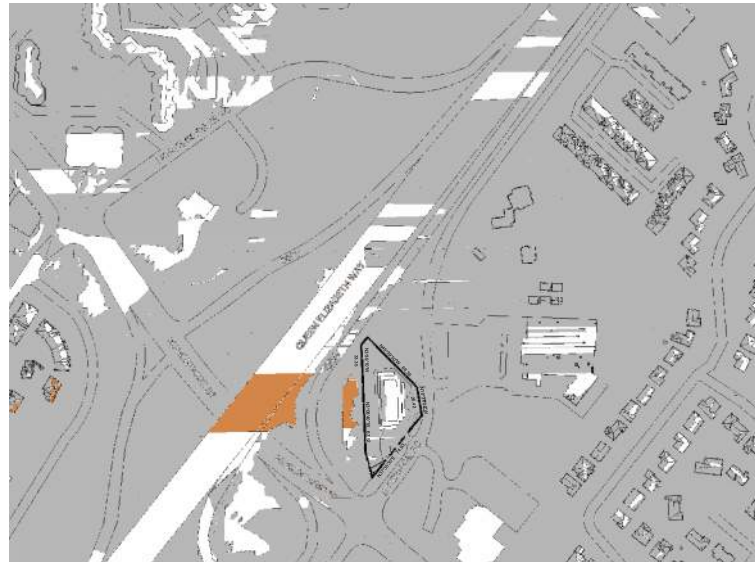
- Functional Servicing Report
- ESA
- Hydro G
- Geotech

SUSTAINABILITY

- List of Low Impact Design Measures
- Arborist Report
- Tree Inventory/Tree Preservation Plan
- Waste Management Plan
- Landscape Master Plan
-

APPLICATION DEEMED COMPLETE

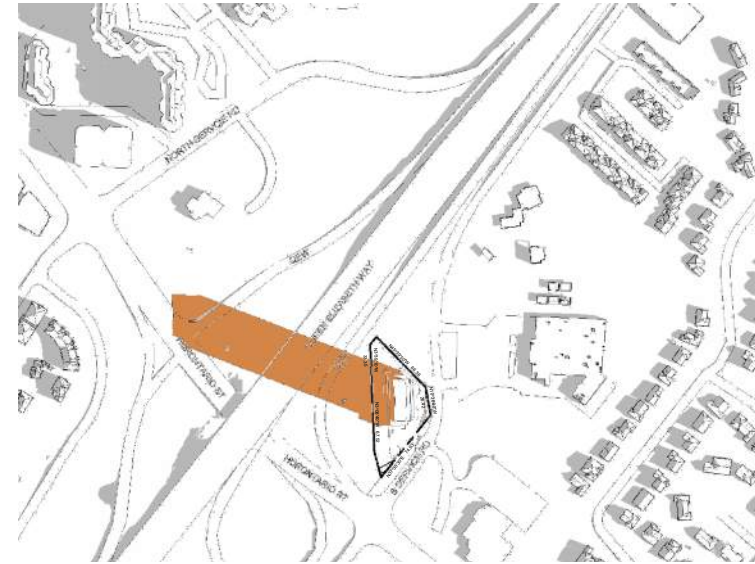




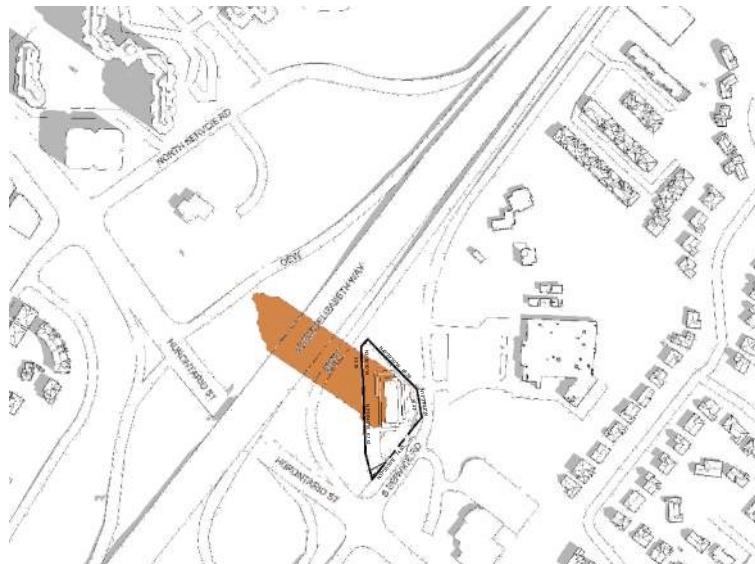
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NTS dA6.03



