



21-51 Queen St N

Public Meeting

December 5, 2022

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

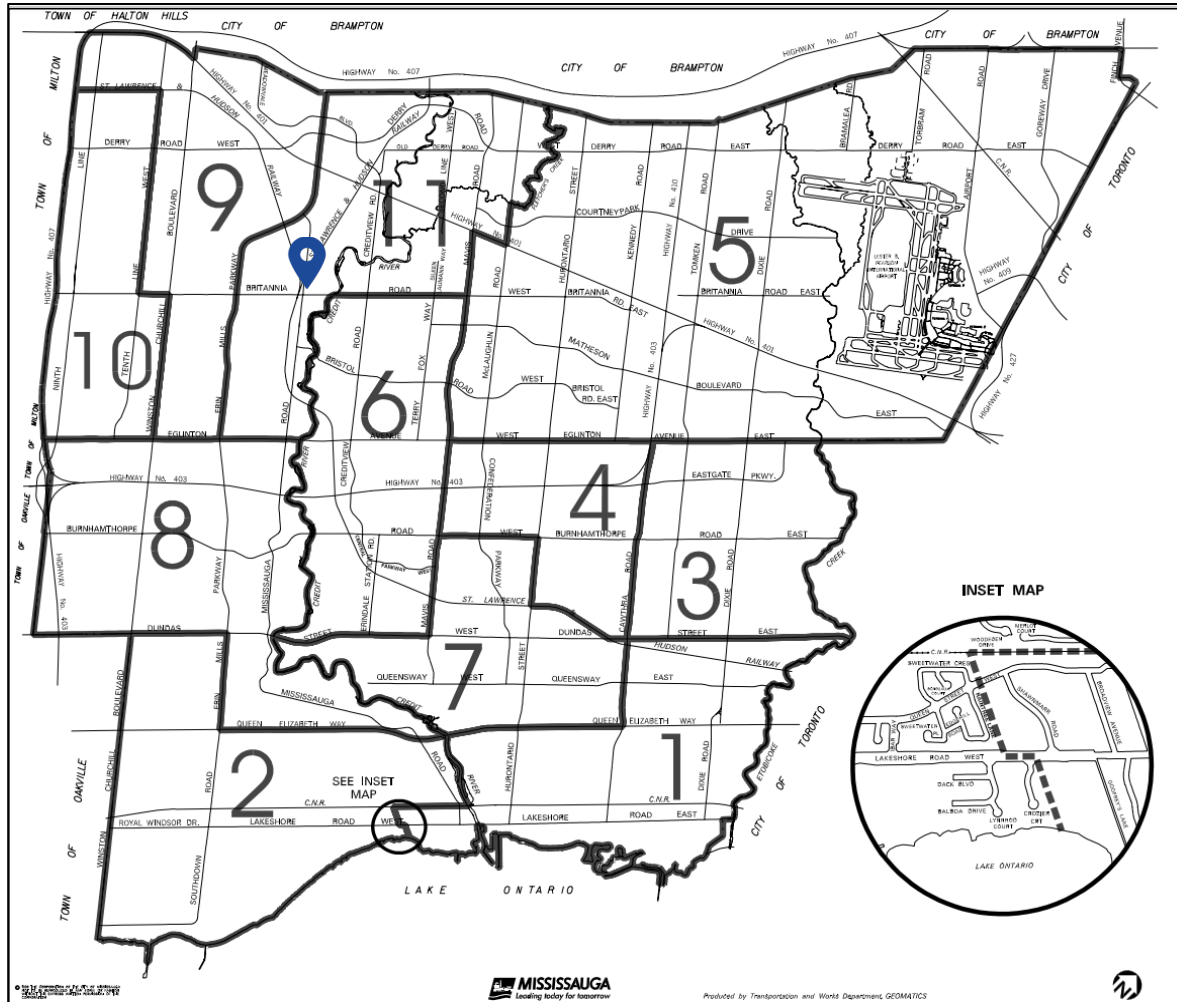
Miss BJL Corp.

