



LAMB
DEVELOPMENT CORP.

21-51 Queen St N

Public Meeting

December 5, 2022

Application to Amend the
City of Mississauga Official Plan and Zoning By-law

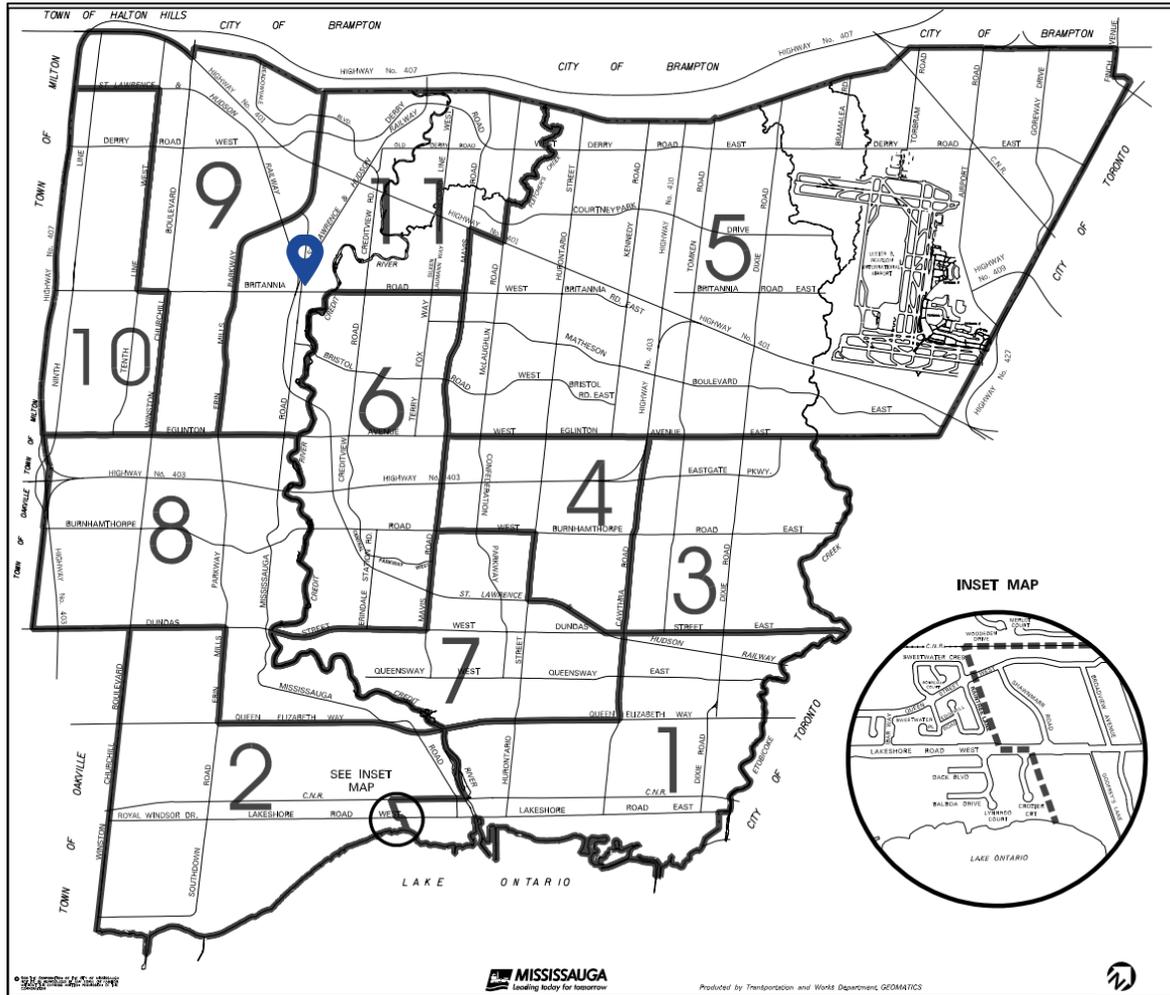
Miss BJL Corp.