March/September 21 @ 08:35 2
NTS dA6.03



March/September 21 @ 09:12 3
NTS dA6.03



March/September 21 @ 10:12 4
NTS dA6.03



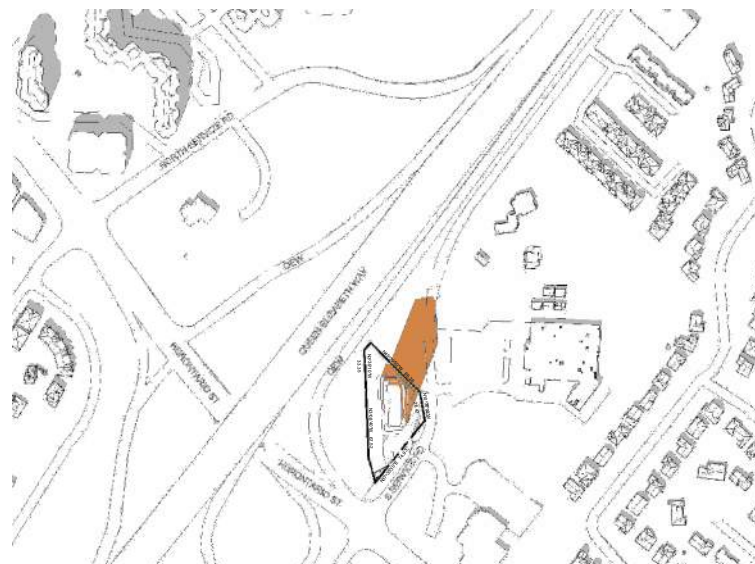
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March/September 21 @ 13:12 7
NTS dA6.03



March/September 21 @ 14:12 8
NTS dA6.03



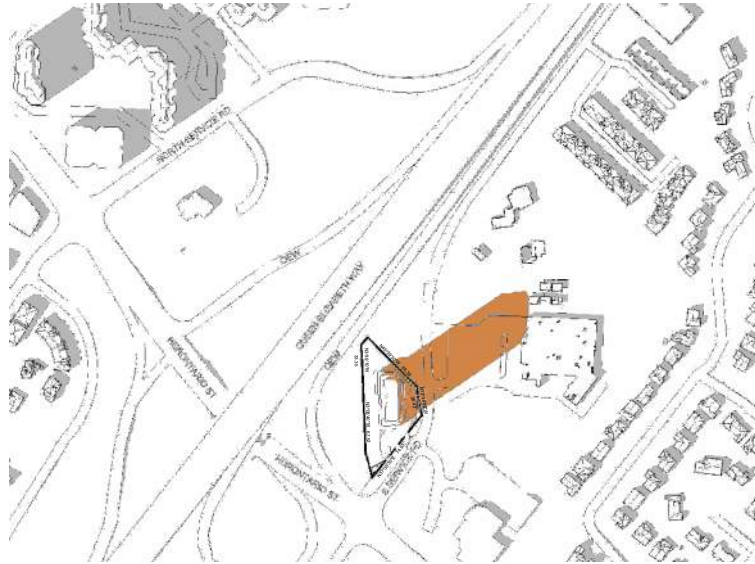
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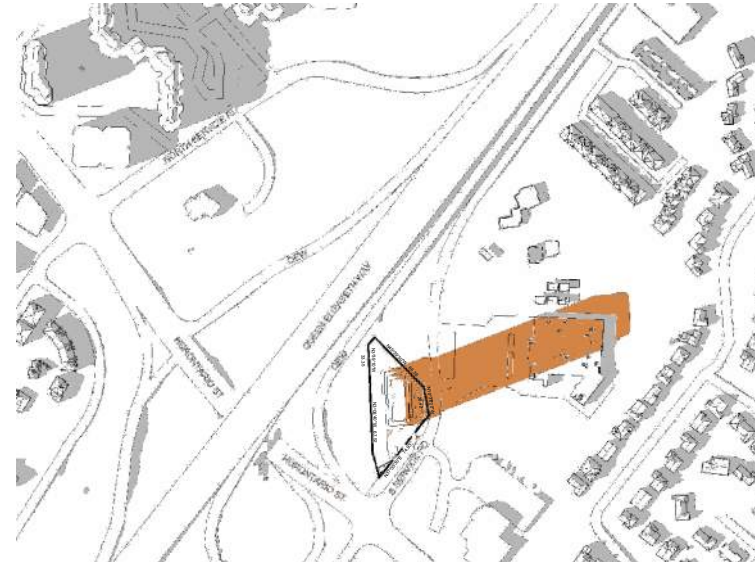
APPENDIX

