



MOUNT PLEASANT VILLAGE - PUBLIC MEETING

Bovaird Drive West and Creditview Road
February 12, 2024



SITE LOCATION

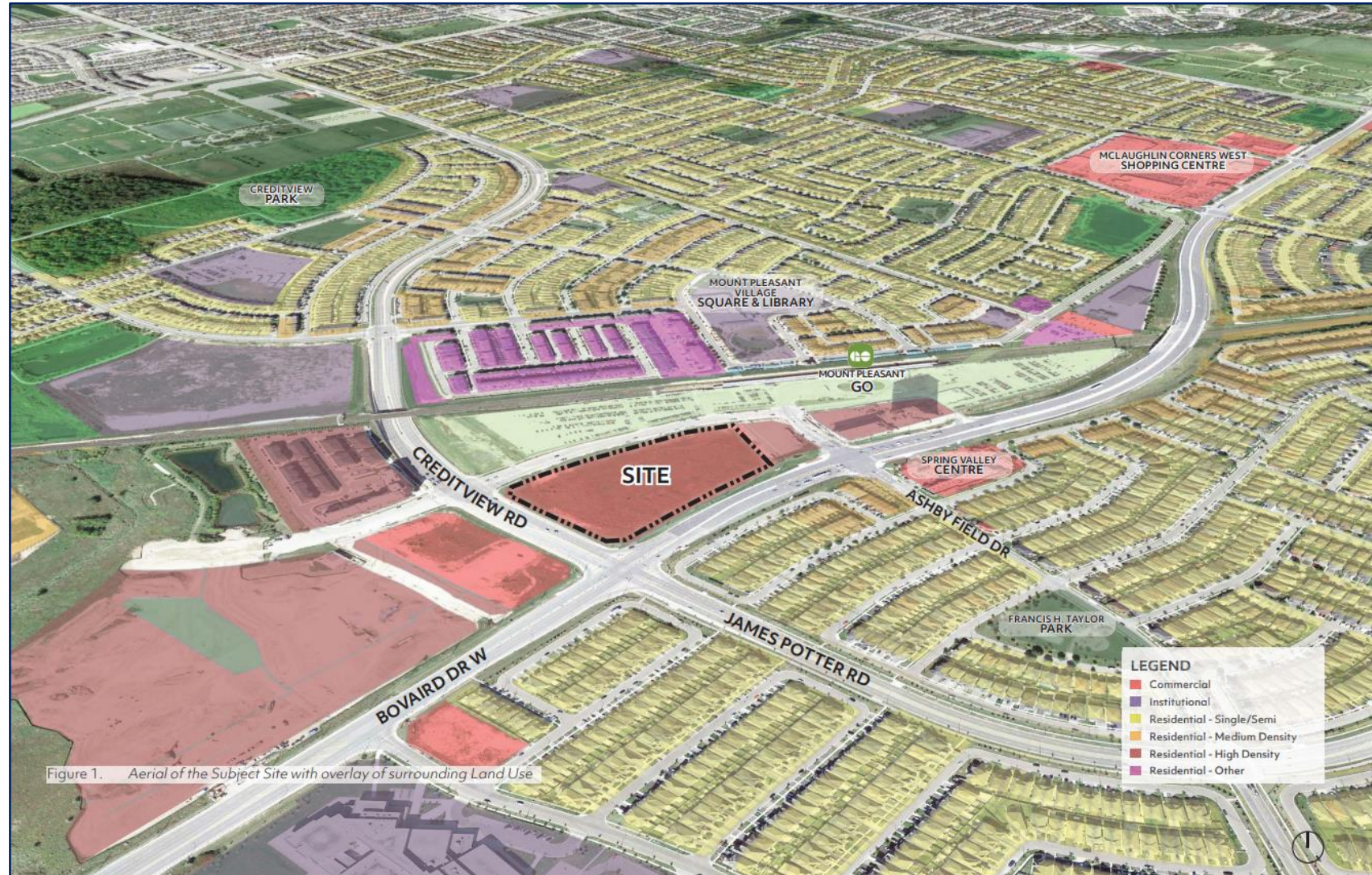


Figure 1. Aerial of the Subject Site with overlay of surrounding Land Use

AREA DEVELOPMENTS

No	Address	Status	Application Type	Development Summary
1	15-25 Lagerfeld Drive	Under review	Site Plan Application (SPA-2022-0152)	<ul style="list-style-type: none"> Two towers - 32 and 34 storeys Unit count - 671 units Total GFA - 65,156 square metres
2	2036 Bovaird Drive West	Under review	OPA, ZBA, Draft Plan of Subdivision (OZS-2023-0010)	<ul style="list-style-type: none"> Four-storey stacked townhouses and three high rise mixed use buildings Unit count - 1,302 residential units
3	10124 and 10244 Mississauga Road	Registration	OPA, ZBA, Draft Plan of Subdivision (OZS-2021-0052)	<ul style="list-style-type: none"> 860 low-density dwelling units 650+ medium and high density dwelling units
4	15-25 All Nations Drive	Under construction		<ul style="list-style-type: none"> Two residential buildings – 6 storeys each Unit count – 158 units
5	10-40 Lagerfeld Drive	Under construction		<ul style="list-style-type: none"> Four residential buildings, including a 26 storey condominium