File Number: OZ/OPA 22-9 W11



View of proposed development looking northwest

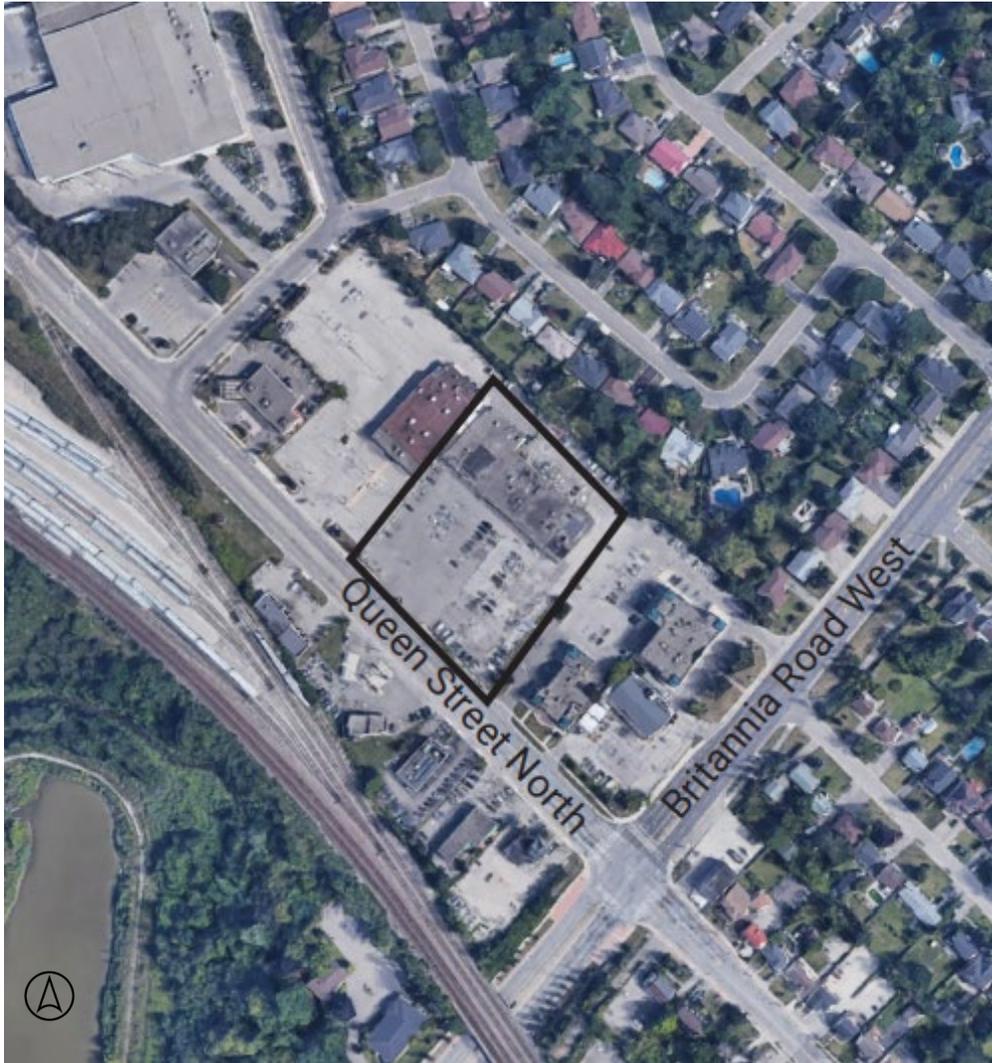
Location



- North of Britannia Road West along the east side of Queen Street North in Ward 11
- ~2 km from Streetsville GO Station
- ~4 km from Meadowvale GO Station



