

OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS & DRAFT PLAN OF SUBDIVISION APPLICATIONS

OZ/OPA 21/015 W10 & T-M21004 W10



YOUR HOME DEVELOPMENTS
(MISSISSAUGA) INC.
5080, 5054 &
5034 Ninth Line

Planning & Development Committee
CITY OF MISSISSAUGA
September 16, 2024

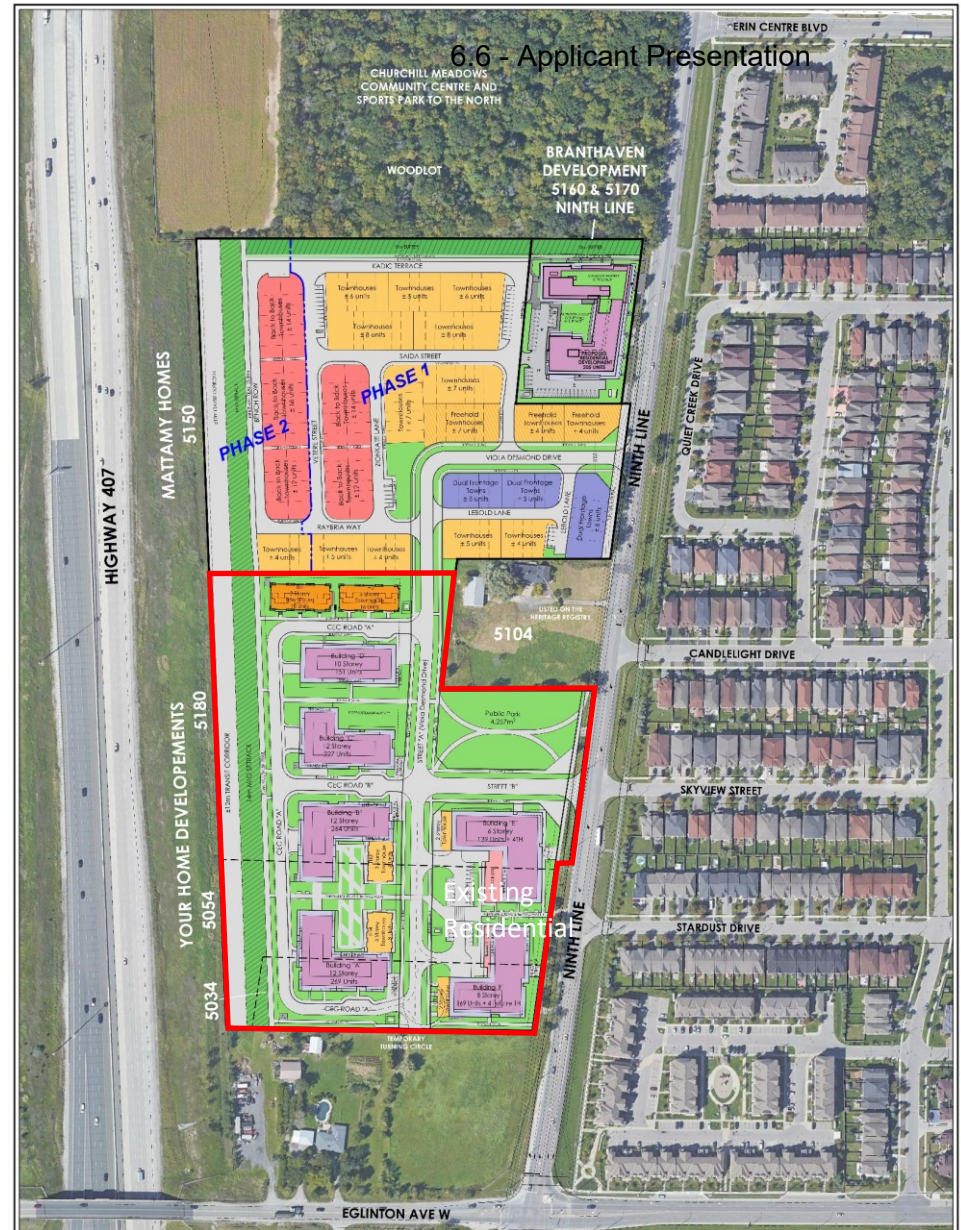
SITE INFORMATION

- Site Area: 5.82 HA
- Frontage on Ninth Line: 218 m
- Lot Depth: 195 m
- Existing / Former Uses (vacant):
 - Detached Dwellings
 - Farmland
 - Farm Accessory Structures

