

COMMUNITY MEETING

1535 Dundas Street East

Mississauga, ON

Hosted by Councillor Fonseca

30th March, 2023



TERRACAP

Agenda

- 01 Introductions
- 02 Terracap Overview
- 03 Development Timeline
- 04 Site Context
- 05 Proposed Development Overview
- 06 Questions and Answers



Introductions



LANDOWNER

Brian Crombie
Natan Ary



ARCHITECT

Steven Paynter



**LAND USE
PLANNER**

David Sajecki
Ed Sajecki



**TRANSPORTATION
PLANNER**

Will Maria



CIVIL ENGINEER

Alex Williams



**LANDSCAPE
ARCHITECT**

Robert Ng

Landowner Overview



We are Terracap

- Based in Toronto, Terracap Group of Companies was founded by Larry Krauss in 1989.
- It is a fully integrated owner, developer and operator of high-quality real estate assets across North America.

2.5

Billion

AUM Private Equity Group

Invest across multiple commercial and residential real estate asset classes

30+

Years

of Experience

Ten grocer anchored retail across Canada

100+

Real Estate Deals

Completed Successfully

Seven multi-family in Toronto and BC, Florida Texas and Kansas

10

10 Million Sq.Ft.

Real Estate Owned & Operated

On-airport distribution centres, hotel, seniors and office

Featured Developments



King and Spadina
Toronto



Bayview and Eglinton
Toronto

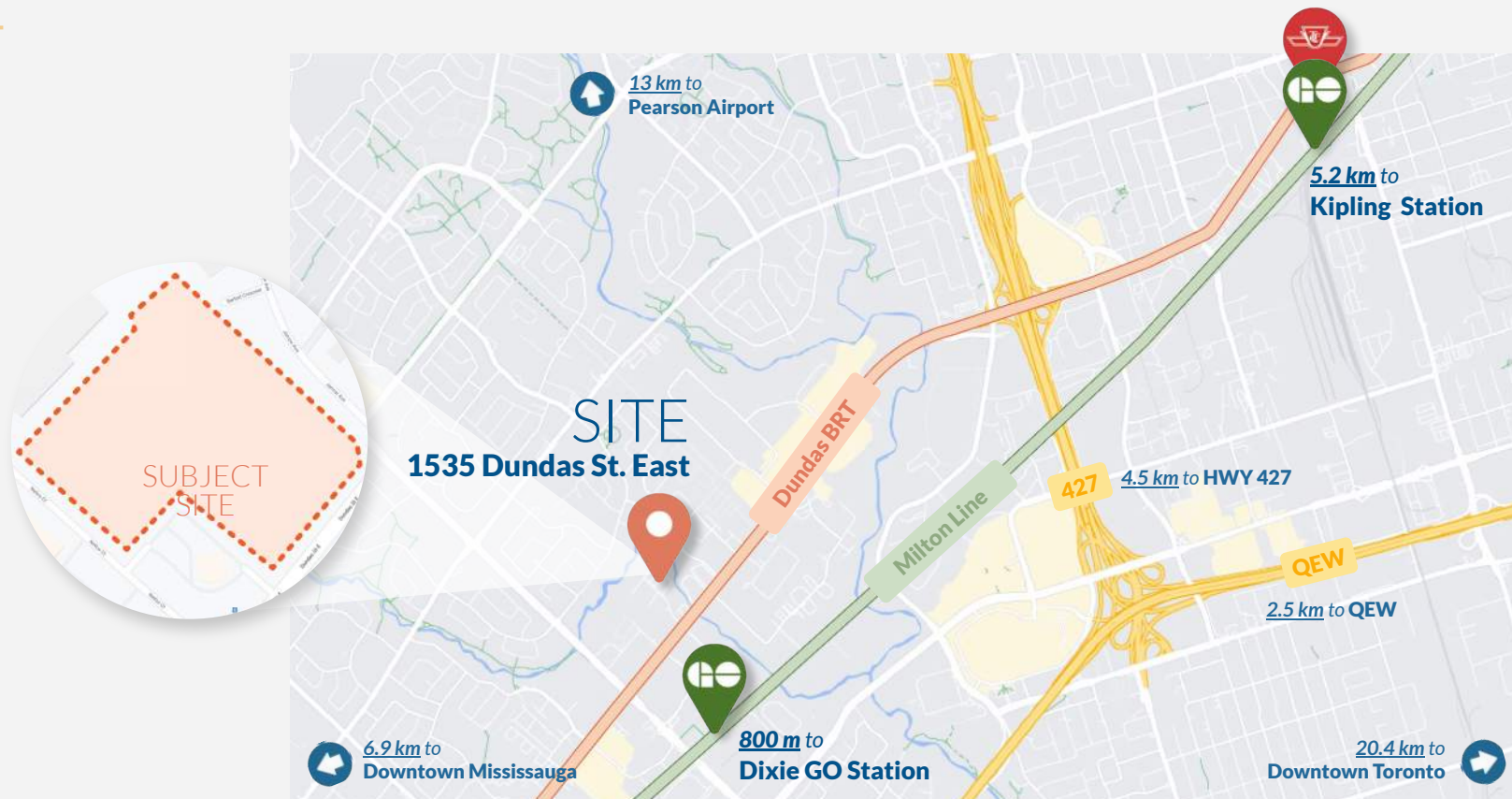


Yonge and St. Clair
Toronto



One Bear Mountain
Victoria

Site Context



1535 Dundas Street East, Mississauga, ON

Project Timeline



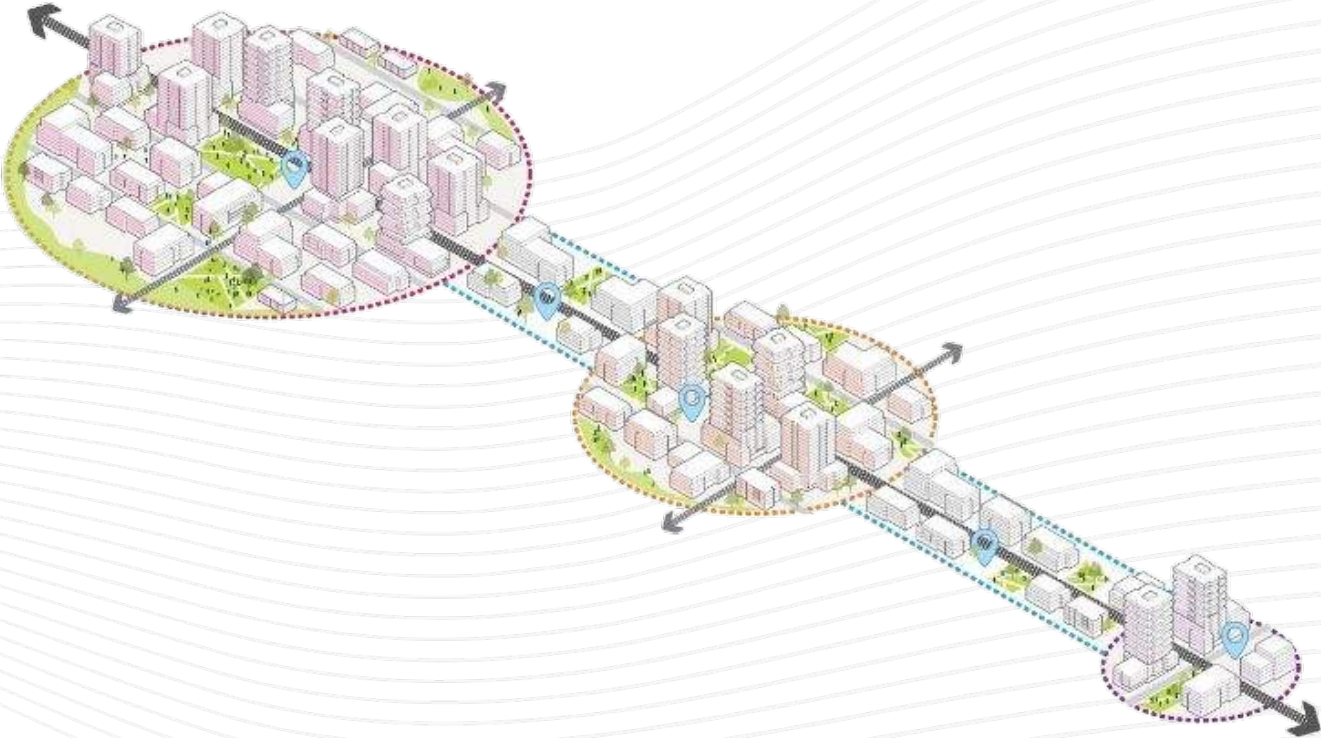
 Consultation

Major Transit Station Areas (MTSA)