Location



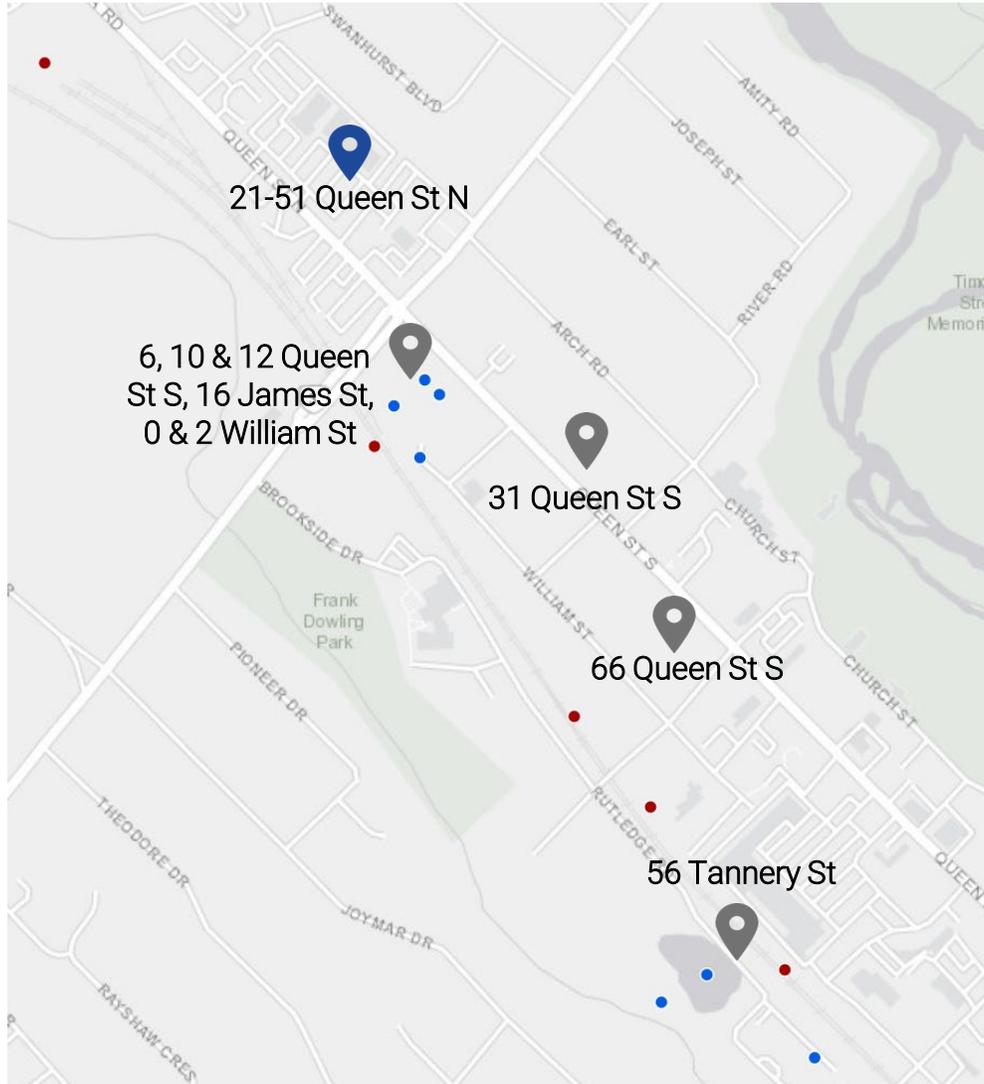
Aerial view of the site from Queen St N

Surrounding Context

Surrounding area primarily features low-rise commercial uses, as well as low-rise dwellings



Surrounding Development Applications



Applications for residential development have been increasing around the subject property.

Recent development applications include:

Address	Description	Status
6, 10 & 12 Queen St S, 16 James St, 0 & 2 William St	Development consisting of 77 stacked towns and four live/work units	Approved
66 Queen St S	Three-storey residential apartment with ten units	Approved
56 Tannery St	67 condominium townhouse and 143 condominium apartment units in seven-storey building	In process
31 Queen St S	Three-storey office and residential building	Withheld

Proposed Development (Original)



Site Area
9,676 m²



Height
9 storeys



Floor Space Index (FSI)
2.88

Gross Floor Area (GFA)



Retail

1,197.5 m²



Residential

26,640 m²

27,837.4 m²

AMENITY



Outdoor: 1,064 m²



Indoor: 1,678 m²

2,742 m²
7.03 m² / unit



Bachelor/Studio units: 94 (24.1%)



1 Bedroom units: 205 (52.6%)



2 Bedroom units: 80 (20.5%)



3 Bedroom units: 11 (2.8%)

390 units

PARKING



575 spaces
78 visitor, 44 retail, 453 residential



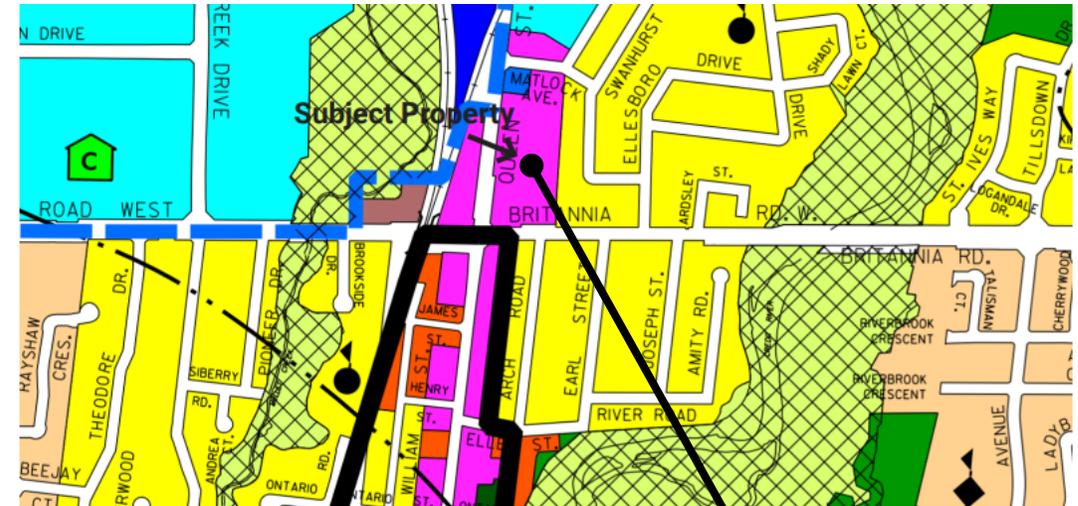
300 spaces
(294 residential, 6 retail)

Planning Context

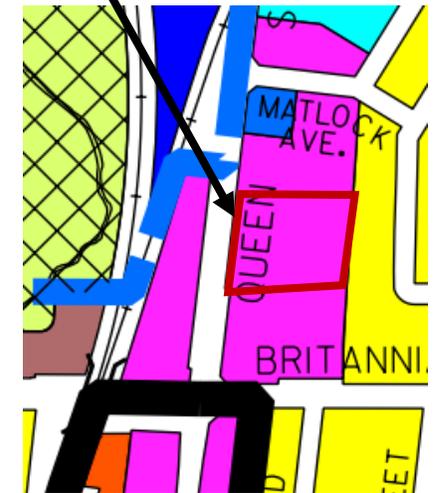
Policy Framework:

- Planning Act, R.S.O. 1990
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Mississauga Official Plan
- City of Mississauga Zoning By-law

Mississauga Official Plan, Schedule 10 designates the subject lands as 'Mixed Use'

