

OVERVIEW | **01**

PROPOSAL ANALYSIS | **02**

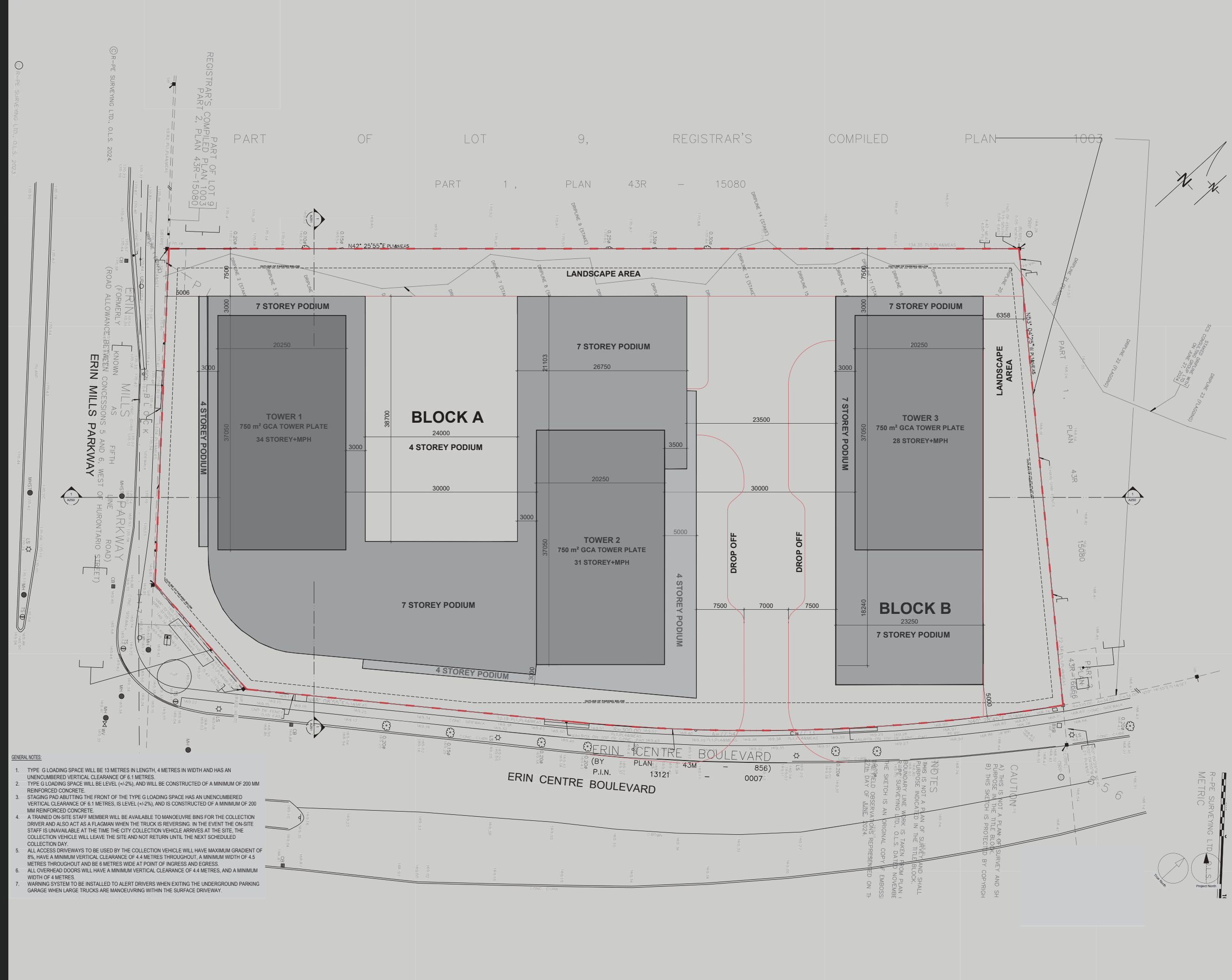
CONCLUSION | **03**

The proposed development has been informed by the evolving policy and regulatory framework for the Site. This includes the broad built form policy objectives of the Mississauga Official Plan, the Major Node policy objectives of the Mississauga Official Plan and the urban design-related objectives advanced by the Reimagining the Mall initiative.