Benefits of MTSA

- Walkability
- Efficient Use of Land
- Shortened Commutes
- Reduced Congestion
- Healthy Community

**HIGHER-DENSITY,
MIXED-USE, AND
TRANSIT-SUPPORTIVE
NEIGHBOURHOODS**



Dixie GO MTSA



Milton GO Train



Dundas Bus Rapid Transit

Dixie MSTA



160

Minimum Target Density

(Residents and/or jobs combined per ha)

1535 Dundas St. East



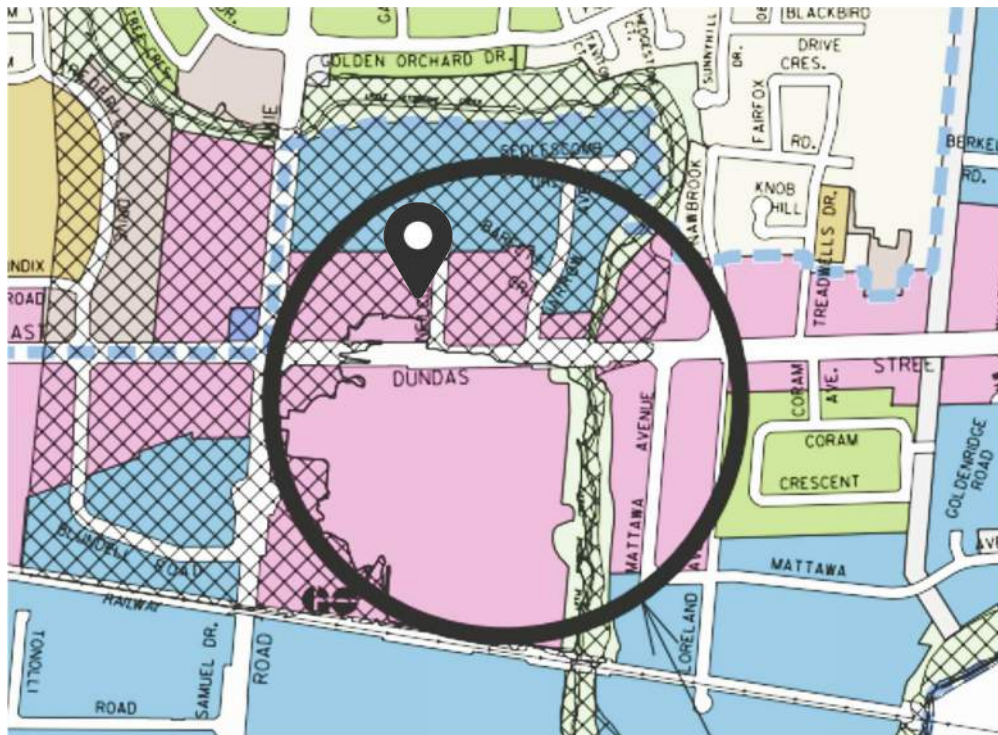
Ward 3



**Lot Area is
5.69 acres
23,048 m²**

Official Plan Amendments (OPA) 141 and 142

OPAs further define the Dixie Employment Area, the Dixie-Dundas Community Node, and the lands along the Dundas Street Corridor located within PMTSAs, including the Dixie GO PMTSA.



- Mixed Use
- Business Employment
- Natural Hazards

1535 Dundas Street East, Mississauga, ON

Planning Principles

01.

**Complete
Community**



02.

**Compatible & Attractive
Built Form**



03.

