

1000 & 1024 DUNDAS ST. E.

Public Meeting
May 8, 2023

Presenters

John Lohmus, MCIP, RPP
Director, PLCI

Neno Kovacevic, MLA, LEED AP
Director, ARCADIS | IBI Group



DUNDAS BRT

- Dundas BRT - Toronto
- Dundas BRT - Mississauga East
- Dundas BRT - Mississauga West
- Dundas BRT - Halton and Hamilton
- Dundas BRT - Cooksville Pinch Point

FREQUENT RAPID TRANSIT NETWORK

- Existing Subway
- Existing LRT / BRT
- Advancing LRT / BRT
- In Delivery LRT / BRT

REGIONAL GO RAIL NETWORK

- Existing GO Rail

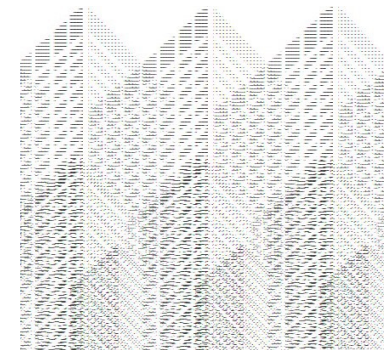
LAND USE

- Urban Growth Centre
- Built-Up Area
- Greenpace
- Built-Up Area in Greenbelt
- Greenbelt Area



WZMH

AG



GOWLING WLG

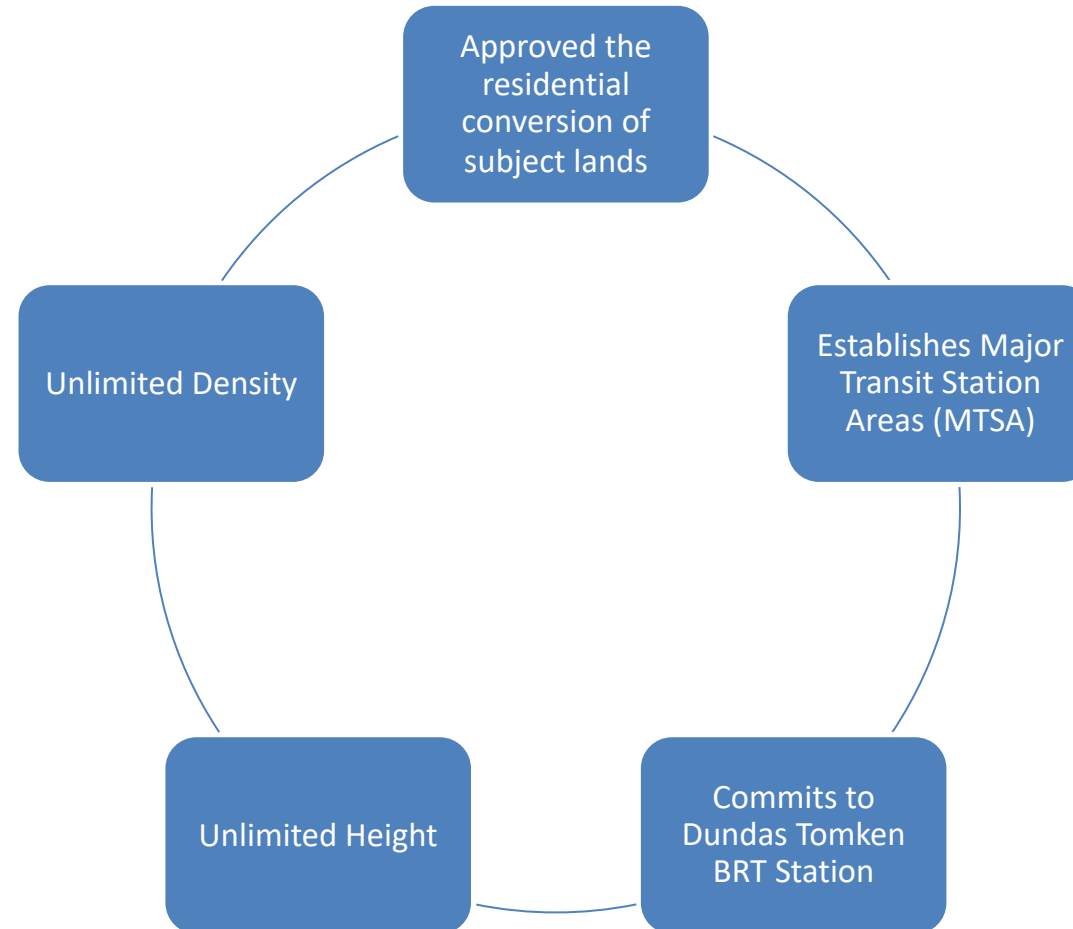
FINNEGAN | MARSHALL

DEVELOPMENT CONTEXT

REGION OF PEEL OFFICIAL PLAN

On November 4, 2022 the Minister approved the new Region of Peel Official Plan.