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



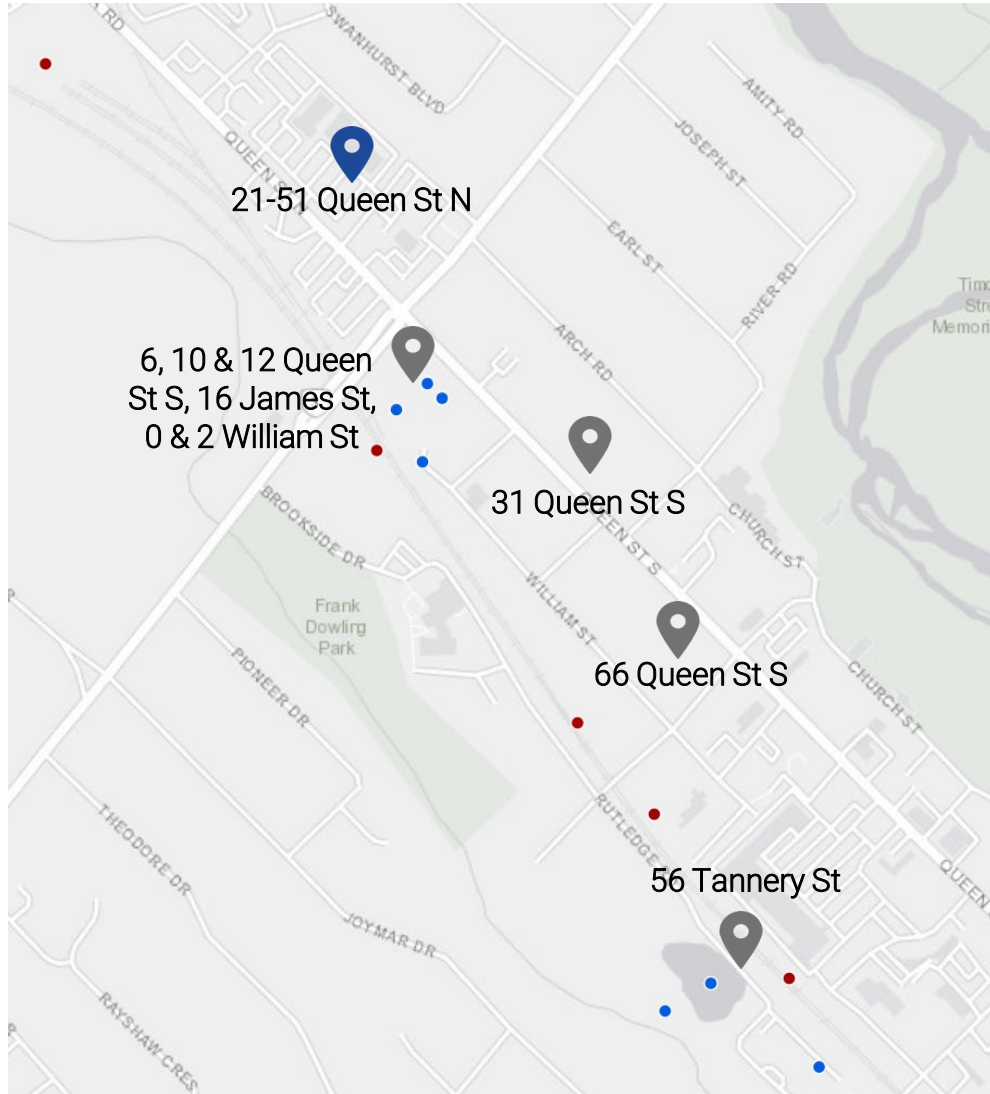
Aerial view of the site from Queen St N

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

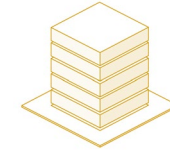
Proposed Development (Original)



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



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

AMENITY



Outdoor: 1,064 m²



Indoor: 1,678 m²

2,742 m²
7.03 m² / unit

PARKING

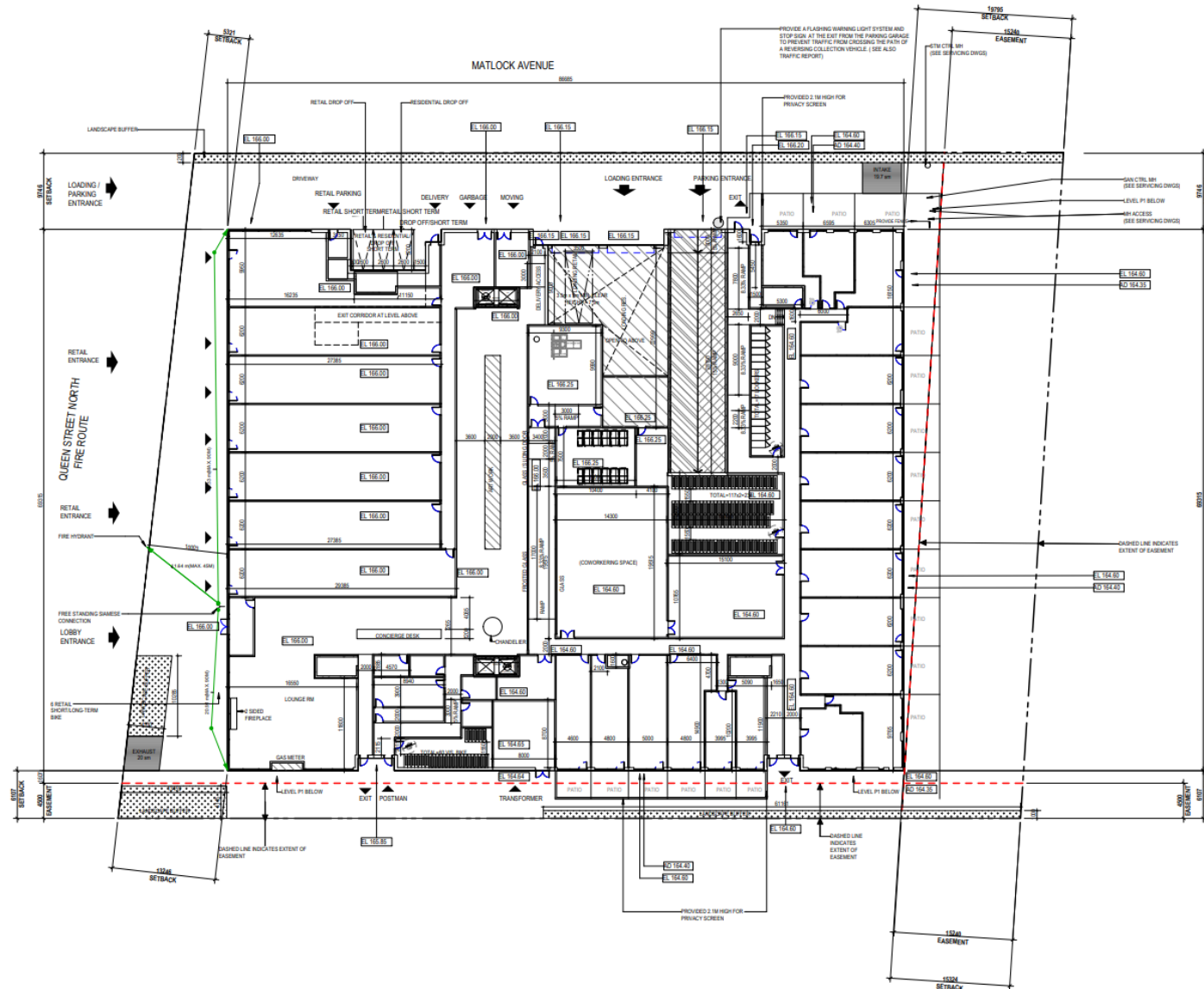


575 spaces
78 visitor, 44 retail, 453 residential



300 spaces
(294 residential, 6 retail)