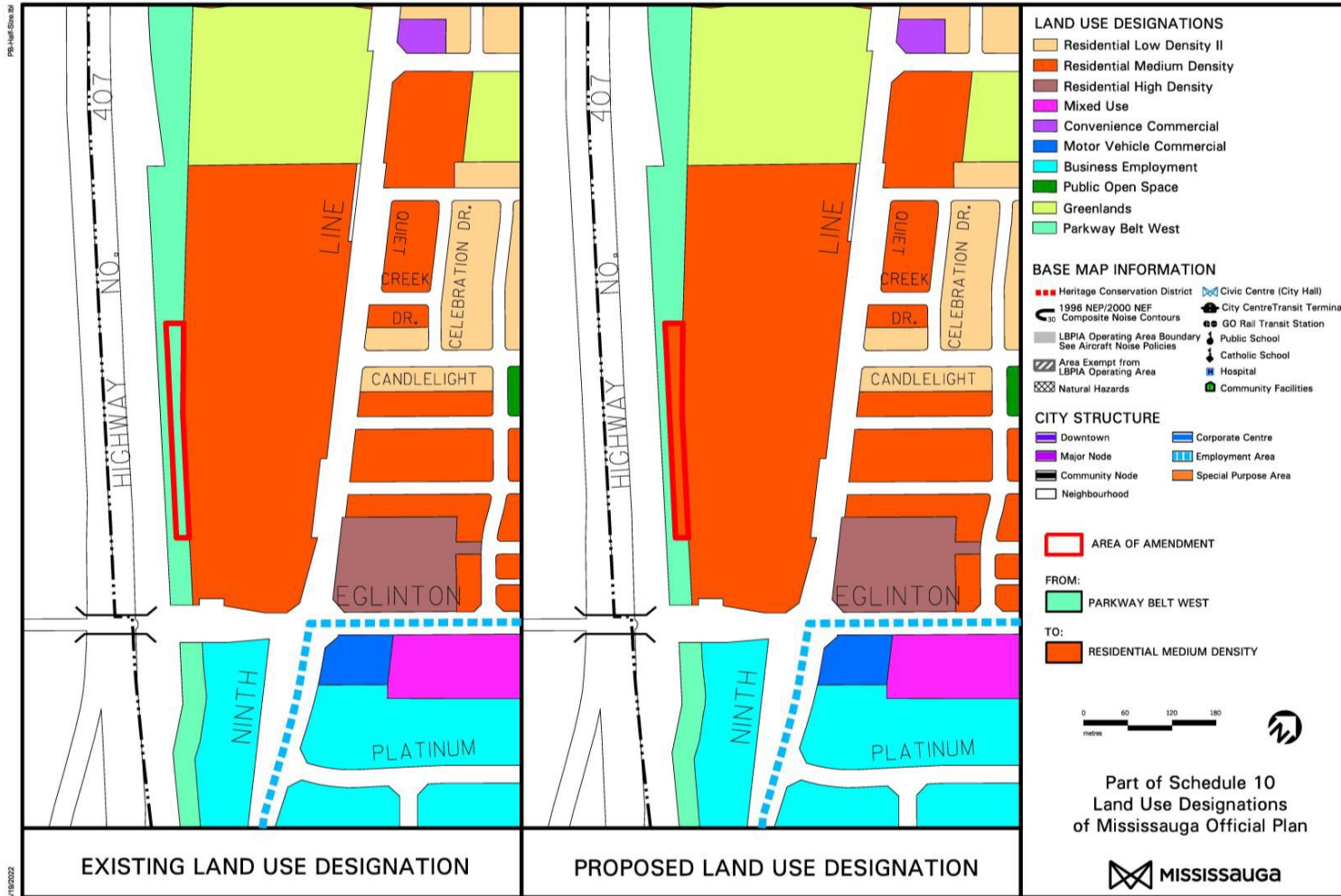


CONTEXT PHOTO

- **North:** Mattamy Homes Subdivision of Townhouses & future Branthaven Homes Apartment Building
- **Further North:** past Woodlot is Churchill Meadows Community Centre & Park with *MiWay Hub*
- **East:** Ninth Line with future road widening to 4 lanes, Residential (low-to-medium density)
- **West:** Hwy 407 & future 407 Transitway Corridor for Regional Transit with future Station at Britannia Rd