3



4



2

1

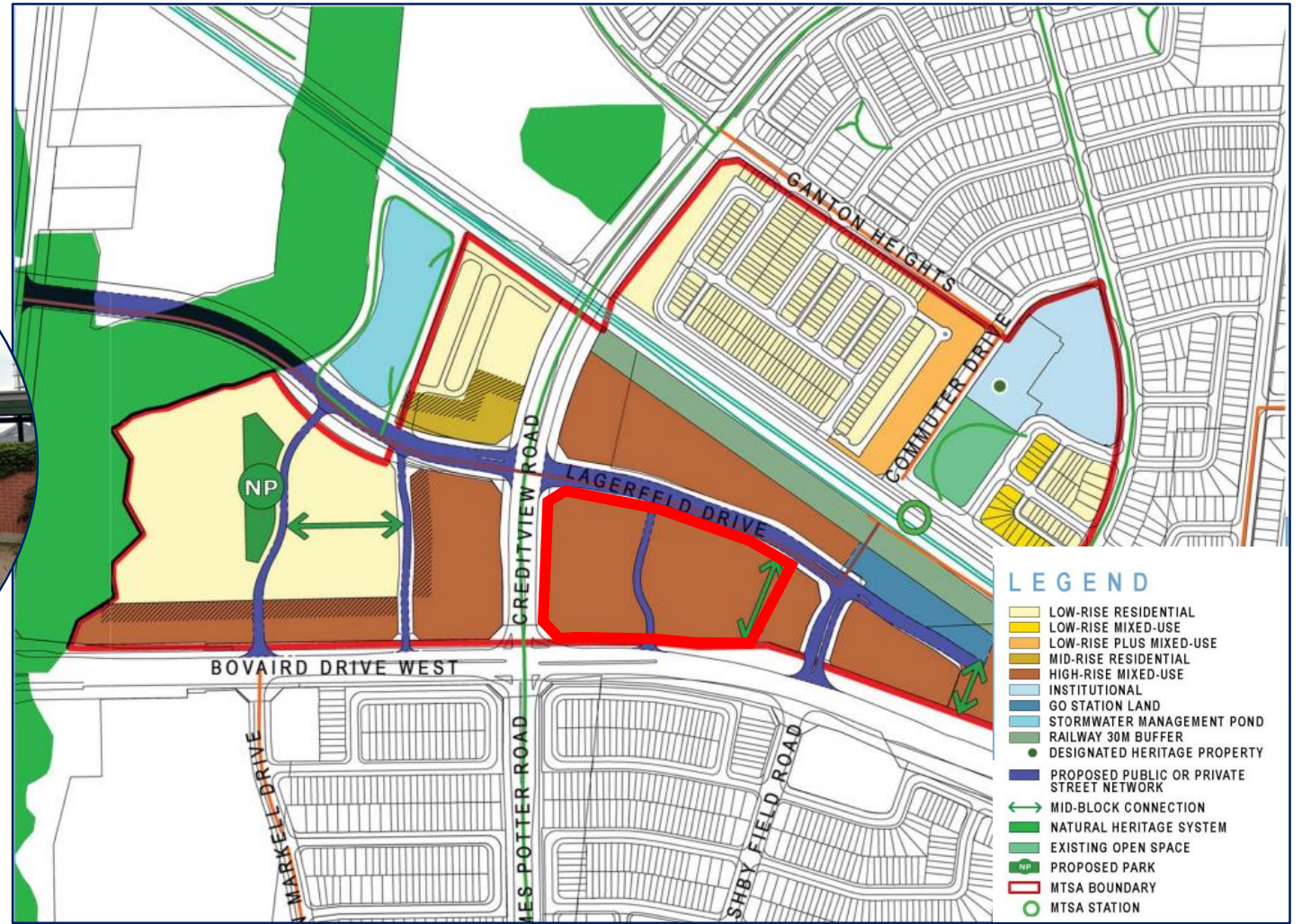
5

APPLICATIONS SUBMITTED

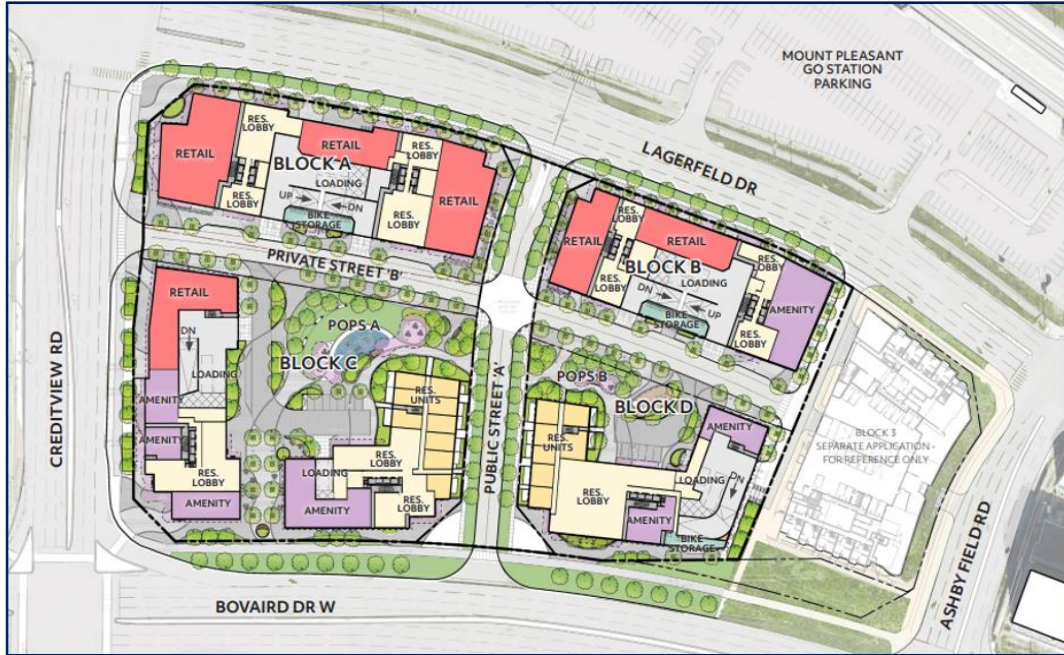
- Zoning By-law Amendment
 - Increase permitted height
 - Reduction in parking
- Draft Plan of Subdivision
 - Enable comprehensive redevelopment of site
 - Create a complete, mixed-use, transit-supportive, and walkable community