Proposed Site Plan

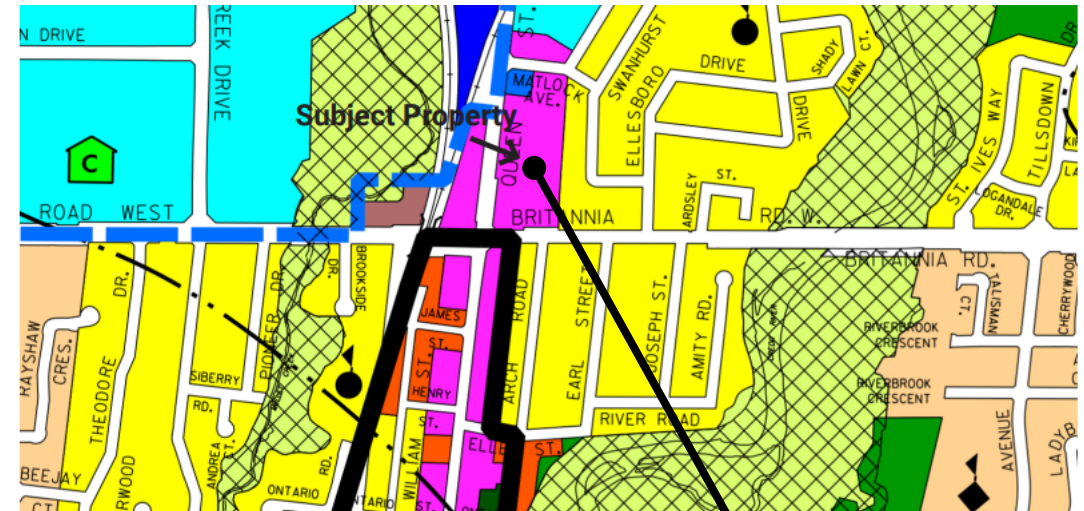


Planning Context

Policy Framework:

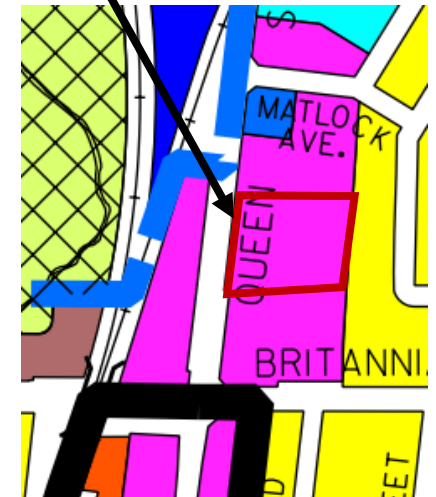
- Planning Act, R.S.O. 1990
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Mississauga Official Plan
- City of Mississauga Zoning By-law

