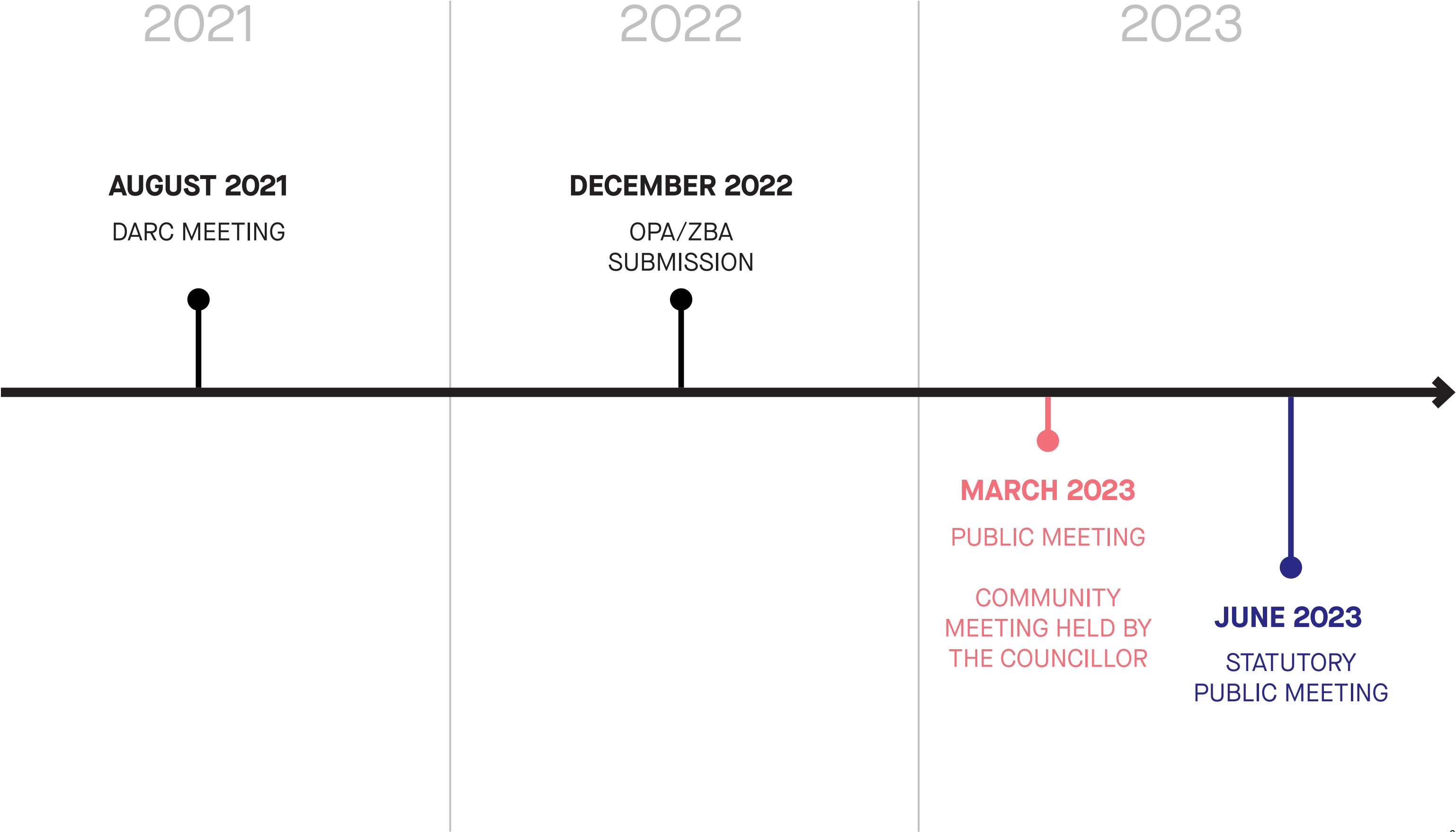
