



579, 619 LAKESHORE ROAD EAST &
1022, 1028 CAVEN STREET
PUBLIC MEETING

APPLICATION TO AMEND
THE MISSISSAUGA OFFICIAL PLAN
AND CITY OF MISSISSAUGA ZONING BY-LAW

Star Seeker Inc., 619 Lakeshore Inc., 1022 Caven Inc. & 1028 Caven Inc.

- Official Plan Amendment & Zoning By-law Amendment
- File: NO.: OZ/OPA 22-26
- March 27, 2023



SUBJECT SITE

SITE AREA: 2.42 ha (5.98 acres)

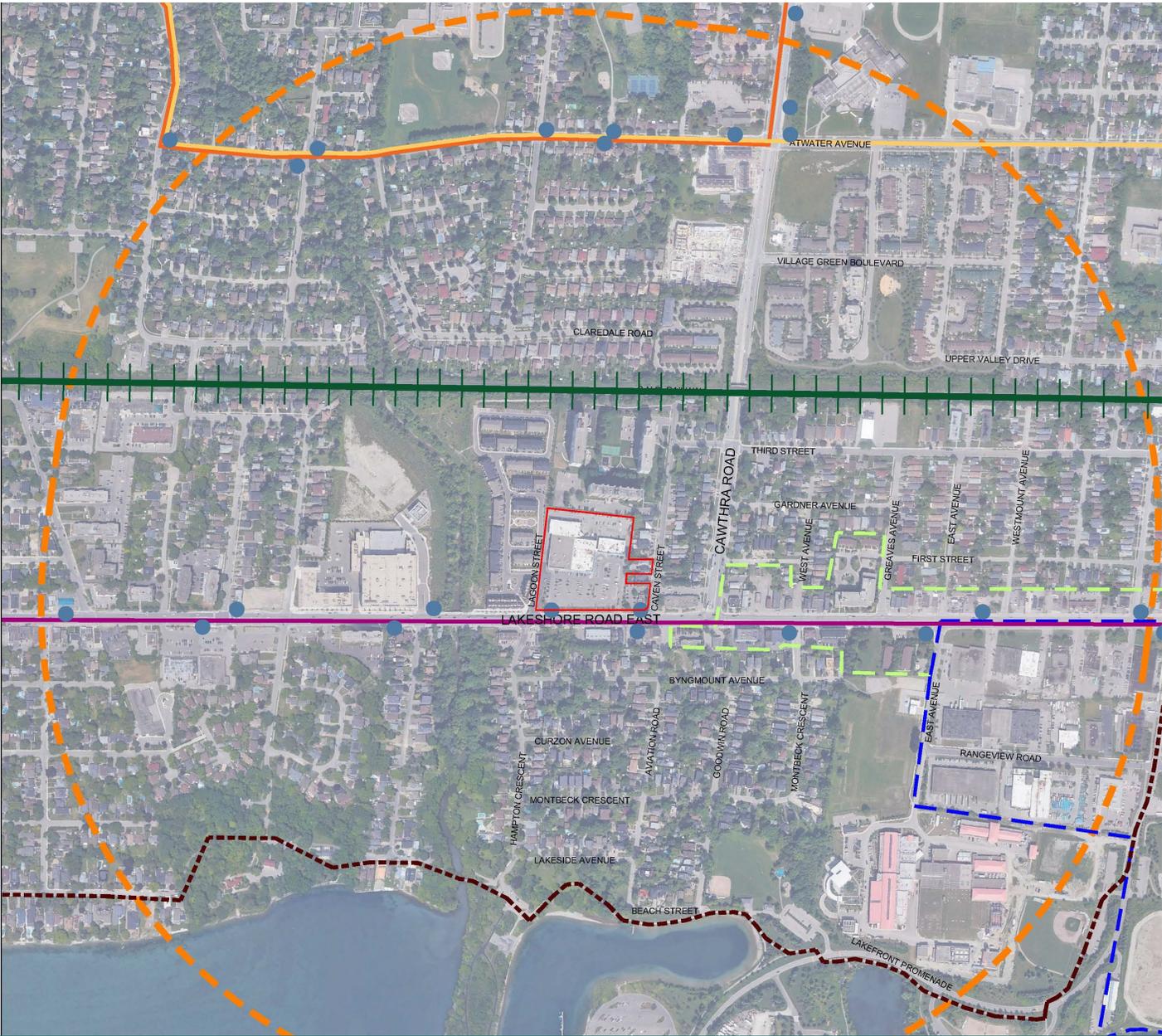
LAKESHORE RD FRONTAGE: 172.5 m (565.95 ft)

