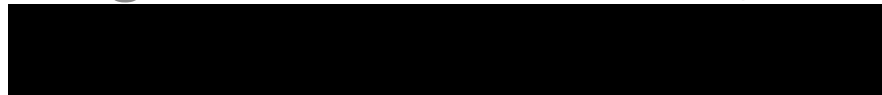


**PROPOSED DEVELOPMENT OF ADDITION OF TWO 12
STOREY APARTMENT BUILDINGS
WARD 3 4094 TOMKEN ROAD
RATHBURN /TOMKEN SOUTH WEST CORNER
MISSISSAUGA**

Eugene J GIERCZAK PENG, LLB



**SPEAKING AGAINST PROPOSED DEVELOPMENT
June 12 2023.**

Ward 3 4094 Tomken Road

Introduction

1 Visual Impression – Out of place

2 Setback/Stepback

3 Shadow Studies

4 Safety/Density –Daycare & Montessori School

5 Traffic Congestion/Flow

6 Maximum Floor Space Index

7 Deep Vibration Foundation

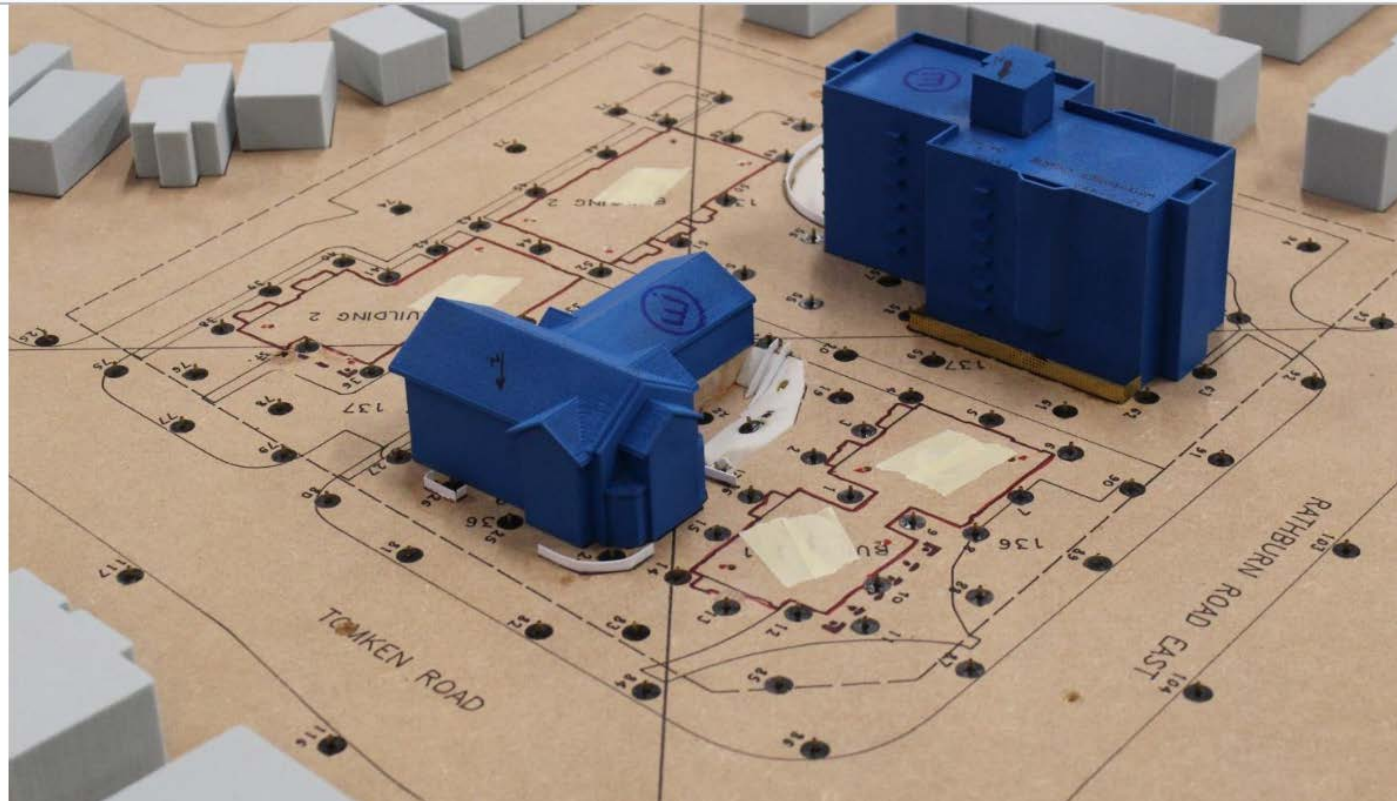
Ward 3 4094 Tomken Road

All diagrams used in this power point can be found in applicant's proposal at:

- <https://www.mississauga.ca/services-and-programs/building-and-renovating/development-applications/active-development-applications/ward-3-development-applications/>

1a. Visual Impression- out of place

3D model of existing structures in blue on 2D
Footprint



1b. Visual Impression – out of place

3D model of proposed structures in red on 2D Footprint



1c. Visual Impression –out of place

Perspective 3D model of Proposed Structures in Red



2a. Setback/Stepback

The setbacks being “too” small in relation to the neighbouring community – especially on the south side - Wetherby Lane .

