

0 LISGAR DRIVE  
CITY OF MISSISSAUGA

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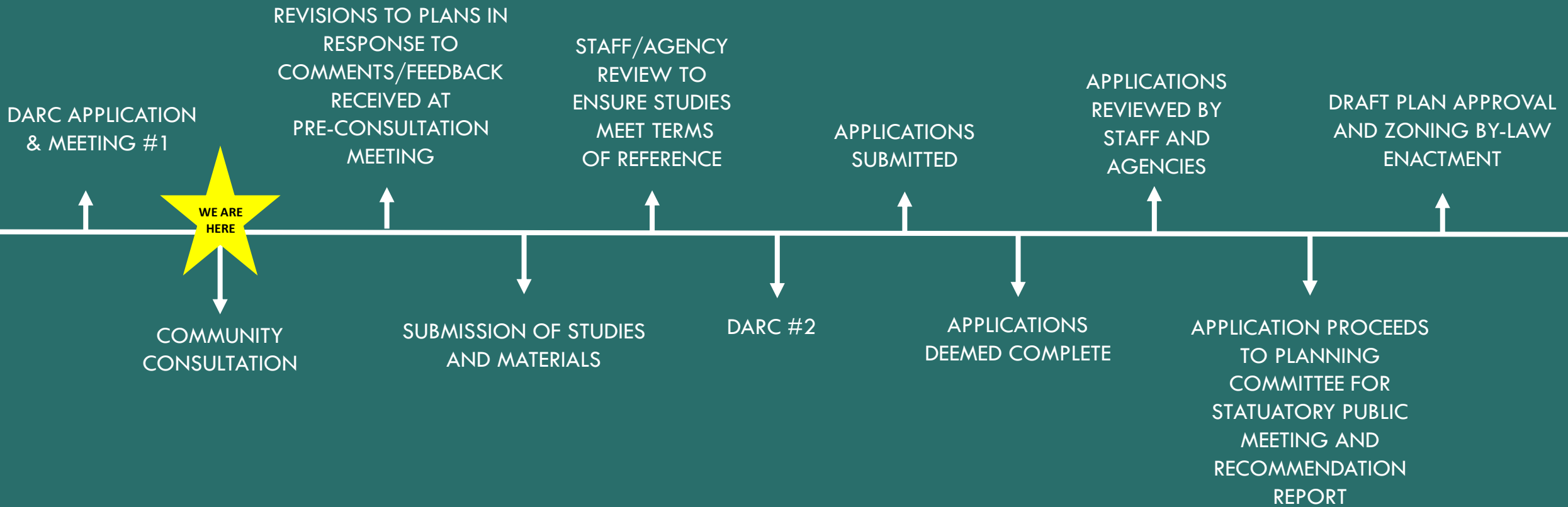
# WARD 10 COMMUNITY MEETING

JUNE 21, 2023

APPLICATION TO AMEND THE CITY OF MISSISSAUGA ZONING BY-LAW AND  
DRAFT PLAN OF SUBDIVISION

## AVENIA CONSTRUCTION INC.

- Draft Plan of Subdivision and Zoning By-law Amendment
- City File Number: DARC 23-69
- June 2023