CAVEN ST FRONTAGE: 61.01 m (200.16 ft)

EXISTING COMMERCIAL SPACE: 5,904.45 sq m (63,555 sq ft)

AERIAL CONTEXT

FILE: OZ/OPA 22-26



 **SUBJECT SITE**

LEGEND

-  Subject Lands
-  Waterfront Trail
-  Lakeshore BRT / MiWay Bus Route 23
-  MiWay Bus Route 8
-  MiWay Bus Route 335
-  Haig MTSA Boundary
-  Lakeshore Promenade MTSA Boundary
-  Subject Lands Buffer (800m)
-  GO Transit Train Line
-  Bus Stops

TRANSIT CONTEXT

FILE: OZ/OPA 22-26

**EXISTING OFFICIAL PLAN DESIGNATION
MIXED USE & RESIDENTIAL MEDIUM DENSITY**



LAND USE DESIGNATIONS

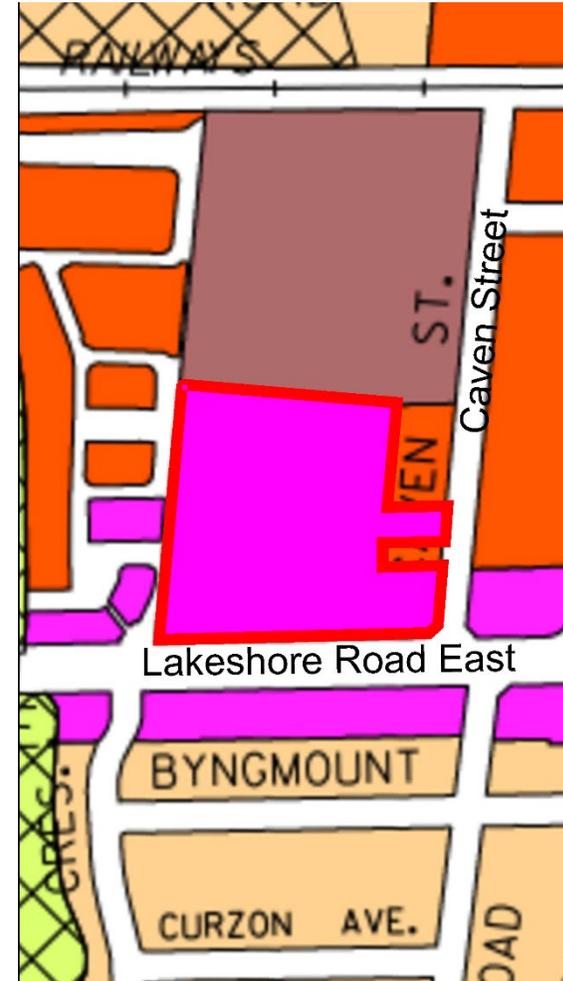
- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |



