



# 1775 THORNY BRAE PL

Mississauga, Ontario

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## **Community Meeting Report**

Prepared by Batory Planning + Management – June 2025

**BATORY**  
Planning + Management

## EXECUTIVE SUMMARY

Batory Planning + Management has been retained by Mississauga Road Properties ("Owner") as the planning consultant for the proposed redevelopment of 1745, 1765, 1766, 1775, and 1776 Thorny Brae Place in Mississauga ("Subject Site"). The Subject Site is located at the southeast corner of Mississauga Road and Eglinton Avenue.

All levels of the applicable planning framework policies clearly intend the efficient use of land to meet overarching Provincial objectives, specifically in transit-supportive, walkable areas nearby amenities, such as the local context. This raises the question of whether such lands located at the intersection of two major roads and adjacent to transit, including a Transit Priority Corridor, should continue to be lands designated and regulated as "Residential Low-Rise".

Despite being located at the intersection of an Arterial road (Eglinton Avenue West) and a Major Collector (Mississauga Road) within the settlement boundaries, with full municipal servicing infrastructure connection availability, and convenient access to transit and nearby shops and services, the Subject Site is regulated in the same manner as properties accessed by local roads, away from transit and walkable amenities.

The proposed development of the Subject Site represents infill density at an intersection that is scaled appropriately to fit within its context while promoting a more transit-oriented urban setting and reflects a gradual step towards achieving complete communities. It maintains a low-rise form in contrast the to the high density development along nearby intensification corridors and nodes to provide an appropriate transition to the inner single detached neighbourhoods serviced by local roads.

The proposed development consists a new 3 storey (12.5 metres), 99 unit stacked townhouse development with associated parking and common outdoor amenity areas. Each unit is provided 2 private parking spaces with access into the development provided from a new curb cut along Mississauga Road, further south of the existing access (to be closed) and main intersection. 26 additional parking spaces are provided for visitors parking.

Previous owners as well as the current have actively engaged with the City and community since early 2024, having submitted an initial pre-application consultation request for an infill development in February 2024 and hosting a community meeting in December 2024 to introduce the development concept. The proposed development incorporates additional feedback received and takes into account recent shifts in Provincial planning policy.

This Community Meeting Report provides a description of the meeting, list of attendees, detailed meeting minutes of the Q&A period as well as responses to feedback received, and a copy of the materials presented.

A handwritten signature in black ink, appearing to read "Paul Demczak".

*Paul Demczak, MCIP, RPP*  
Principal

A handwritten signature in black ink, appearing to read "Jacqueline Lee".

*Jacqueline Lee*  
Intermediate Planner

# COMMUNITY MEETING REPORT

## Meeting Details

The applicant-led public information meeting was held on Tuesday, December 3, 2024 from 6:30pm-7:30pm through a virtual meeting (Webex). The meeting notice was circulated through local Ward 8 Councillor Matt Mahoney's office and Webex link posted on the Councillor's website ([www.mattmahoney.ca](http://www.mattmahoney.ca)). The webpage now posts downloadable links to the meeting notice letter (Appendix A) as well as the presented slide deck (Appendix B).

The meeting started with introductions and proceeded to provide an overview of the planning framework, proposed development, and planning process before opening the discussion for Q&A.

## Attendees

### *Attendees representing the applicant:*

Daniel Marion, Kingridge Developments (Owner)  
Paul Demczak, Batory Planning + Management, Principal  
Claudia Costa, Chamberlain Architect Services Limited, Associate

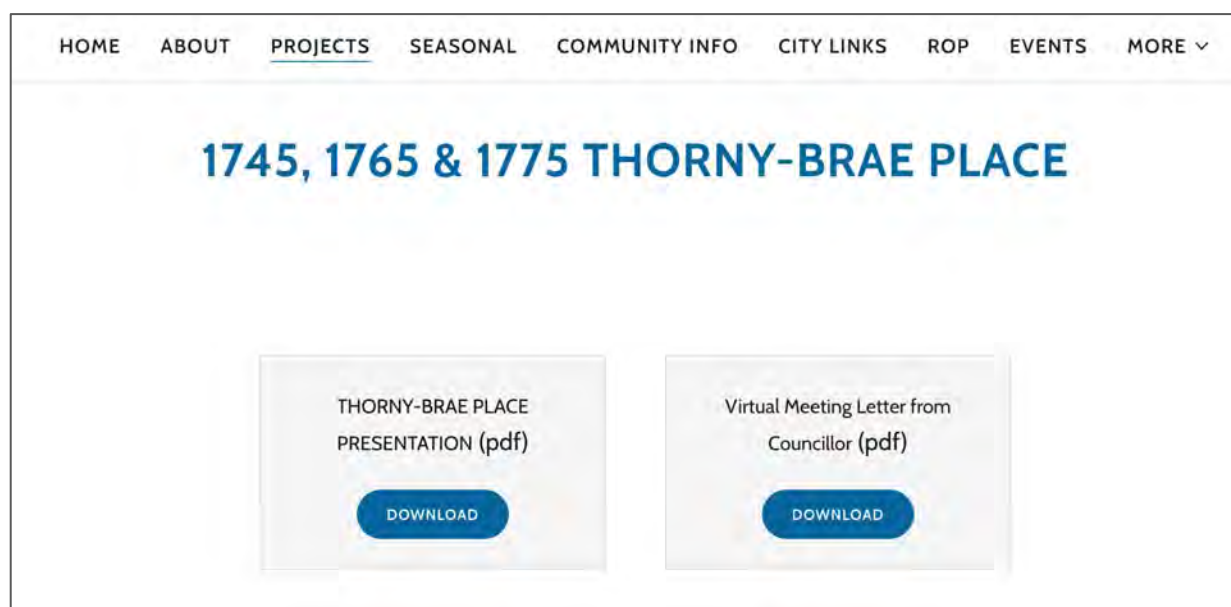
### *Attendees representing the City of Mississauga:*