When considered collectively, the proposed development serves to conform to and advance the following policy and design objectives:

- The proposal supports an urban form that promotes a mixture and variety of uses;
- The proposal supports transit and active transportation modes;
- The surrounding established Erin Mills community character is respected;
- The proposed built forms are pedestrian-scale;
- The terraced built forms enable appropriate transition to the surrounding area, while also minimizing adverse massing, scale, density;
- Direct pedestrian connections to grade-related units and areas are provided;
- Maintenance of a sufficiently sized tower floorplate enables a development with an appropriate massing, scale and character to be provided.
- Active uses are provided and non-residential uses open onto and address the public realm;
- Development that faces and frames the street is provided;
- The provision of landscaped open spaces, outdoor amenity areas and private terraces support the needs of residents;
- A range of open spaces are provided, enabling outdoor enjoyment and social interaction;
- Sufficient tower separation distances are provided to enable compact, vibrant, visually appealing built forms and built form elements to be provided, while also providing comfortable microclimatic conditions,

Overall, the proposed development contemplates three (3) tower components of varying heights, rising above human-scaled podiums. The structures, including the tower components, will achieve overall heights of 34, 31 and 28 storeys. A range and mixture of residential and non-residential uses are to be provided. The structures have also been planned and organized around open spaces and a fine-grain, private road network extending off of Erin Centre Boulevard.