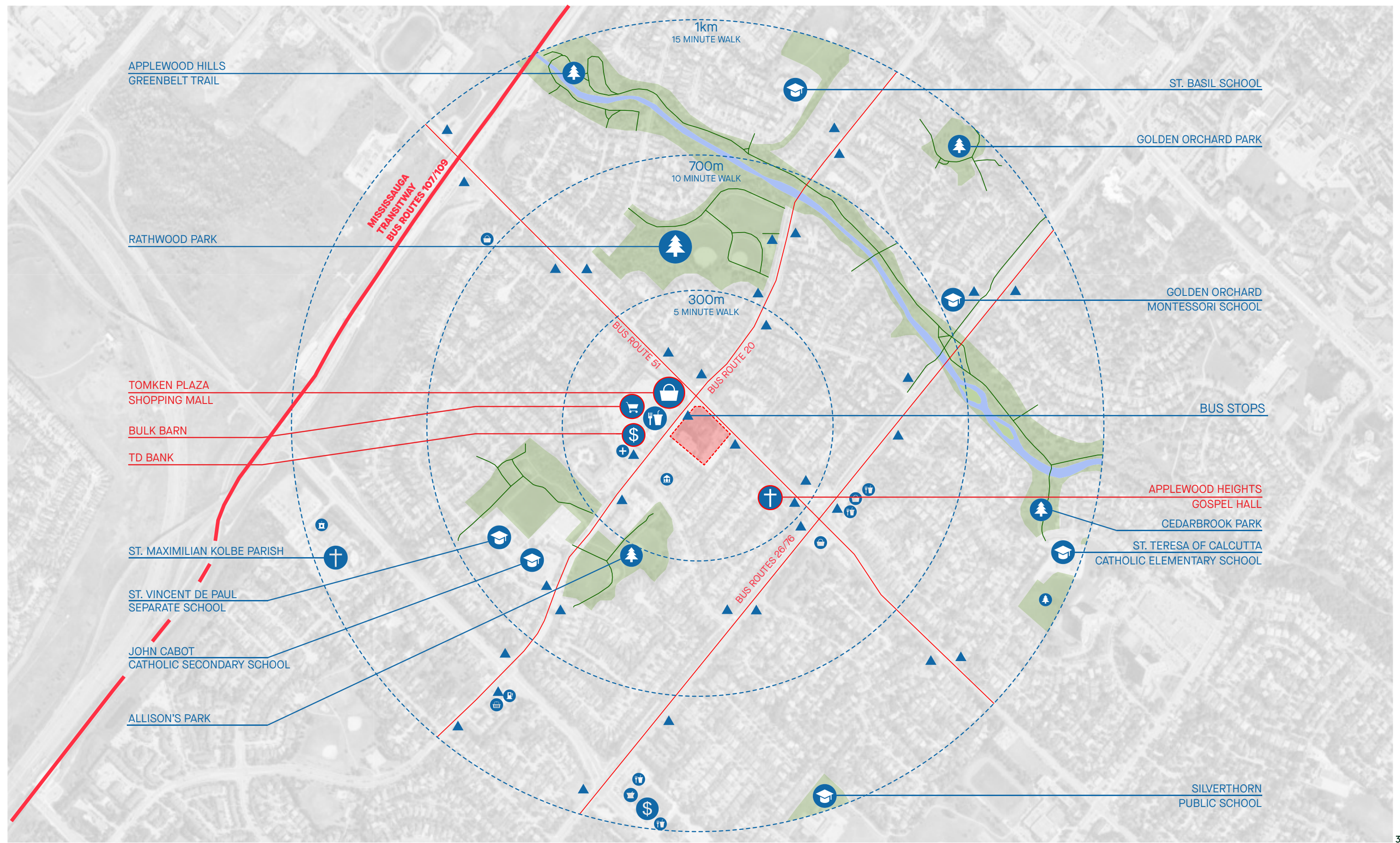