Hugh Lynch, Planning & Building Department, Manager  
Lucas Petricca, Planning & Building Department, Development Planner

### *Local Councillor or their designate:*

Councillor Matt Mahoney, Deputy Mayor and Ward 8 Councillor  
Meredith Karosas, Executive Assistant  
Debbie Thomson, Administrative Assistant

*Approximate Number of residents/local landowners in attendance: 5*



Screenshot excerpt from Councillor Matt Mahoney's webpage with links to download virtual meeting notice and presentation slides

## Q&A Discussion

Following introductions and the information presentation, the meeting was opened to attendees for a Q&A discussion. The following provides a summary of the questions and concerns were raised and responses from the applicant team.

### *Traffic*

- Concerns relating to increase in traffic
- Concerns regarding in/out movement from the driveway access along Mississauga Road
- Inquiry on traffic mitigation strategies

### *Land Use*

- Concerns with creating ‘an urban jungle’
- Concerns of over development through multi-unit developments

### *Environment*

- Concerns with impacts to river valley system

### *Applicant*

- Inquiry on whether the applicant is the same from the previous application

*Traffic Response:* The development proposal has been designed as a transit-supportive infill development with its location being adjacent to transit routes and the internal pedestrian circulation scheme designed to support active transportation choices. Walkways lead to bus stops along both Mississauga Road and Eglinton Avenue West and the site is connected to bike routes as well.

A Traffic Impact Study (TIS) has been required by staff and will be prepared as part of the application submission package to assess the traffic impact from the proposed development. Part of the TIS findings will help to determine if the proposed development will result in vehicular circulation and queuing issues and its anticipated impact to forecasted traffic. This study will be reviewed by the City’s Transportation Engineering Department and will also include transportation demand management measures.

*Land Use Response:* The Province and City have direct for efficient use of land which optimize transit and infrastructure investment. The Subject Site is at the corner of two major streets, one of which is a priority transit corridor and can viably redevelop as an infill residential development consisting 99 residential units.

*Environment Response:* The proposed area for development have been scoped and delineated through the findings of an Environmental Impact Assessment (EIS) and Slope Stability Study to avoid areas with natural heritage and slope hazard. These boundaries have been reviewed by City staff as well as the Credit River Conservation Authority and conveyed as part of a previous Draft Plan application.

*Applicant Response:* The applicant for the proposed development is a new owner of the Subject Site.

# **APPENDIX A**

## NOTICE OF COMMUNITY INFORMATION MEETING





November 2024

Dear Resident

**RE: Ward 8 – 1745, 1765, 1766, 1775 and 1776 Thorny-Brae Place**

- **East on Mississauga Road & South of Eglinton Ave West**

I have arranged a virtual Community Information Session & Presentation for **Tuesday, December 3<sup>rd</sup>, 2024, from 6:30 pm – 7:30pm.**

The purpose of this meeting is to discuss a proposal to amend the Official Plan and Zoning By-law to permit three storey stacked townhomes containing a total of 99 units on the lands of 1745, 1765, 1766, 1775 and 1776 Thorny-Brae Place. The application is currently going through the pre-application process and has not been submitted at this time.

The applicant Batory Planning + Management will present the proposal to the community and respond to questions and comments. City of Mississauga Planning and Building staff will attend to answer questions about the development application process.

For your convenience, the Webex link for the virtual Community Information Session & Presentation will be posted on my website [www.mattmahoney.ca](http://www.mattmahoney.ca) on the day of the meeting, Tuesday, December 3<sup>rd</sup>.

Should you have any questions prior to the scheduled meeting, please contact Lucas Petricca, City Planner, for this application at 905-615-3200 ext. 5733 or by e-mail at [Lucas.Petricca@mississauga.ca](mailto:Lucas.Petricca@mississauga.ca).