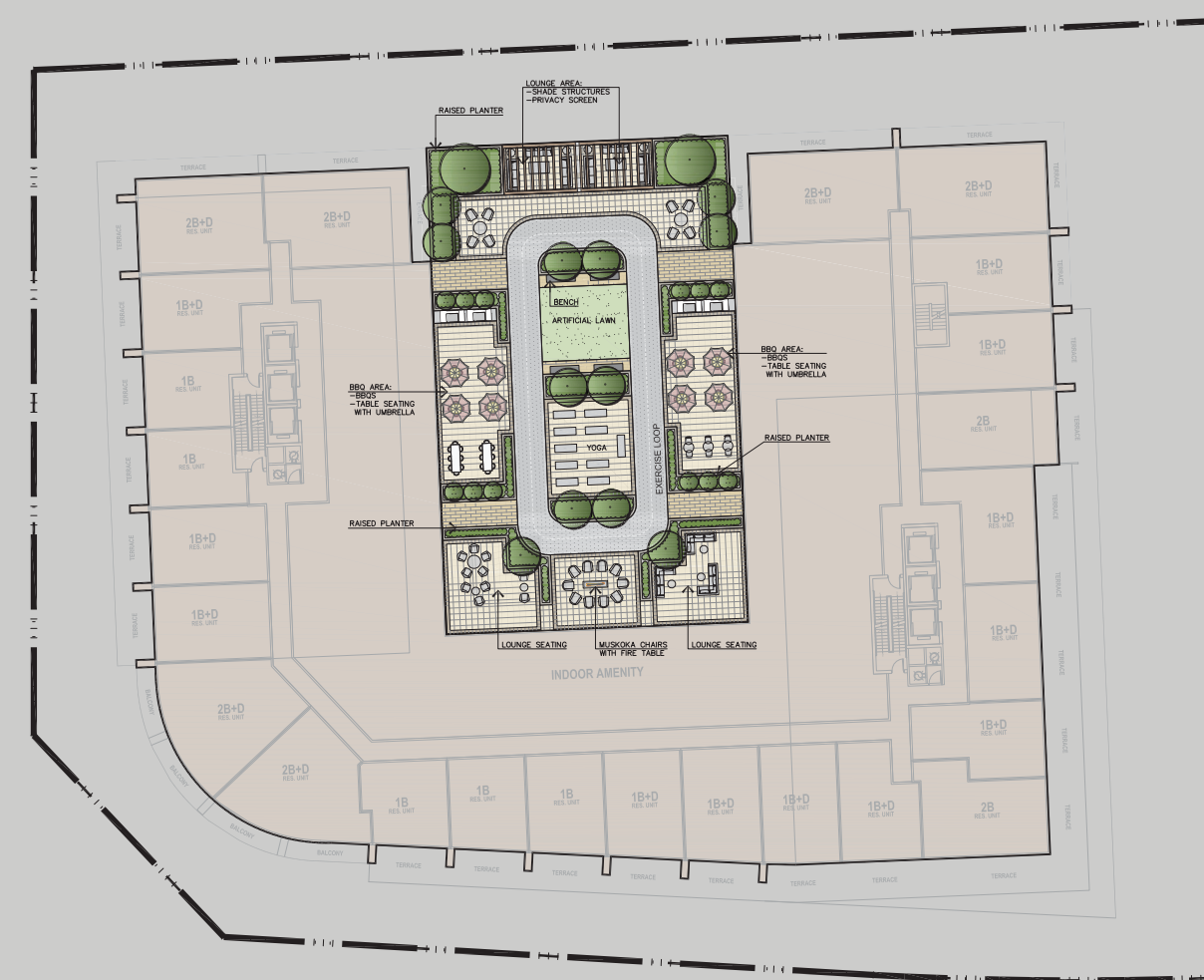


PROPOSAL ANALYSIS | 02

SITE DESIGN

As shown on the Conceptual Landscape Plan, the development has been organized around a variety and mixture of landscaped areas. These include a central courtyard area along the main entry, landscaped areas along the northern property line and an outdoor amenity area along the eastern property line. This also includes streetscape treatments along the private road and public frontages. Overall, the landscape design will provide opportunities for social interaction and will be complimented by the retention and protection of the natural area to the north.