**Transit Supportive
Development**



Our Vision

Create a mixed-use development that draws inspiration from the immediate natural feature of the ravine and trails along the Willow Creek. Rich with amenities to support the neighbourhood encouraging a healthy and vibrant community, and only steps away from the GO Transit with direct connection to downtown Toronto



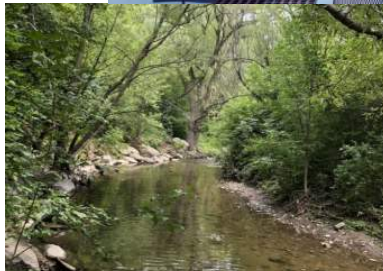
THE EXPERIENCE OVERALL

”A place where life is easy”



THE PROJECT ACHIEVES

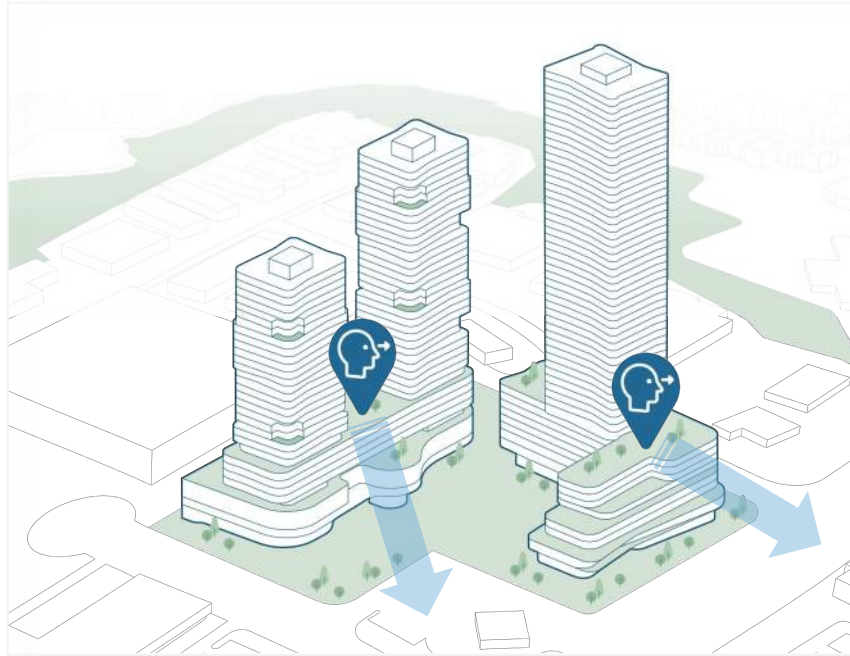
”Connectivity to transit & Amenities”



THE OPPORTUNITY TO

Create the best place to be in Mississauga. A great public space for people to visit and locals to live in, work in and play at.