 - Convey the proposed public road to the City



POLICY & REGULATORY CONTEXT



THE PROPOSAL - DEVELOPMENT VISION & DESIGN PRINCIPLES



Site Statistics Summary:

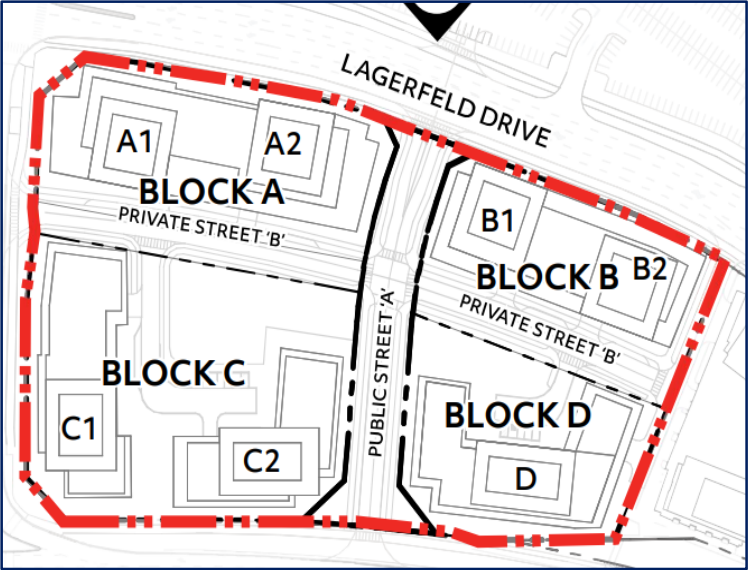
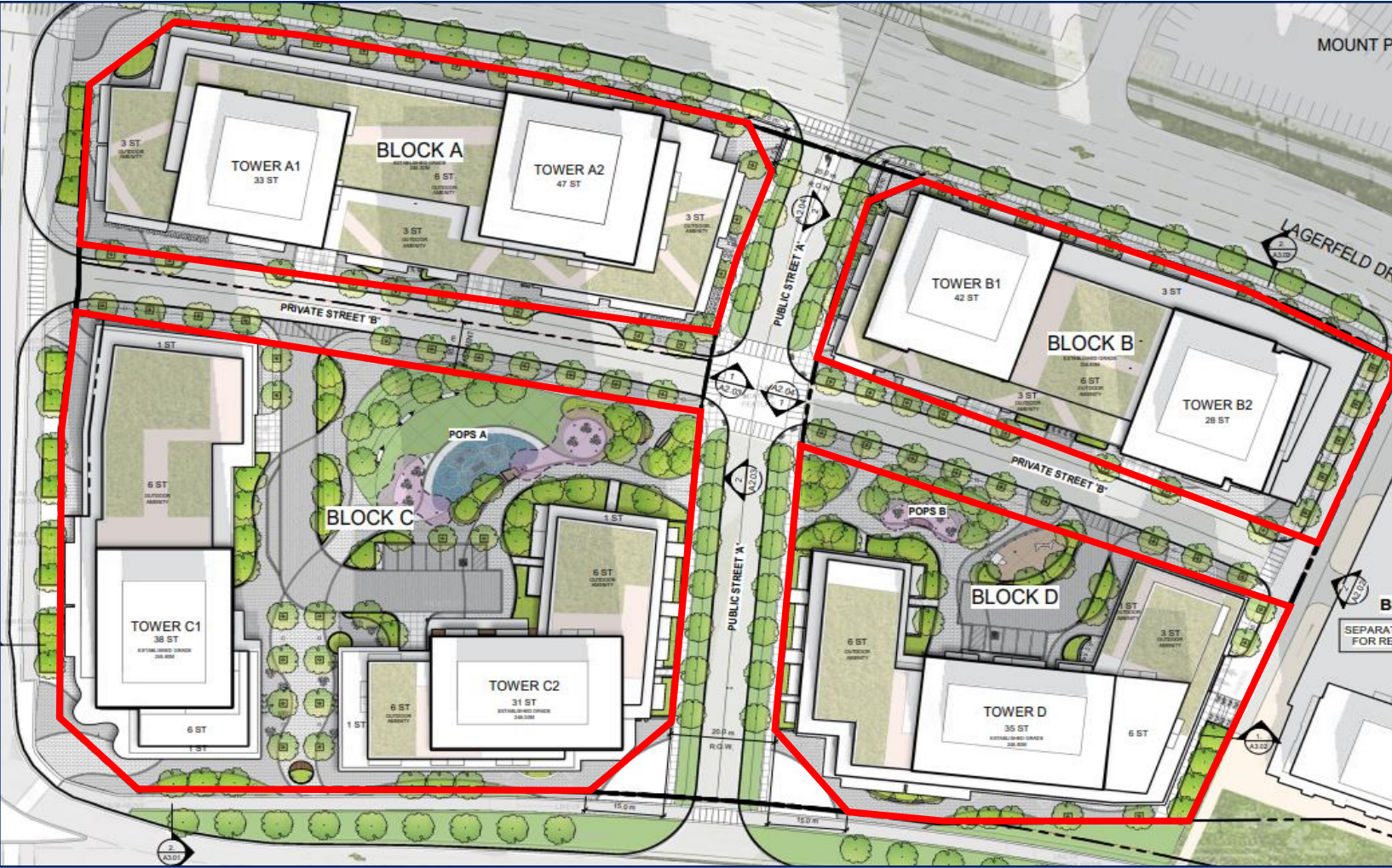
- 195,303 sq.m. Total GFA
- 191,858 sq.m. Residential GFA
- 3,445 sq.m. Retail GFA
- 2,801 Units
- 2,204 Parking Spaces
- 2,626 sq.m. Park Space (POPS)