MISSISSAUGA OFFICIAL PLAN AMENDMENT - PARKWAY BELT WEST

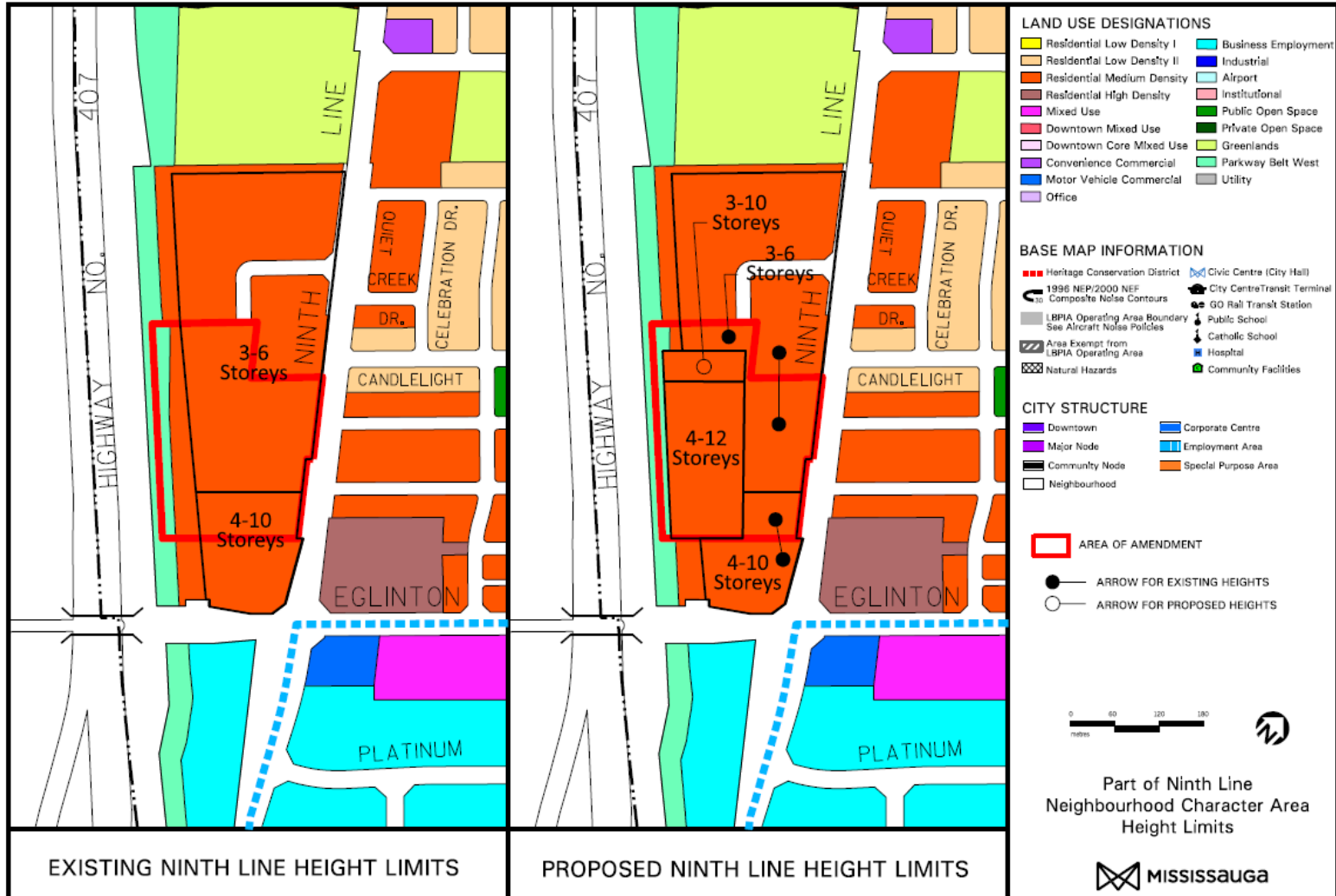


4/19/2022

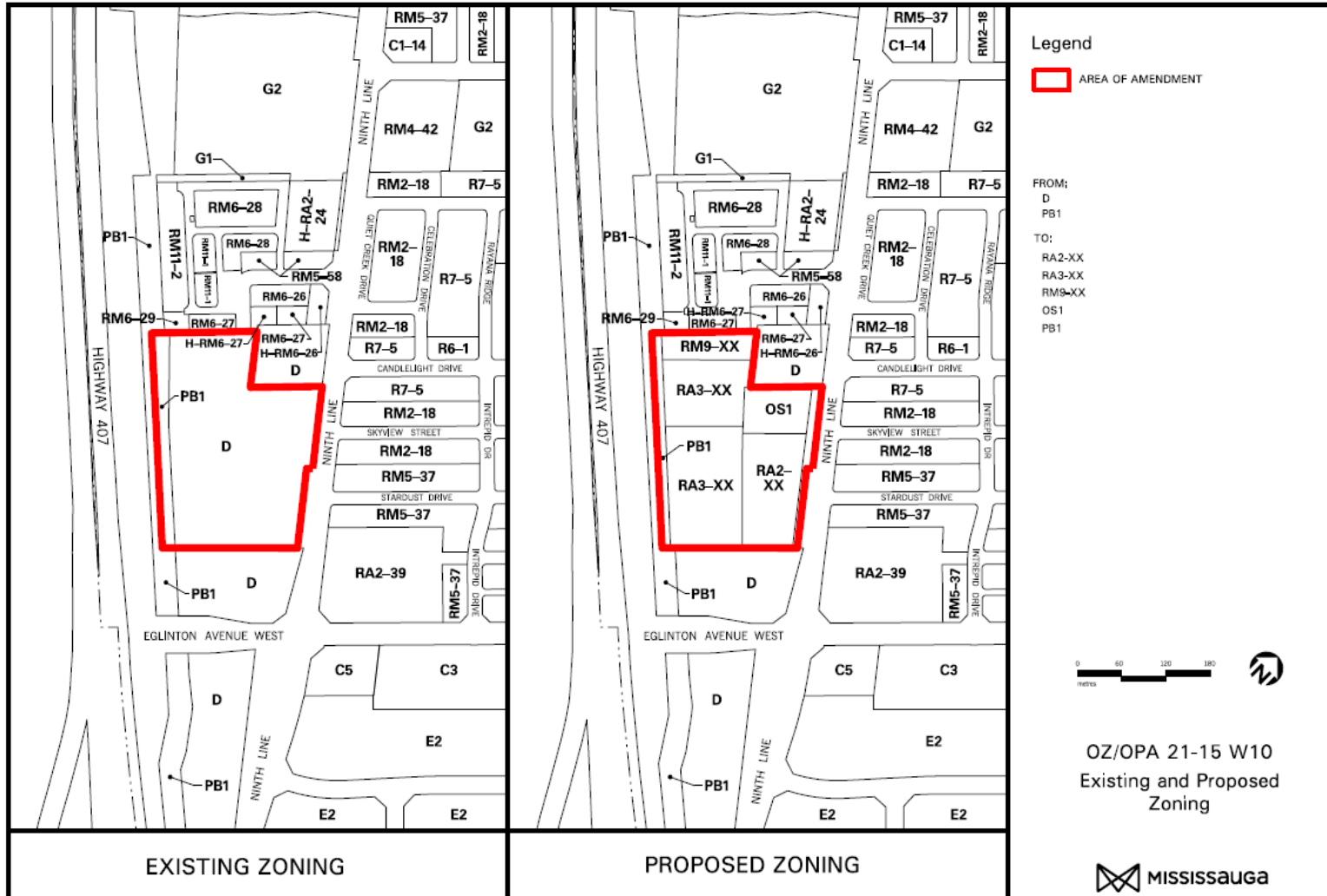
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MISSISSAUGA OFFICIAL PLAN AMENDMENT INCREASE PERMITTED HEIGHTS