Public Realm

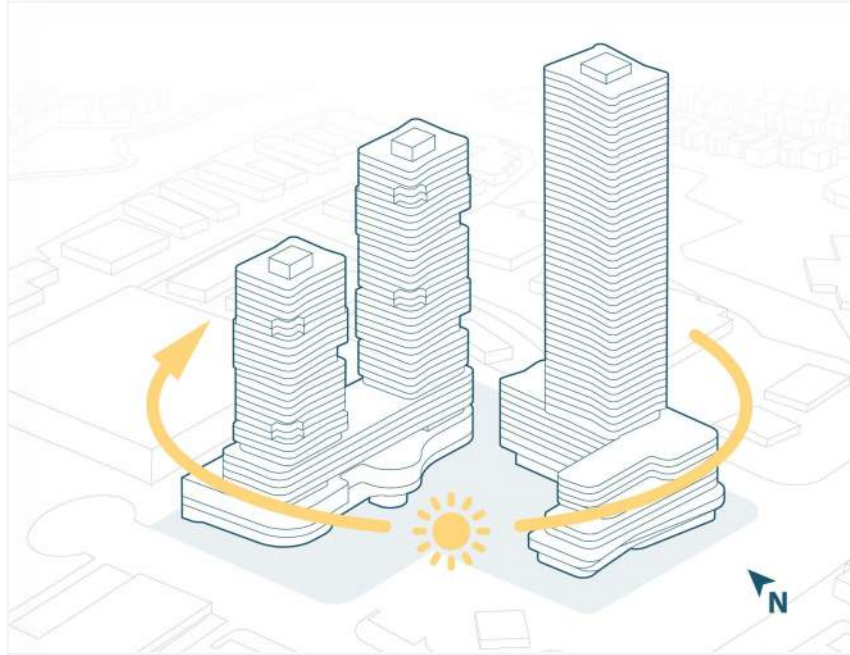


Views to the Lake

Natural Amenity / Green Space

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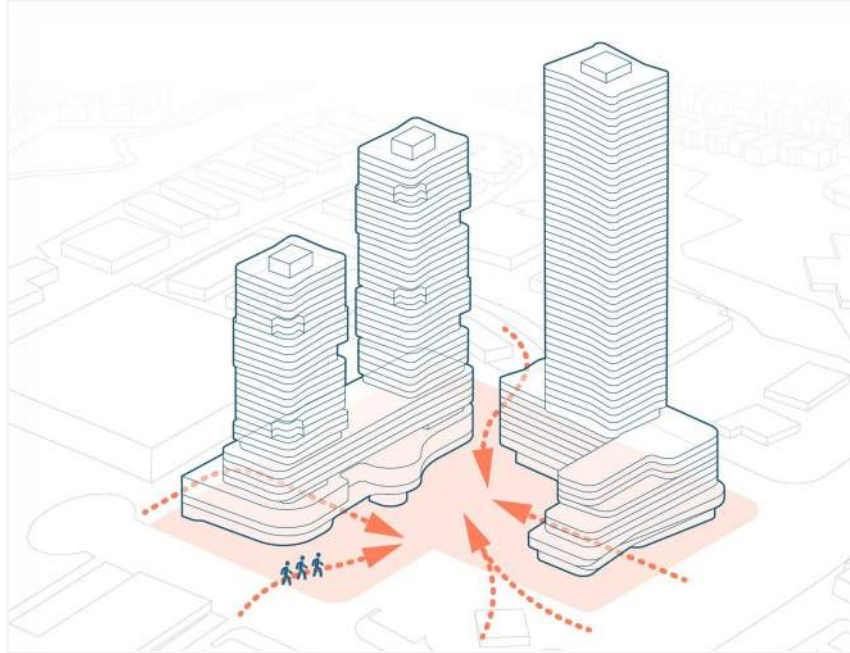
Solar Trajectory & Balcony Inspiration