SUN/SHADOW MARCH/SEPTEMBER

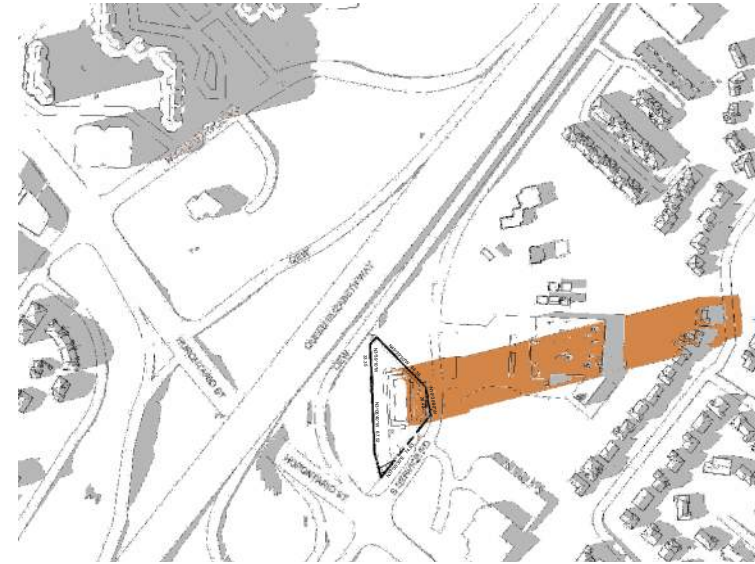




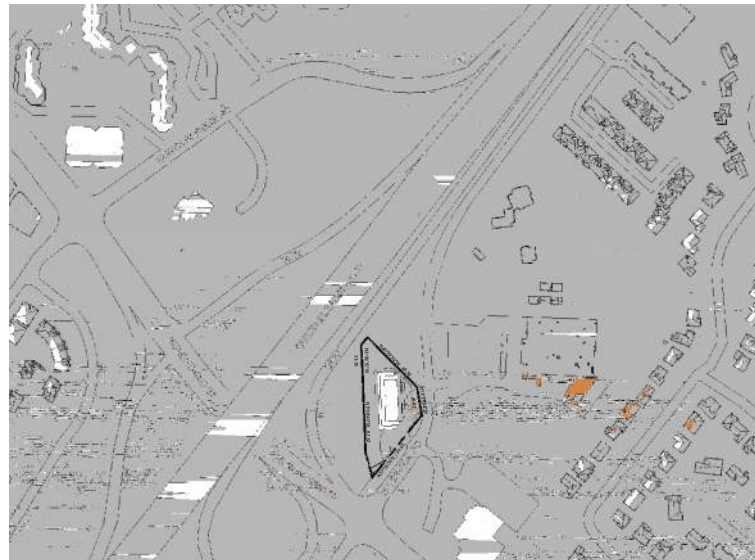
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NTS (2) dA6.04