ZONING BY-LAW AMENDMENT

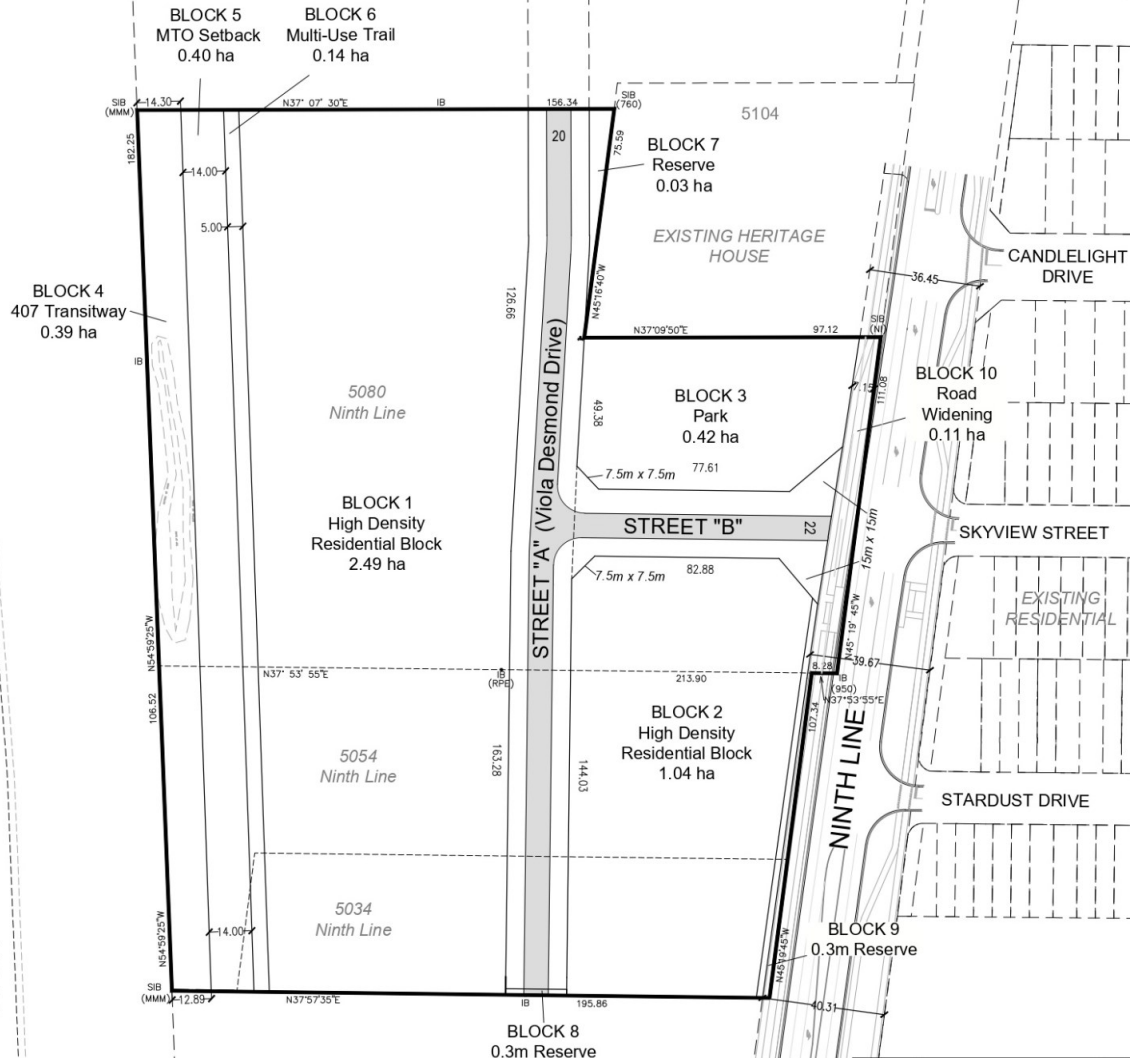


DRAFT PLAN OF SUBDIVISION

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
High Density Residential Block	1-2	2	3.53	1,280
Park	3	1	0.42	
407 Transitway	4	1	0.39	
MTO Setback	5	1	0.40	
Multi-Use Trail	6	1	0.14	
Reserve	7	1	0.03	
0.3m Reserve	8-9	2	0.00	
Road Widening	11	1	0.11	
ROW 20m (291m)			0.59	
ROW 22m (84m)			0.21	
Totals	10	10	5.82	1280