Reference Images

Solar Trajectory

Pedestrian Access and Circulation

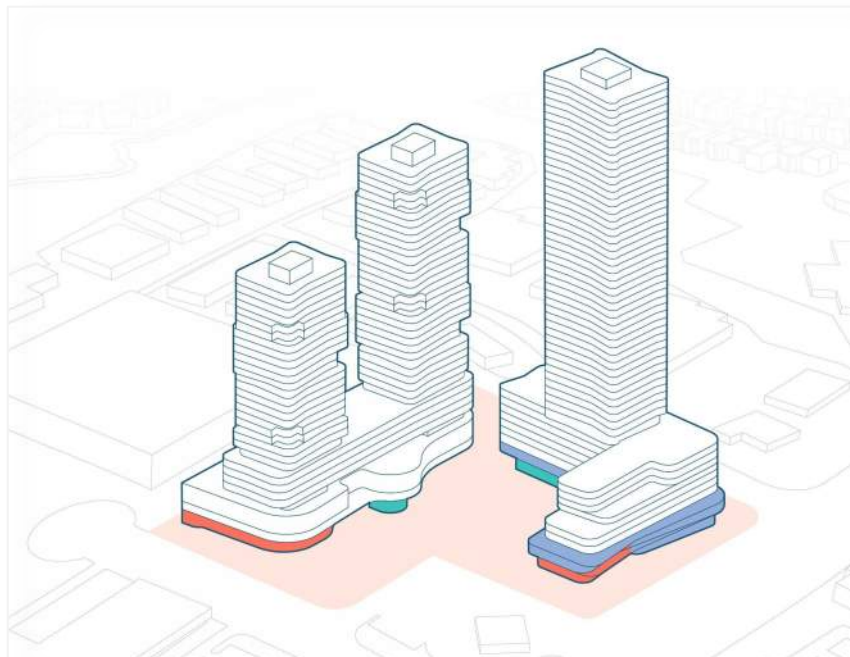


 Pedestrian Site Access



Reference Images

Amenity Experience



Lobby Space
 Retail Fortage
 Amenity Space



Reference Images

Site Statistics



Height of Three Buildings

30, 40 and 55 Storeys



Parking Spaces

1,362 for Vehicles
954 for Bicycles



138,621 m² of Gross Floor Area

132,580 m² of Residential
1,084 m² of Retail
3,718 m² of Office
721 m² of Daycare
518 m² of Community Space



21,975m² of Amenity Space

17,711 m² of Outdoor
3,264 m² of Indoor



1433 Residential Units

242 Studios
560 One-Bedrooms
547 Two-Bedrooms
84 Three-Bedrooms

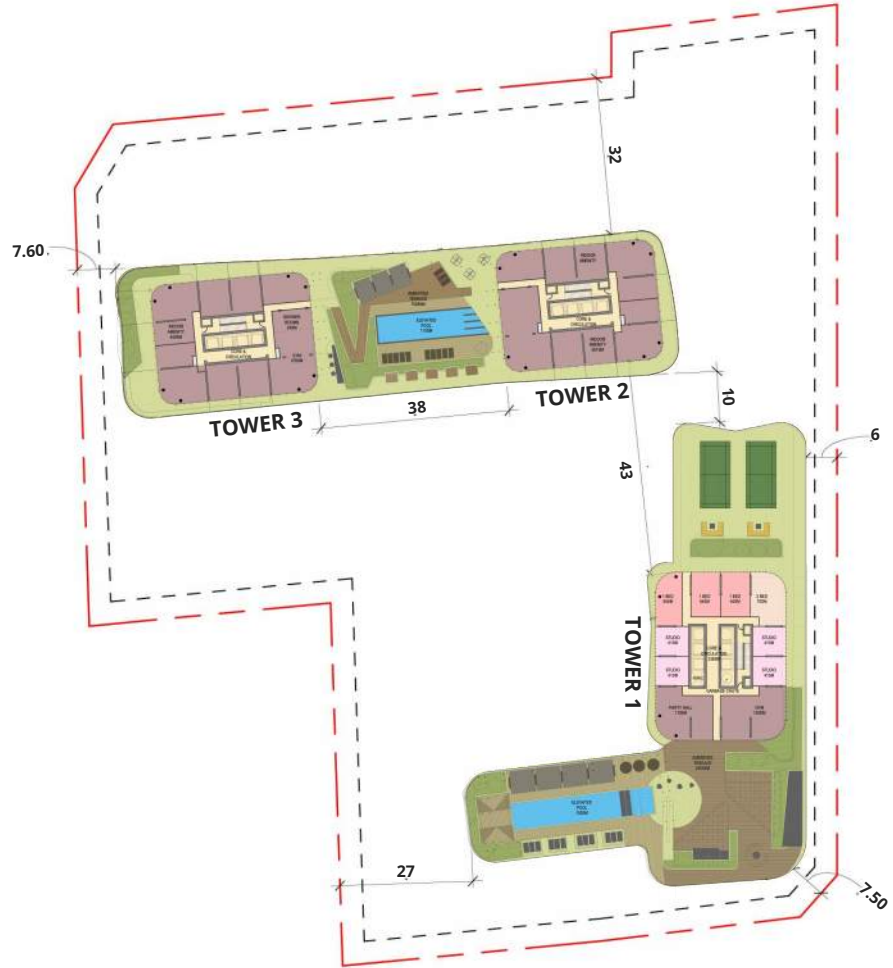
Site Plans

- Daycare
- Loading / Service / Waste Stagings
- Multi-purpose Community Space
- Office Core & Circulation
- Residential Amenity / Co-working Space
- Residential Lobby
- Retail
- Shuttle Elevators
- Stairs



