

Mintrock Inc.



DEVELOPMENT SERVICES COMMITTEE PART A

JUNE 22, 2010

**FILE NUMBER SC 10-112600
9442 HIGHWAY 48**

Wismer Commercial North Block

Wismer Residential Community

Mount Joy GO Train Station

Greensborough Residential Community

Mount Joy GO Station

No Frills Grocery Store

Shoeless Joe's

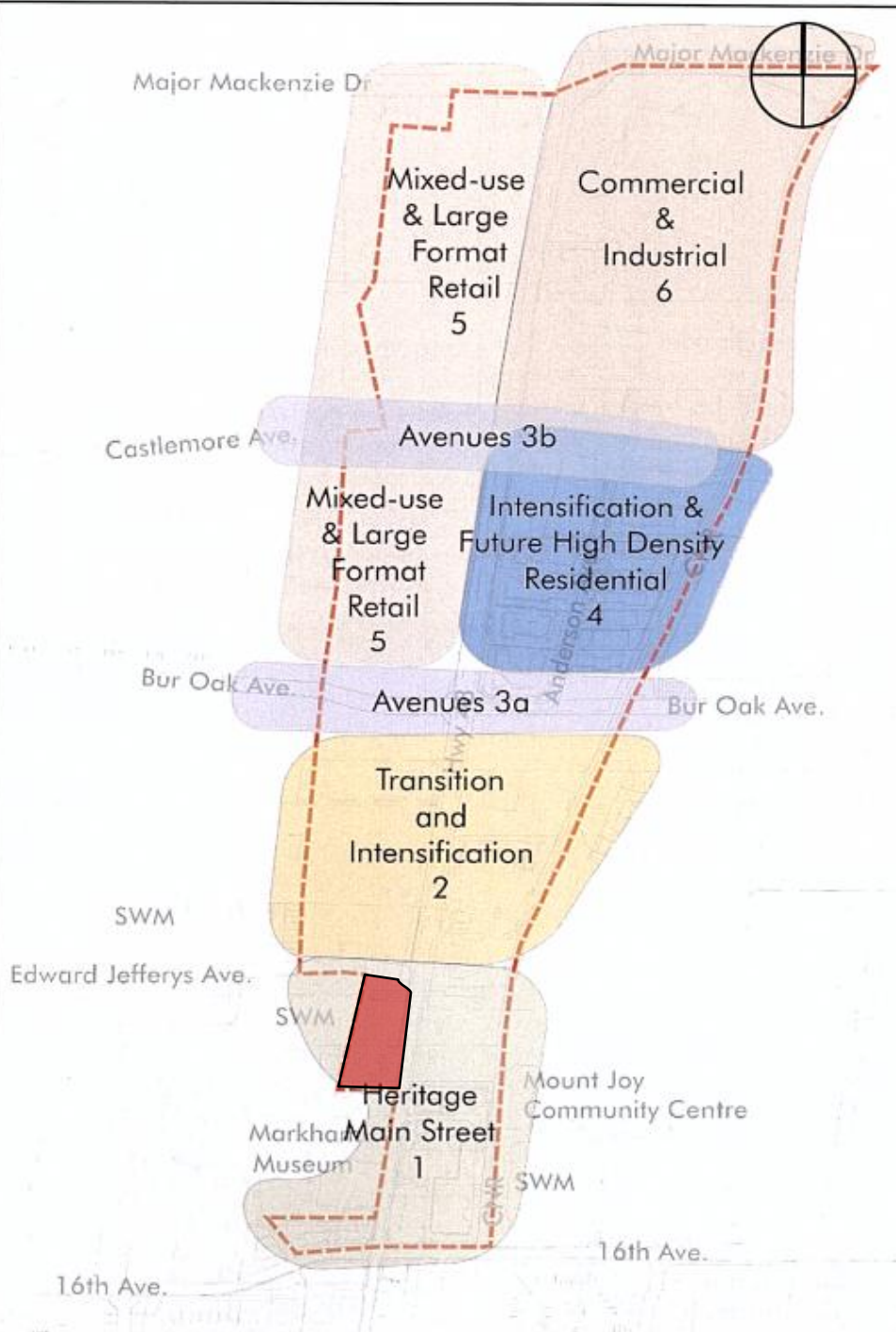
ANAGNI

Subject Lands

Streets: Bur Oak Ave, Markham Road, Edward Jeffreys Ave, Kentland St, Park Pl Dr, Sunburst Crescent, William Grant Rd, Snodgrass Rd.