Regards,

Matt Mahoney  
Ward 8, Councillor and Deputy Mayor  
City of Mississauga

# **APPENDIX B**

## PRESENTATION DECK



# 1775 THORNY BRAE PLACE

## PUBLIC INFORMATION MEETING

DECEMBER 2024



Architects  
Constructors  
Managers



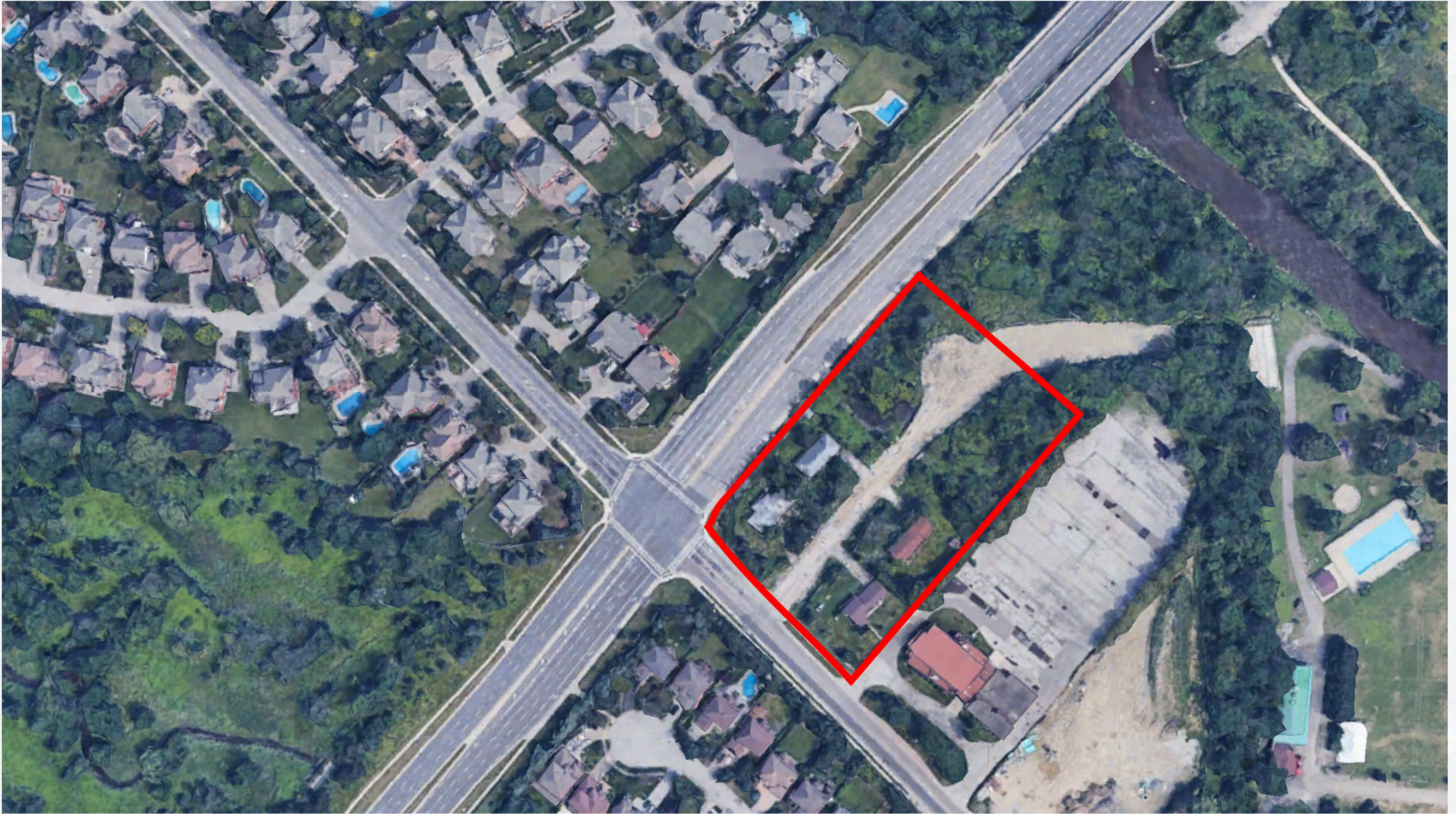


An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and patches of green trees. A prominent road runs diagonally across the frame. The image is faded to serve as a background for the text.