**AN AMENDMENT TO THE
MISSISSAUGA OFFICIAL PLAN IS REQUIRED
TO PERMIT THE PROPOSED DEVELOPMENT**

SUBJECT SITE

**PROPOSED OFFICIAL PLAN DESIGNATION
MIXED USE**

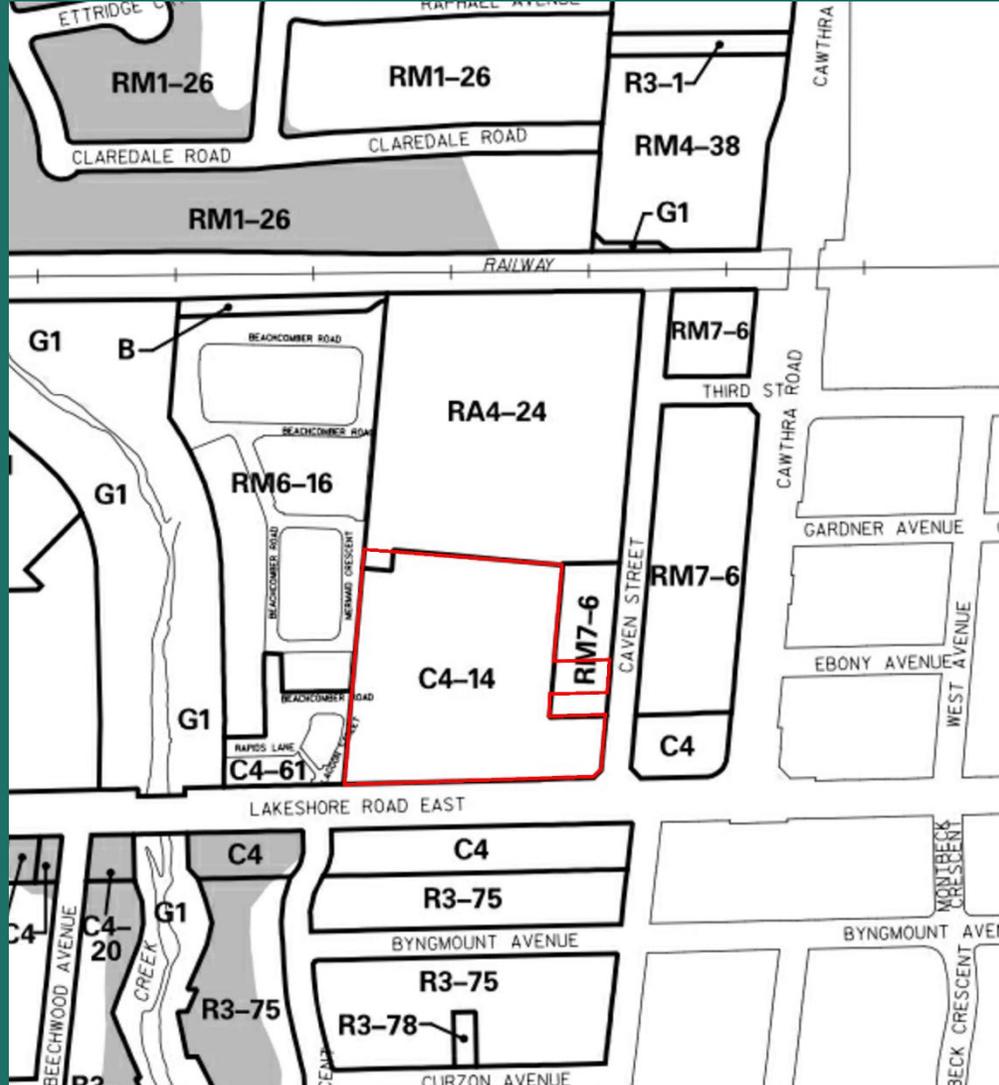


MISSISSAUGA OFFICIAL PLAN – SCHEDULE 10: LAND USE DESIGNATIONS

FILE: OZ/OPA 22-26

EXISTING ZONING

C4 – MAINSTREET COMMERCIAL, EXCEPTION 14

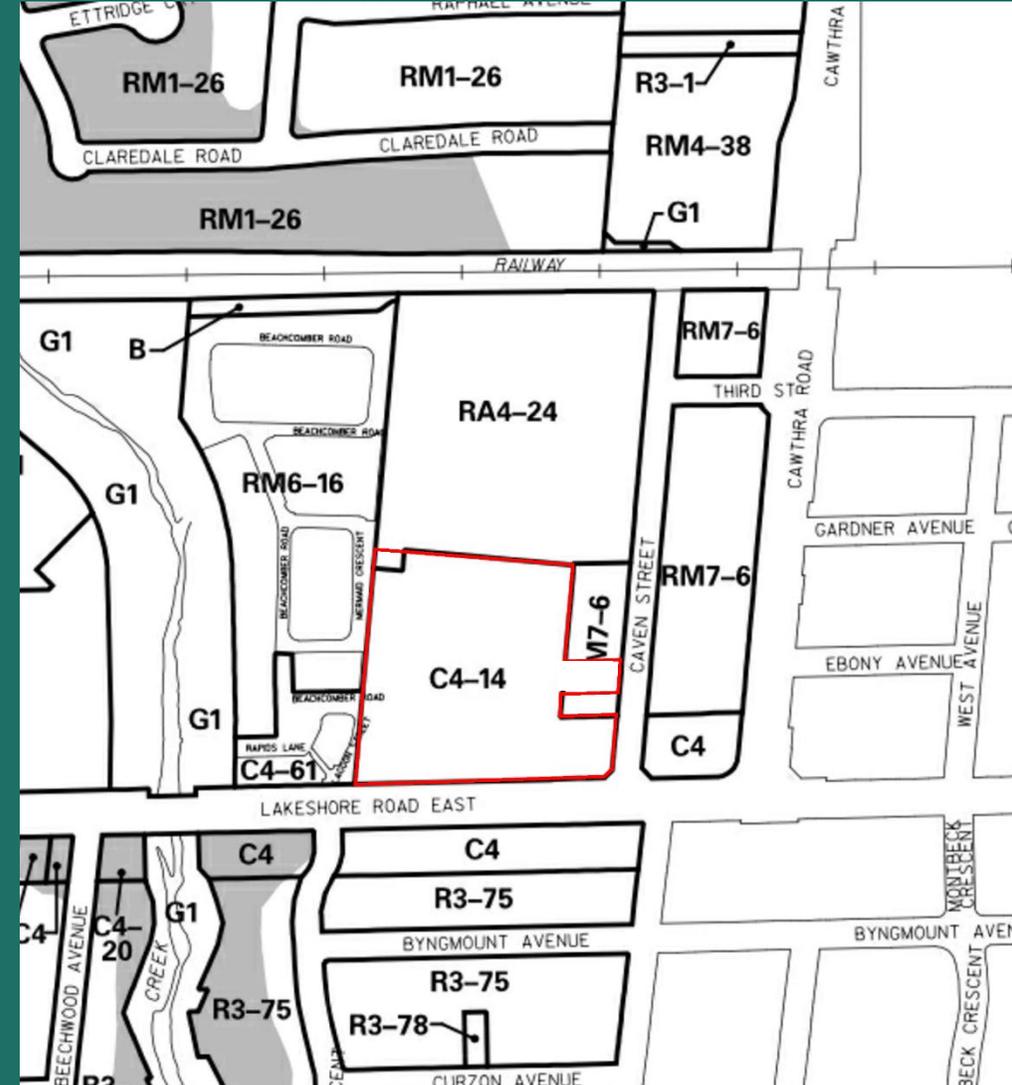


**AN AMENDMENT TO THE
CITY OF MISSISSAUGA
ZONING BY-LAW IS
REQUIRED
TO PERMIT THE PROPOSED
DEVELOPMENT**

 **SUBJECT SITE**

PROPOSED ZONING

C4-14