This Plan:



APPROVED "DUNDAS TOMKEN BRT STATION"



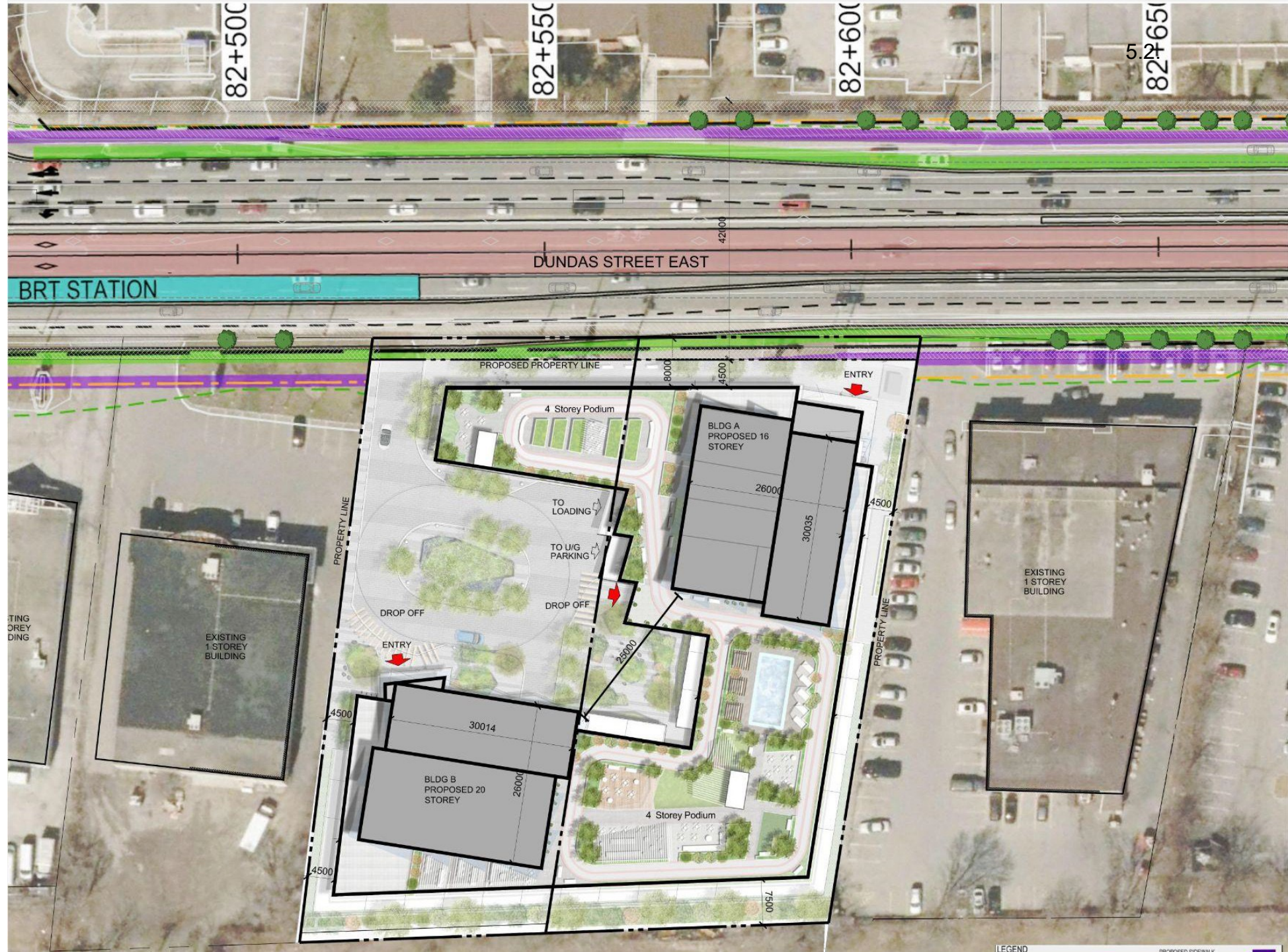
935 DUNDAS STREET EAST

- 16 and 18 storey building



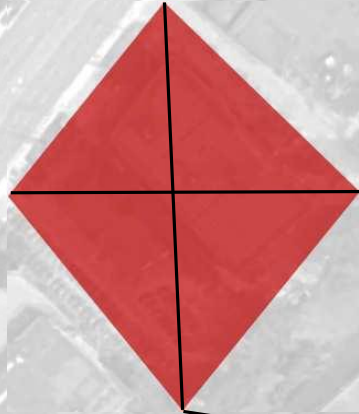
DESIGN CONCEPT

SITE PLAN



LEGEND	
PROPOSED BRT LANE	
PROPOSED BRT STATION	
EXISTING ROW	
MISSISSAUGA OP 42m ROW	

PROPOSED SIDEWALK	
PROPOSED CYCLE TRACK	
PROPOSED MUP	
APPROXIMATE GRADING LIMITS	
PROPOSED RETAINING WALL	