March/September 21 @ 17:48
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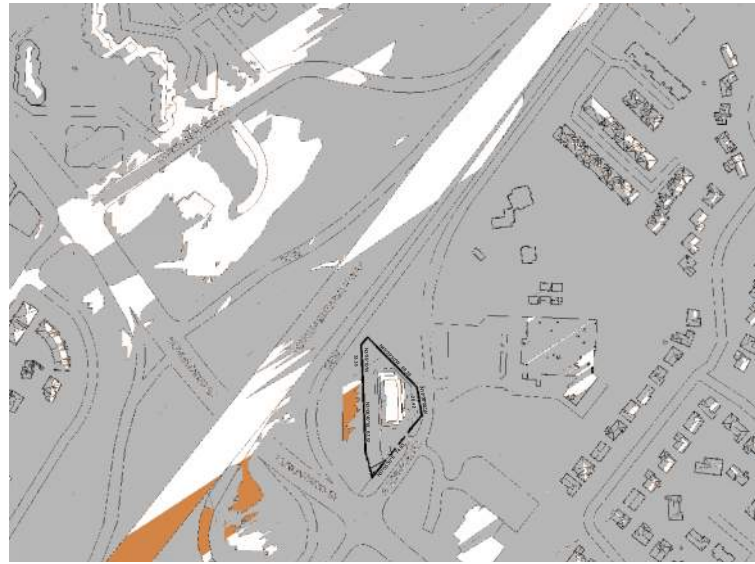
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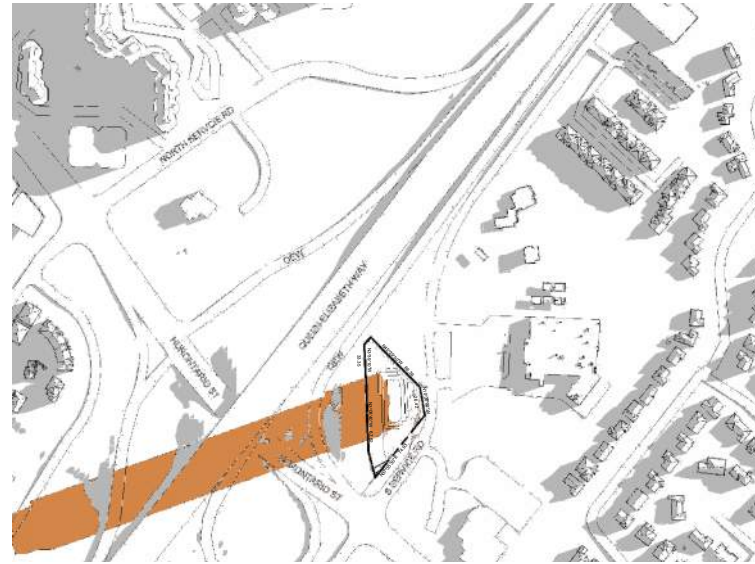
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SUN/SHADOW MARCH/SEPTEMBER