Vision and Principles:

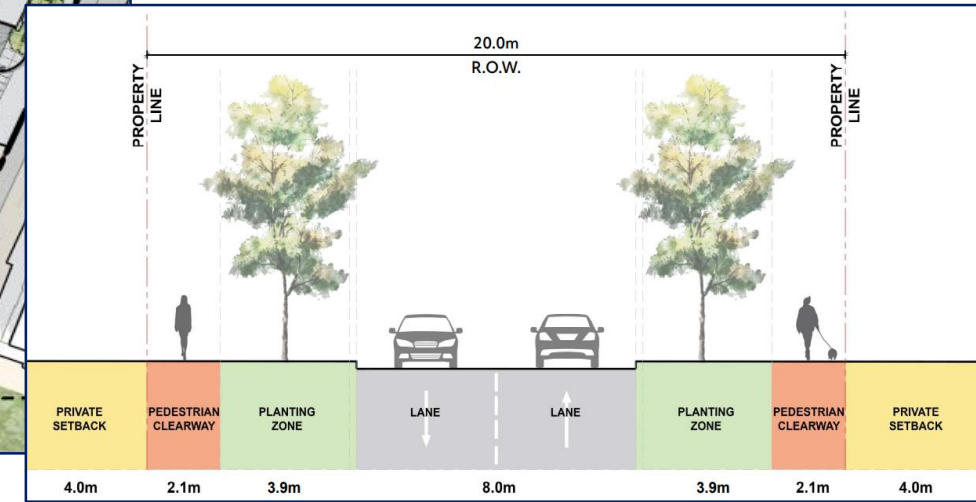
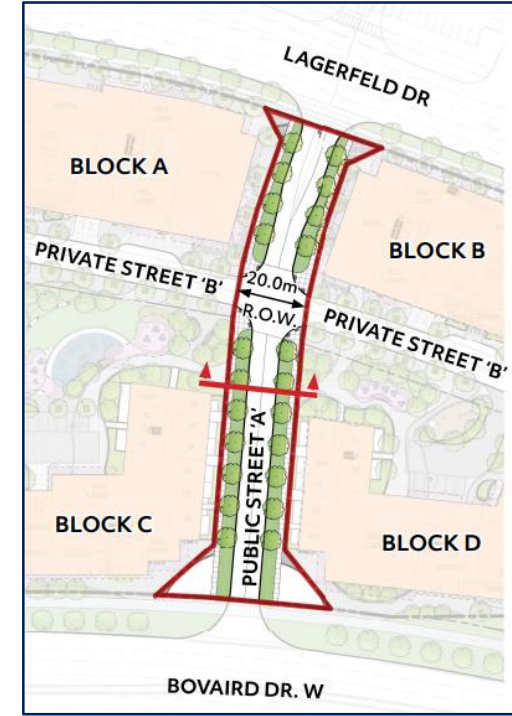
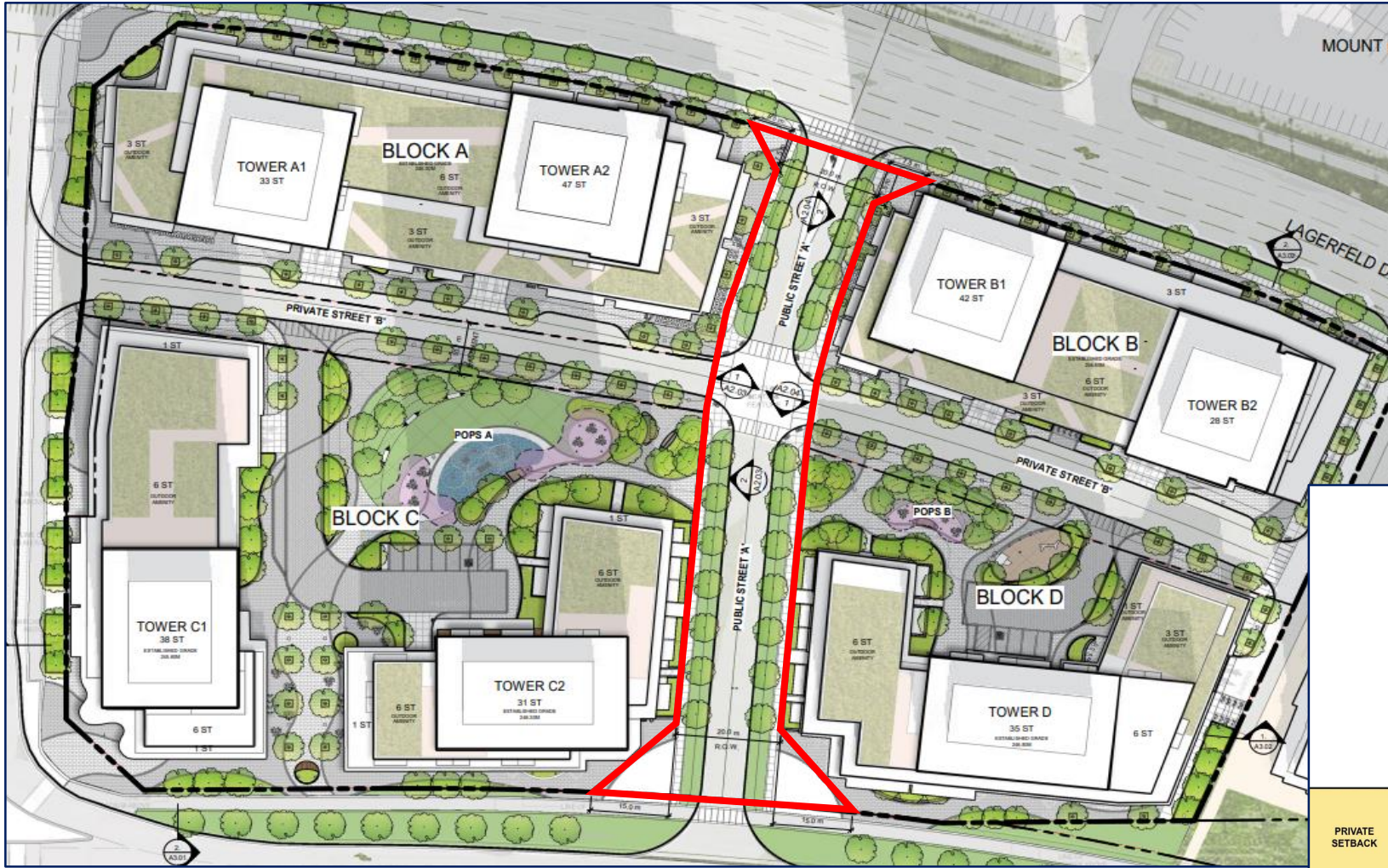
- Abutting Mount Pleasant GO Station
- Surrounding area high-rise development
- Complete, walkable, and transit-supportive community
- Retail animation along frontages
- Gateway to Mount Pleasant community
- Varied and dynamic skyline