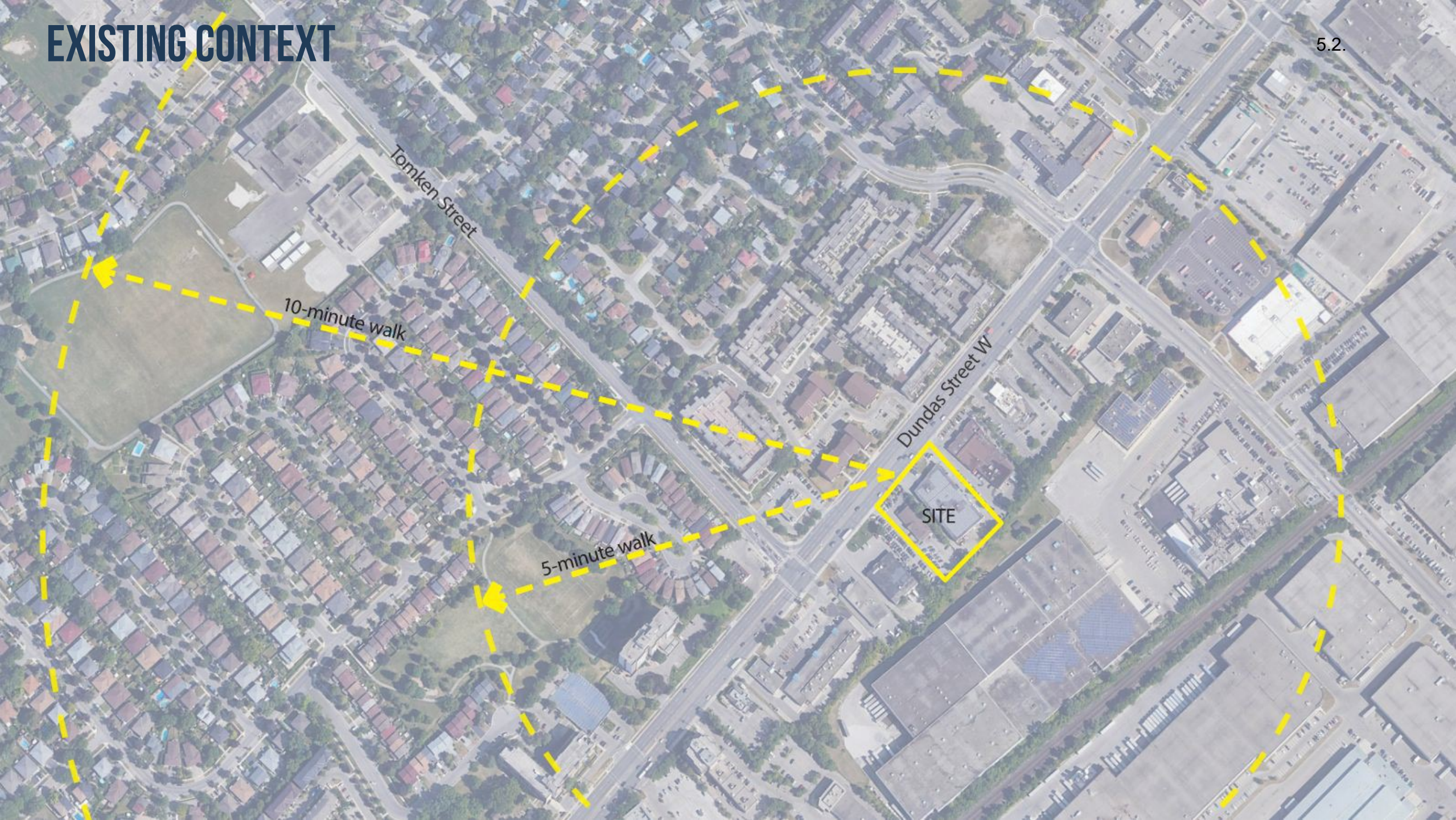






LANDSCAPE CONCEPT

EXISTING CONTEXT



Tomken Street

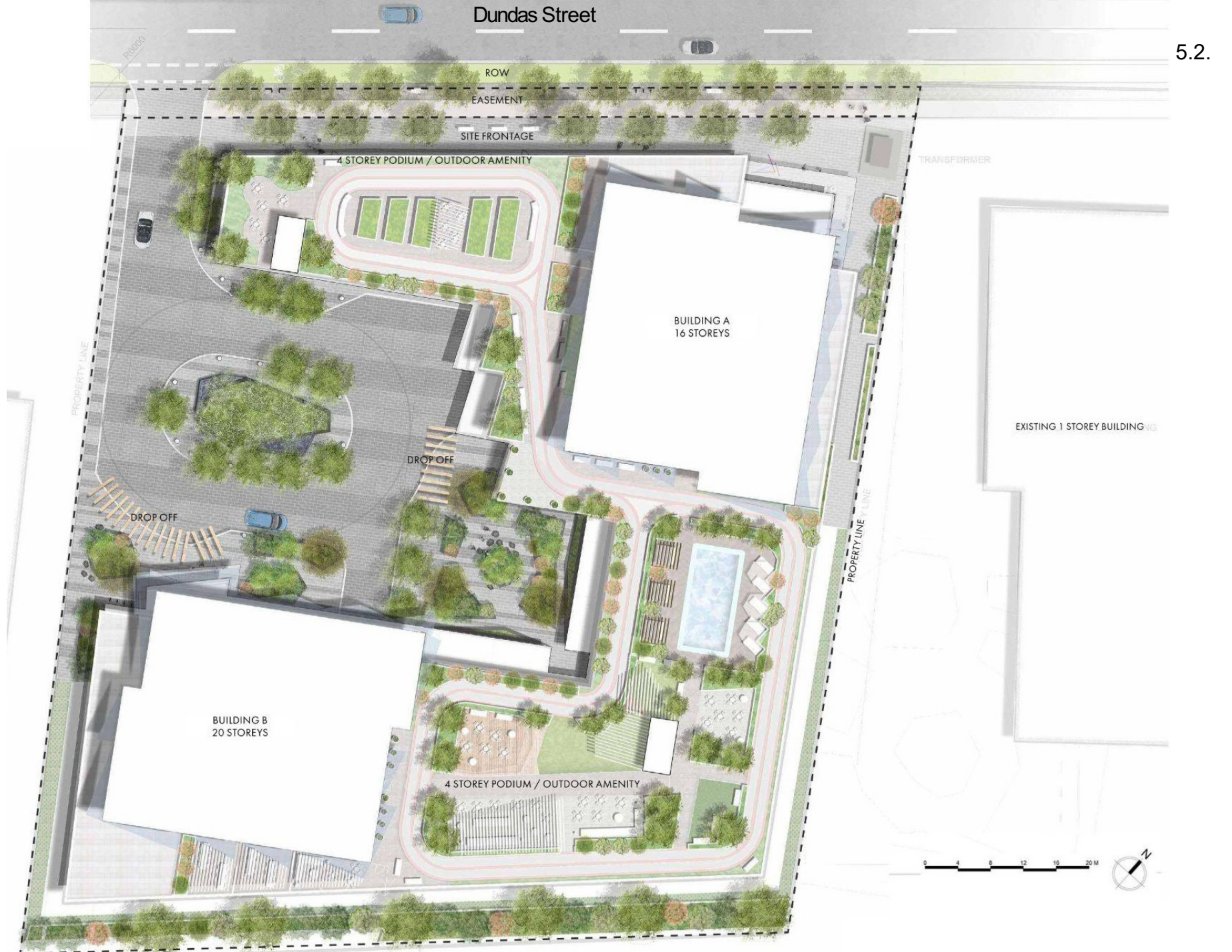
10-minute walk

5-minute walk

Dundas Street W

SITE

SITE LANDSCAPE CONCEPT PLAN



SITE LANDSCAPE

PROGRAM STRATEGY

5.2.



Pet Pad



Movie Lawn



Urban Farm



Children Playground



Outdoor flexible
Workspace



Swimming Pool



Running Track



Big Lawn