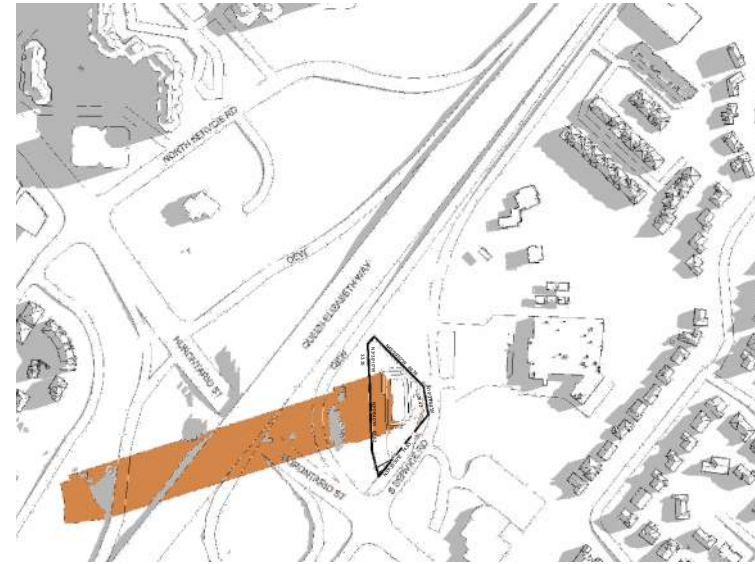




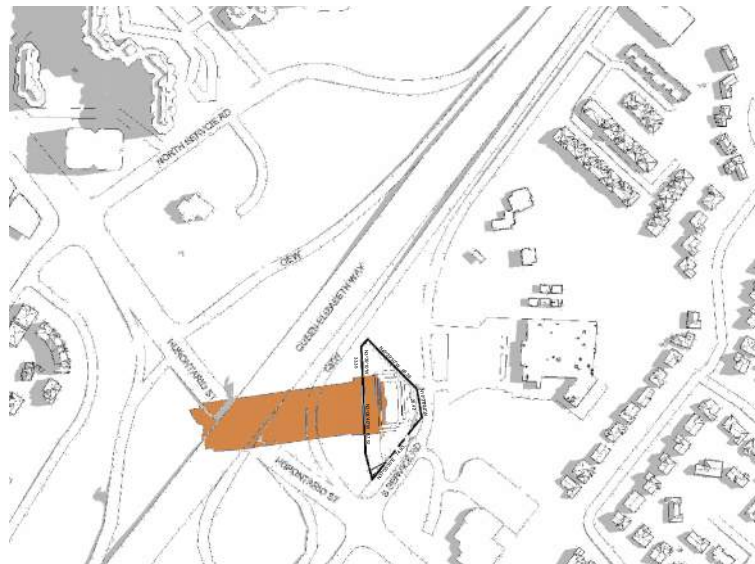
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June 21 @ 07:07
NTS dA6.01 2



June 21 @ 07:20
NTS dA6.01 3



June 21 @ 08:20
NTS dA6.01 4



June 21 @ 09:20
NTS dA6.01 5



June 21 @ 10:20
NTS dA6.01 6



June 21 @ 11:20
NTS dA6.01 7



June 21 @ 12:20
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June 21 @ 13:20
NTS dA6.01 9

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APPENDIX

SUN/SHADOW JUNE



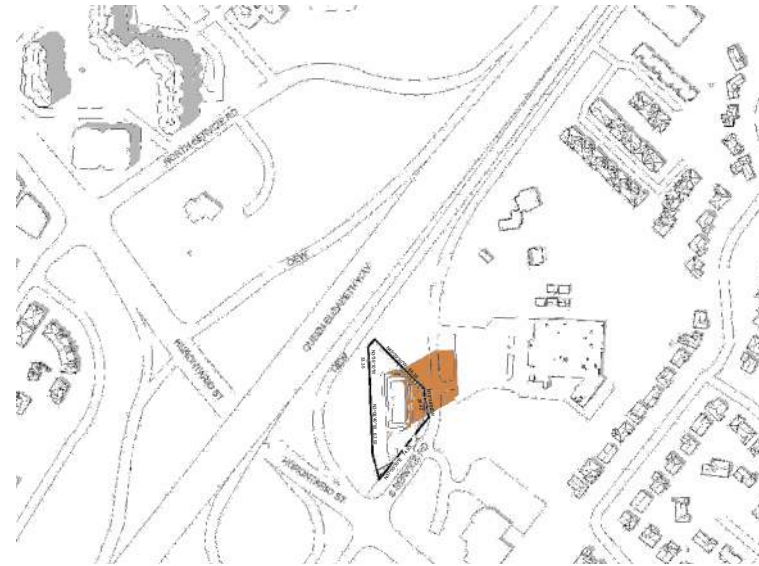
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APPENDIX