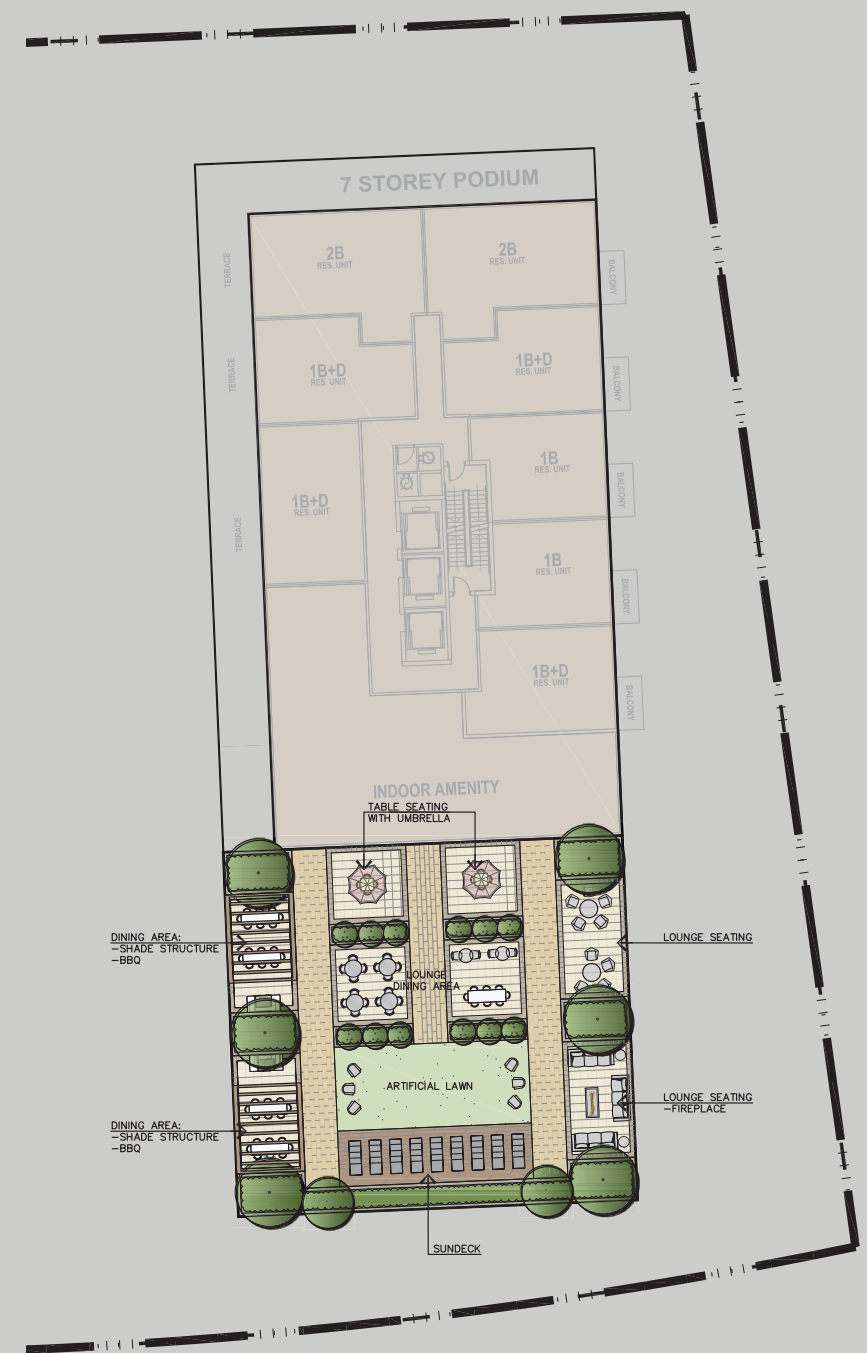




BLOCK A - 5TH STOREY



BLOCK A - 8TH STOREY



BLOCK B - 8TH STOREY

The proposal contemplates a podium and tower configuration that enables adverse wind conditions to be effectively managed, prevent overlook concerns and maximize direct sunlight. Specifically, the proposed structures (Tower '1', '2' and '3') have been positioned along the Site's Erin Centre Boulevard frontage. The tower components have been staggered and appropriately placed on the lot, enabling a positive contribution to the City's sky line to be provided and to provide for comfortable microclimatic conditions. Additionally, the tower components are to rise above a 7-storey podium.