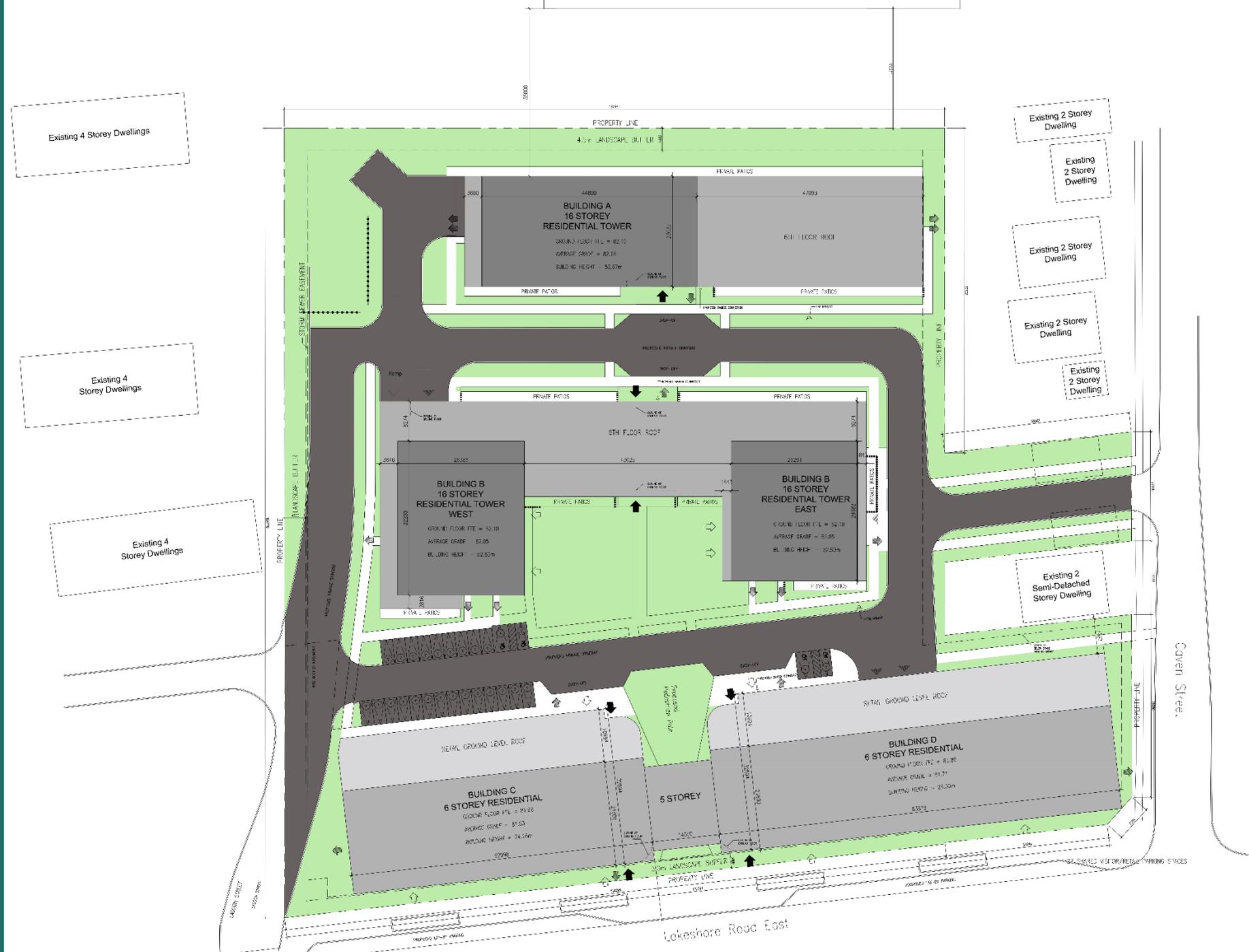
CITY OF MISSISSAUGA ZONING BY-LAW (EXISTING & PROPOSED)

STATISTICS TABLE

SITE AREA	2.42 hectares (5.98 acres)
MAX. HEIGHT	BUILDING A – 16 storeys BUILDING B (East) – 16 storeys BUILDING B (West) – 16 storeys BUILDING C – 6 storeys BUILDING D – 6 storeys
# OF UNITS	1,070
NON-RES GFA	3,321 sq m (35,742 sq ft)
# OF PARKING SPACES	1,341 TOTAL SPACES 1,070 RESIDENT SPACES AND 271 SHARED VISITOR / NON-RESIDENTIAL SPACES

SITE PLAN

FILE: OZ / OPA 22-26





*View looking west across the front
façade of Building A*

DEVELOPMENT PROPOSAL (CONCEPTUAL)

FILE: OZ/OPA 21-11



View looking east across the central outdoor courtyard framing Building B

DEVELOPMENT PROPOSAL (CONCEPTUAL)

FILE: OZ/OPA 21-11



View looking north along the Site's Lakeshore Road East frontage

DEVELOPMENT PROPOSAL (CONCEPTUAL)

FILE: OZ/OPA 21-11



*View looking
along the Site's
Lakeshore Road
East frontage*

DEVELOPMENT PROPOSAL (CONCEPTUAL)

FILE: OZ/OPA 21-11

TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE COMMENTS,
PLEASE CONTACT EITHER
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THANK YOU