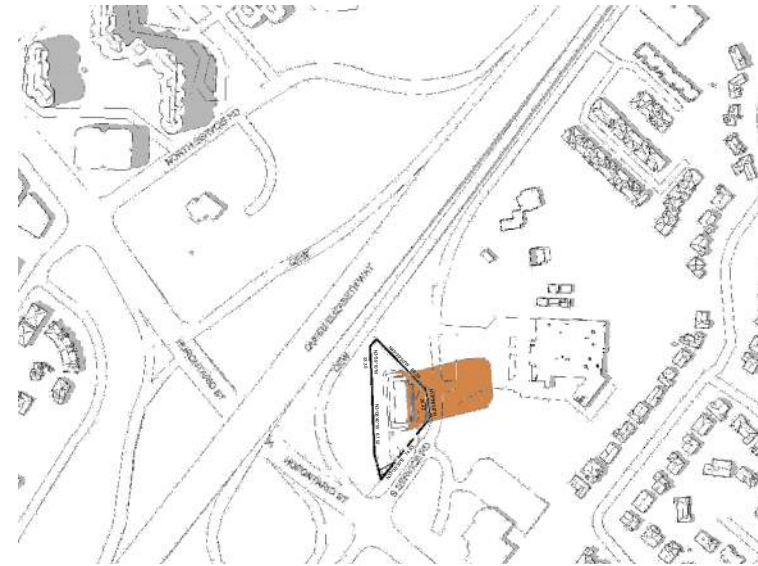
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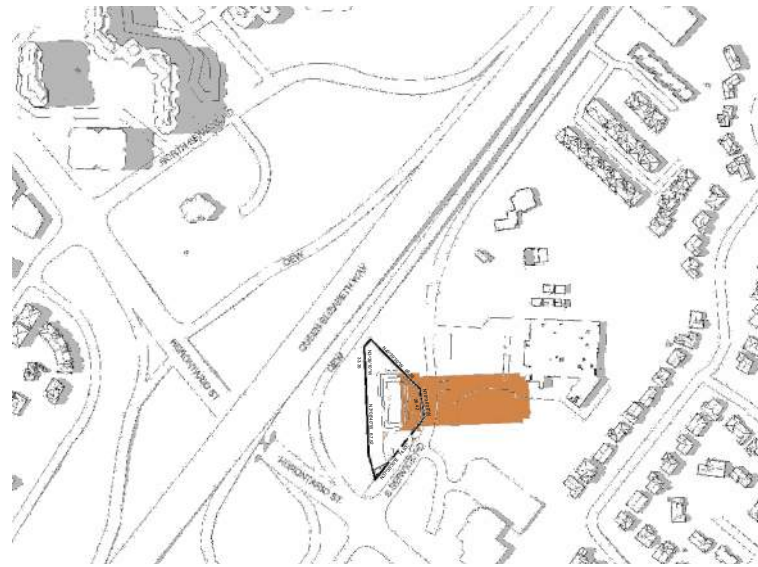
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June 21 @ 16:20 3
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June 21 @17:20 4
NTS dA6.02