# **INTRODUCTIONS**

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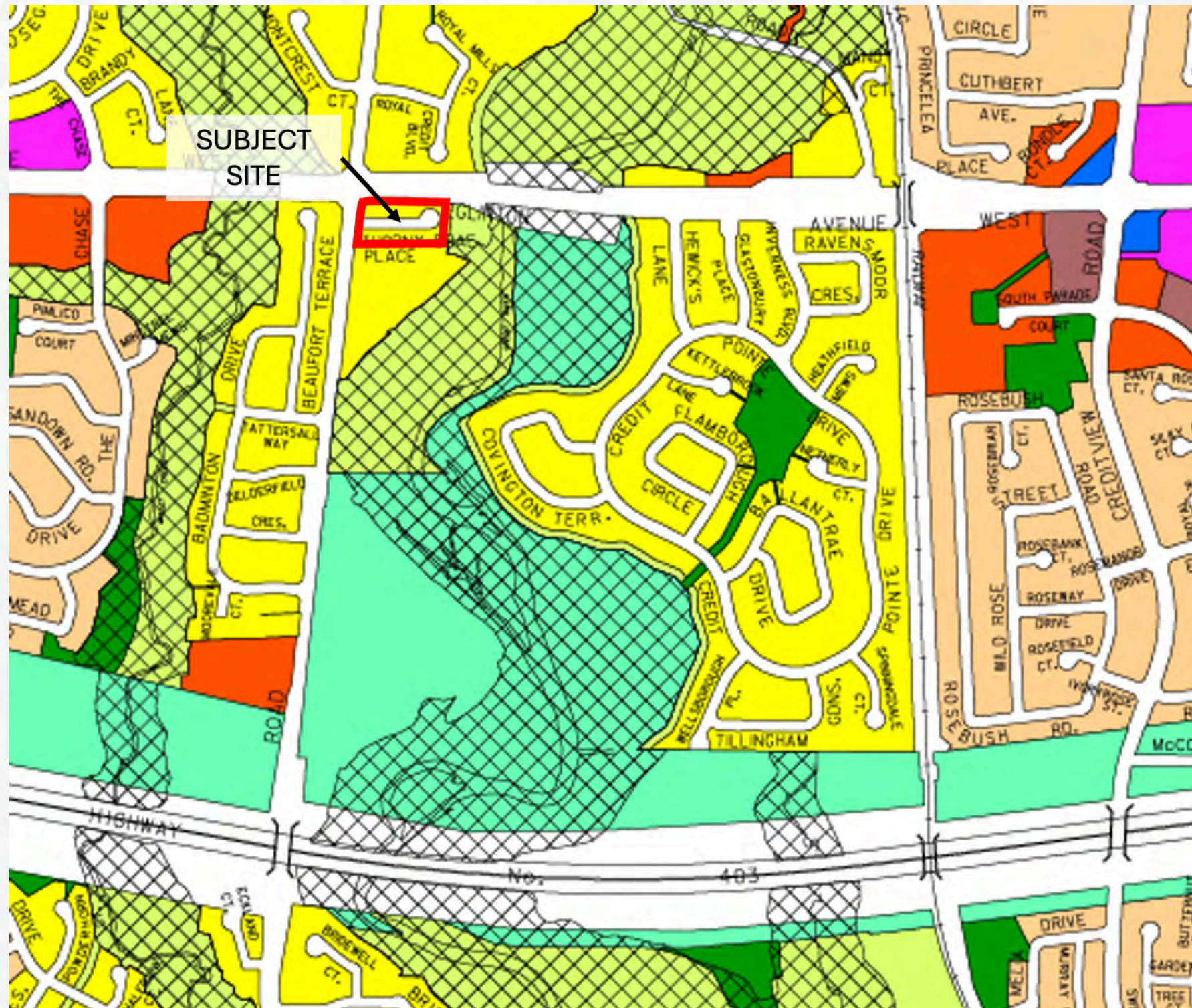