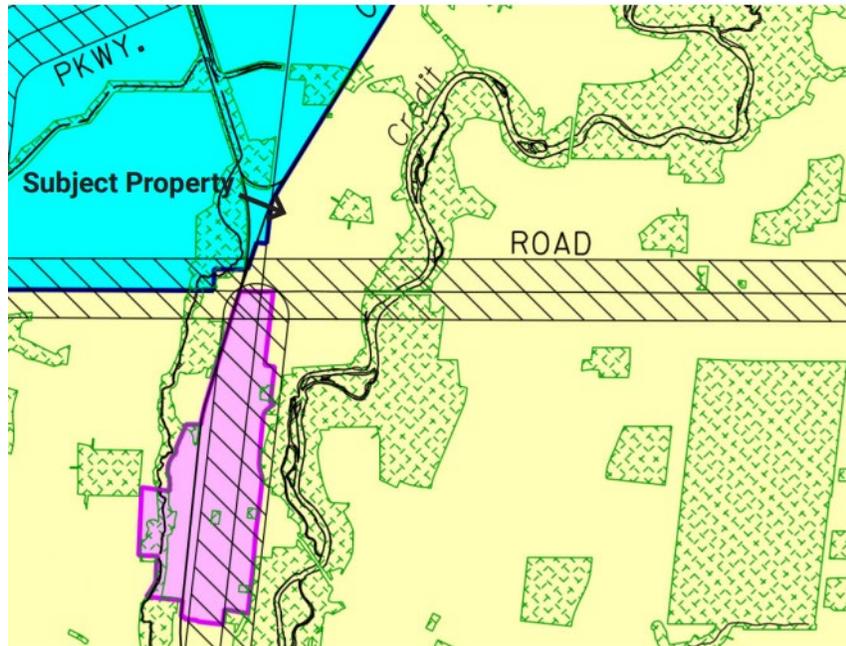


LAND USE DESIGNATIONS	
 Residential Low Density I	 Business Employment
 Residential Low Density II	 Industrial
 Residential Medium Density	 Airport
 Residential High Density	 Institutional
 Mixed Use	 Public Open Space
 Downtown Mixed Use	 Private Open Space
 Downtown Core Mixed Use	 Greenlands
 Convenience Commercial	 Parkway Belt West
 Motor Vehicle Commercial	 Utility
 Office	



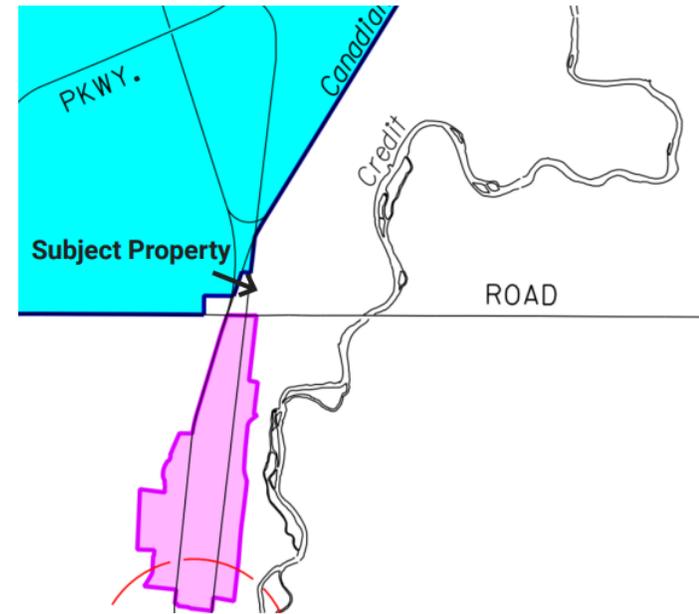
Planning Context

The subject property is just north of the Streetsville Community Node



Schedule 1 Urban System

- Green System
 - Green System
- City Structure
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
- Corridors
 - Corridor
 - Intensification Corridor