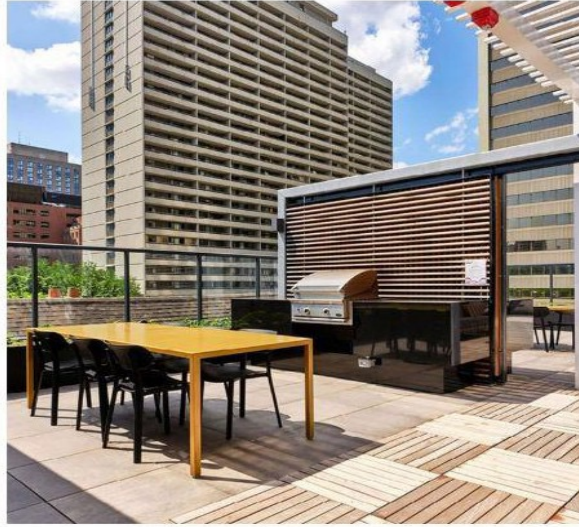
SITE LANDSCAPE

MATERIALITY STRATEGY

5.2.



Amenity Lounges with Fireplace



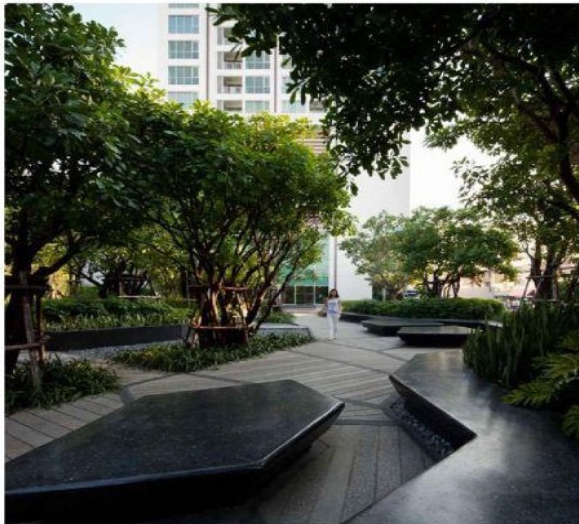
BBQ Stations



Swimming Pool Cabanas and decorative lighting



Decking platform



Tectonic Forest Planters and Seating



Water Feature



Shared Vehicular and Pedestrian Courtyard on Unit Paving



Ceramic Tiles on Amenity Space

SITE LANDSCAPE

SOFTSCAPE STRATEGY

5.2.