# TYPICAL PLANNING APPROVALS PROCESS

FILE: DARC 23-69

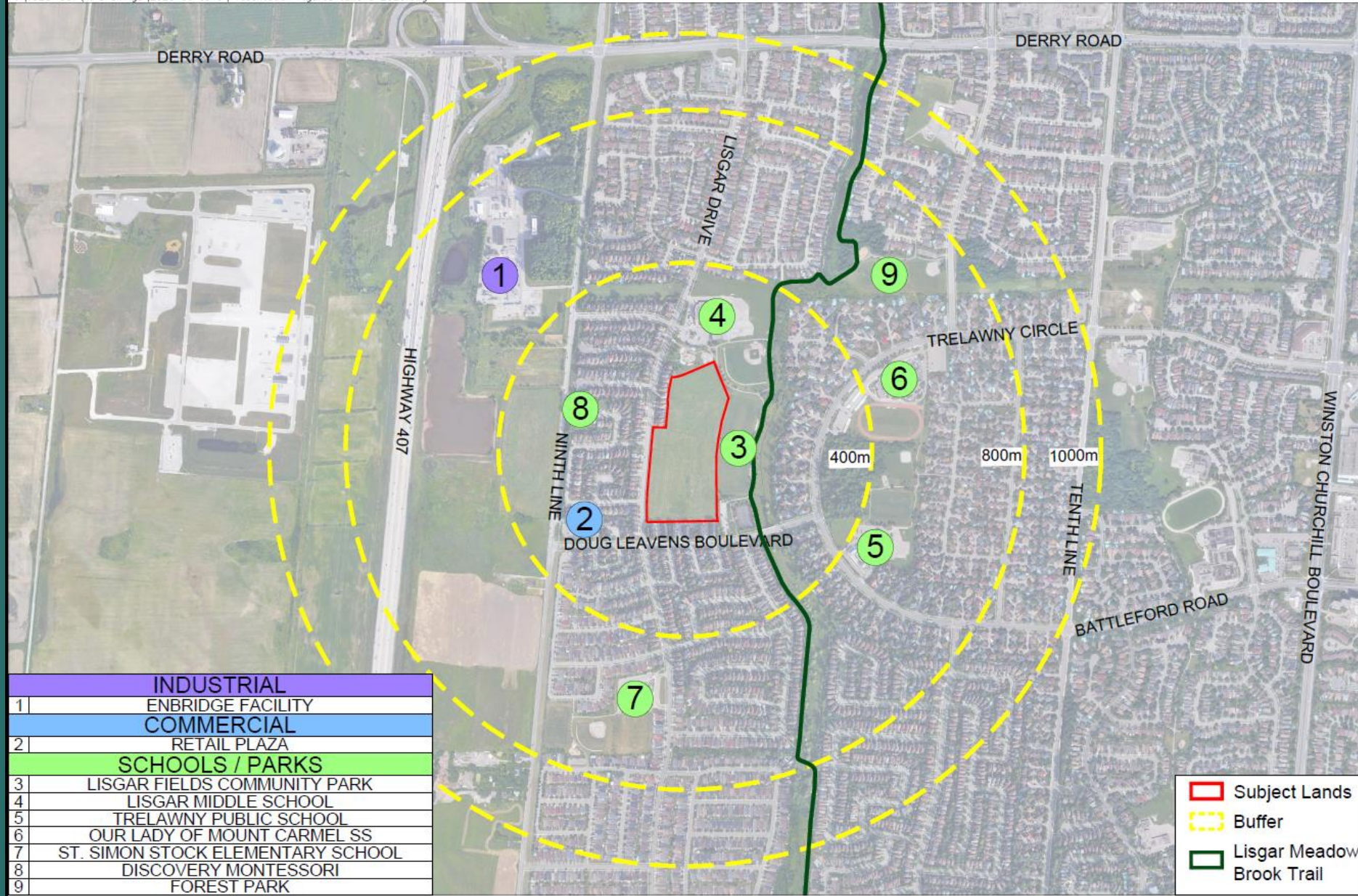




# AERIAL CONTEXT

FILE: DARC 23-69





	<b>INDUSTRIAL</b>
1	ENBRIDGE FACILITY
	<b>COMMERCIAL</b>
2	RETAIL PLAZA
	<b>SCHOOLS / PARKS</b>
3	LISGAR FIELDS COMMUNITY PARK
4	LISGAR MIDDLE SCHOOL
5	TRELAWNY PUBLIC SCHOOL
6	OUR LADY OF MOUNT CARMEL SS
7	ST. SIMON STOCK ELEMENTARY SCHOOL
8	DISCOVERY MONTESSORI
9	FOREST PARK

