

Connecting Cooksville

25 & 33 Hillcrest Avenue; 3146, 3154, 3168 Hurontario Street

Official Plan & Zoning By- Law Amendment

Planning and Development Committee - Public Meeting

OZ/OPA 22-19 W7

March 27, 2023
City of Mississauga



Site Context

FILE NO.: OZ/OPA 22-19 W7



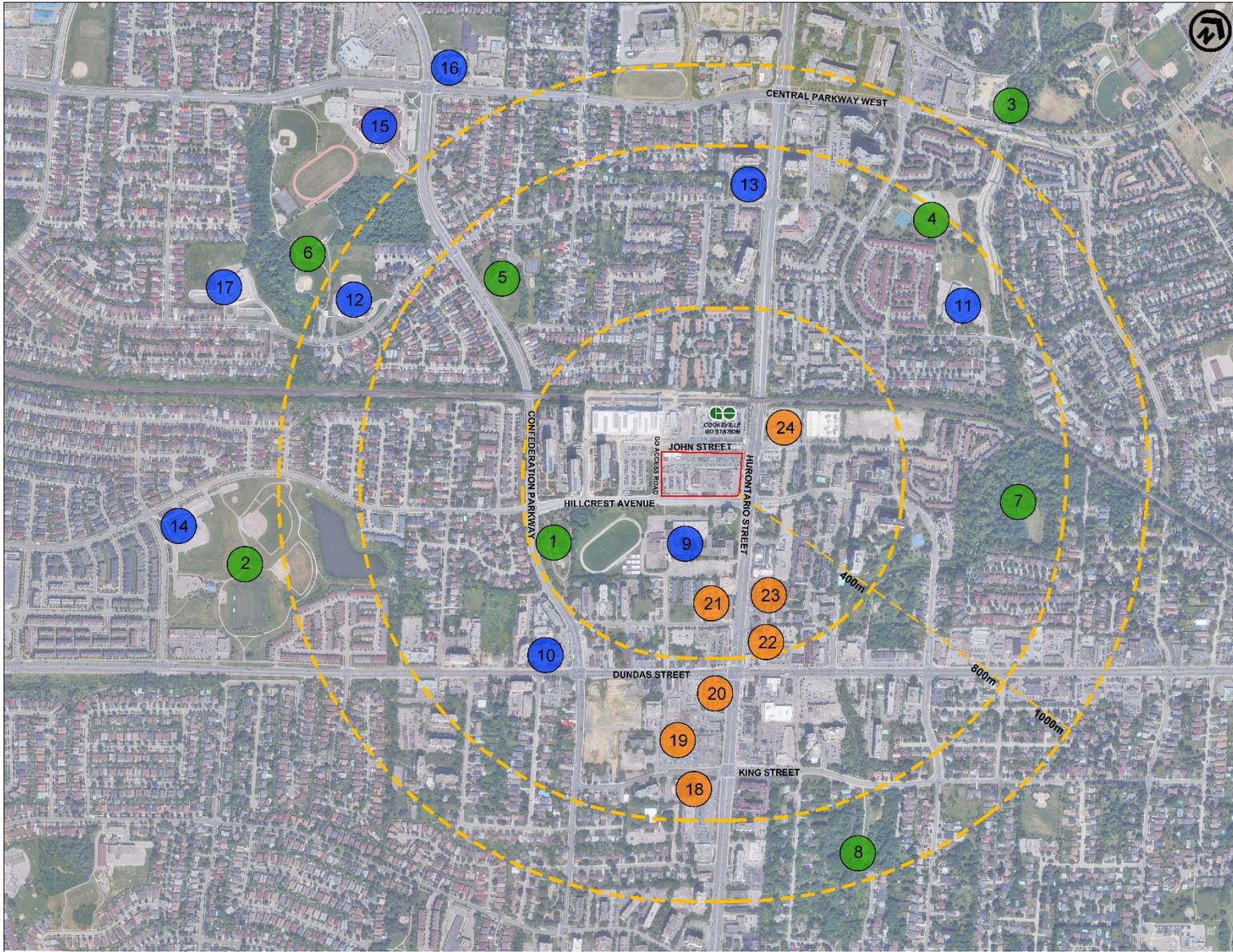
Subject Lands



Area Context

FILE NO.: OZ/OPA 22-19 W7

Surrounding Destinations	
Parks & Greenspaces	
1.	Sgt David Yakichuk Park
2.	Brickyard Park
3.	Cooksville Creek
4.	Stonebrook Park
5.	Fairview Park
6.	Dr. Martin L. Dobkin Community Park
7.	Richard Jones Park
8.	Cooksville Park
Institutional	
9.	T. L. Kennedy
10.	Anderson College
11.	Thornwood Public School
12.	St. Phillip Elementary School
13.	Mississauga Fire Station 101
14.	Father Daniel Zanon School
15.	Father Michael Geotz Secondary School
16.	Cristo Rei Catholic Church
17.	Chris Hadfield Public School
Commercial/Retail	
18.	Retail Plaza(2500 Hurontario Street)
19.	Retail Plaza(2550 - 2580 Hurontario Street)
20.	Retail Plaza(2-58 Dundas Street West)
21.	Retail Plaza(3038-3062 Hurontario Street)
22.	Retail Plaza(5-105 Dundas Street East)
23.	Retail Plaza(3041-3073 Hurontario Street)
24.	Retail Plaza(25 John Street)