Poplar Crown



Birch Grove



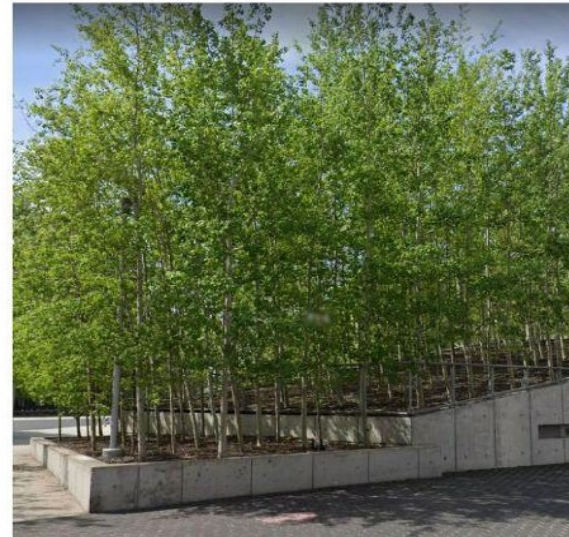
Native and Pollinator Planting Palette



Prairie Swaths



Trees at Grade



Tectonic Grove



Green Roof Edges



Trees on Podium

SITE LANDSCAPE

STREETSCAPE

5.2.









TÁVORA
FOODS

SAVE ON
PROMOTIONS

RETAIL



SITE LANDSCAPE

COURTYARD





1000 DUNDAS

SITE LANDSCAPE

AMENITY TERRACE





DEVELOPMENT STRATEGY

ADDRESSING MISSISSAUGA'S RENTAL HOUSING CRISIS

1. FILLING THE RENTAL GAP:

Our purpose-built rentals address the critical shortage of rental units within Mississauga, meeting the housing needs of diverse residents.

2. RENTAL AFFORDABILITY:

Increasing the supply of rental units helps stabilize rental price increases, making housing more affordable for the local population.

3. ATTRACTING WORKFORCE:

More rental options make it easier for professionals, students, and families to find suitable housing, contributing to a vibrant community.

4. ECONOMIC IMPACT:

Expanding rental housing boosts local economy by supporting job creation and increasing consumer spending.

5. SUSTAINABLE COMMUNITY GROWTH:

By addressing the rental housing crisis, our project fosters long-term social and economic sustainability in Mississauga.



CMHC MLI SELECT - SUPPORTING SUSTAINABLE HOUSING IN MISSISSAUGA

1. ALIGNS WITH CITY GOALS:

MLI Select encourages **rental housing development** that supports Mississauga City Council's objectives for affordability, accessibility, and sustainability.

2. FINANCIAL INCENTIVES:

The program incentivizes projects that meet specific affordability, energy efficiency, and accessibility benchmarks.

3. COMMUNITY DEVELOPMENT & SOCIAL OUTCOMES:

MLI Select fosters inclusive community development, enhancing social cohesion, and improving the quality of life for all residents.