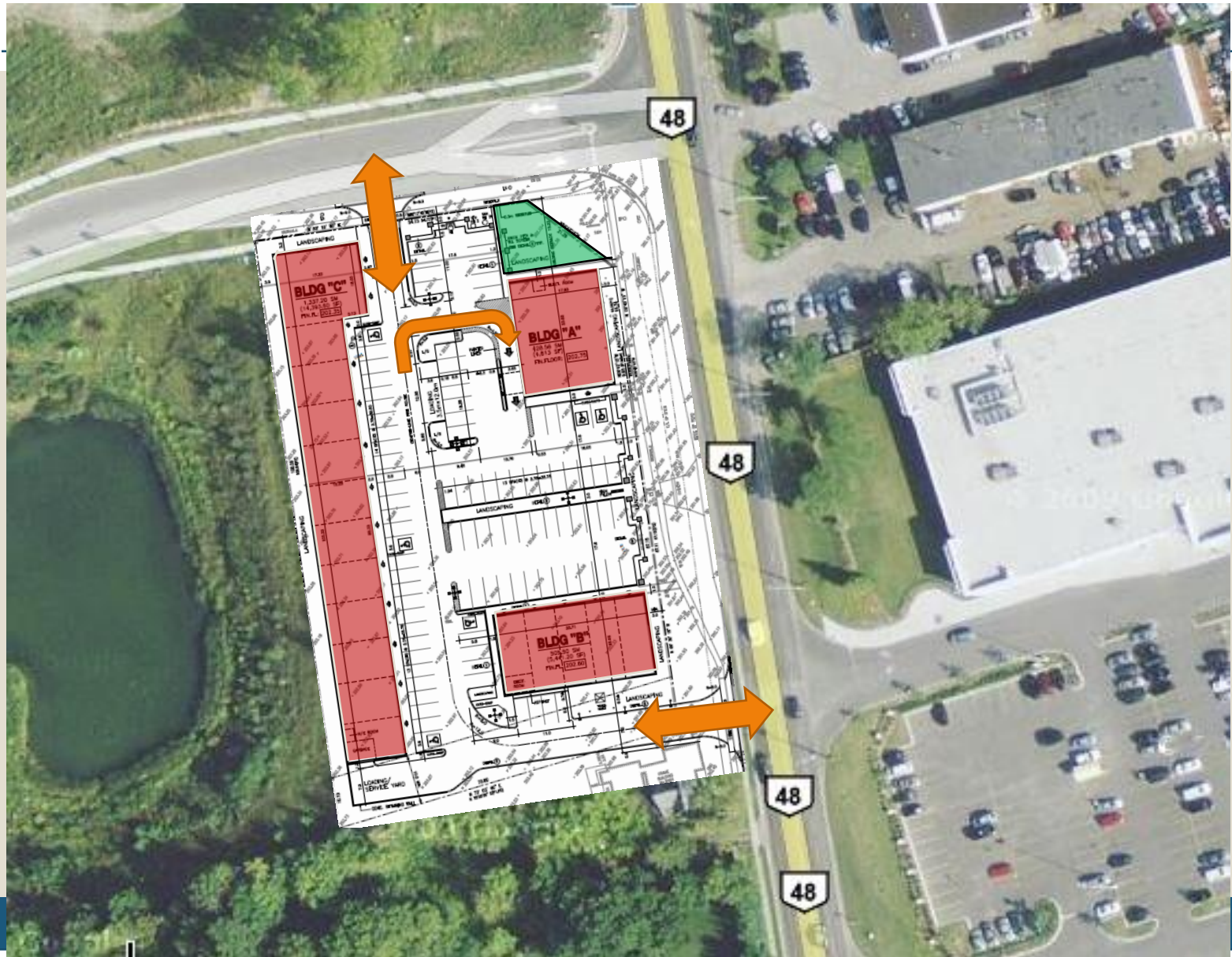
Highway: 48

Urban Design Study



- Act as an extension/transition to the Heritage Area
- Minimum 2 storeys in height is encouraged
- Enhanced landscaping
- Parking at rear
- Screened parking
- Retail units limited to 500m²

Proposed Site Plan



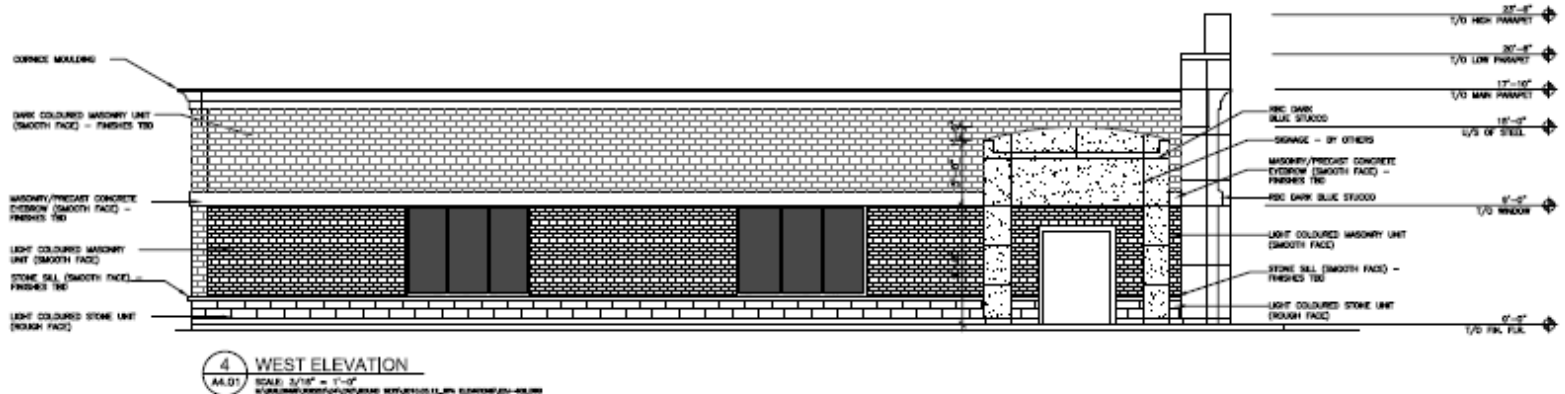


PROPOSED MINTROCK DEVELOPMENT

RENDERING BY

BULAKHV
DESIGN STUDIO

Proposed Elevations for Building A





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Issues and Concerns



- Appropriate alignment of the driveway accesses with adjacent properties (No Frills and Anagni)
- Possible right-in/right-out restrictions for both access points
- Appropriate built form and elevations having regard for:
 - Highway 48 Urban Design Study
 - Prominence of the Highway 48 frontage
 - Height and architectural elements need further refinement
 - Parking and landscaping
 - Dividing the building mass at the rear of the property
 - Zoning bylaw compliance
- Signage compliance



NORTH BLOCK STREETSCAPE | EAST ELEVATIONS

WISMER COMMONS



BMO

CRU

CIBC



A. BALDASSARRA ARCHITECT INC. APRIL 2019



MIDDLE BLOCK STREETSCAPE | EAST ELEVATIONS

WISMER COMMONS

Recommendations



- Staff request Committee delegate site plan endorsement and approval to Staff over the summer recess, subject to acceptable plans.
- Applicant to work with staff to better reflect the Urban Design Guidelines for the area.