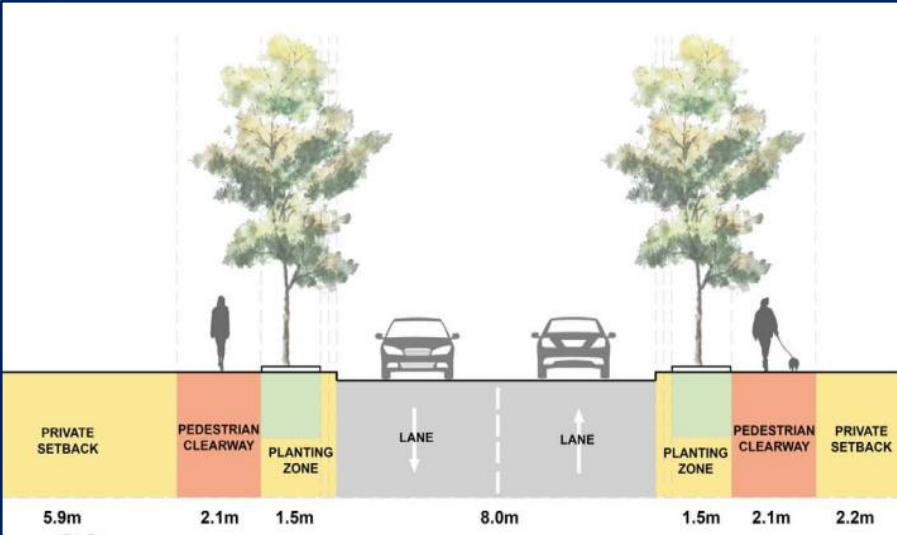
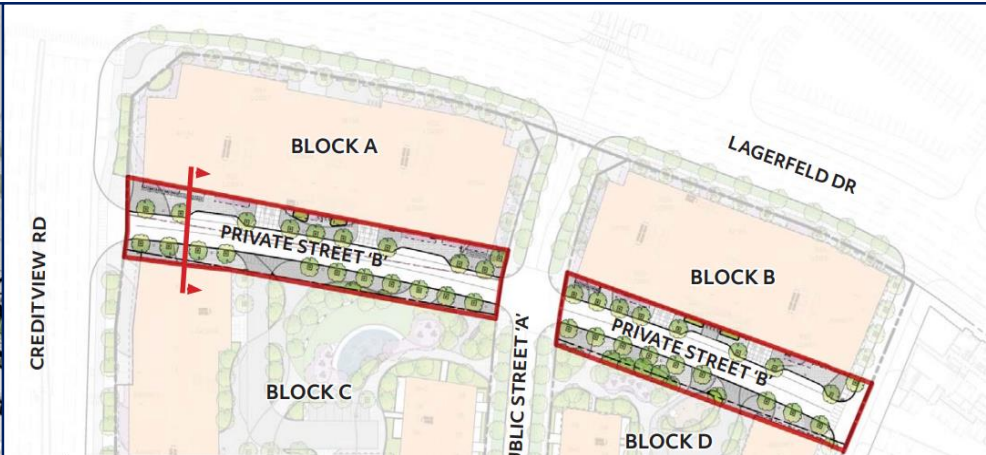