KINDRED WORKS

4094 Tomken Rd, Mississauga, ON
Statutory Public Meeting
2023.06.12

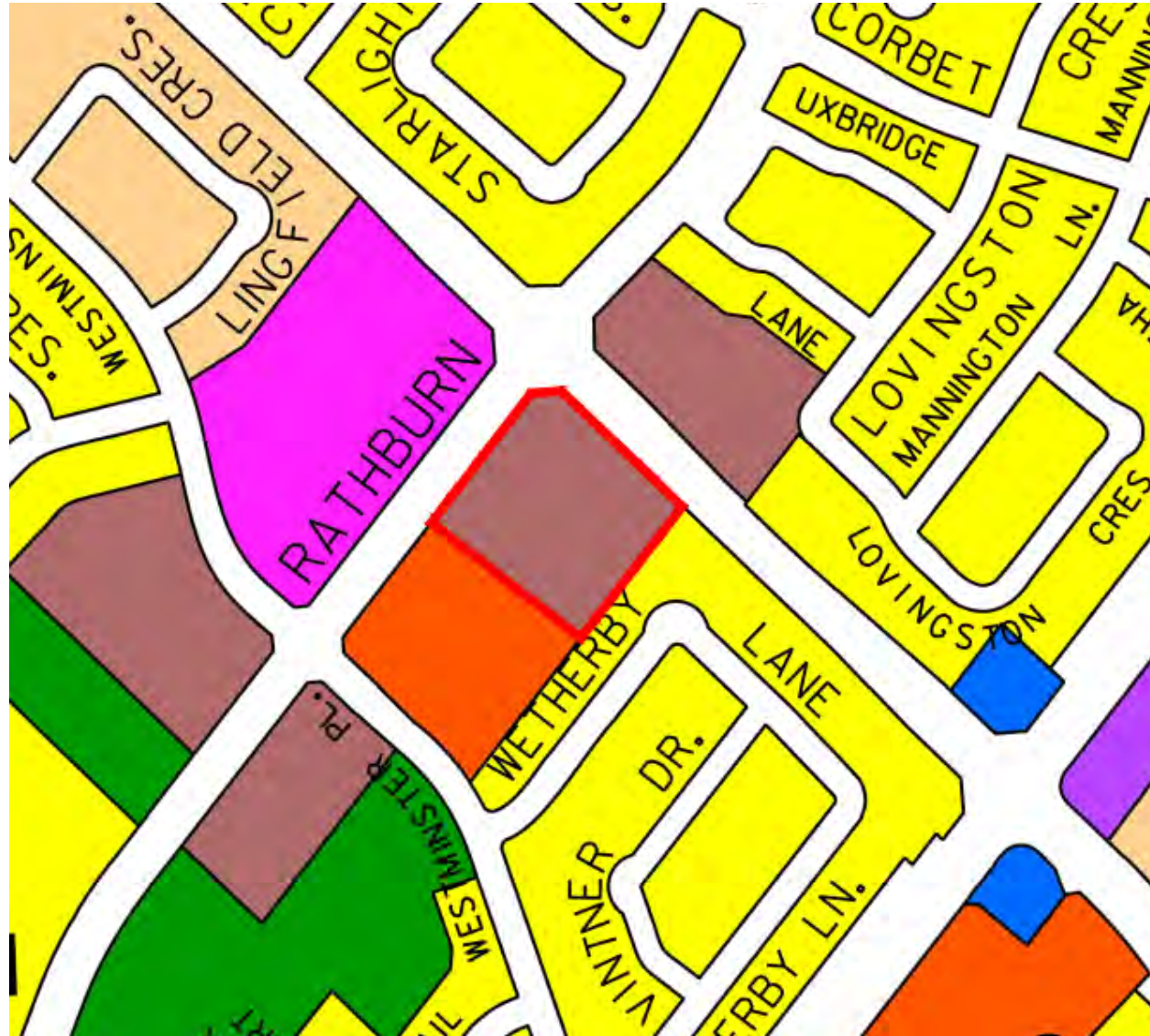


CONTEXT NEIGHBOURHOOD









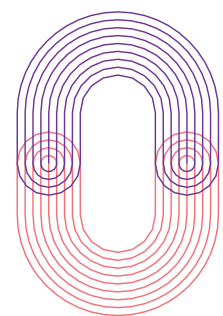
CITY OF MISSISSAUGA OFFICIAL PLAN

- Residential High Density
- Rathwood Neighbourhood Character Area
- Major Collector (Tomken & Rathburn)
- Permits apartment dwellings.
- Increased height permitted subject to height transition, enhancement of development, and maintaining City hierarchy.
- Tomken Road to be the focus of mid-rise development.
- OPA proposed to permit 12 storeys and 1.87 FSI.



ZONING BY-LAW 0225-2007

- Current: Residential Apartment (RA2-11)
- Proposed: Residential Apartment (RA2-XX)
- Permits Apartment, Place of Religious Assembly, Day Care
- Max. Height 26.0m or 8 storeys
- Max. FSI 1.0
- Exception 11 limits the apartment use to the area of the existing buildings, caps apartment at 68 units, caps non-res GFA at 2,300 sq.m.
- ZBA proposed to permit 1.87 FSI, 12 storeys, site-specific setbacks, 0.8 parking spaces per unit, and 77 spaces for the place of worship/daycare uses.