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



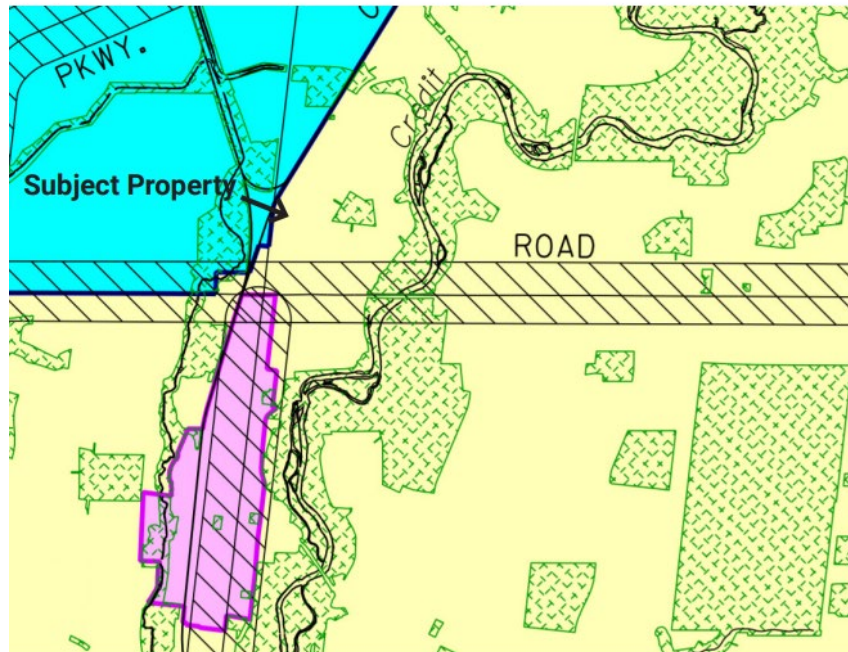
LAND USE DESIGNATIONS

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	



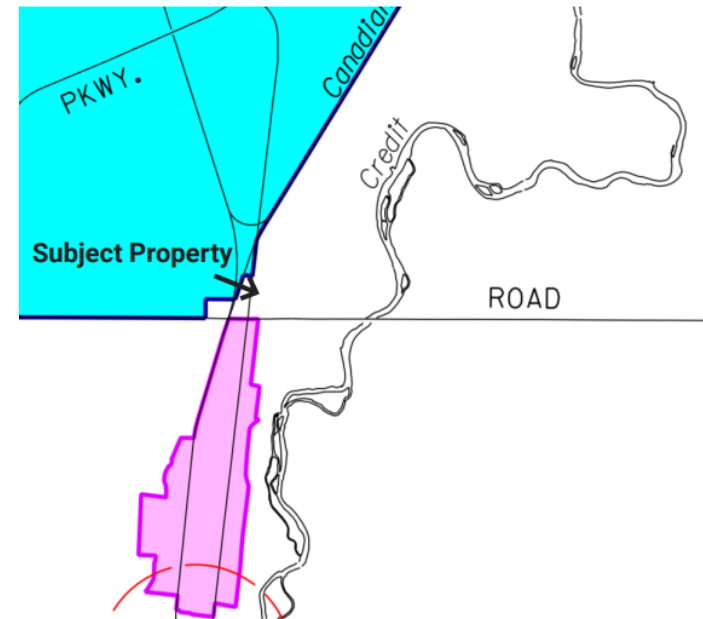
Planning Context

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

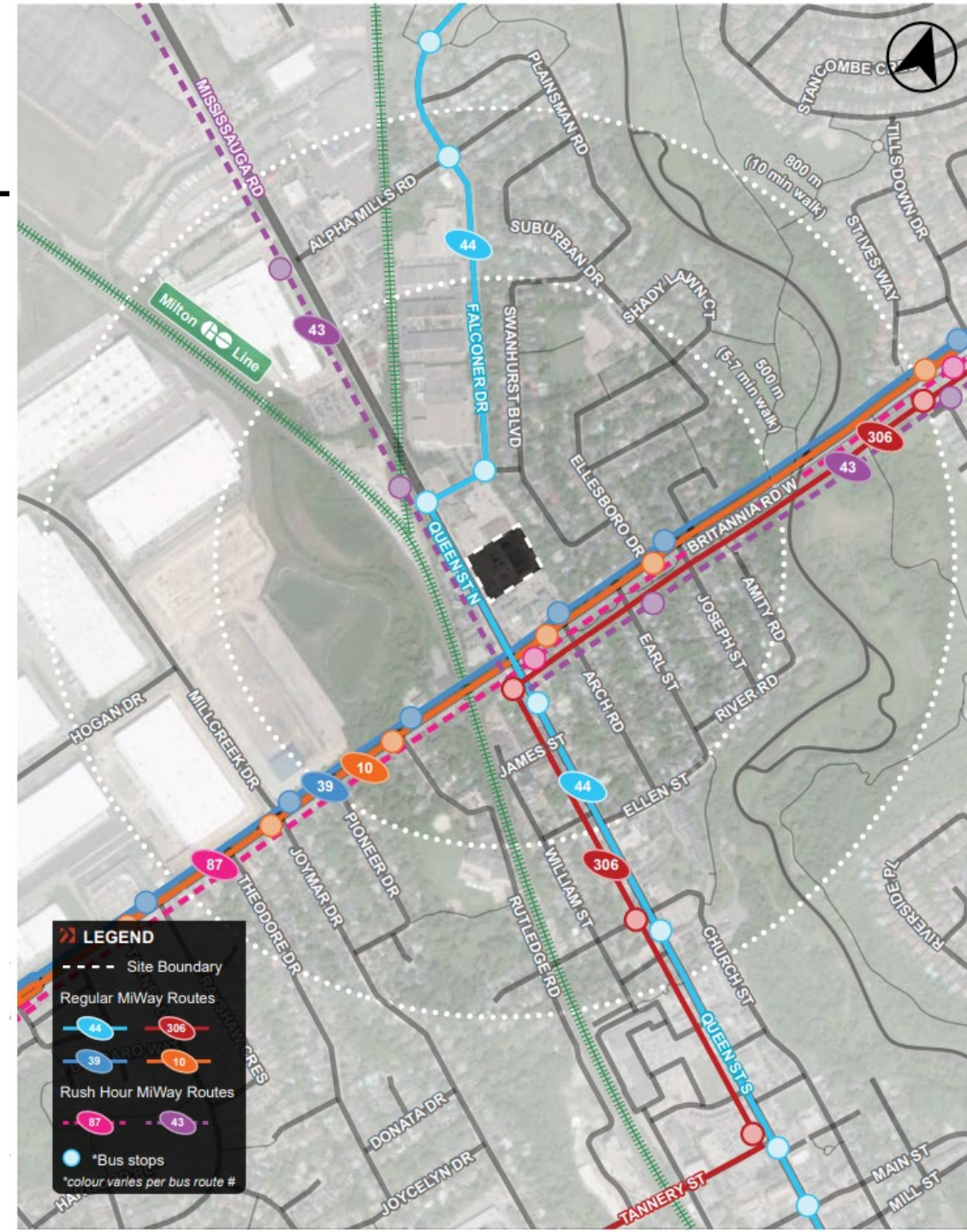


Schedule 2 Intensification Areas

- 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

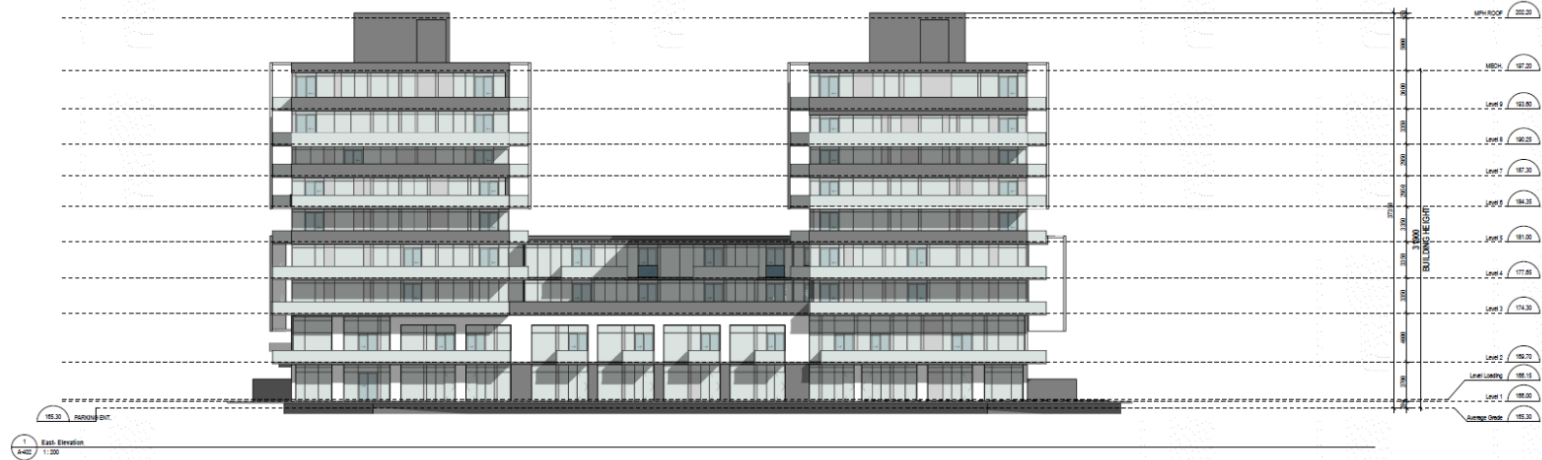


View of proposed development
looking northwest

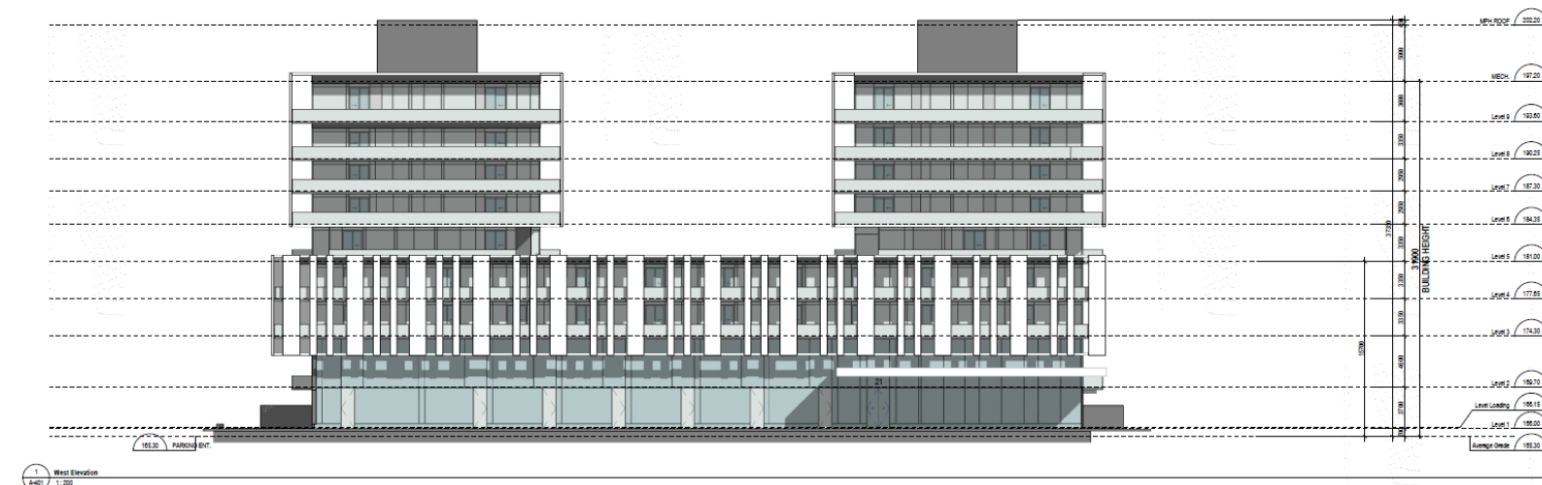


View of proposed development
looking southeast

East and West Elevations

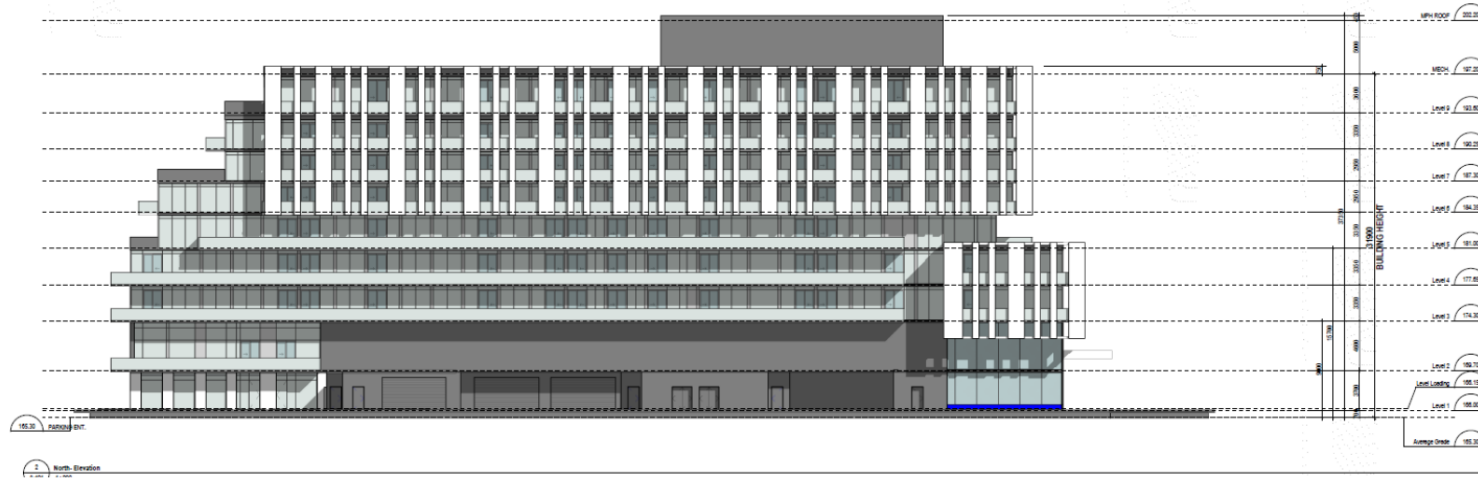


East

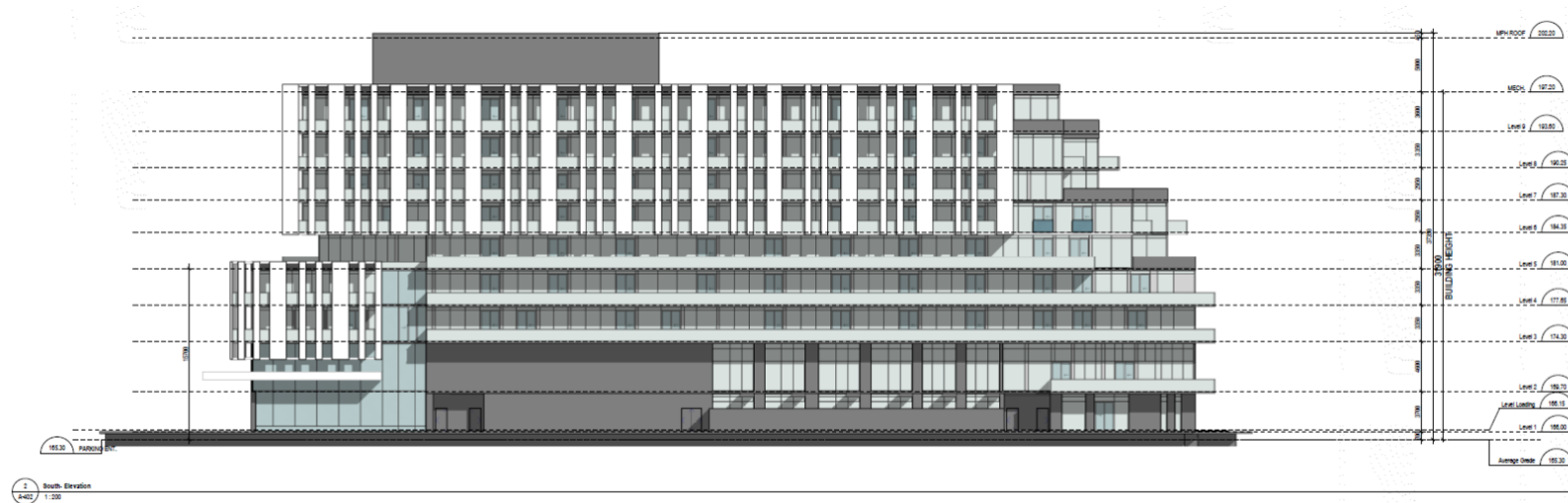


West

North and South Elevations