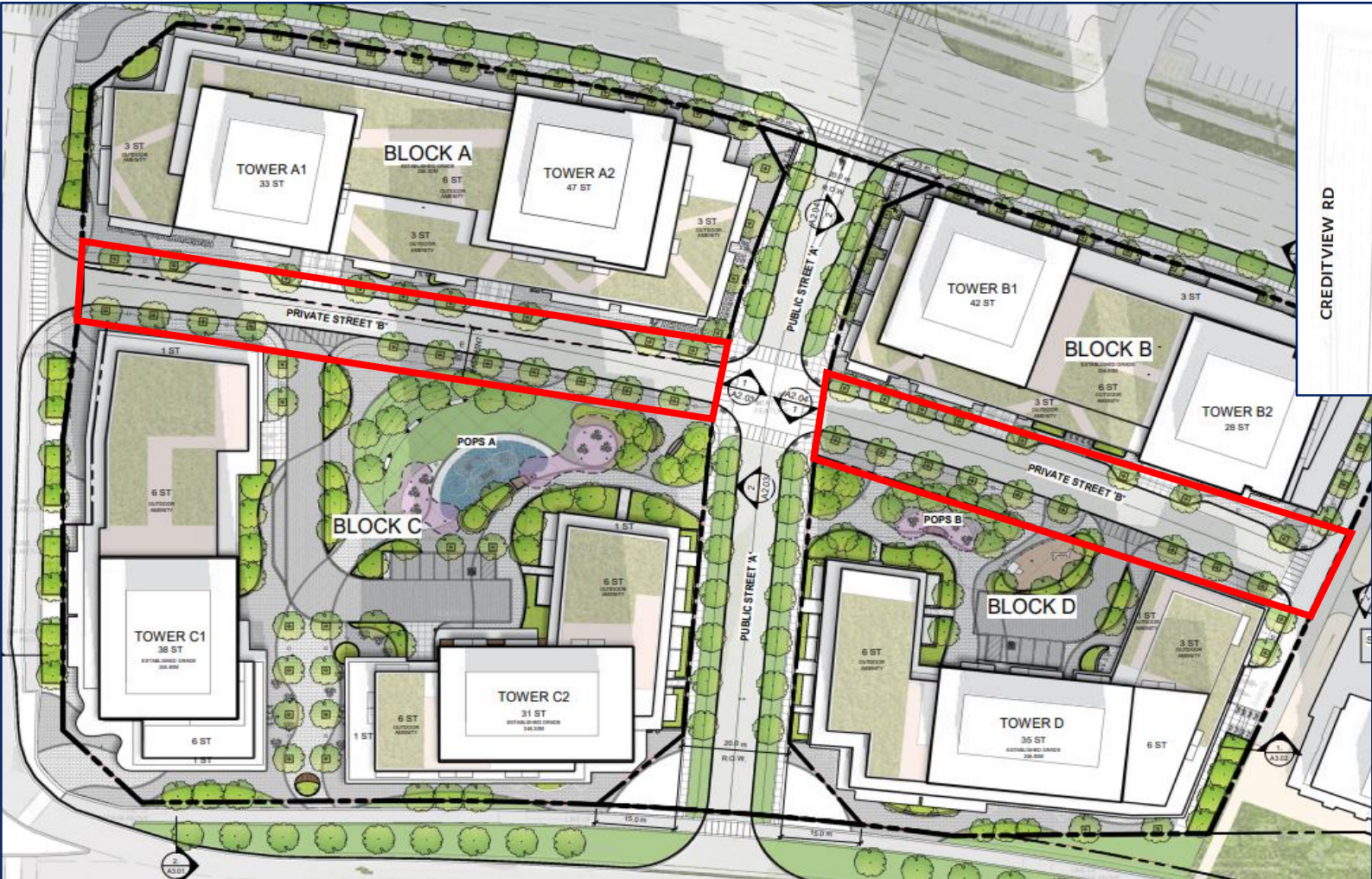
THE PROPOSAL – BLOCK PATTERN