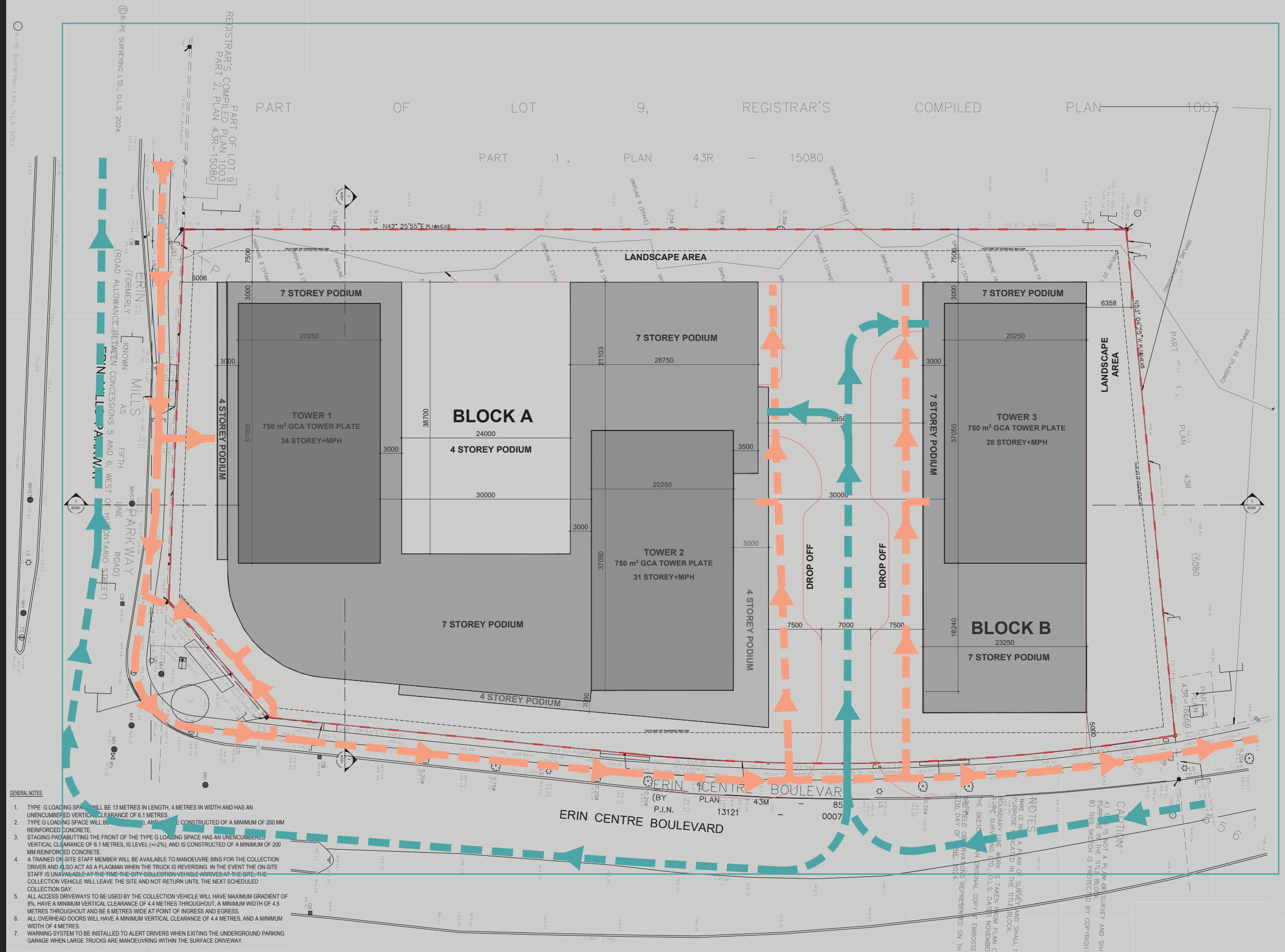
The proposal features a terraced built form, whereby the tower components are provided above the podium levels. This design provides for an appropriate transition to be provided, that respects and is compatible with the established character of the surrounding community. Furthermore, the inclusion of podiums enables a pedestrian-oriented built form that frames the street and enables the provision of non-residential areas with direct pedestrian connections. The provision of these non-residential areas with support daily needs and support local employment opportunities. Amenity areas, shared servicing areas and residential units are also to be provided across the structures.

Overall, the proposed development with a height of 34, 31 and 28 storeys, exclusive of rooftop mechanical penthouses, is appropriate given the Site's locational attributes. The inclusion of stepbacks above the podium levels, sufficient tower separation and appropriate tower floorplates enables the development to have an appropriate massing, scale and character. It will facilitate high-quality, refined built forms with architectural angulations, façade treatments and built form elements to be sensitively introduced into an evolving community and in a manner that continues to respect the established community character.





The development is to also feature a network of public sidewalks along the Erin Centre Boulevard and Erin Mills Parkway frontages as well as pedestrian pathways. Collectively, these sidewalks and pathways will enable safe, comfortable and convenient access to be provided across the Site and beyond. These connections will be complimented by streetscape treatments in order to provide for a high-quality, inviting, pedestrian-oriented environment and active street frontages.





CONCLUSION

The proposed development provides for an appropriate, desirable and sensitive development for the Subject Lands. Overall, the proposal is to provide for an attractive, vibrant, compact mixed-use development comprised of high-quality, refined built forms with built form features and site design components that will compliment the surrounding context. The proposed tall built forms, built form features, exterior materials selections, landscaping and streetscape elements will provide for an appropriately situated, complimentary development within the Central Erin Mills community.

As presented throughout this Study, the proposed development was found to positively contribute to achieving the urban design-related goals, objectives and directions of the Mississauga Official Plan. The proposal strives to support the evolving surrounding context and character, while also supporting compact, mixed-use, transit supportive development in an appropriate location and supporting Central Erin Mills as a vibrant, complete community with a range of housing options for current and future community members.