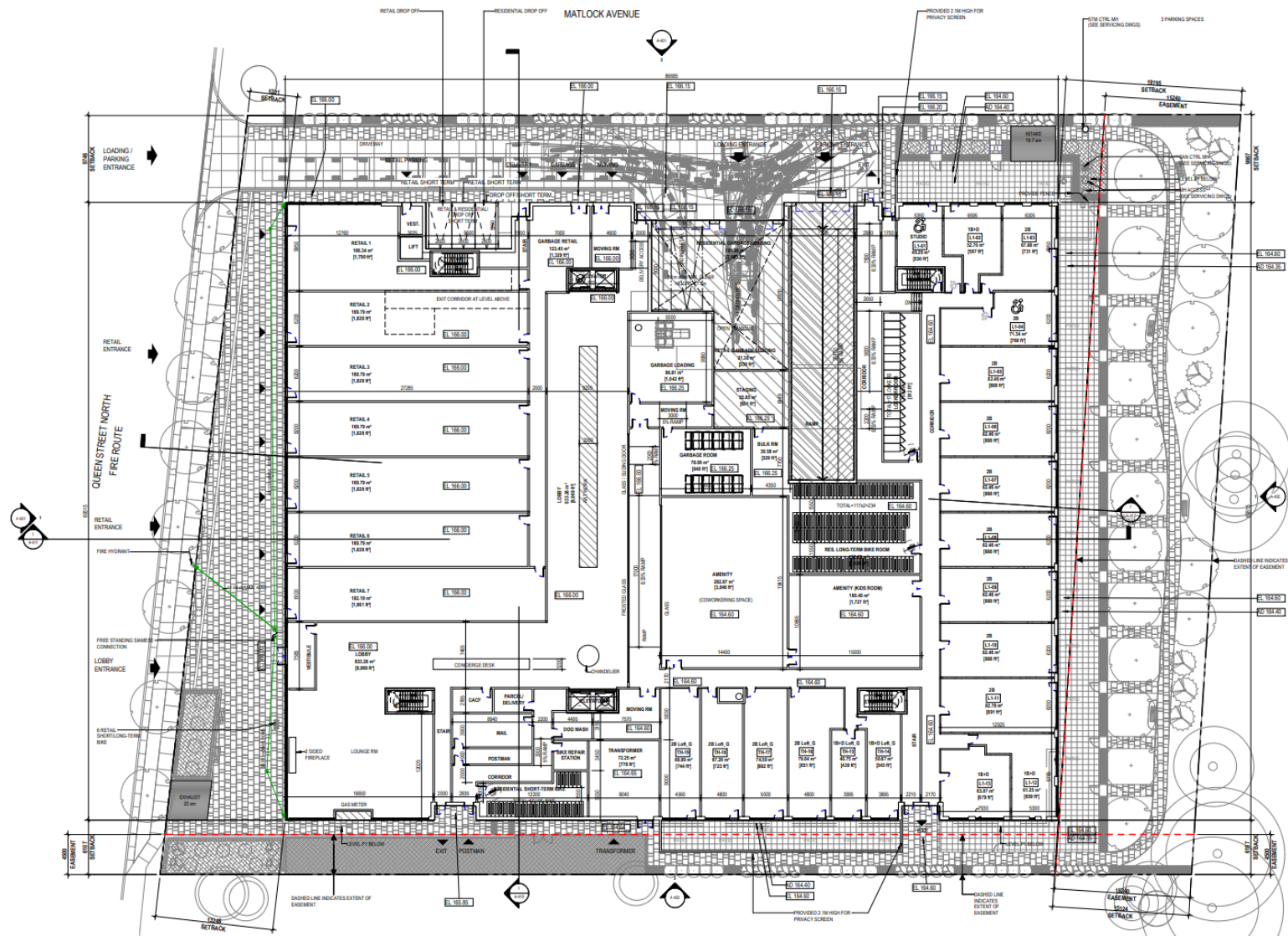


North

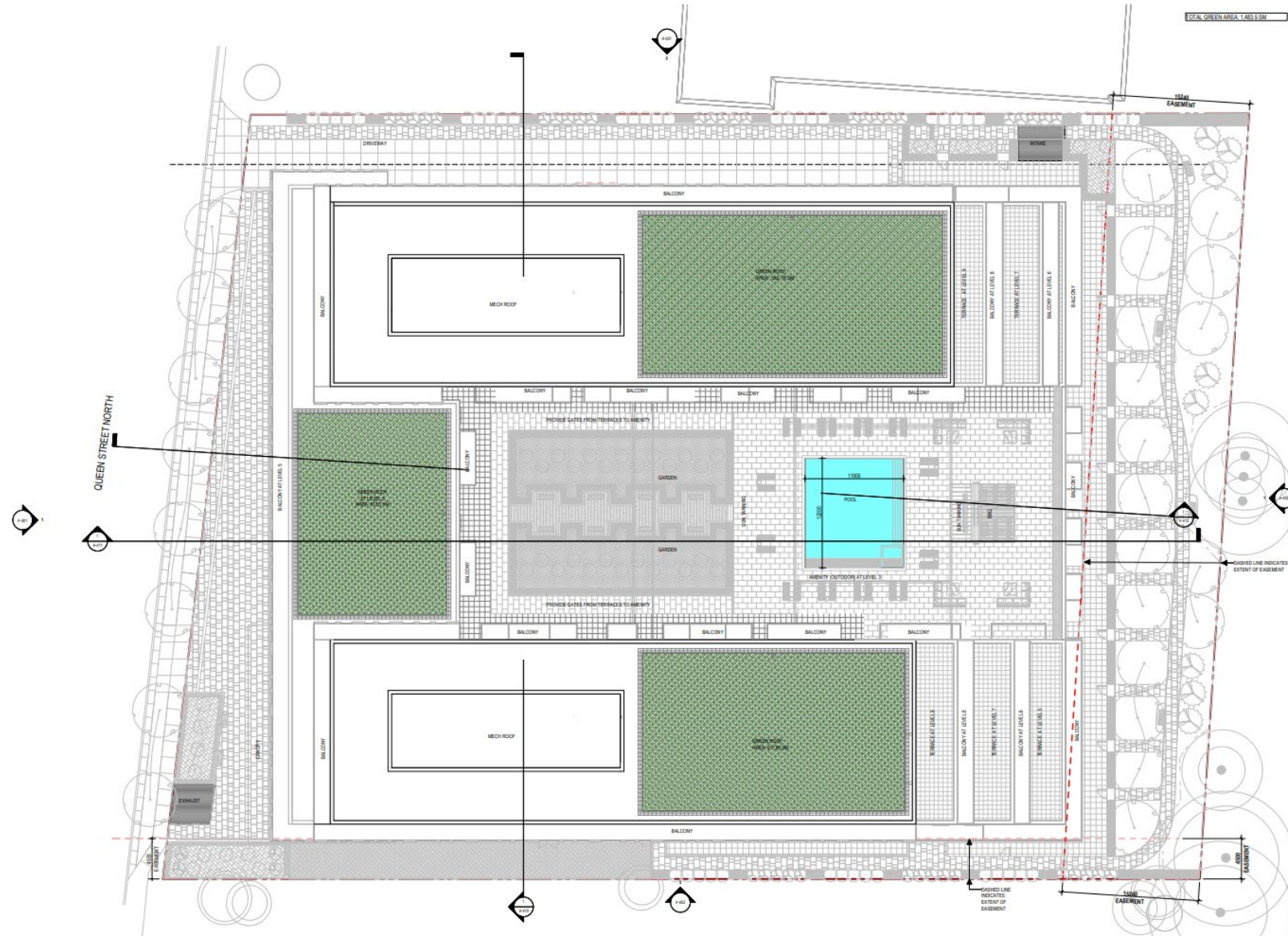


South

Ground Floor Plan



Roof Level Floor Plan





Thank you



View of proposed development looking southeast

21-51 Queen St N Shadow Study

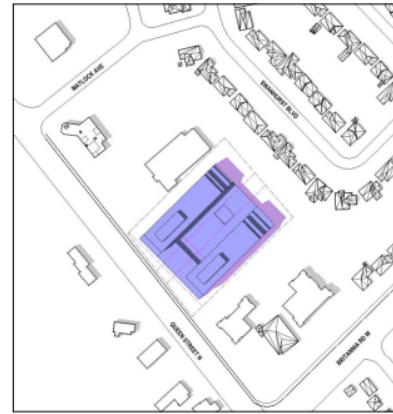
December, 2020



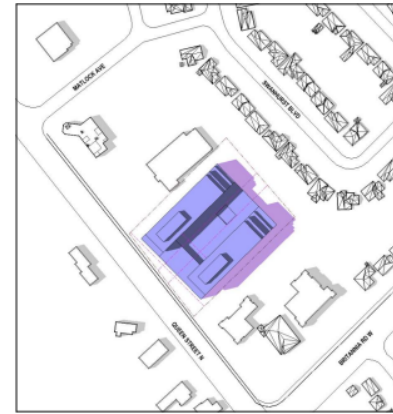
JUNE 21
13:20 PM



JUNE 21
14:20 PM



JUNE 21
15:20 PM



JUNE 21
16:20 PM



JUNE 21
17:20 PM



JUNE 21
18:20 PM



JUNE 21
19:20 PM

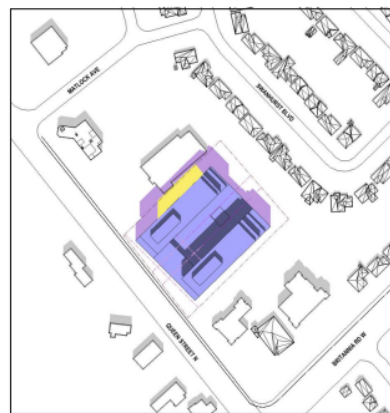
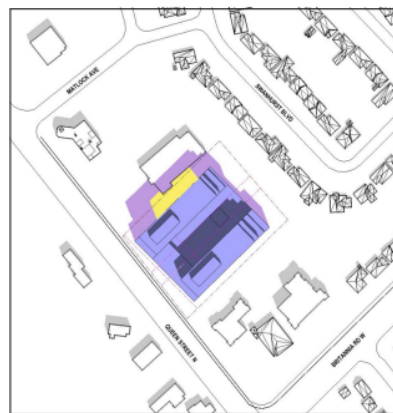
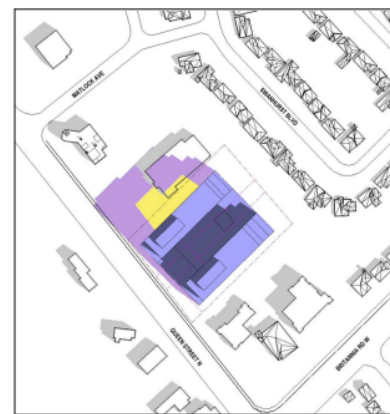


JUNE 21
19:33 PM

0 5m

- PROPOSED BUILDING
- PROPOSED BUILDING SHADOW
- PROPOSED BUILDING SHADOW (WITHIN THE PROPERTY)
- AS OF RIGHT SHADOW