**THE SITE**



# CITY OF MISSISSAUGA OFFICIAL PLAN

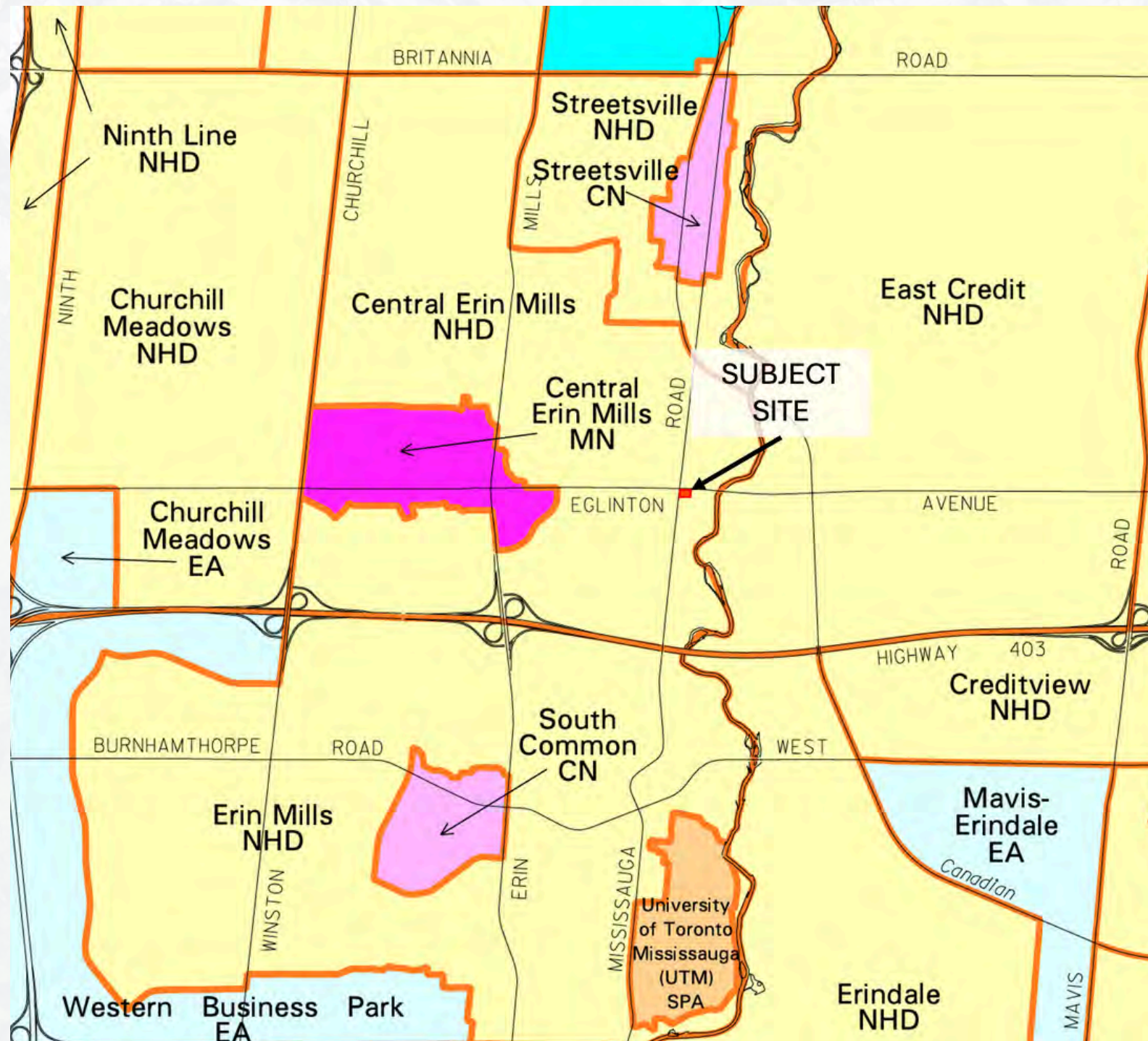


Excerpt from Schedule 10 - Land Use Designations

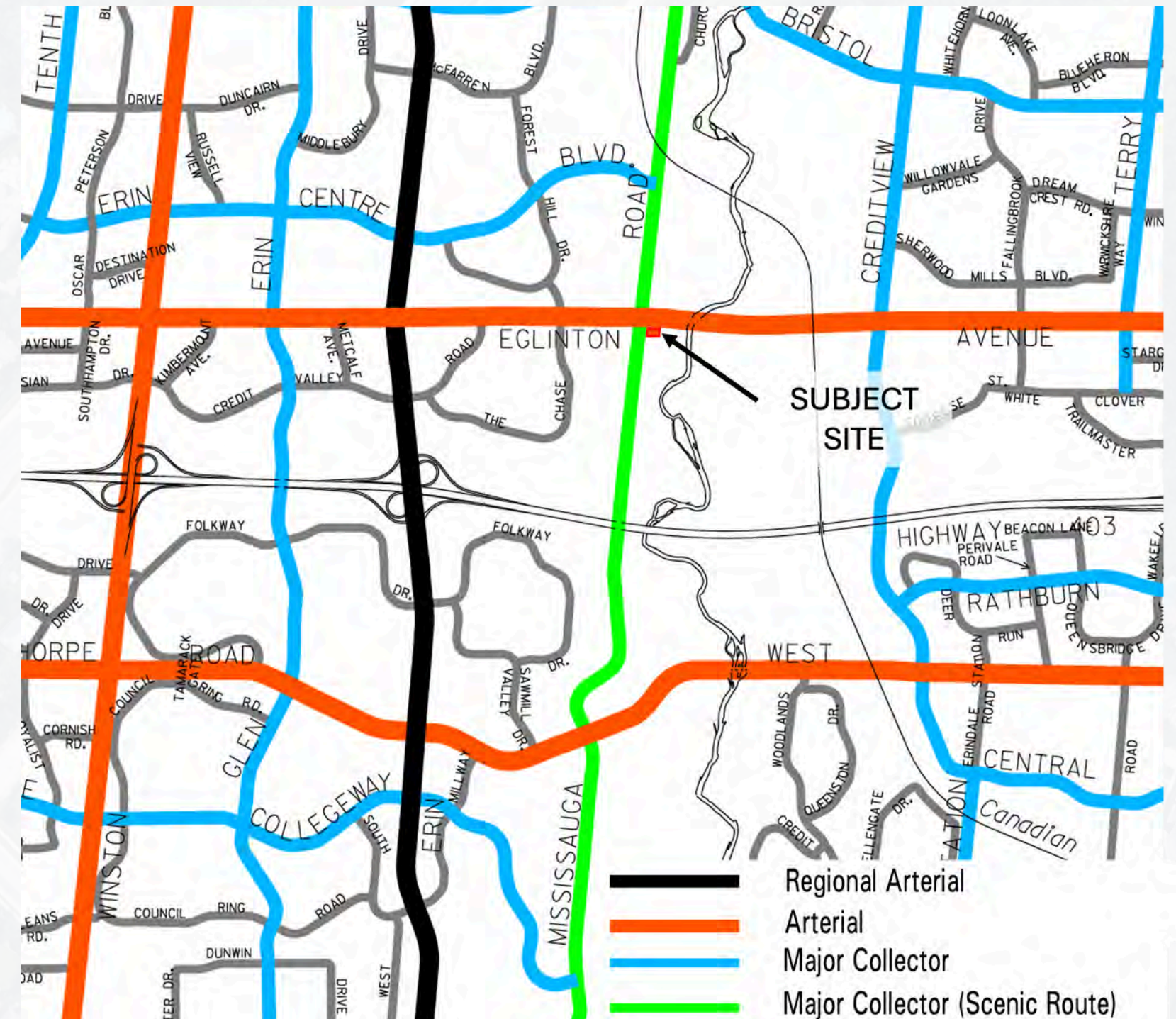
- The Site is within the Neighbourhood element of the City Structure (Schedule 1 of the Official Plan - OP).
- Identified in the Central Erin Mills Neighbourhood Character Area (Schedule 9 of the OP).
- Designated Residential Low Density I (Schedule 10 of the OP):
  - Current permitted uses: Detached, semi-detached, and duplex dwellings.
- Located along an Arterial and Major Collector (Scenic Route) road in the City's Long-Term Road Network (Schedule 5 of the OP). Adjacent to a Transit Priority Corridor in the City's Long-Term Transit Network.
- Outside of the City's Green System (Schedule 1a of the OP) and Natural Hazards (Schedule 3 of the OP).