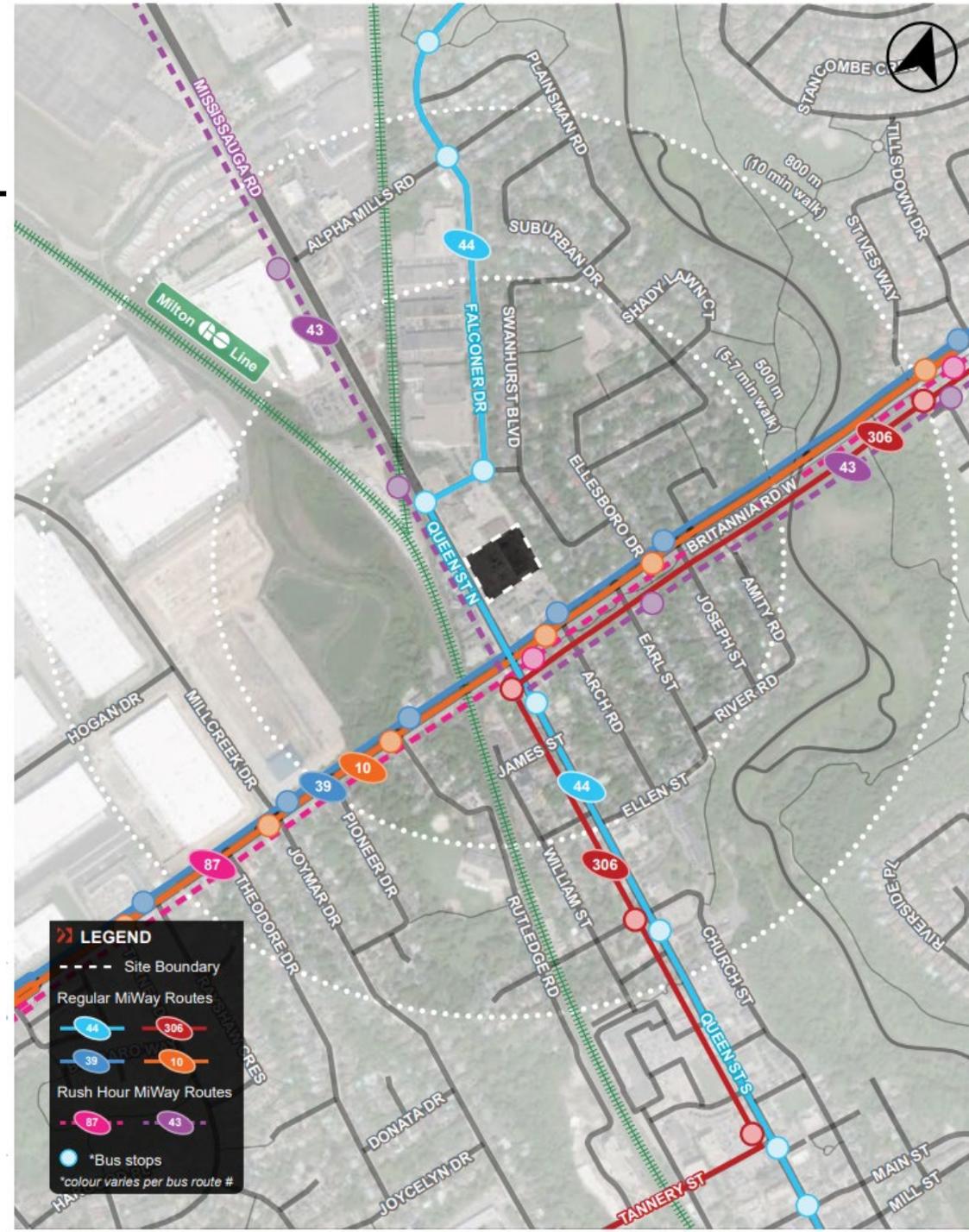


Schedule 2 Intensification Areas

- City Structure
 - Downtown
 - Major Node
 - Community Node
 - Corporate Centre
- Intensification Corridor
- Major Transit Station Area with 500m radius circle

Transit

Several bus routes that connect to Streetsville and Meadowvale GO Stations, the Mississauga Transitway and Toronto Transit Commission services



Potential Transportation Demand Management Measures



Public pedestrian sidewalks
within site boundaries



300 bicycle parking spaces
and repair station



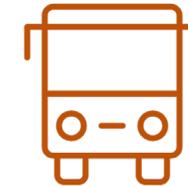
Share information on transit
and pedestrian routes