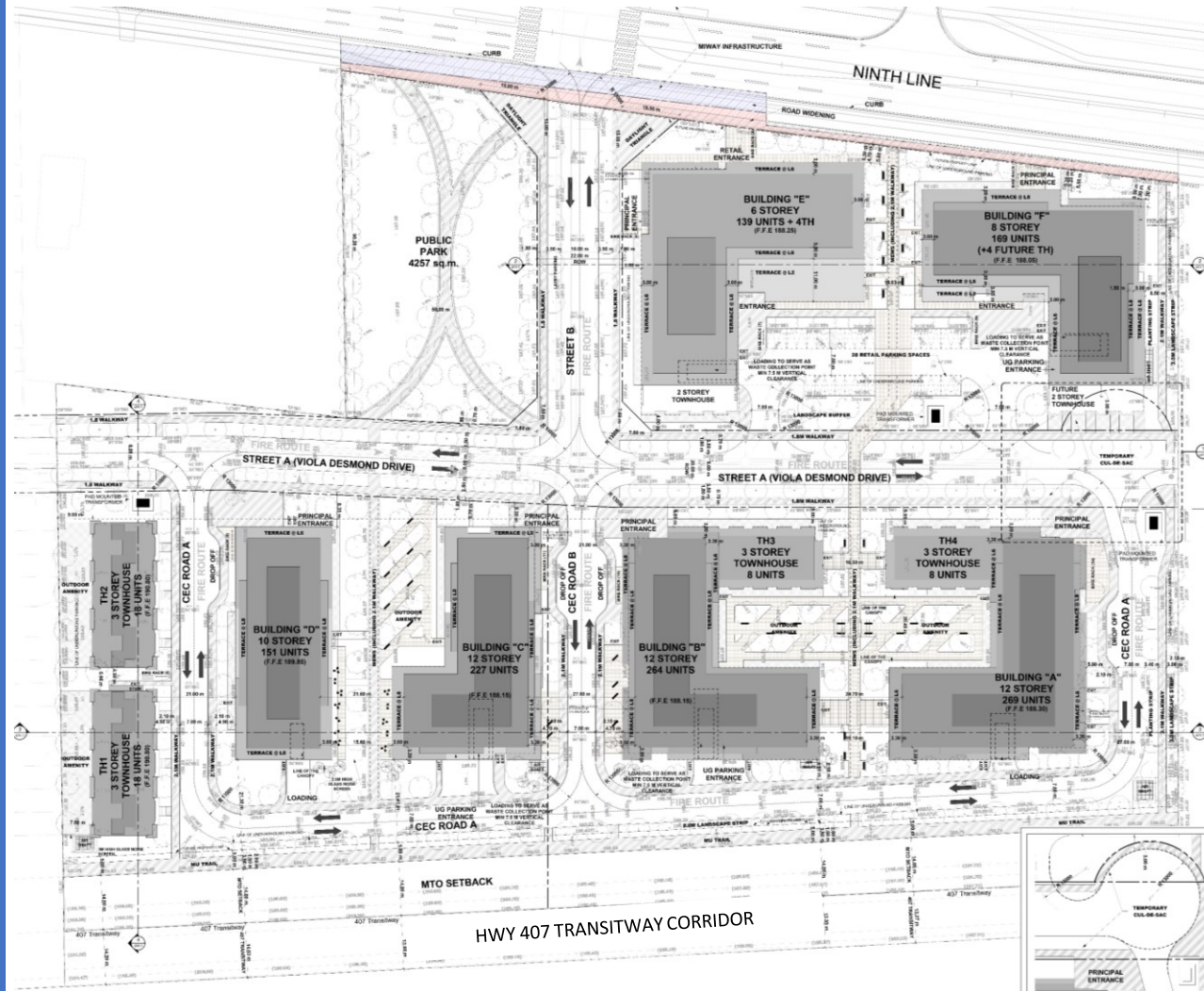
HIGHWAY 407



6.6 - Applicant Presentation

YOUR HOME DEVELOPMENTS – CONCEPT

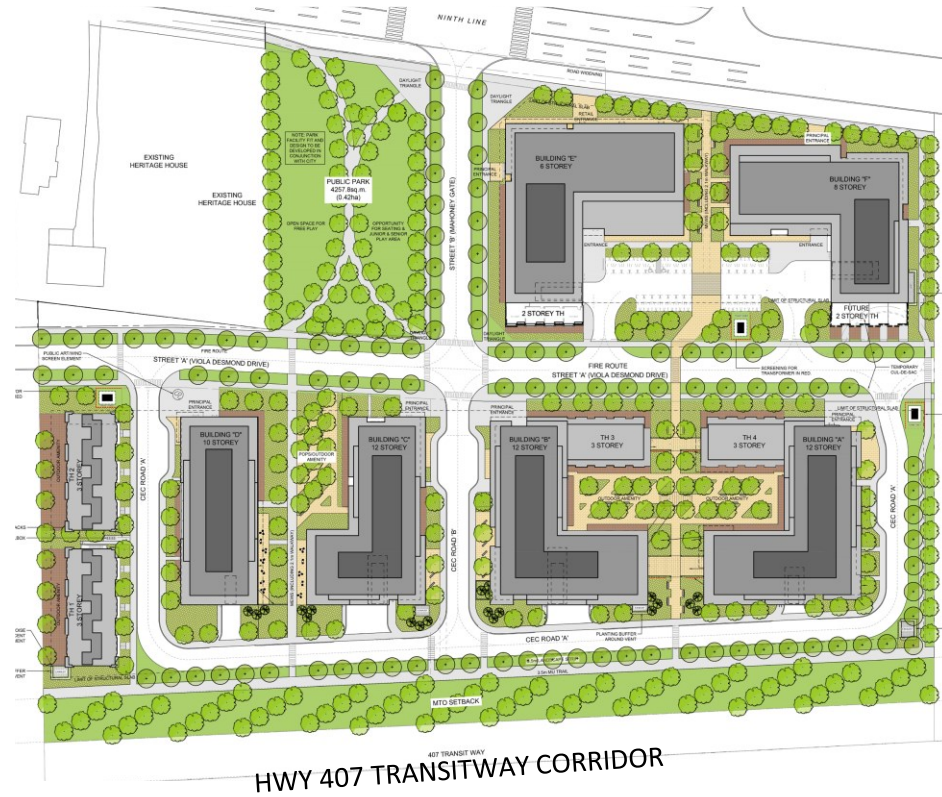
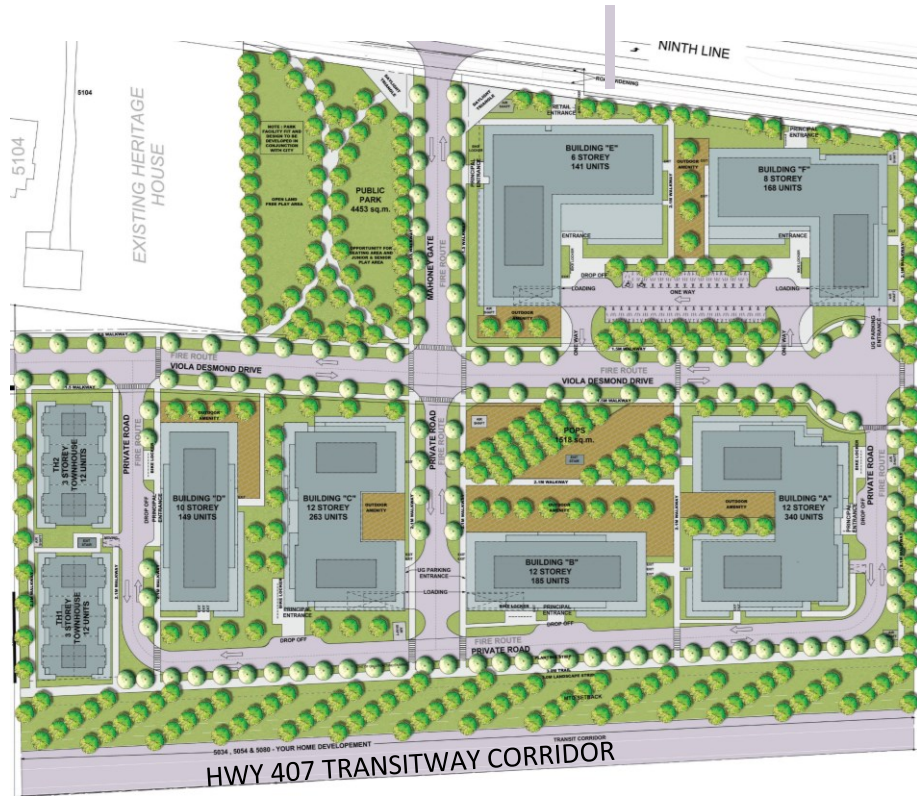
# Units:	1,243 apartment units + 36 townhouse units
# Buildings	1 Mixed-Use Rental, 5 Apartment Buildings, 2 Townhouse Buildings
Heights:	6-to-12-storeys & 3-storey townhouses
Podiums:	6 th storey
Retail/Commercial Gross Floor Area:	650 m ²
Vehicle Parking:	1,637 Total spaces with 1,342 resident spaces + 260 visitor spaces + 35 retail spaces
Bicycle Parking:	840 spaces
Landscaped Area:	61% site
Public Park:	4,453 m ²
Amenity:	5.6 m ² per unit 9,532 m ²
Setback to MTO Transitway	14m depth + 5.0 m wide Multi-Use Trail



YOUR HOME DEVELOPMENTS – CONCEPT

63 Applicant Presentation

OLD (MAY 2022) vs. CURRENT (SEP 2024)