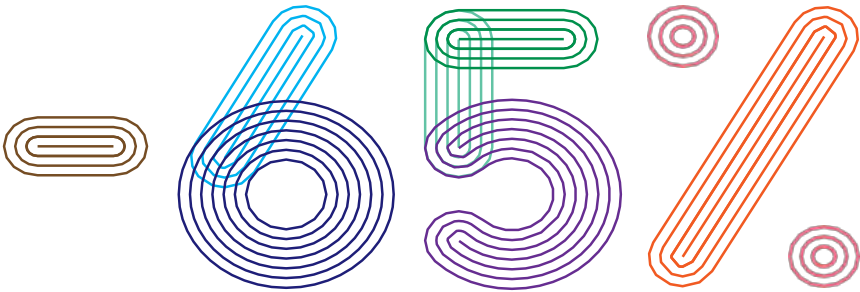
Our communities produce zero greenhouse gas emissions on site.



By 2030, we aim to produce 80% less carbon in construction than today’s industry standard.

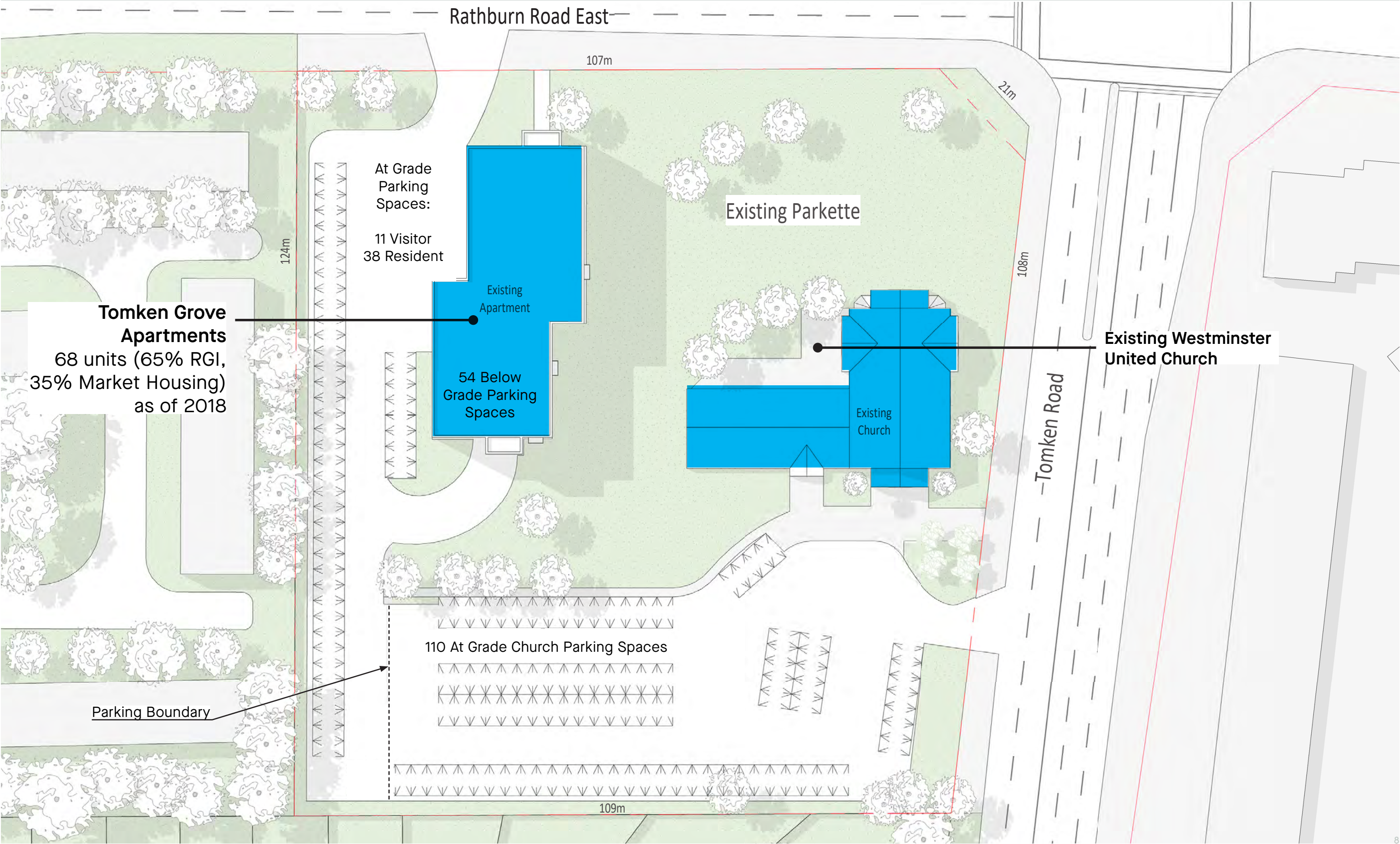


We’re aiming to be a Net Positive Company by 2030.