Reduced parking rate



Infrastructure for some of parking
supply to permit future EV chargers



Measures to encourage
transit use

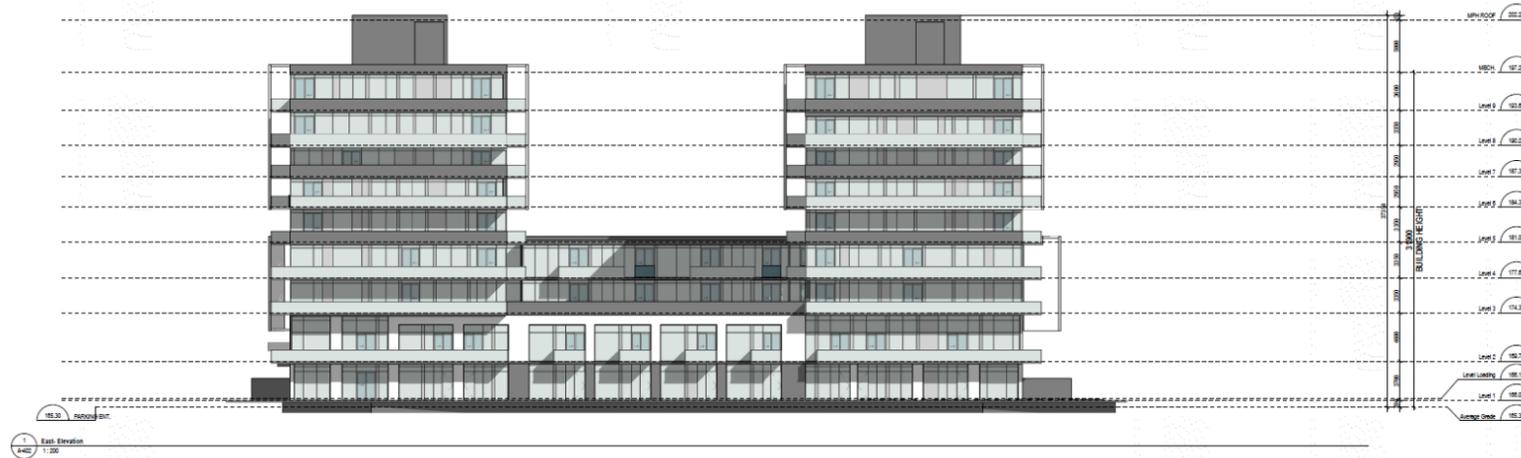


View of proposed development
looking northwest