- EXISTING BUILDING SHADOW
- PROPERTY LINE
- THE LINE OF IMPACT ASSESSMENT REFER TO S.1 CONTING

<p>1 2022-01-08 ISSUED FOR OPA & ZBA COORDINATION</p> <p>ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT AND OF ANY CLARIFICATION PRIOR TO COMMENCING WORK. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.</p>	<div style="text-align: center;"> <p>A&Architects Inc. 130 Queens Quay East, Suite 1010 Toronto, Ontario, M5A 0B4 T: (416) 498-0700 W: www.aandarchitects.ca</p> </div> <p>CLIENT:</p> <div style="text-align: center;"> <p>LAMB DEVELOPMENT CORP</p> </div> <p>PROJECT:</p> <p>THE MISS QUEEN 21-61 QUEEN ST. N. MISSISSAUGA, ONTARIO</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>N</p> </div> <div style="text-align: center;"> <p>ONTARIO ASSOCIATION OF ARCHITECTS OF ARCHITECTS OF ARCHITECTS OF ARCHITECTS</p> </div> </div> <div style="display: flex; justify-content: space-between;"> <p>SCALE: 1-200</p> <p>DATE: DECEMBER 2020</p> </div> <p>TITLE: SHADOW STUDY-JUNE 21</p> <div style="display: flex; justify-content: space-between;"> <p>PROJECT NO: 20-121</p> <p>A-702</p> </div> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
---	---



	PROPOSED BUILDING
	PROPOSED BUILDING SHADOW
	PROPOSED BUILDING SHADOW(WITHIN THE PROPERTY)
	AS OF RIGHT SHADOW
	EXISTING BUILDING SHADOW
	PROPERTY LINE
	THE LINE OF IMPACT ASSESSMENT (REFER TO 3.1 CRITERIA)



1	2022-01-07	ISSUED FOR OPA & ZBA COORDINATION
2	2021-05-05	ISSUES FOR PRE-APPLICATION MEETING