# CITY OF MISSISSAUGA OFFICIAL PLAN



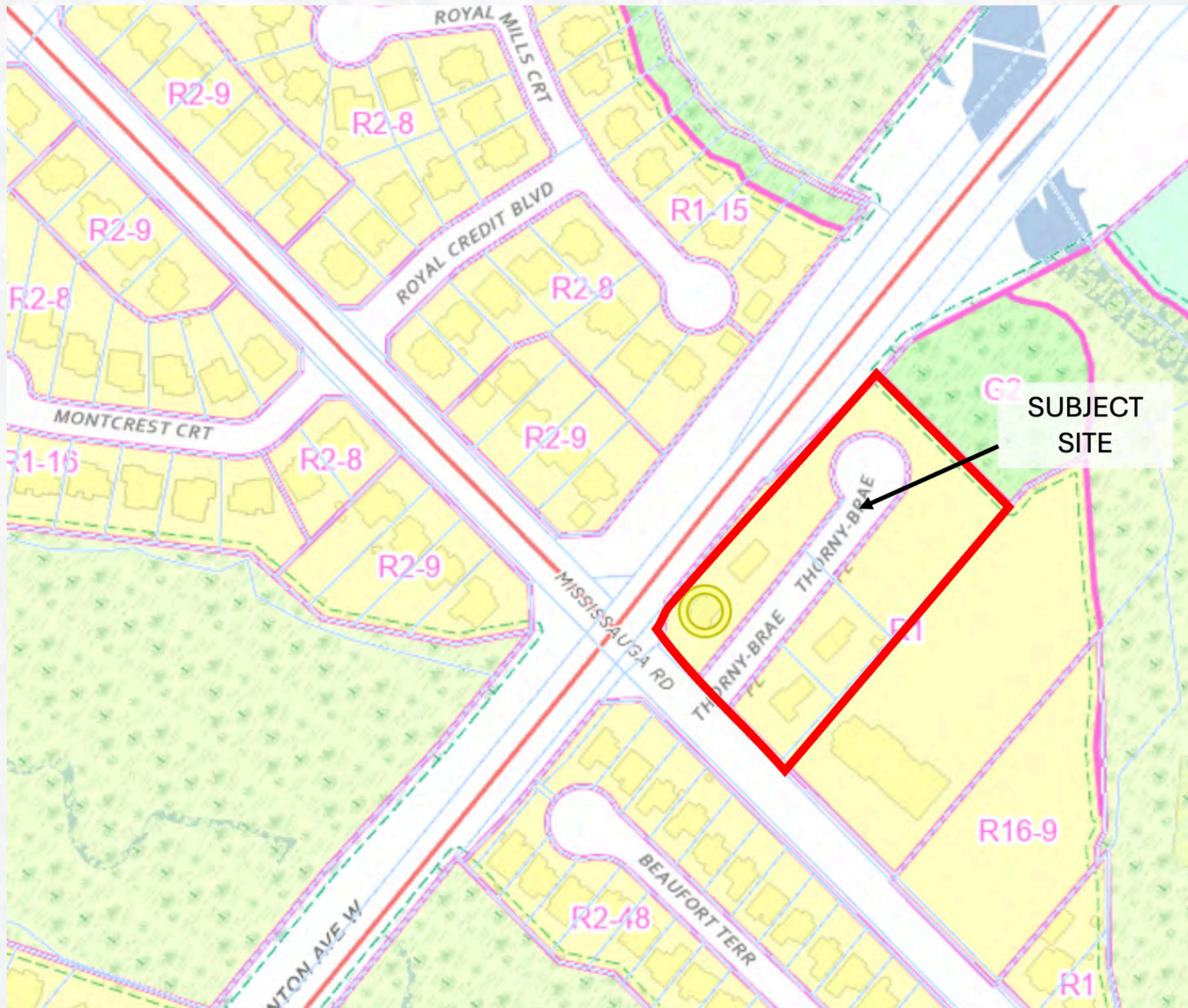
Excerpt from Schedule 9 - Character Areas



Excerpt from Schedule 5 - Long Term Road Network



# CITY OF MISSISSAUGA ZONING DESIGNATION



- The Site is currently within an R1 Zone that permits single detached dwelling uses, in addition to duplex and triplex uses (as permitted by recent updates to the Planning Act).
- An amendment to the current zone is required to facilitate the proposed development, as previously described and submitted herein.