GROUND FLOOR OF LANDSCAPE MASTER PLAN

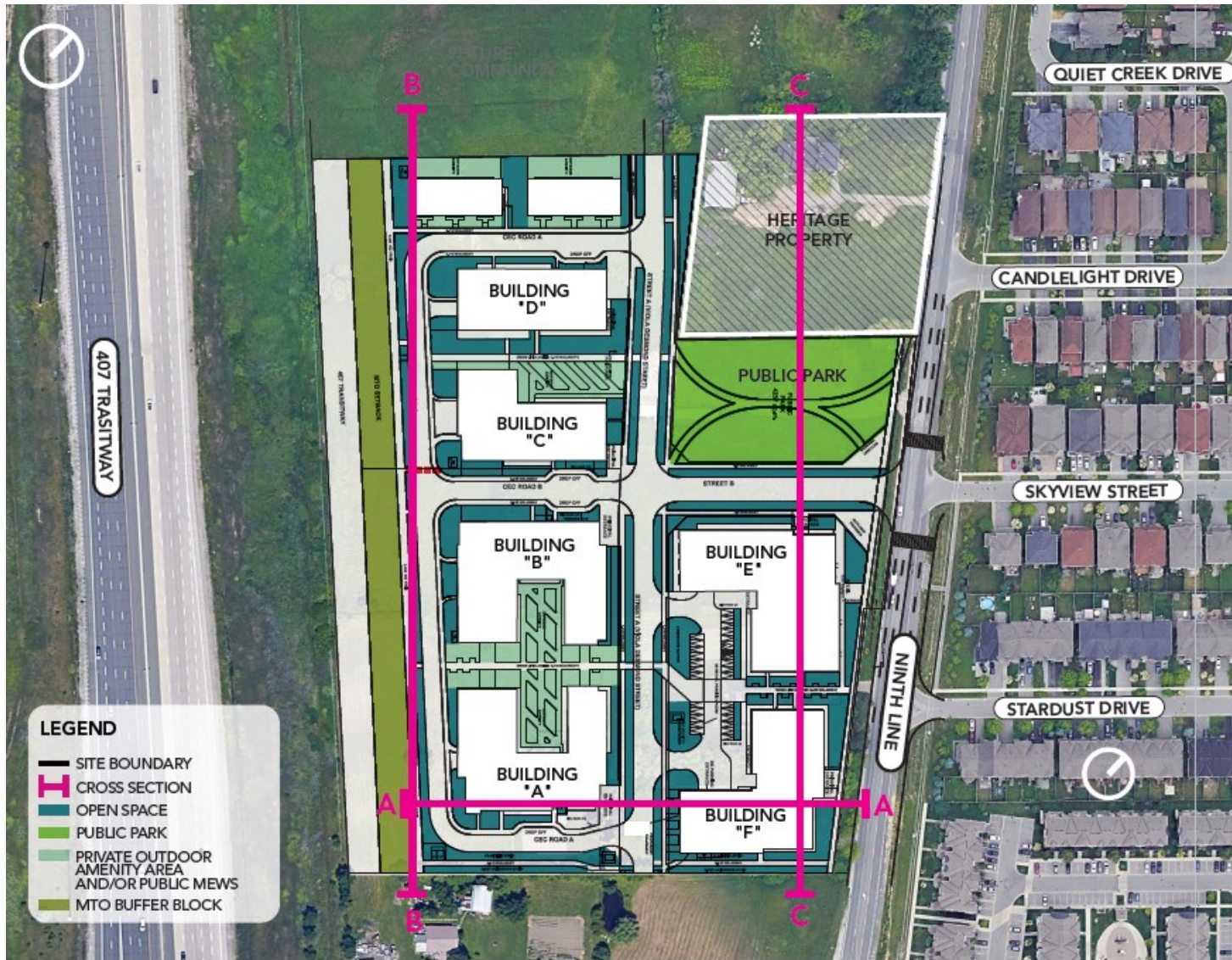


**5034 , 5054 &
5080 NINTH LINE**
MISSISSAUGA
LANDSCAPE
MASTER PLAN
June 2024



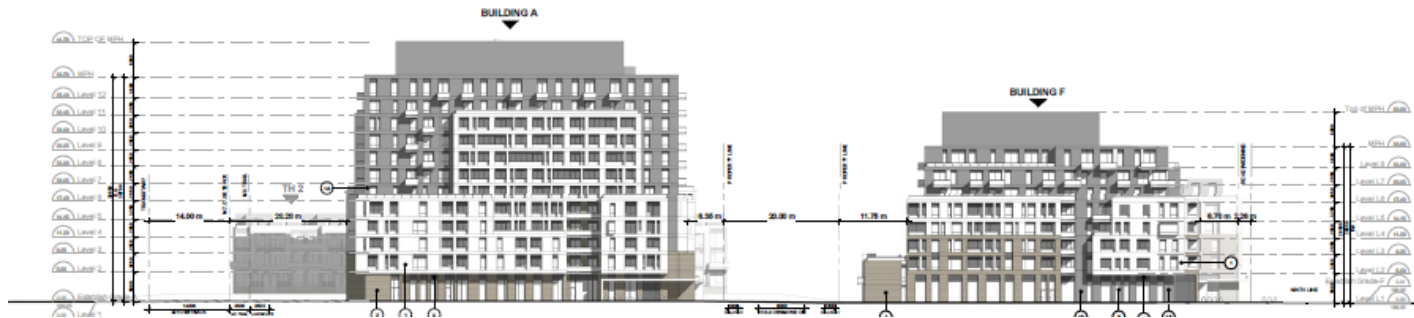
471 HONEYVILLE AVENUE, TORONTO, ON M4W 2K4 CANADA
T 416 248 8750 F 416 248 7188 NAKEDESIGN@NAKDESIGN.COM