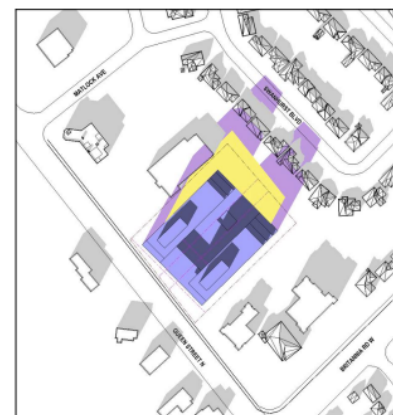
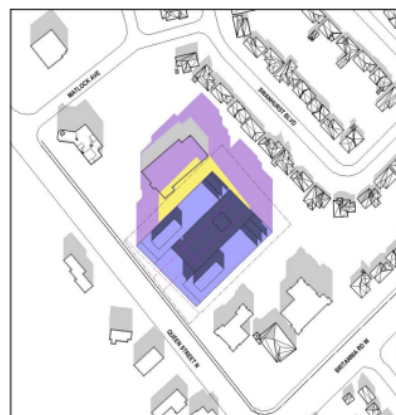
ALL CHANGES, REPLY DRAWINGS AND RELATED DOCUMENTS ARE CONVEYED PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

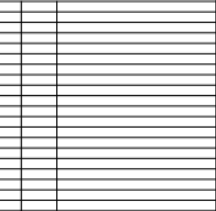
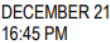


A& Architects Inc.
 130 Queens Quay East, Suite 1018
 Toronto, Ontario, M5A 0P6
 T: (416) 468-0100 W: www.aandarchitects.ca

CLIENT:	 LAMB DEVELOPMENT CORP.
PROJECT:	THE MISS QUEEN 21-51 QUEEN ST. N, MISSISSAUGA, ONTARIO

	
SCALE:	DATE: DECEMBER 2021
TITLE: SHADOW STUDY-SEPTEMBER 21	
PROJECT NO: 20-121	A-704

[illegible]



ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.



TITLE:
SHADOW STUDY-DECEMBER 21

PROJECT NO. 20-121	A-707
-----------------------	--------------