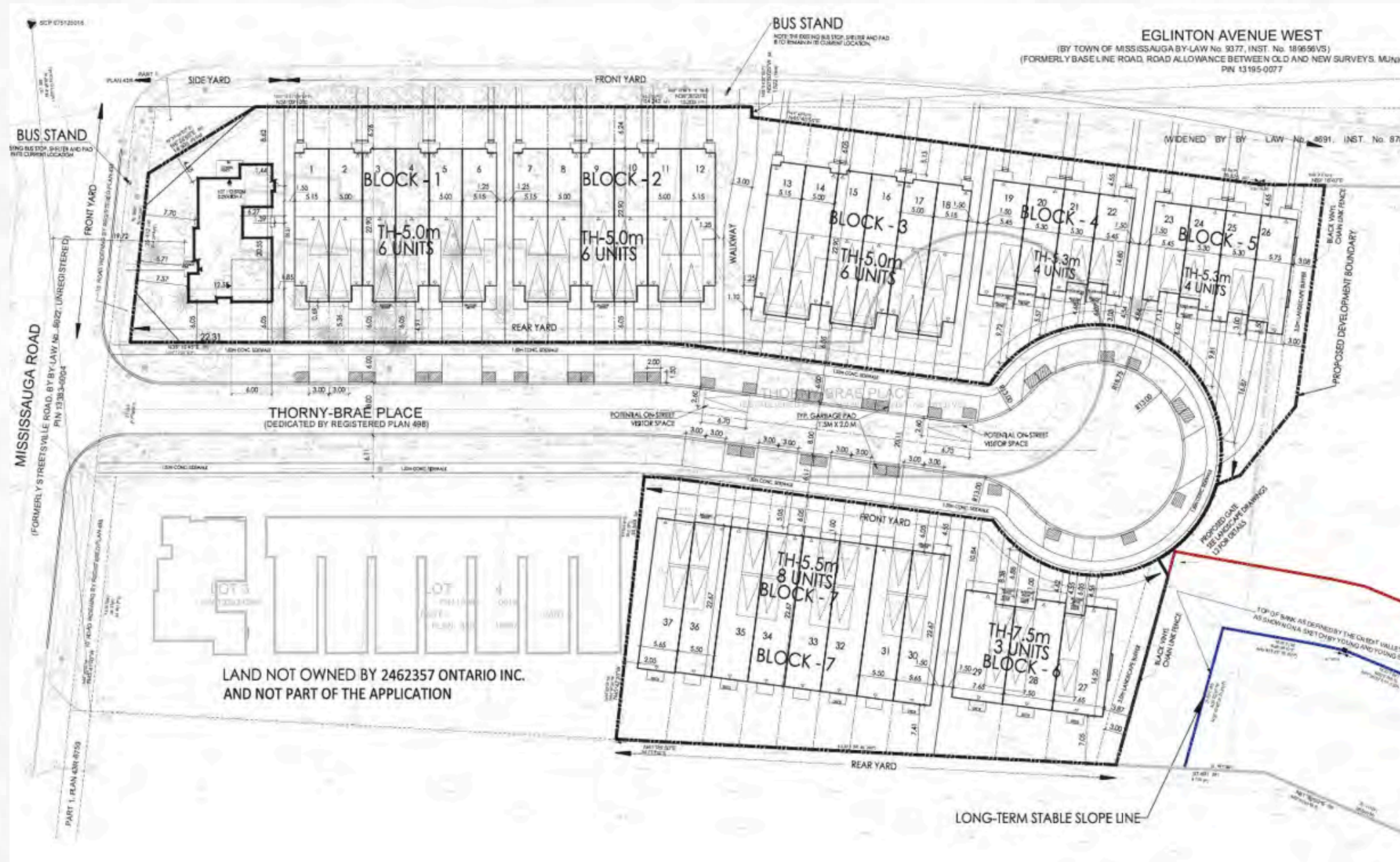




# THE LOCAL CONTEXT



# PREVIOUS DEVELOPMENT APPLICATIONS



Previous Site Plan from PACE Developments

- The Site was previously subject to an Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications by the former owner in December of 2017
  - The Application for Plan of Subdivision was approved on July 14, 2018
- The acquisition of the municipal right-of-way was not included in the previous proposal.