YOUR HOME DEVELOPMENTS – CONCEPT KEY MAP

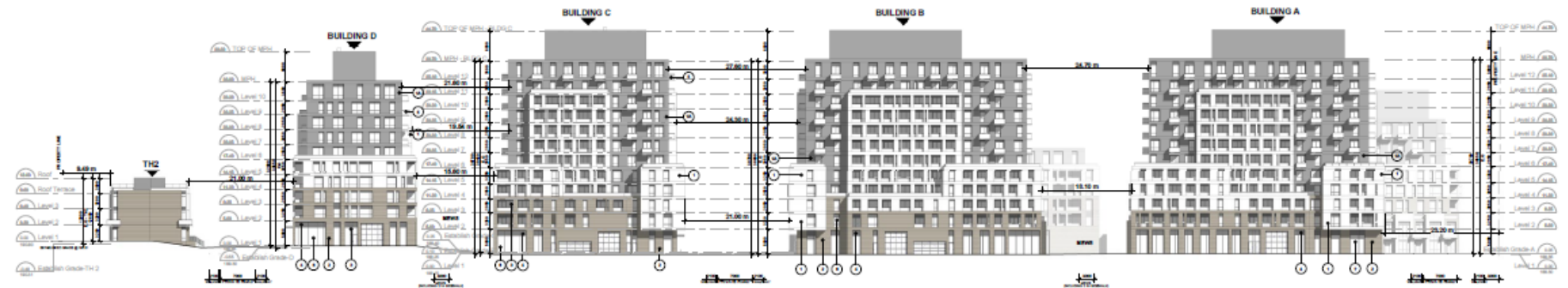


YOUR HOME DEVELOPMENTS – SECTIONS / ELEVATIONS

SECTION A: South Elevation - BLD A to F

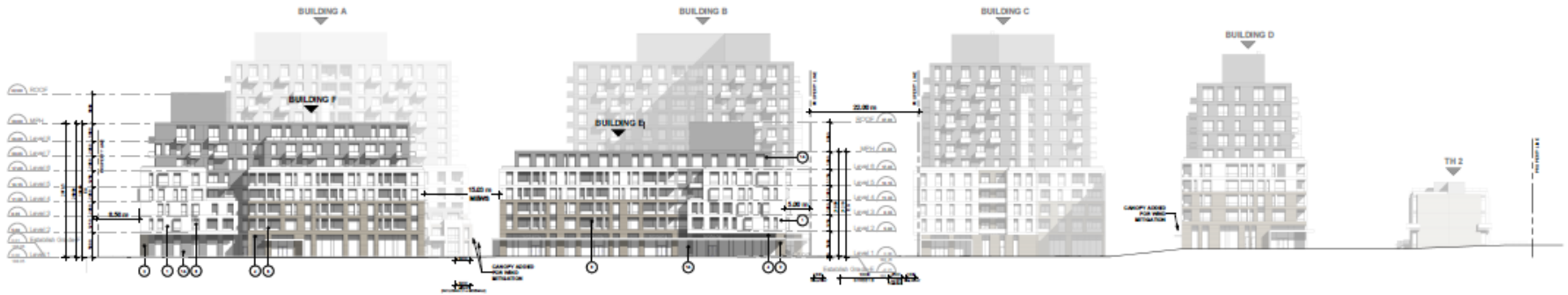


SECTION B: West Elevation – BLD A, B, C, D, and Townhouses



YOUR HOME DEVELOPMENTS – SECTIONS / ELEVATIONS

SECTION C: East Elevation - BLD F to E (foreground at Ninth Line)



CONCEPTUAL RENDERINGS



BUILDING E
(view looking southwest from
Ninth Line & Street B)



BUILDING D & Townhouse 2
(view looking west from Viola
Desmond Drive & Condo Road A)



CONCEPTUAL RENDERINGS



BUILDING C, D & Townhouse 2
(view looking northwest from
Viola Desmond Drive & Street B)



BUILDING B & A
(view looking southwest from
Viola Desmond Drive & Street B)



CONCEPTUAL RENDERINGS



BUILDING B & C
(view looking northwest from
Viola Desmond Drive & mid-block
crosswalk)



BUILDING D, C, B & A
(view looking southwest from
Viola Desmond Drive & Public
Park crosswalk)

CONCEPTUAL RENDERINGS



BUILDING E & F
(view looking southeast from
Viola Desmond Drive & Street B)



BUILDING B & A 3-storey wings
(view looking northeast from
interior Courtyard)

PUBLIC MEETING

CITY OF MISSISSAUGA
SEP 16, 2024



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(5034, 5054, 5080 Ninth Line)