-  Subject Lands
-  Buffer
-  Lisgar Meadow Brook Trail

# SURROUNDING CONTEXT

FILE: DARC 23-69

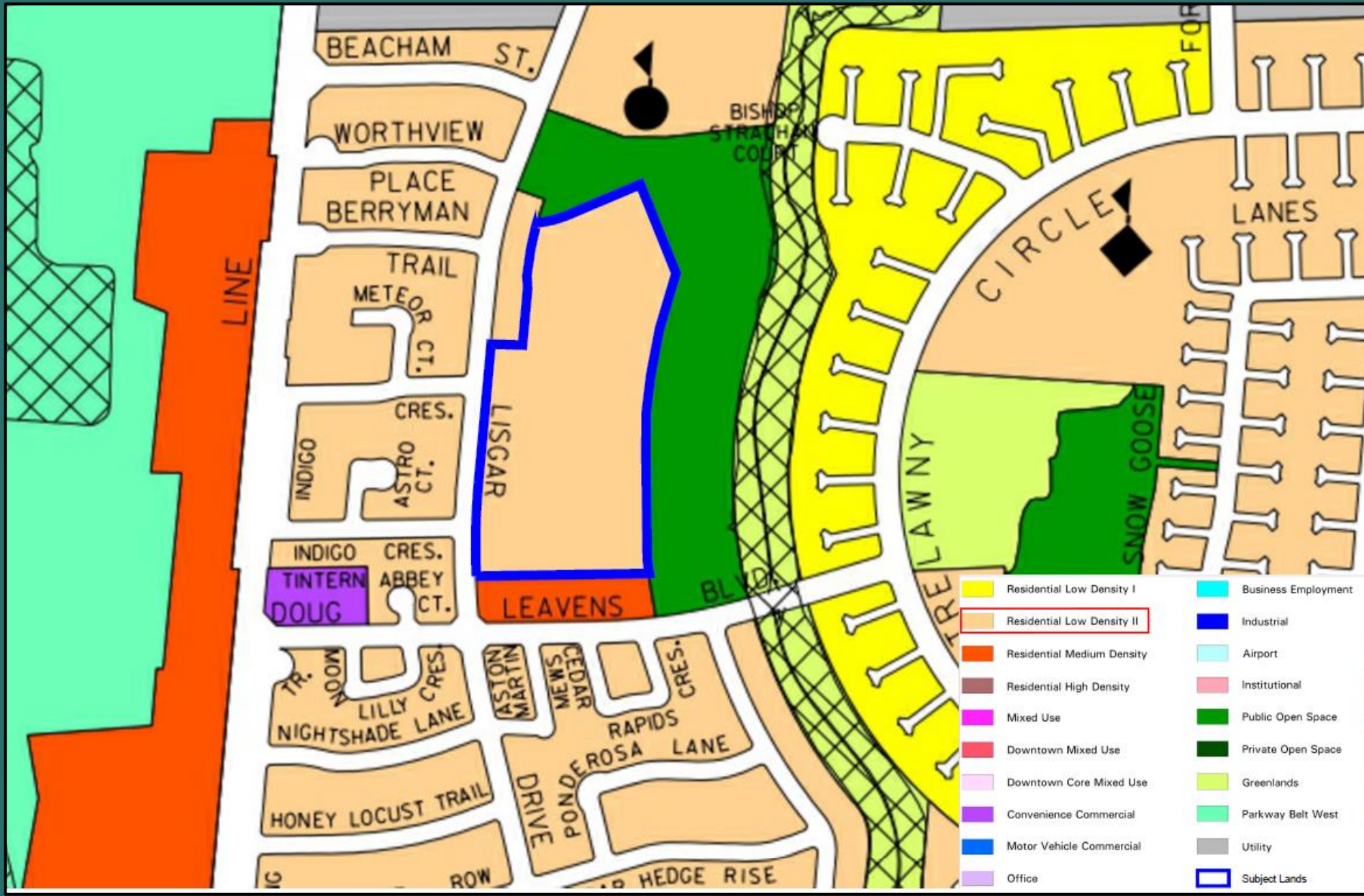




# PARKS AND OPEN SPACE

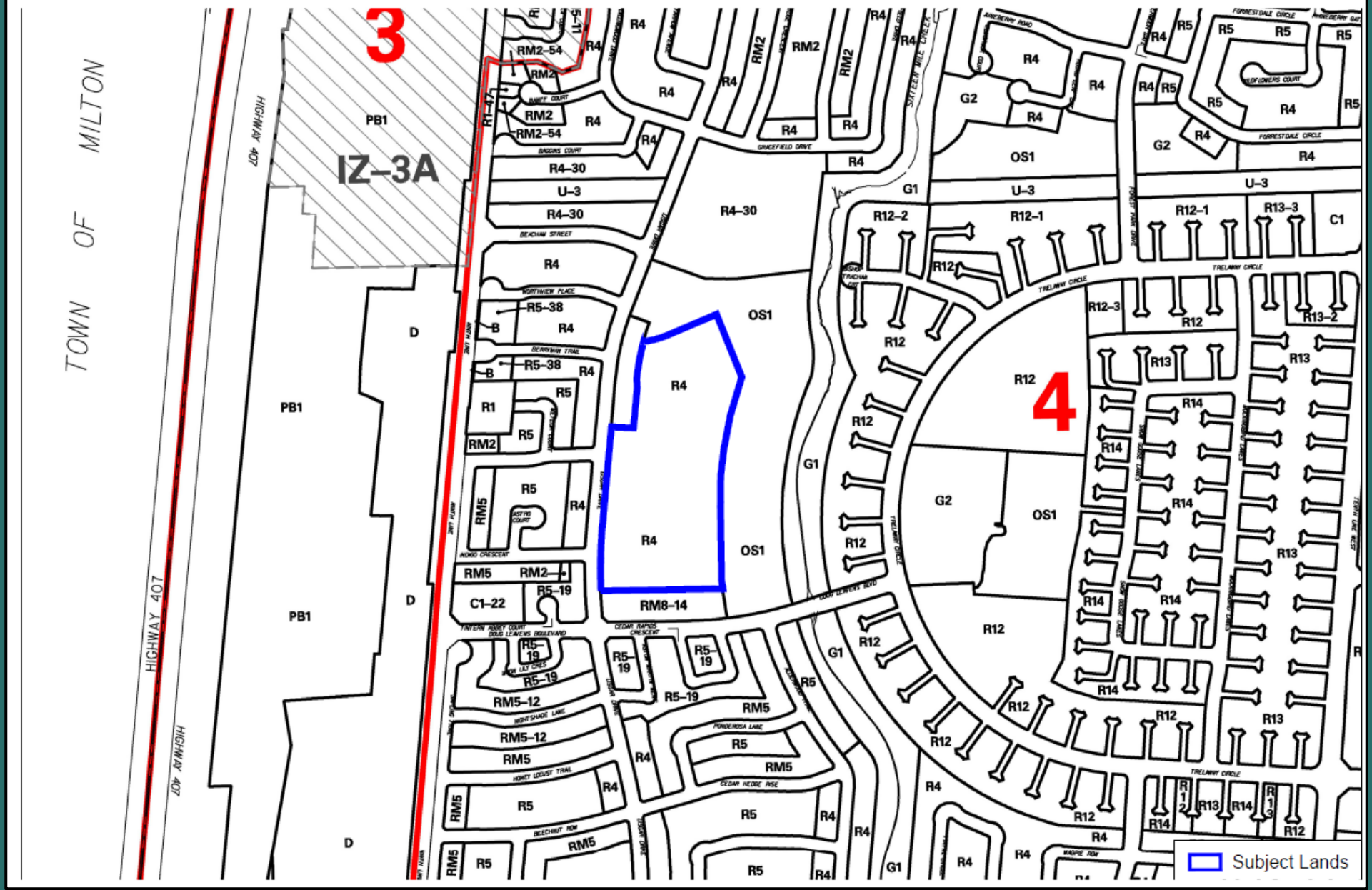
FILE: DARC 23-69





# EXISTING PLANNING POLICY – OFFICIAL PLAN

FILE: DARC 23-69



# EXISTING PLANNING POLICY — ZONING BYLAW

FILE: DARC 23-69





**DRAFT PLAN OF SUBDIVISION  
AVENIA CONSTRUCTION INC.  
(ZONING BY-LAW AMENDMENT)**

BLOCK 356, PLAN 43M-1052 &  
BLOCK 366, PLAN 43M-1066,  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEI

**DEVELOPMENT STATISTICS**

TOTAL SITE AREA:	6.535ha (16.15ac)
PUBLIC R.O.W. AREA:	1.80ha (3.95ac)
PARK AREA:	0.25ha (0.62ac)
WALKWAY AREA:	0.02ha (0.05ac)
SWM TANK:	0.22ha (0.54ac)
RESIDENTIAL AREA:	4.44ha (10.97ac)
SITE DENSITY*:	27.9 UPN/HA

**UNIT BREAKDOWN**

 11.80m (38') DETACHED:	83 UNITS
 12.5m (41') DETACHED:	37 UNITS
 15.24m (50') DETACHED:	4 UNITS
<b>TOTAL:</b>	<b>124 UNITS</b>

**NOTE**  
- PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

\* SITE DENSITY CALCULATED BASED ON  
RESIDENTIAL AREA ONLY



SCALE 1:2500  
APRIL 12, 2023



**PROPOSED DRAFT PLAN OF SUBDIVISION**

FILE: DARC 23-69







ELEVATION 1 • 2,682 sq.ft.



ELEVATION 2 • 2,673 sq.ft.



ELEVATION 3 • 2,686 sq.ft.

# SAMPLE RENDERINGS — 38'

FILE: DARC 23-69





ELEVATION 1 • 2,827 sq.ft.



ELEVATION 2 • 2,818 sq.ft.



ELEVATION 3 • 2,829 sq.ft.

# SAMPLE RENDERINGS — 41'

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3



1

\*Artist's concept



2

\*Artist's concept

# SAMPLE RENDERING — 50'

FILE: DARC 23-69



TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE COMMENTS,  
PLEASE CONTACT EITHER

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**THANK YOU**