June 21 @ 18:20 5
NTS dA6.02



June 21 @ 19:20 6
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June 21 @19:33 7
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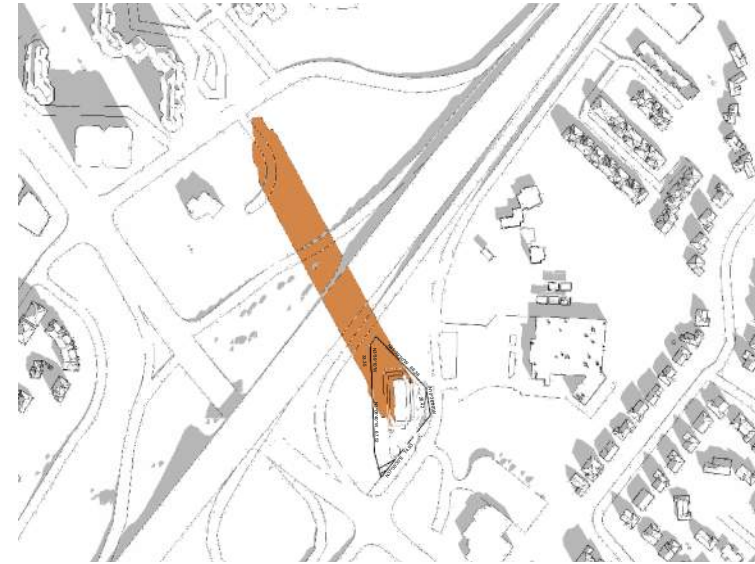




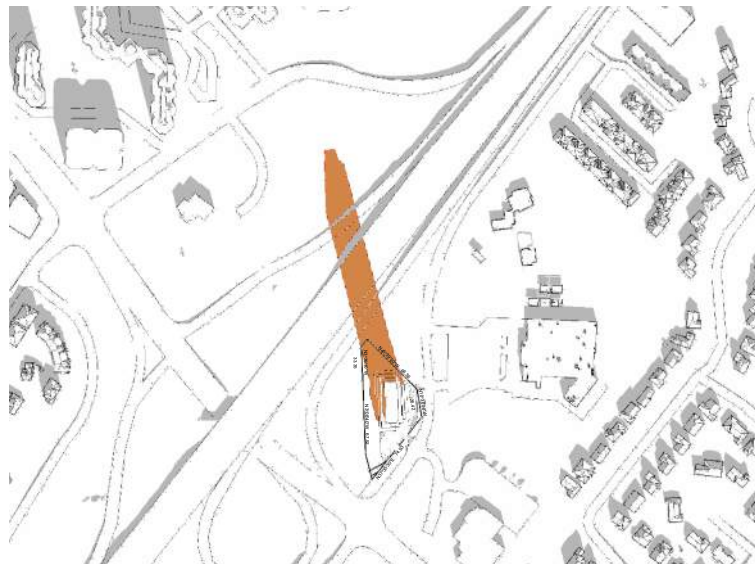
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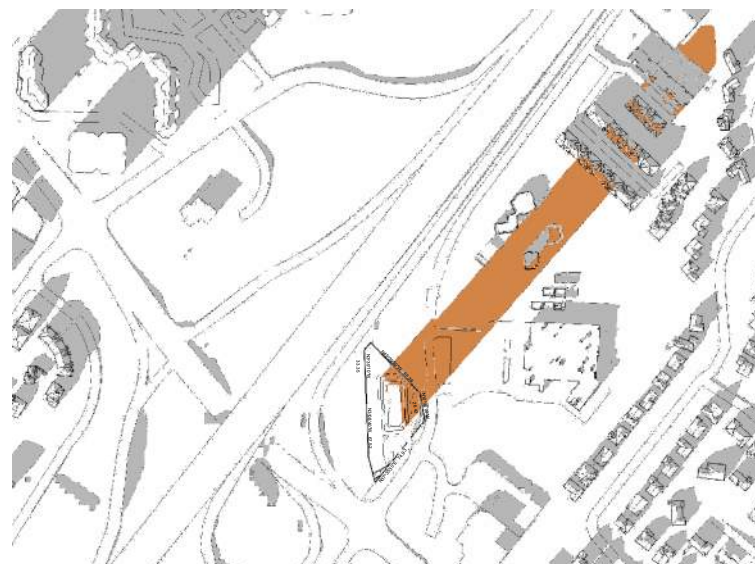
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December 21 @ 16:45
NTS dA6.05 9

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APPENDIX

SUN/SHADOW DECEMBER