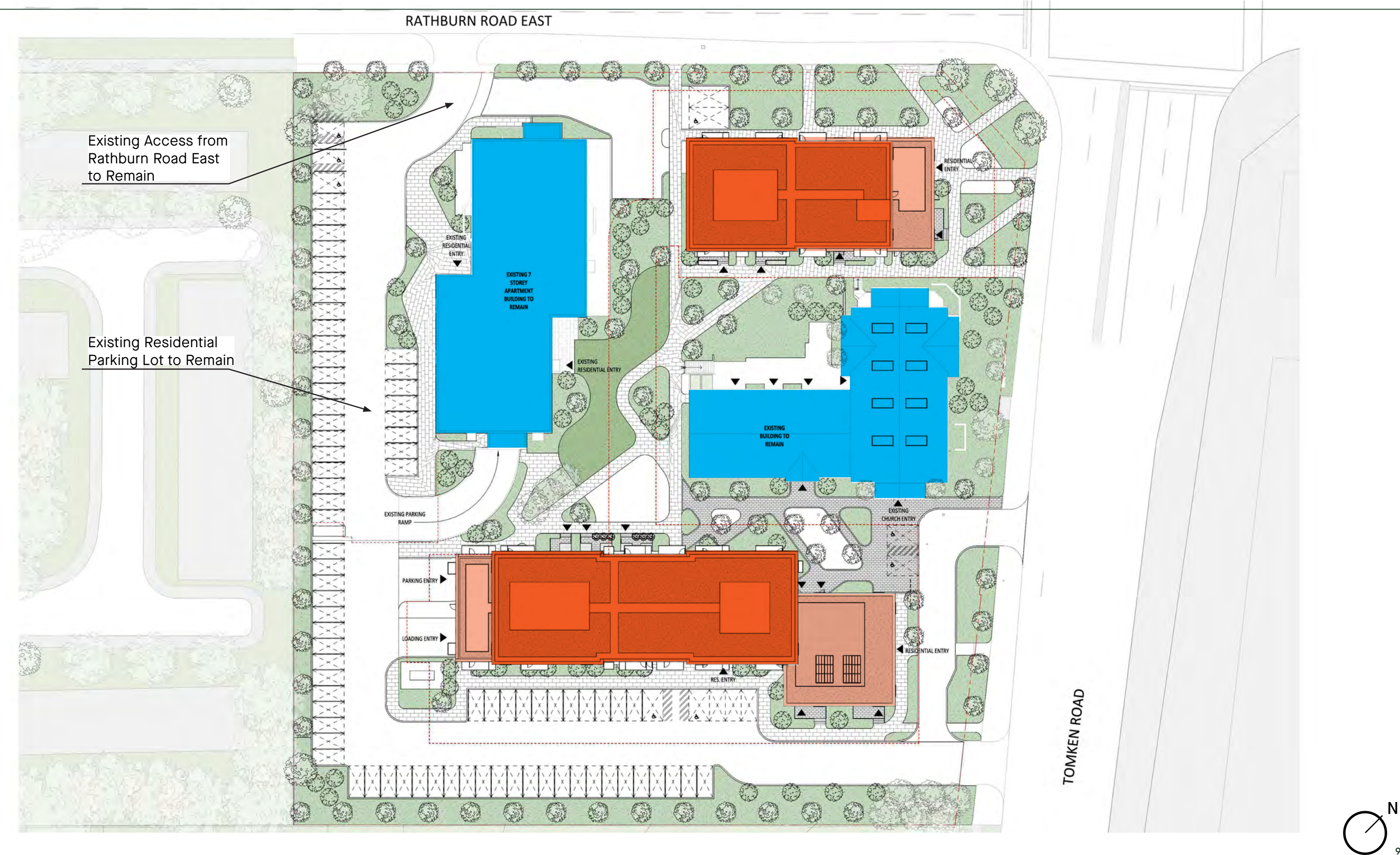


We’re working to build our homes so they use 65% less energy per year than today’s industry standard.

CONTEXT EXISTING SITE PLAN



PROPOSED SITE PLAN







Thank you

LANDSCAPE PLAN