The proposal talks about “STEPbacks “ rather than “SETBACKS” in relation to the land adjacent Wetherby lane.

Setbacks :establish minimum distances from a property line to the outer walls of a building.

Stepbacks :are step like recessions in the profile of a building

2b. Setback/Stepback

3.1.1 Site Layout

As illustrated in **Image 1**, the proposed redevelopment concept provides for the introduction of two 12 storey rental residential buildings at the north and south parts of the property, for a total of 241 units. The existing church and existing apartment building will be retained where they are currently located, with all the proposed residential units placed to the north and south on underutilized portions of the Subject Lands. The proposed residential buildings will include community, institutional, and residential uses on the ground level, with 11 storeys of residential apartment units above. The intent of the proposed site layout is to optimize the use of the land, while preserving the existing church structure and ensuring that the proposed new residential units are appropriately transitioned to the surrounding context and shadowing is minimized.

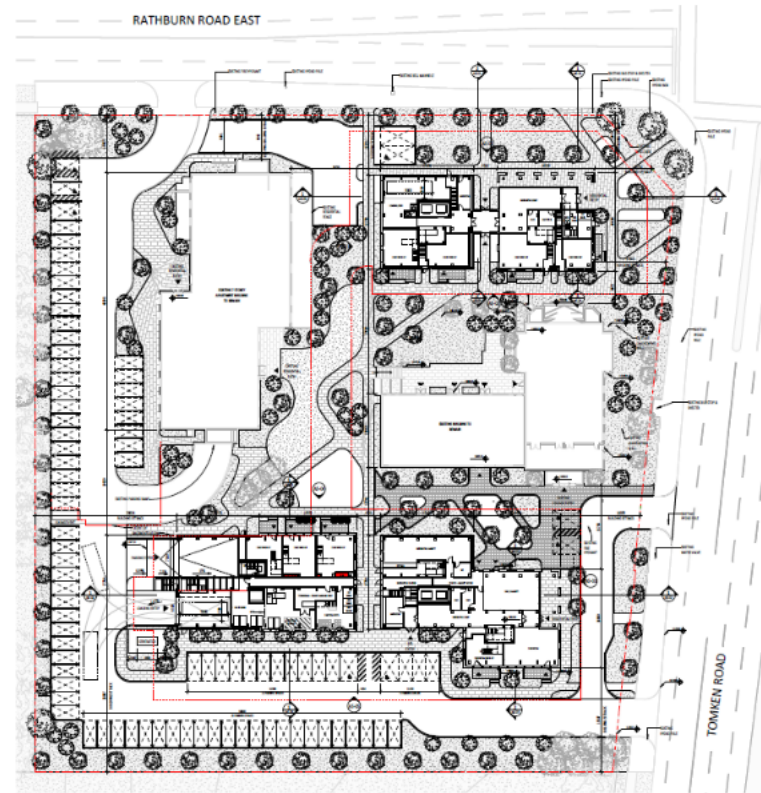


Image 1: Proposed Site Plan (A103)

2c. SETBACK/STEPBACK

The interior of the site will provide for a residential entryway and pathway that will include an entrance to the existing church and to the residential buildings closest to the southern property line. This residential pathway will be lined with trees so as to create a landscaped open space for meeting and gathering. The interior of the site will be accessible to all users of the site, and include a community garden, children's play area, open lawn, and gathering space for the place of worship. Trees will also line the northeastern and eastern property line so as to offer additional privacy for the ground level residential units proposed on site. Toward the north property line, a 10.8 metre setback is provided, while a 26.6 metre setback is provided to the western property line. **Along the southern property line, a 19.5 metre stepback is provided, and a 13.34 metre setback is provided along the eastern property line.**

Both proposed residential buildings will be separated by 16 metres from the existing apartment building. Separation distances of 12.76 metres to the southern proposed residential building and 6.07 metres to the northern proposed residential building from the existing church are also provided.

2d. Setback/Stepback



Image 2: East Full Elevation (A500)

3a. Shadow Studies



Existing Shadow Net New Shadow

3b. Shadow Studies



Existing Shadow Net New Shadow

SEPTEMBER 21, 5:12PM

3c Shadow Studies



Existing Shadow Net New Shadow

SEPTEMBER 21, 5:48PM

3d. Shadow Studies



Existing Shadow Net New Shadow

DECEMBER 21, 3:15PM

4. Conclusions

Proposed development has elevation that is too high with a set back that is too low.

Oppose any change to the existing bylaw elevation and set back

Respectfully submitted:

Mr & Mrs Eugene, PEng., LLB

Jacqueline Gierczak, B.A, B.Ed

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