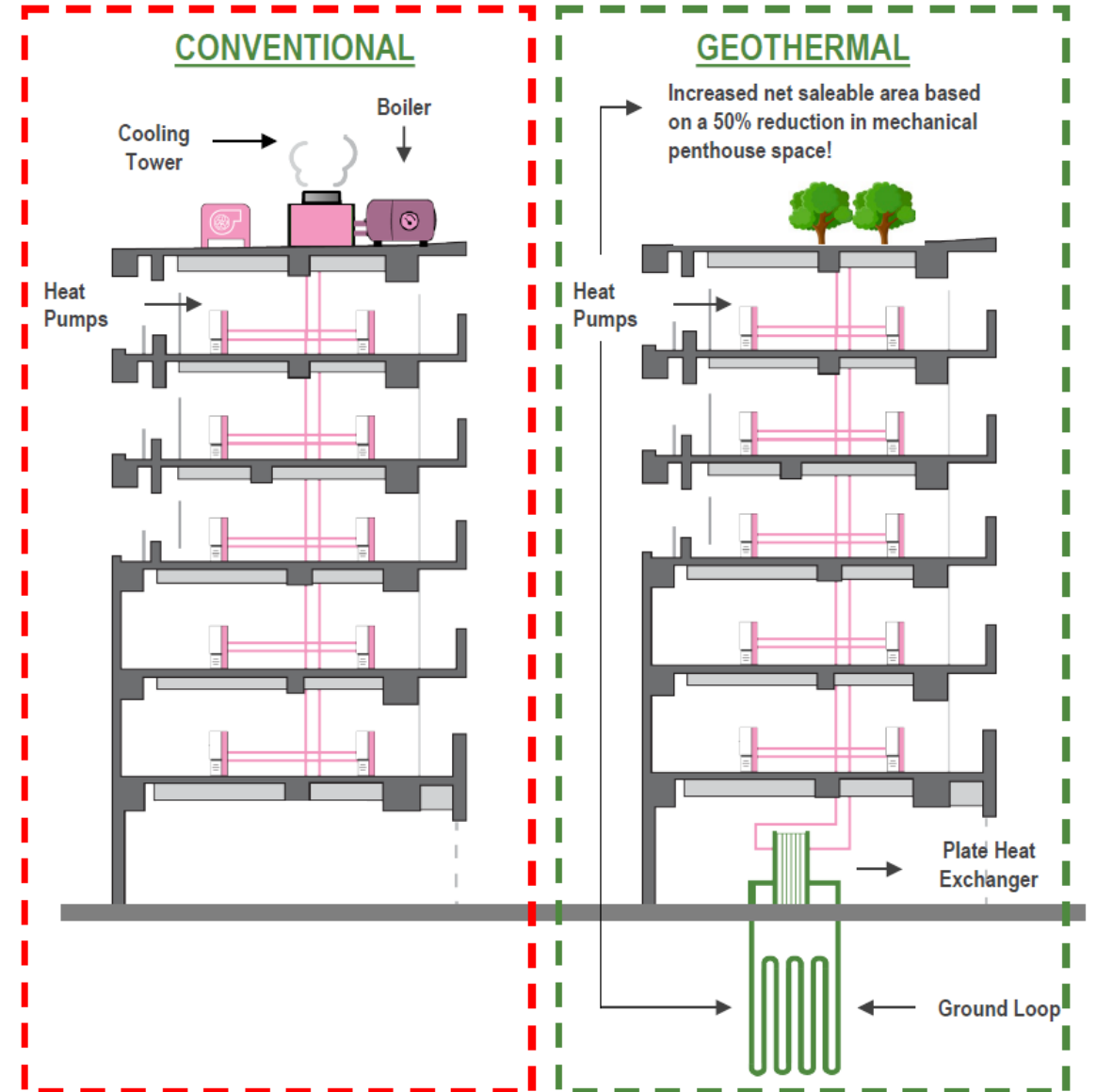
4. FLEXIBILITY & RESPONSIBLE DEVELOPMENT:

MLI Select attracts experienced and responsible developers while fostering a competitive and innovative housing market in Mississauga.