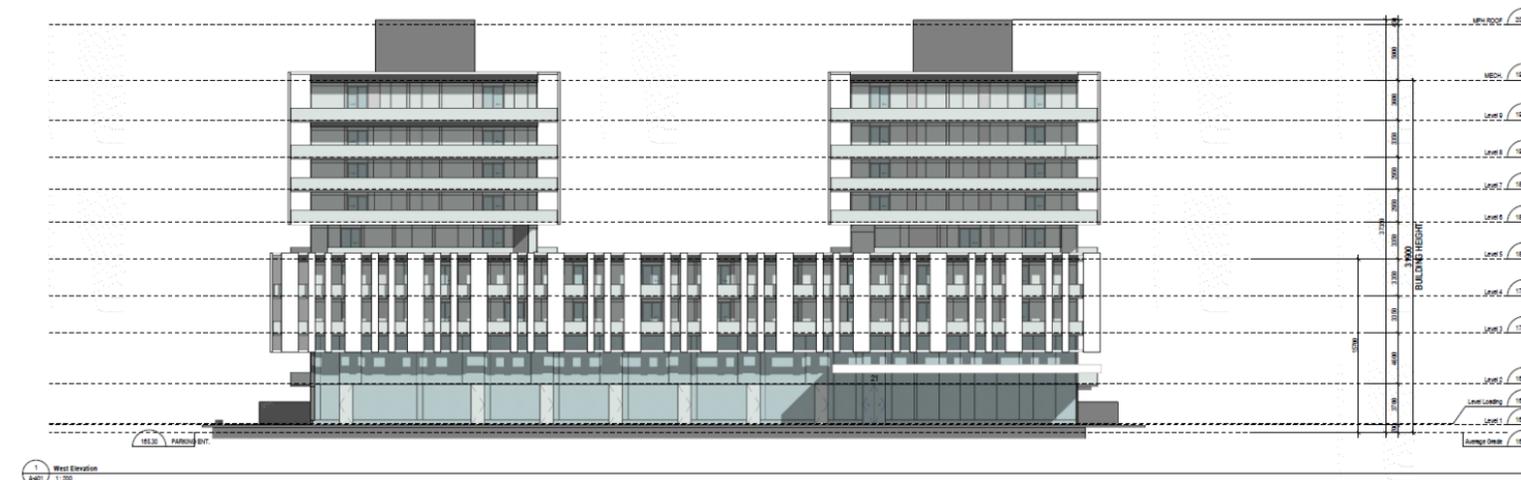


View of proposed development
looking southeast

East and West Elevations

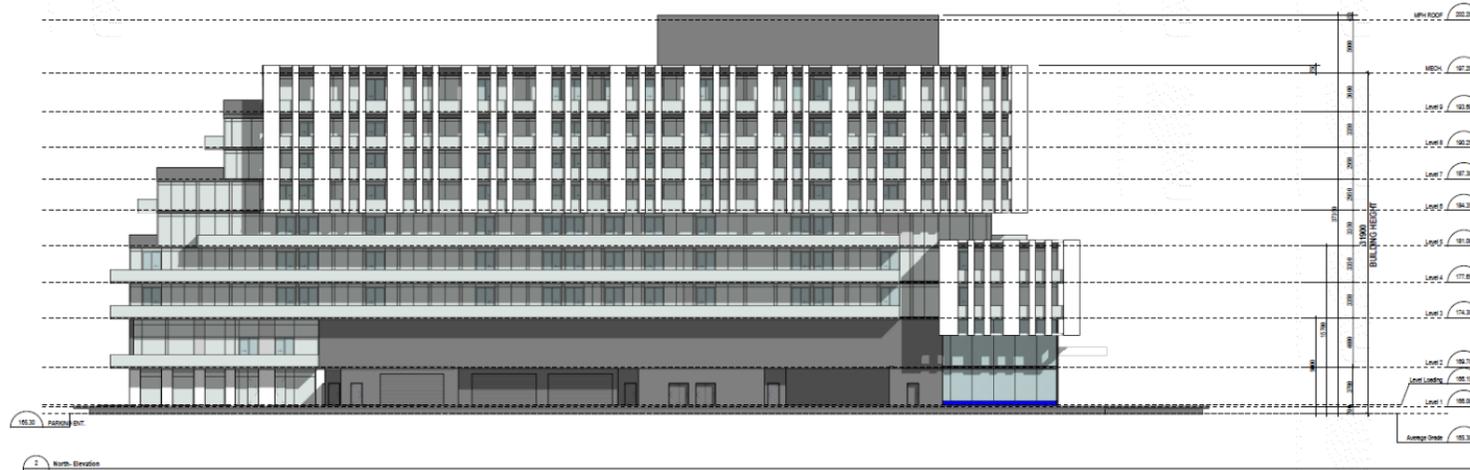


East

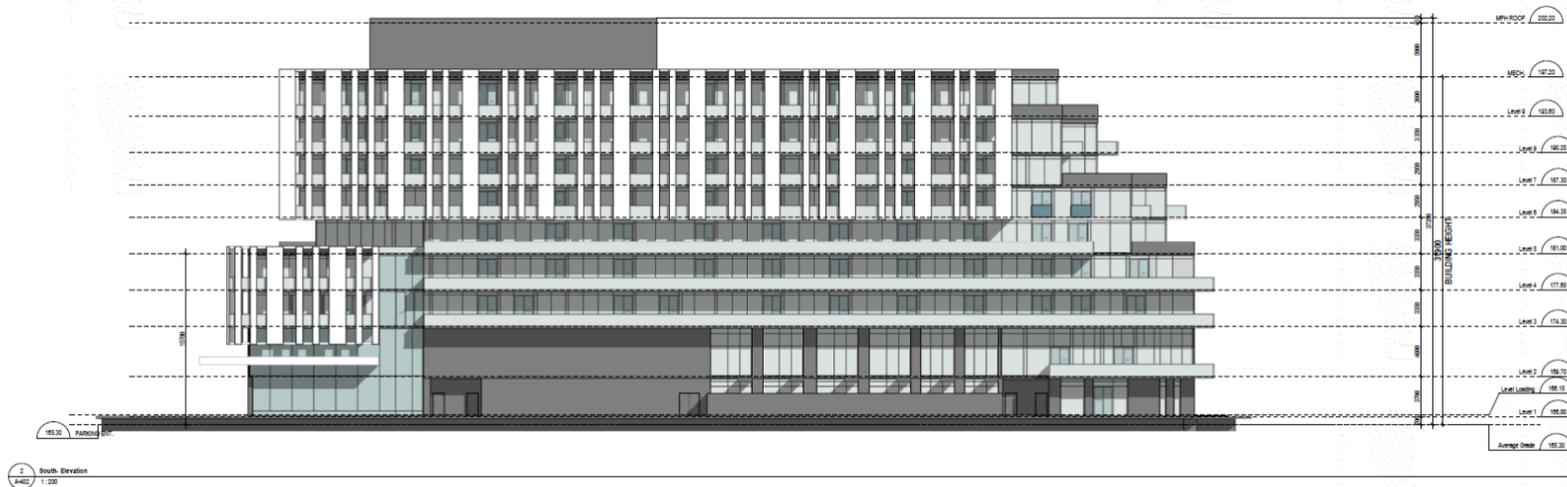


West

North and South Elevations