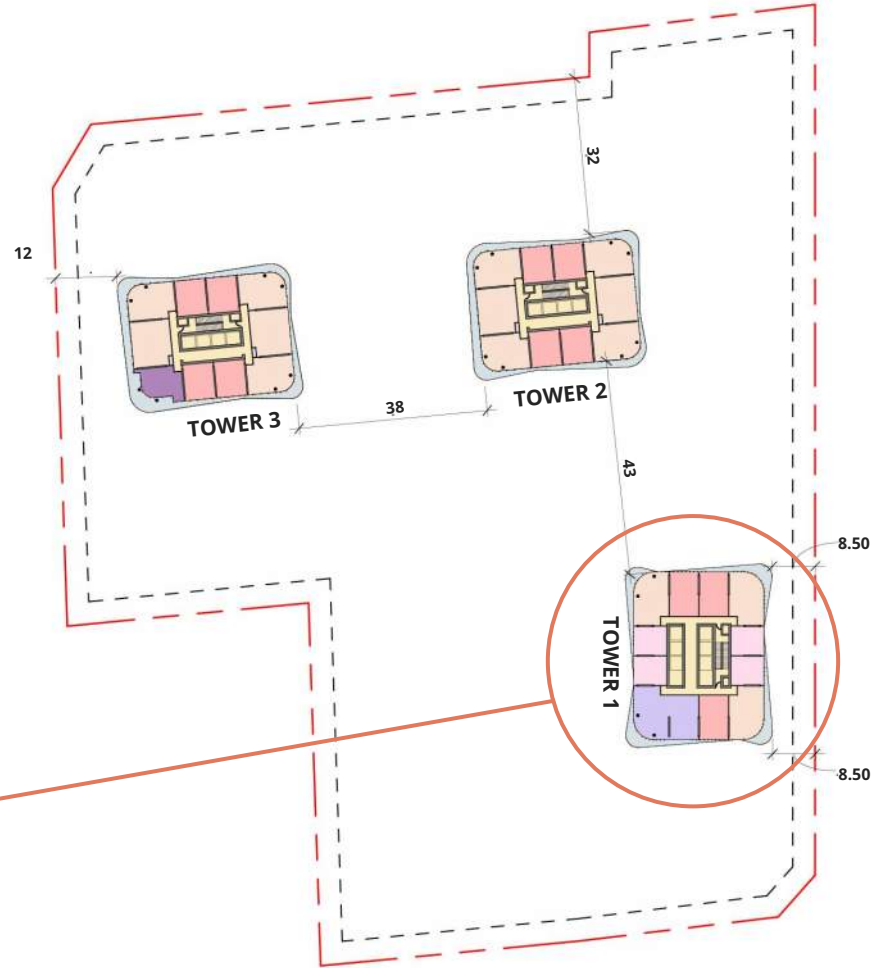
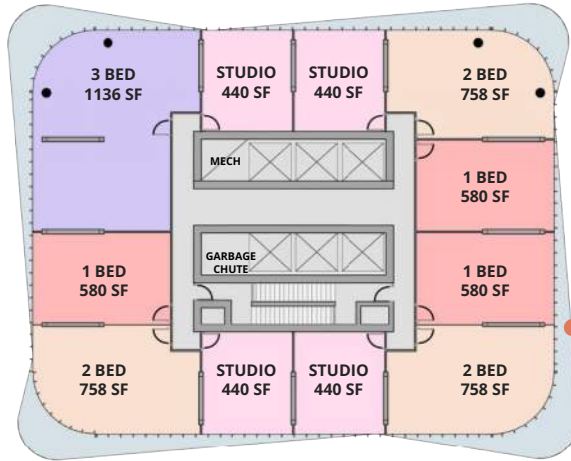
Site Plans

- Studio
- 1 Bed
- 2 Bed
- Amenities Terrace
- Core & Circulation
- Elevated Pool
- Indoor Amenity
- Shaft



Site Plans

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Balcony
- Core & Circulation
- Shaft



Reference images



1535 Dundas Street East, Mississauga, ON

Proposed Development



Proposed Development





Thank you



Appendix

The background of the slide is a solid dark blue color. On the right side, there are several thin, light blue wavy lines that flow from the top right towards the bottom right, creating a sense of movement and depth.

