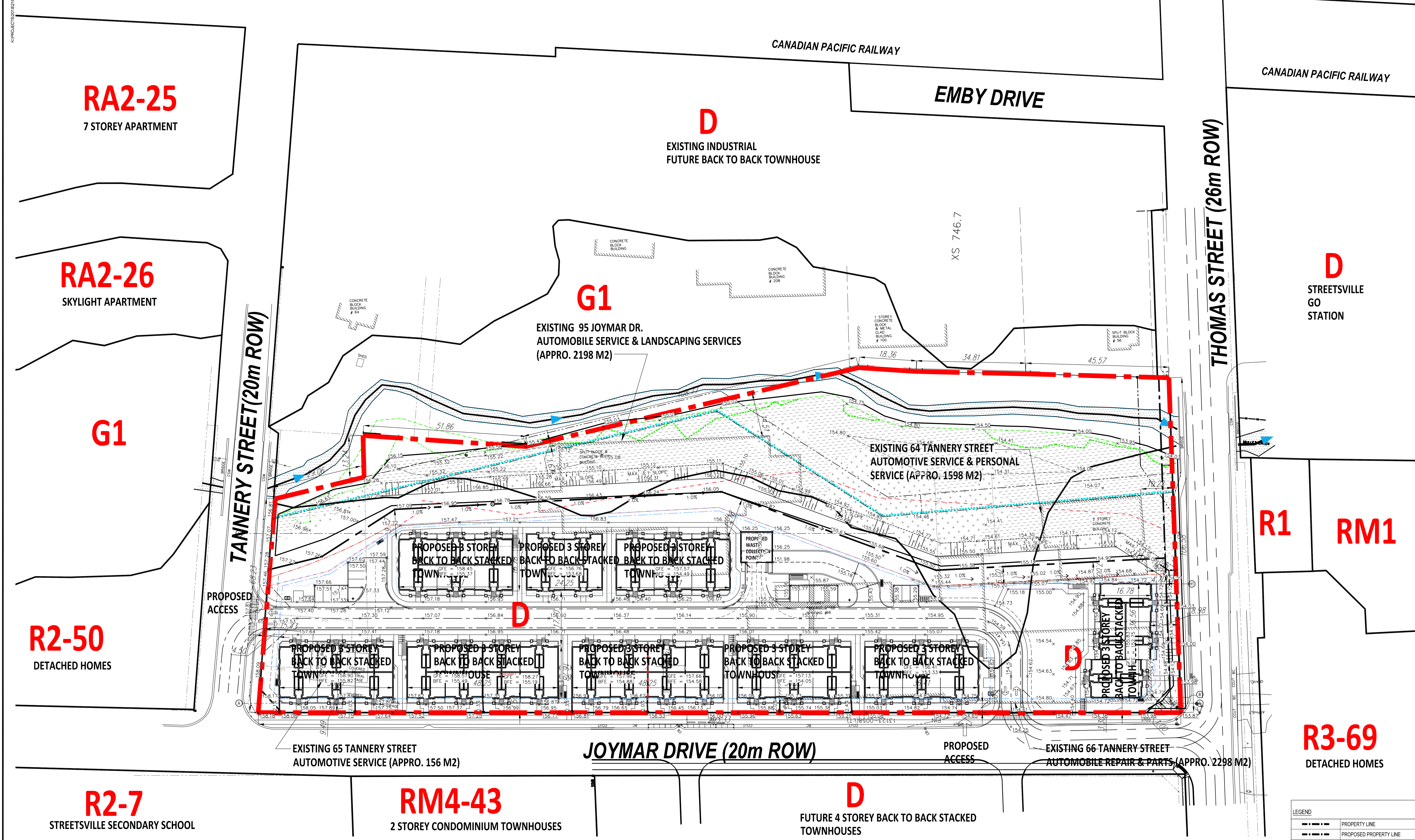
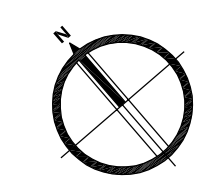


PLAN, TOWNHouses, February 9, 2022 11:07 AM  
 PROJECT: 218072 (218072) 218072.DWG