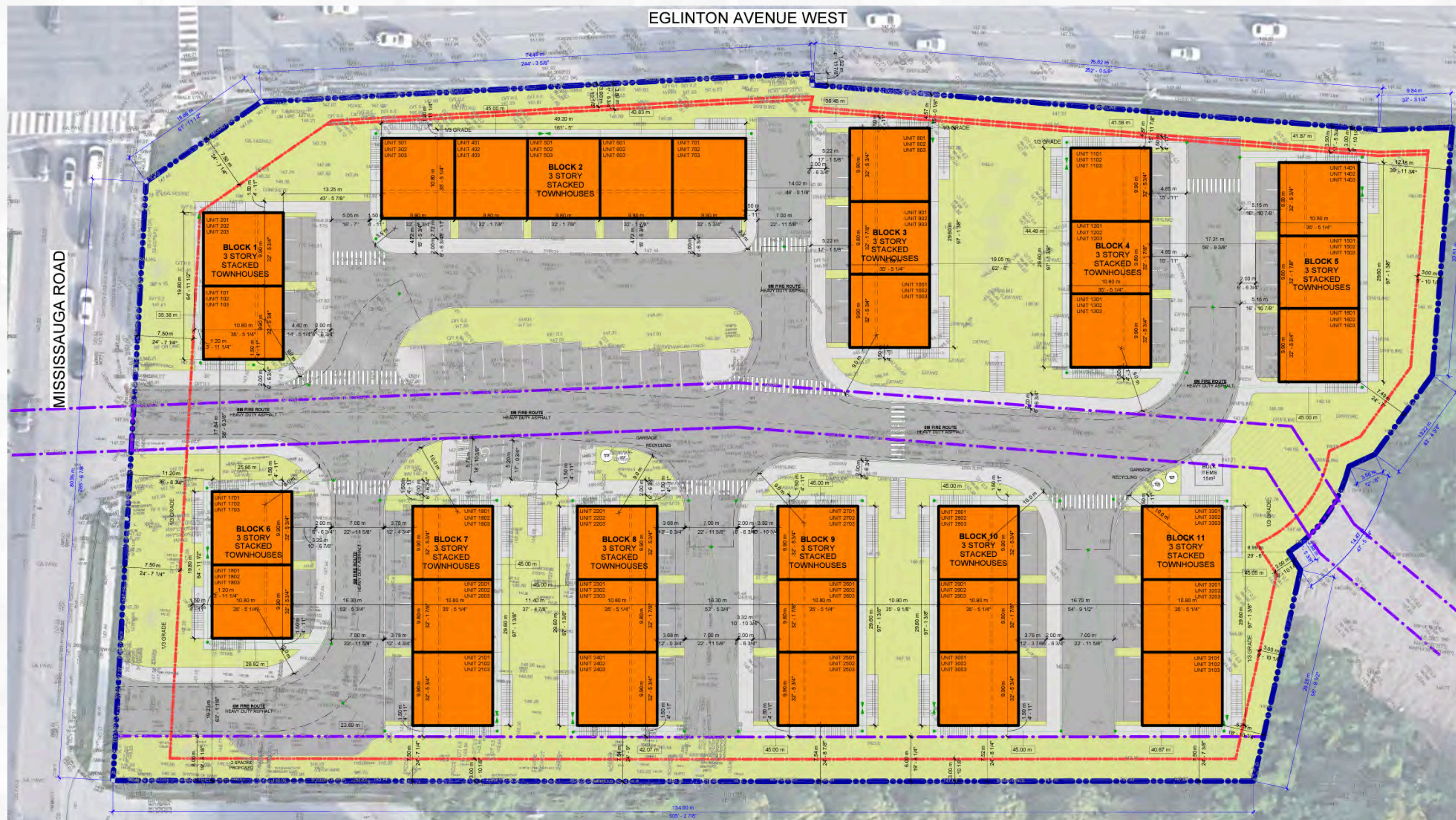
An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and patches of green trees. A prominent road runs diagonally from the bottom left towards the top right. The overall scene is captured from a high angle, providing a comprehensive view of the area.

# **PROPOSED**

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# **DEVELOPMENT**





# SITE PLAN























# SUMMARY OF PROJECT STATS

- Total of 99 Townhomes Units
- Total of 219 Parking Spaces
  - 198 Residential Spaces (2 per unit)
  - 19 Visitor Spaces
- 3 programmed Outdoor Community Amenity Spaces
- 2 metre wide Sidewalks Provided throughout
- High quality architectural design and materials being provided.
- Significant landscape and amenity space programming throughout the development.





An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and patches of green trees. A prominent road runs diagonally from the bottom left towards the top right. The entire image is overlaid with a semi-transparent grey filter.

# **NEXT STEPS**

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# **CONCLUSION**



# IN SUMMARY

- Proposed 99 three-storey stacked townhomes across 11 blocks, including 219 parking spaces and 3 outdoor community amenity spaces.
- Located in the Central Erin Mills Neighbourhood Character Area, planned for growth and future development
- Proposed development fits well into the existing urban fabric and provides a visual appeal to the area
- High quality architectural design, materials, and landscaping
- Significant setbacks to accomodate for a variety of landscaping and create visually appealing streetscapes at a major intersection
- Activates a predominantly under utilized parcel and improves the intersection of Eglinton Avenue West and Mississauga Road





An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, and patches of green trees. A prominent road runs diagonally from the bottom left towards the top right. The entire image is overlaid with a semi-transparent grey filter.

# **QUESTIONS**

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# **COMMENTS**



# THANK YOU