THE PROPOSAL – PUBLIC ROAD NETWORK



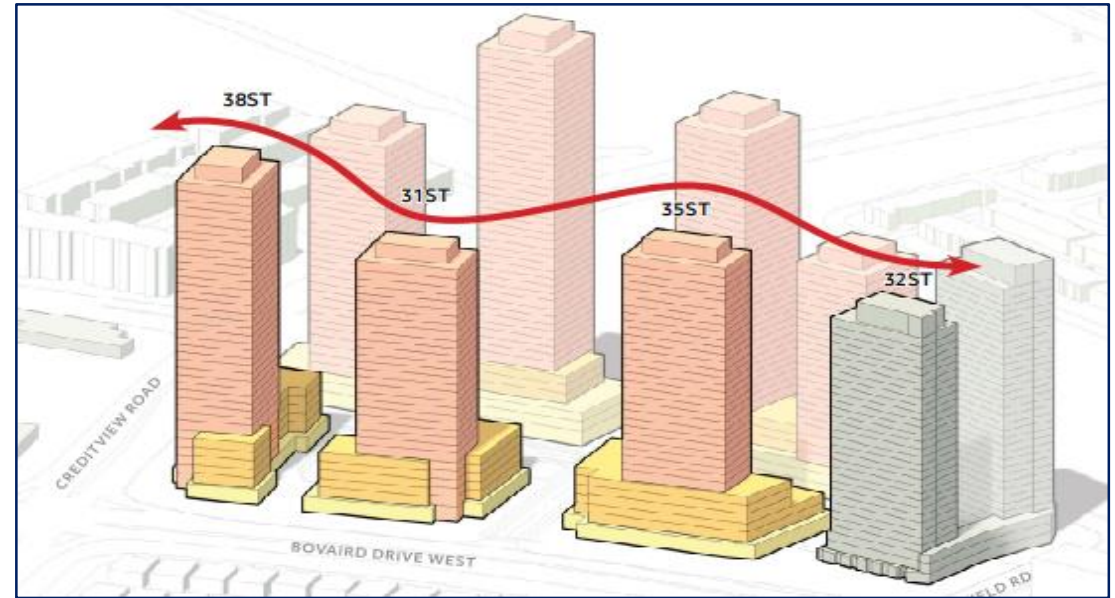
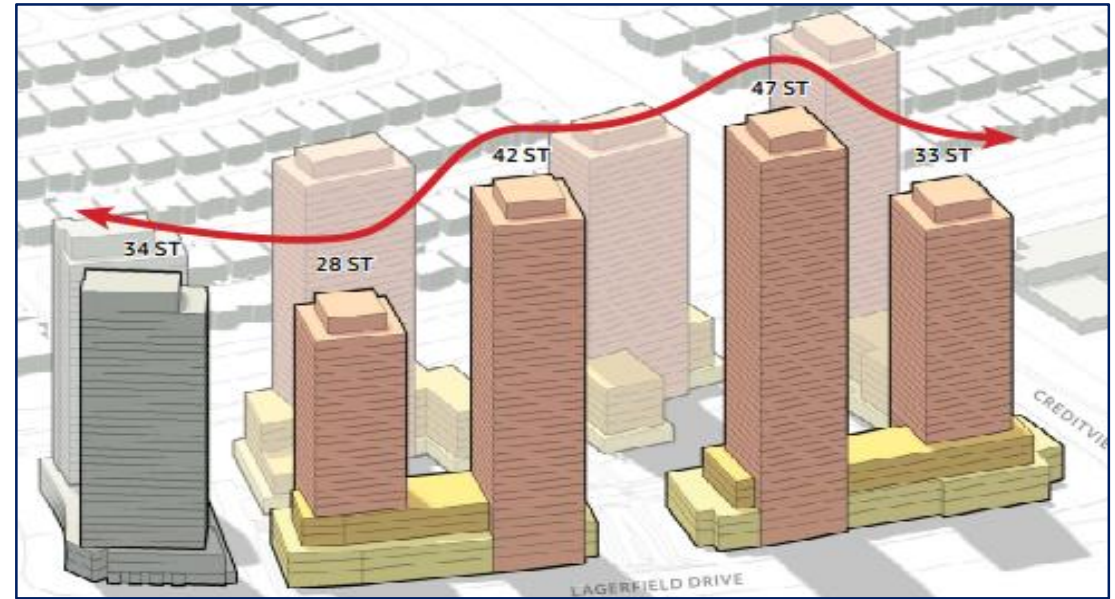
THE PROPOSAL – PRIVATE ROAD NETWORK