APPLICATION NUMBER: -

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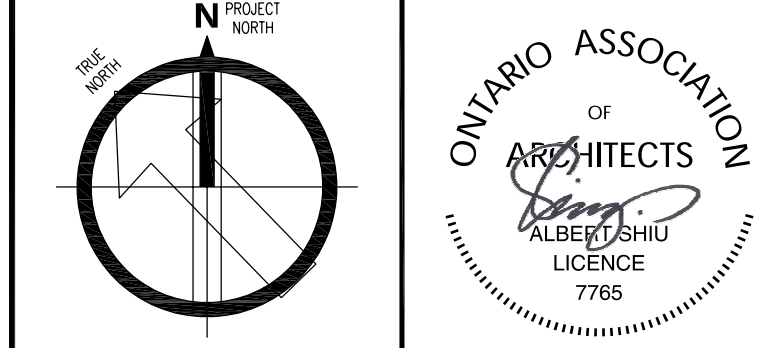


**LEGEND**

- SUBJECT PROPERTY
- EXISTING EASEMENT
- WATERMAIN - IN FAVOUR OF THE REGION OF PEEL
- SANITARY SEWER - IN FAVOUR OF THE CITY OF MISSISSAUGA

**OWNER:**  
 DEZEN REALTY COMPANY LIMITED  
 678604 ONTARIO INC.  
 4890 TOMKEN ROAD  
 UNIT 1-4  
 MISSISSAUGA, ON L4W 1J8

**APPLICANT:**  
 JAMES LETHBRIDGE PLANNING INC.  
 2122 NEW STREET  
 BURLINGTON, ON L7R 1H8



**4 ARCHITECTURE INC.**  
 WWW.4ARCHITECTURE.CA  
 8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
 T: (905) 470-7212 / F: (905) 737-7326 email: msh@4architecture.ca

**DEZEN REALTY - 218072**  
 TOWNHOUSE RESIDENTIAL DEVELOPMENT  
 MISSISSAUGA, ONTARIO 64 - 65 Thomas Street & 65 Tannery Street

**CONTEXT PLAN**  
 REV. 2021.07.22  
 Scale: 1:500  
 Drawn by: ASP/N  
 Checked by: AS  
**A100**

**EXISTING DESIGNATION**  
 THE SITE IS DESIGNATED RESIDENTIAL MEDIUM DENSITY - SPECIAL SITE - STREETSVILLE COMMUNITY NODE CHARACTER AREA WHICH PERMITS TOWNHOUSES WITH A MAXIMUM FLOOR SPACE INDEX OF 1.0, THREE STOREYS IN HEIGHT NEAR MULLET CREEK AND GREENLANDS WHICH PERMITS CONSERVATION AND PARKLAND

**PROPOSED DESIGNATION**  
 SPECIAL SITE 2 POLICIES OF THE STREETSVILLE COMMUNITY NODE CHARACTER AREA AND MAP 14-10 ARE PROPOSED TO BE AMENDED TO PERMIT A MAXIMUM FLOOR SPACE INDEX OF 1.47 AND TO RECOGNIZE THE LANDS SUBJECT TO FLOOD HAZARDS, STABLE TOP OF BANK, FLOODPLAIN AND THE MULLET CREEK VALLEYLANDS.

**EXISTING ZONING**  
 THE SITE IS CURRENTLY ZONED D (DEVELOPMENT) WHICH PERMITS LEGALLY EXISTING USES AND G1 (GREENLANDS) WHICH PERMITS CONSERVATION AND PARKLAND.

**PROPOSED ZONING AMENDMENT**  
 THE PROPOSAL IS TO REZONE THE PROPERTY TO PROPOSED ZONES - RM9 EXCEPTION TO PERMIT BACK TO BACK STACKED TOWNHOUSES AT A FLOOR SPACE INDEX OF 1.47 AND G1 (GREENLANDS) TO RECOGNIZE THE MULLET CREEK VALLEY AND FLOODPLAINS.

1 CONTEXT PLAN  
 Scale: 1:500

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