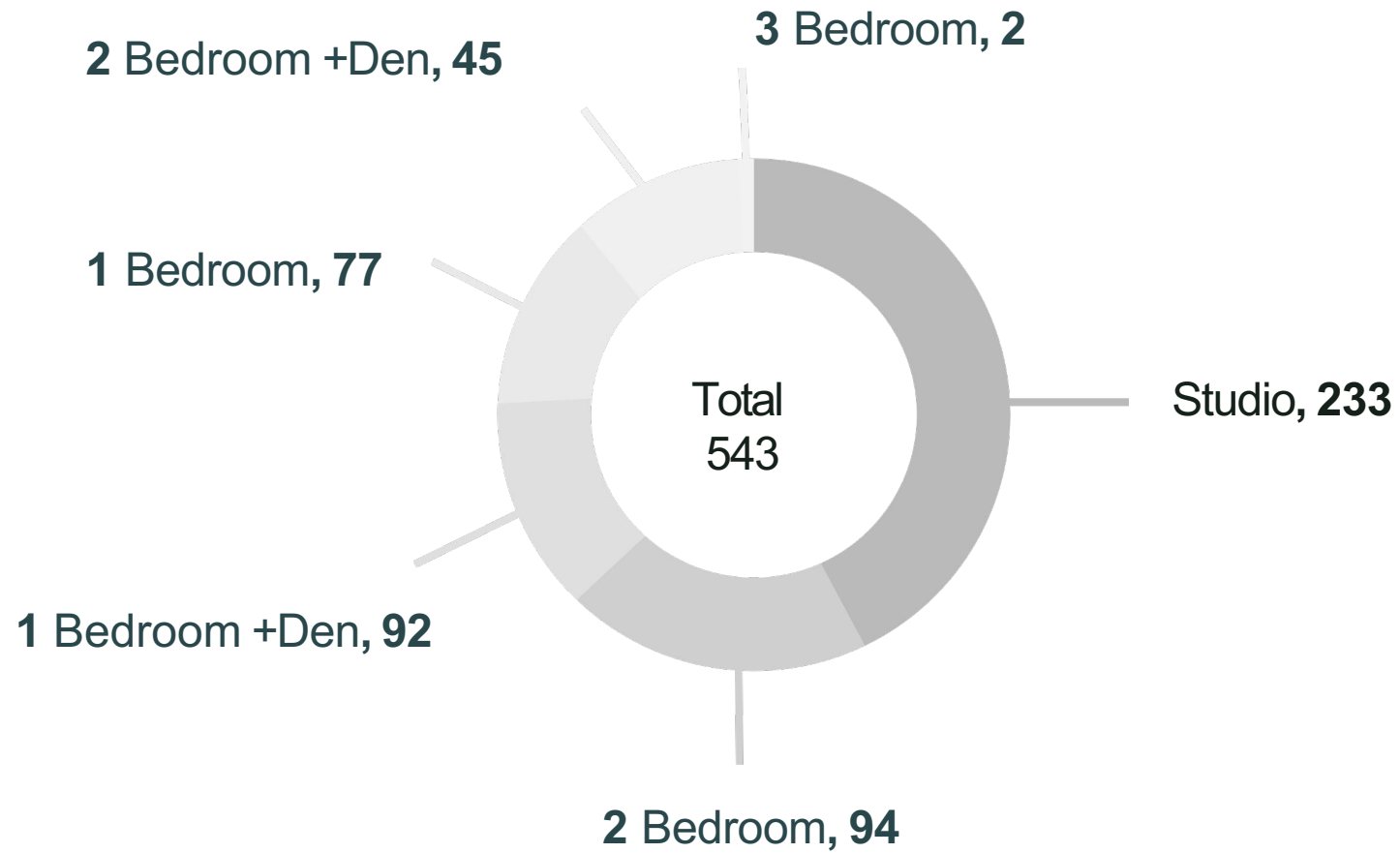
GEOHERMAL & ESG

1. **LOWER EMISSIONS:**
Geothermal reduces carbon footprint and supports Mississauga's climate goals.
2. **ENERGY EFFICIENCY:**
Enhanced efficiency in heating/cooling, reducing operational costs and energy consumption.
3. **ESG COMMITMENT:**
Demonstrates environmental, social, and governance responsibility, attracting investors and stakeholders.
4. **LONG-TERM SAVINGS:**
Reduced utility costs benefit residents, improving affordability and overall satisfaction.
5. **COMMUNITY RESILIENCE:**
Geothermal enhances local energy security and resilience, supporting a sustainable future for Mississauga.