THE PROPOSAL - STREETScape



THE PROPOSAL - HEIGHT



THE PROPOSAL – PARKS AND OPEN SPACE



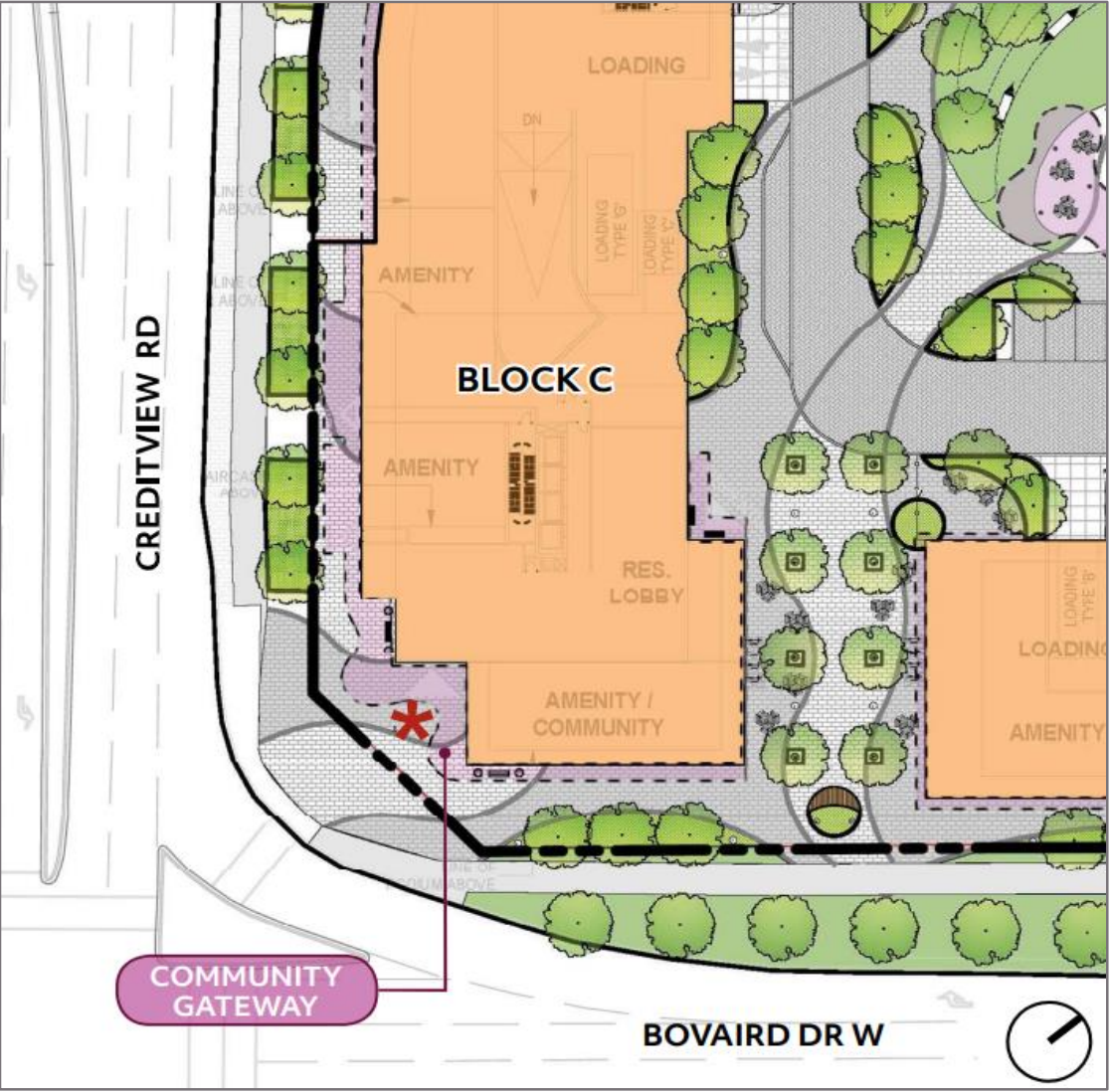
THE PROPOSAL – PARKS AND OPEN SPACE



THE PROPOSAL – PARKS AND OPEN SPACE



THE PROPOSAL - GATEWAY



THANK YOU



 MOUNT PLEASANT
GO