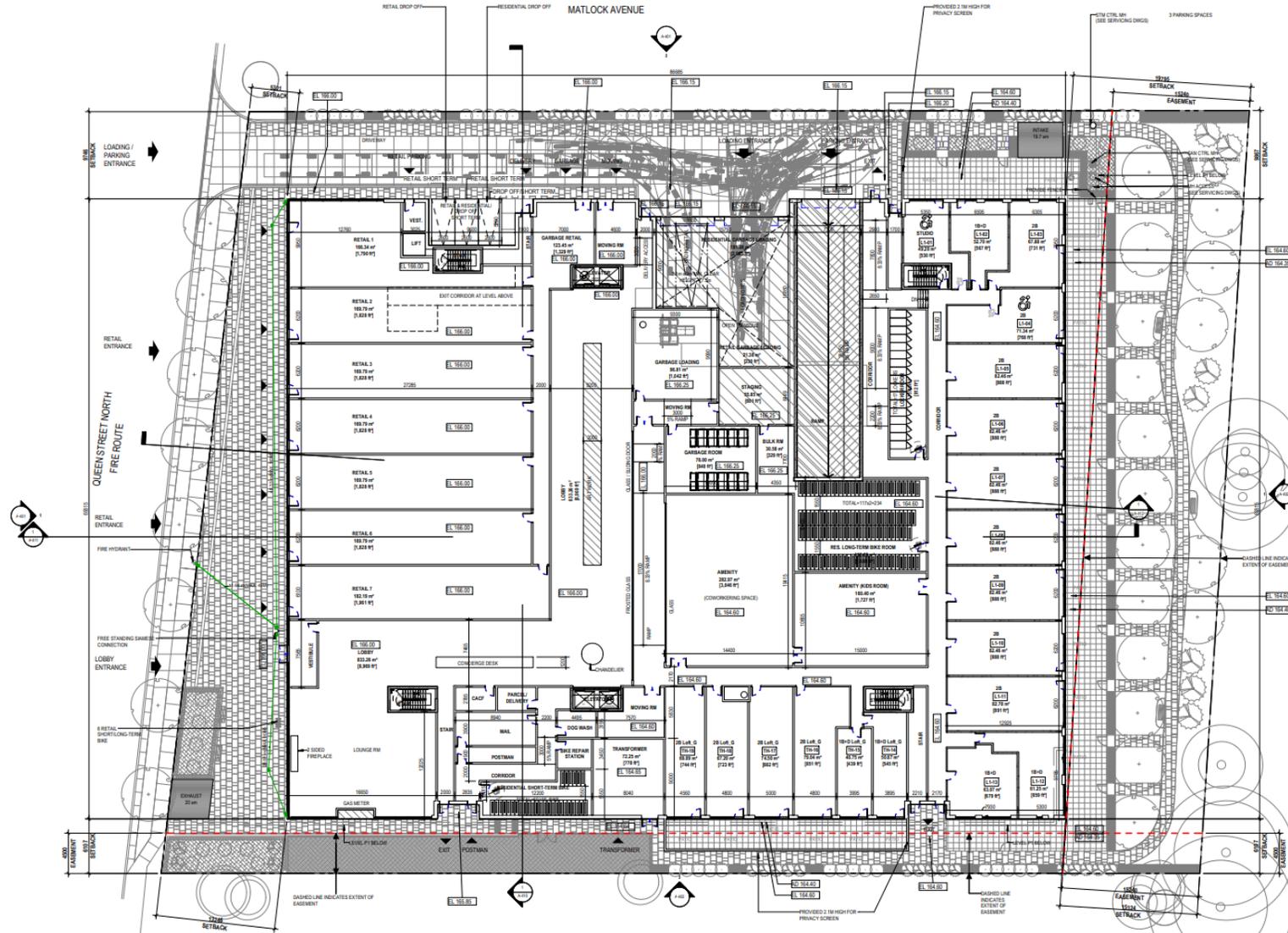


North

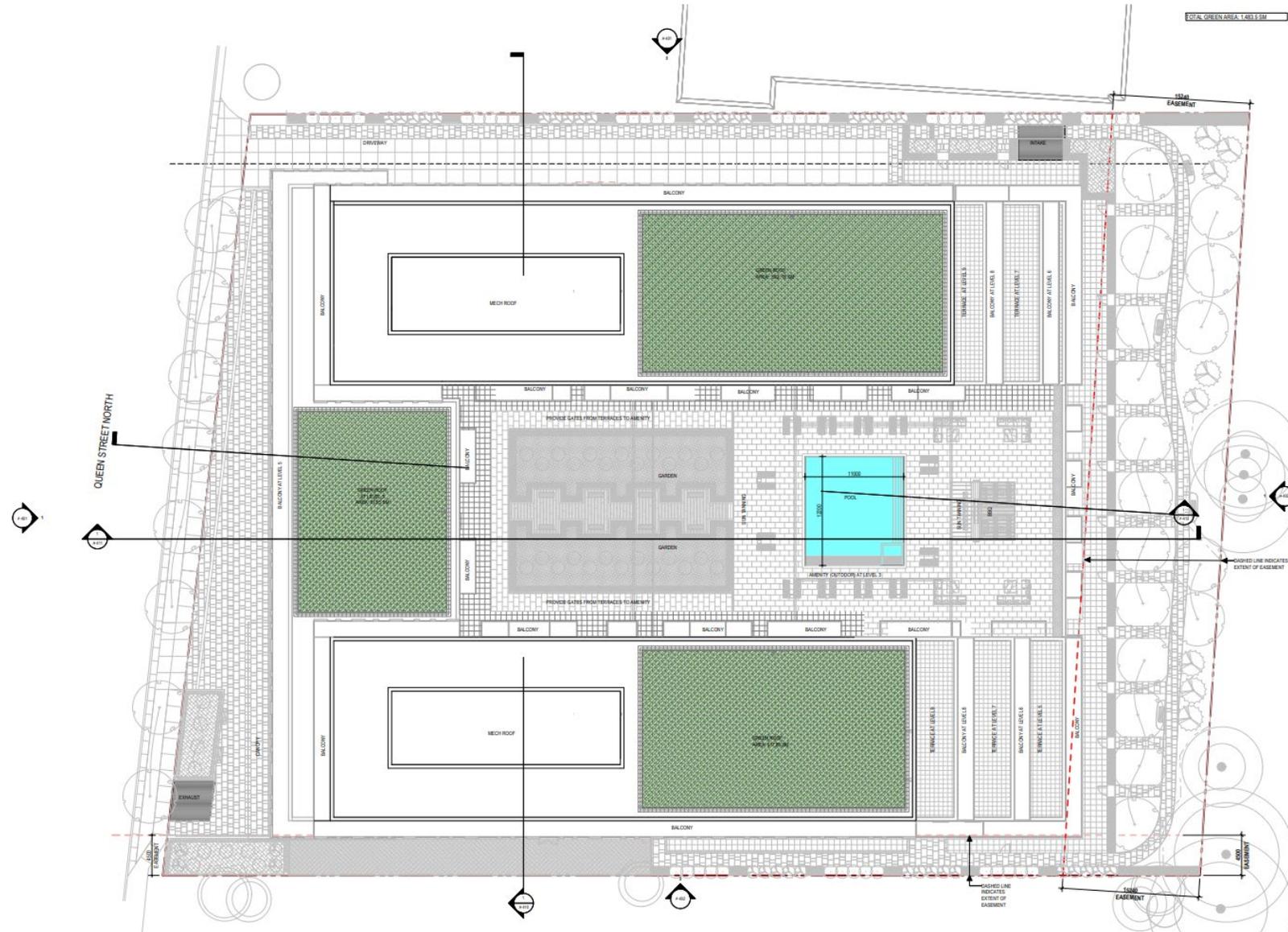


South

Ground Floor Plan



Roof Level Floor Plan





Thank you



View of proposed development looking southeast

21-51 Queen St N Shadow Study

December, 2020