Dixie-Dundas Flood Mitigation Study

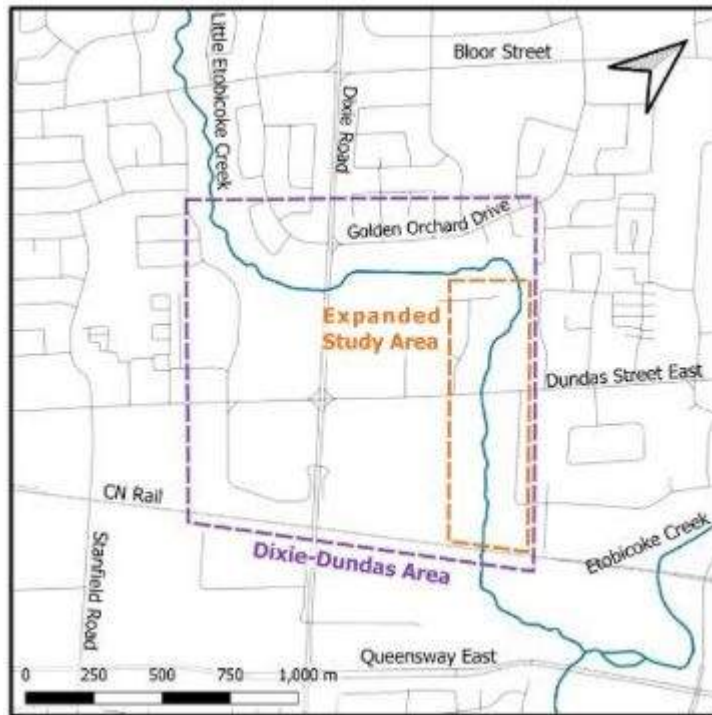
Schedule C Class EA Study (currently Phase 3 of 5)

Purpose

- Mitigate flooding risks from Little Etobicoke Creek
- Allow for development per DCMP
- Conceptual alternative flood mitigation solutions have been outlined

MOPA 142

- Policy 11.2.7.7 notes that “a holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot proceed until conditions set out in this Plan, or in an implementing by-law, are satisfied”.



Transit-Oriented Development Applications

SITE	MUNICIPALITY	MOBILITY HUB / STATION	MAX HEIGHT (STOREYS)	DENSITY (FSI)	STATUS
1821-1823 Weston Road	Toronto	Weston	45	11.01	Approved(OLT)
1956-1986 Weston Road and 105 Little Avenue	Toronto	Weston	29 and 35	9.17	Approved(Council)
315 and 327 Royal York Road	Toronto	Mimico	29 and 44	9.32	Approved(OLT)
39 Newcastle Street	Toronto	Mimico	22-36	9.43	Approved(OLT)
23 Buckingham Street	Toronto	Mimico	12-39	6.48	Approved(OLT)
8 Newcastle Street	Toronto	Mimico	36	6.34	Approved(OLT)
25 Photography Drive	Toronto	Mt. Dennis Mobility Hub	49, 39, 38, 32, 28, 25, 20	6.38	Under Review
28 Ann Street (Formerly 78 Ann Street)	Mississauga	Port Credit	22	9.20	Approved(Council)

555 Dundas Street East, Mississauga, ON

Development Applications along Dundas St. East

ADDRESS	PROXIMITY TO SUBJECT SITE	FILE NO.	DESCRIPTION	STATUS
1580-1650 Dundas St. East	Under 200m	OZ/OPA 22-22 W1 and TM-22004	Mixed use development comprising of seven buildings between 12-18 storeys, 3 buildings between 29-41 storeys and 3 blocks of townhouse (3,027 units)	Under Review
1225 Dundas St. East	1,000m	OZ/OPA 22-20 W3	12-storeys mixed use apartment building with townhouses (496 units)	Under Review
1000 & 1024 Dundas St. East	1,700m	OZ/OPA 22-18 W1	Mixed use development comprising of 3 building at 4,16, and 20 storey and 462 purpose built rental units	Under Review
60 Dundas St. East	4500m	OZ/OPA 22-16 W7	Mixed use development comprising of 3 towers between 29-36 storeys and 1,224 units	Under Review

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