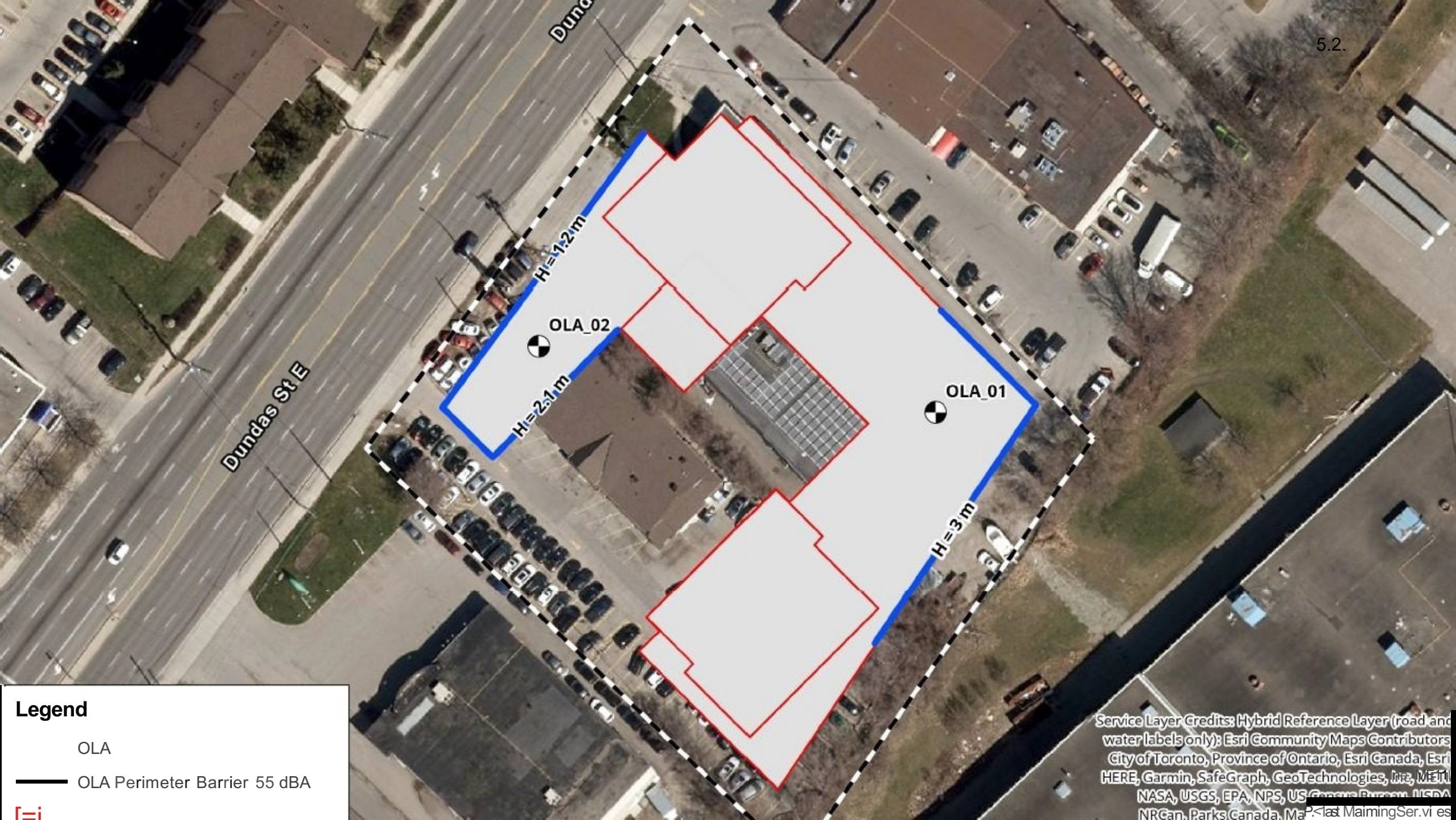


DEVELOPMENT STATS

TYPE OF APARTMENT UNITS, NUMBER OF UNITS



LAND USE COMPATIBILITY



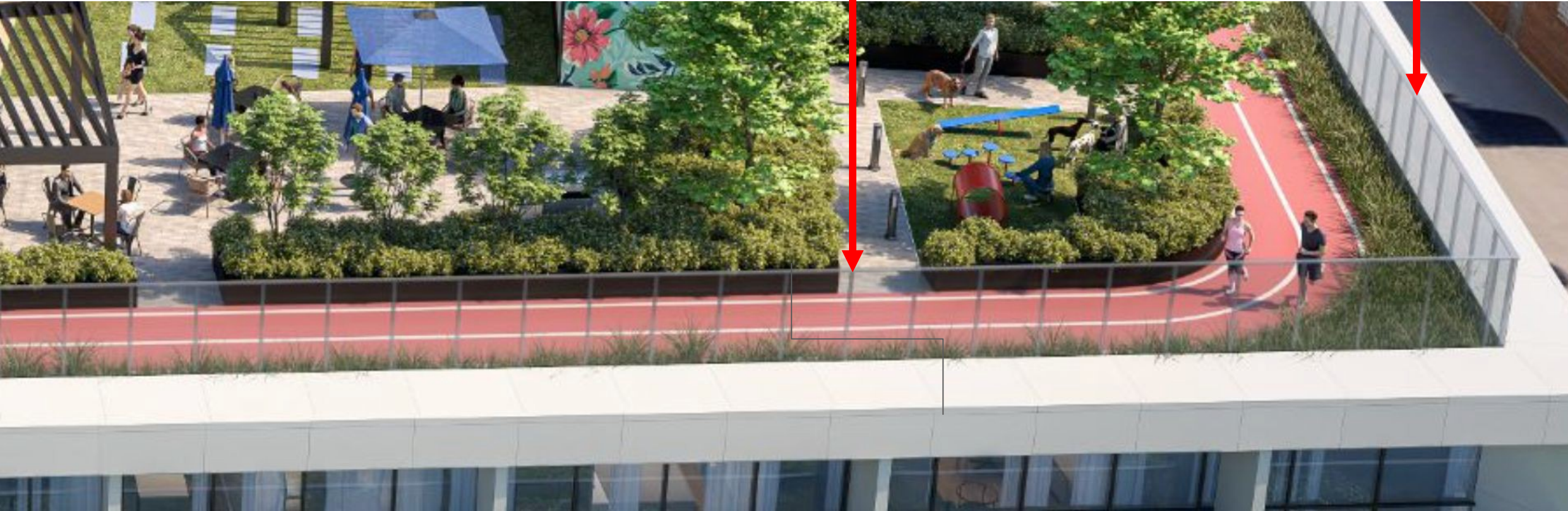
Legend

- OLA
- OLA Perimeter Barrier 55 dBA

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NOISE MITIGATION (BARRIER)

Clear Noise
Attenuation
Panels



**AN EXAMPLE OF
CLASS 4 IN WARD 1**



ANOTHER EXAMPLE OF CLASS 4 IN THE CITY OF MISSISSAUGA



Credit River

Class 4 Residential Lands

ADM Mills

Barbertown Bridge

OTHER CLASS 4 NOISE EXAMPLES

Address	Municipality
4181 Sheppard Ave East	Toronto
4665 Steeles Ave East	Toronto
17 Ewen Road	Hamilton
Tesmar - River Rock Gate	Vaughan
1-7 Yonge Street	Toronto
33, 43, 53, 55 Lake Shore Blvd East	Toronto
95, 100, 110 Queens Quay East	Toronto
80 Carl Hall Road	Toronto
Reg Rd 50 Bolton Retirement Residence	Bolton
25, 75, 121, 141, 161 Fallowfield Drive	Kitchener
1000 Elgin Mills Road East	Richmond Hill
Pier 8 Development	Hamilton
162 and 176 Sandiford Drive	Whitchurch-Stouffville

THANK YOU

FOR YOUR INTEREST IN OUR PROPOSED PROJECT.

QUESTIONS?

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