Subject Lands

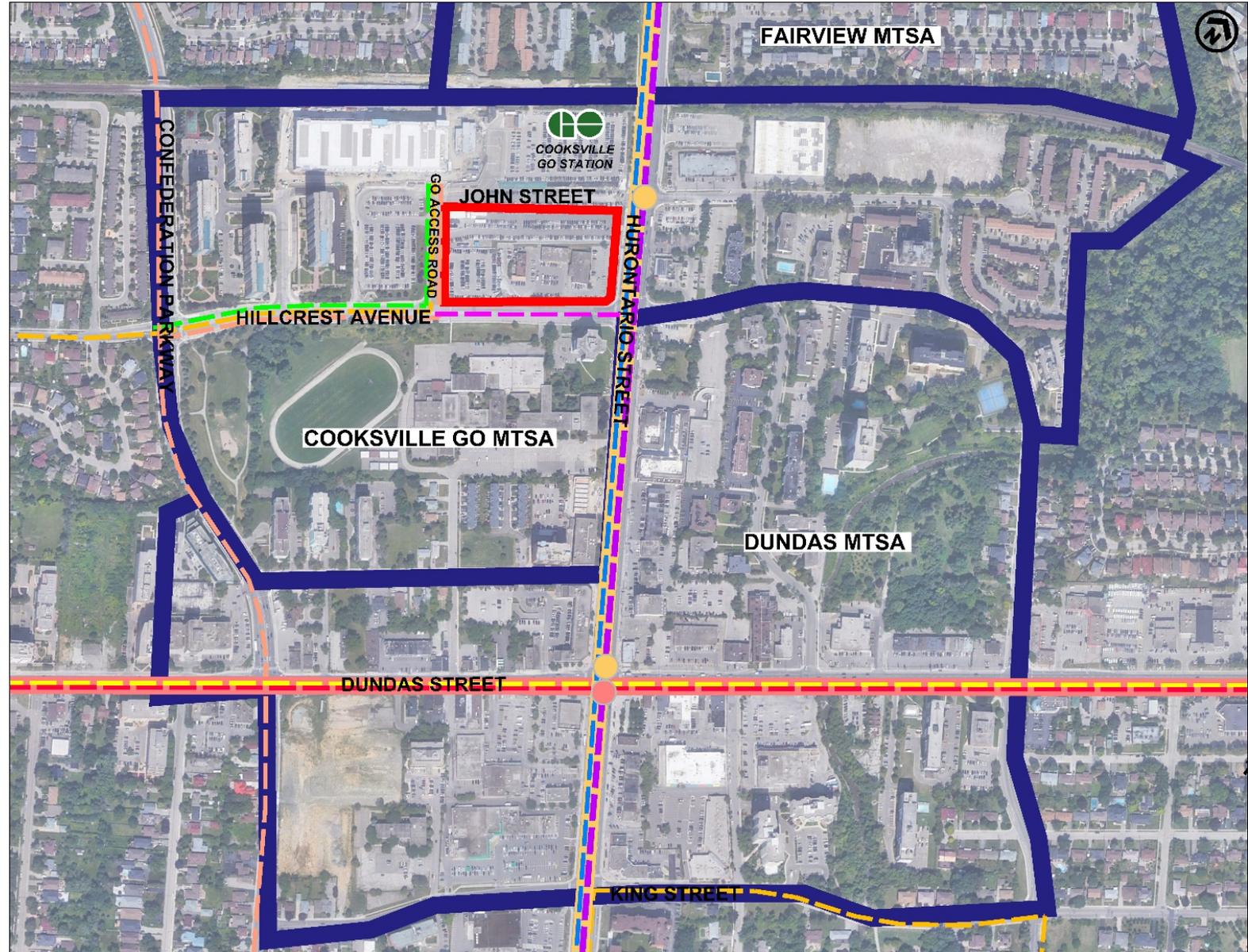


Transit & MTSAs

Official Region of Peel Official Plan 2022
 FILE NO.: OZ/OPA 22-19 W7

LEGEND

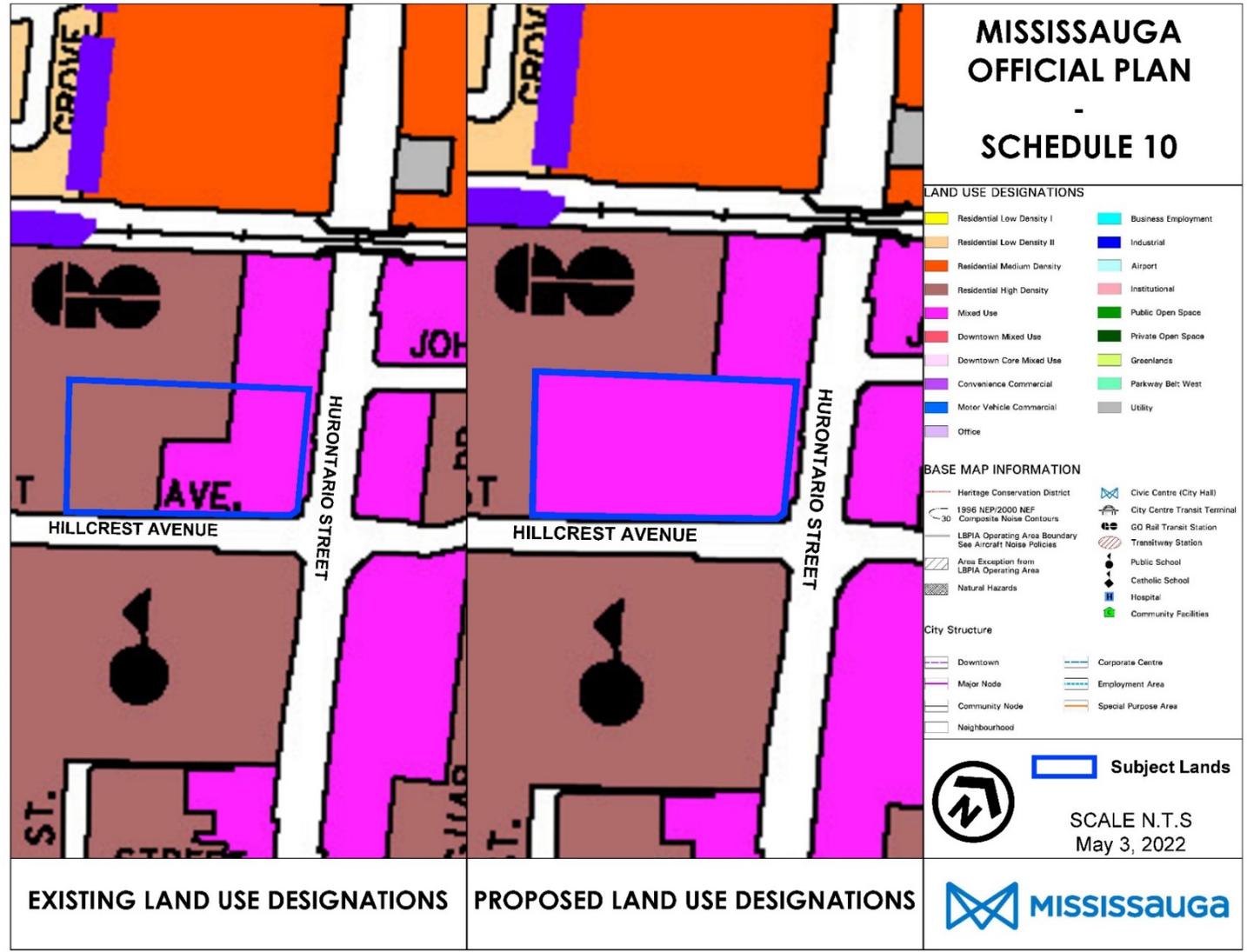
- Subject Lands
- MiWay - Route 1 (Dundas)
- MiWay - Route 2 (Hurontario)
- MiWay - Route 4 (Sherway Gardens)
- MiWay - Route 28 (Confederation)
- MiWay - Route 38 (Creditview)
- MiWay - Route 53 (Kennedy)
- MiWay - Route 103 (Hurontario Express)
- MiWay - Route 101 (Dundas Express)
- Planned HuLRT Route
- Planned BRT Route
- Planned HuLRT Station
- Planned BRT Station
- MTSA Boundaries



SUBJECT LANDS

Planning Policy Mississauga Official Plan - Existing and Proposed

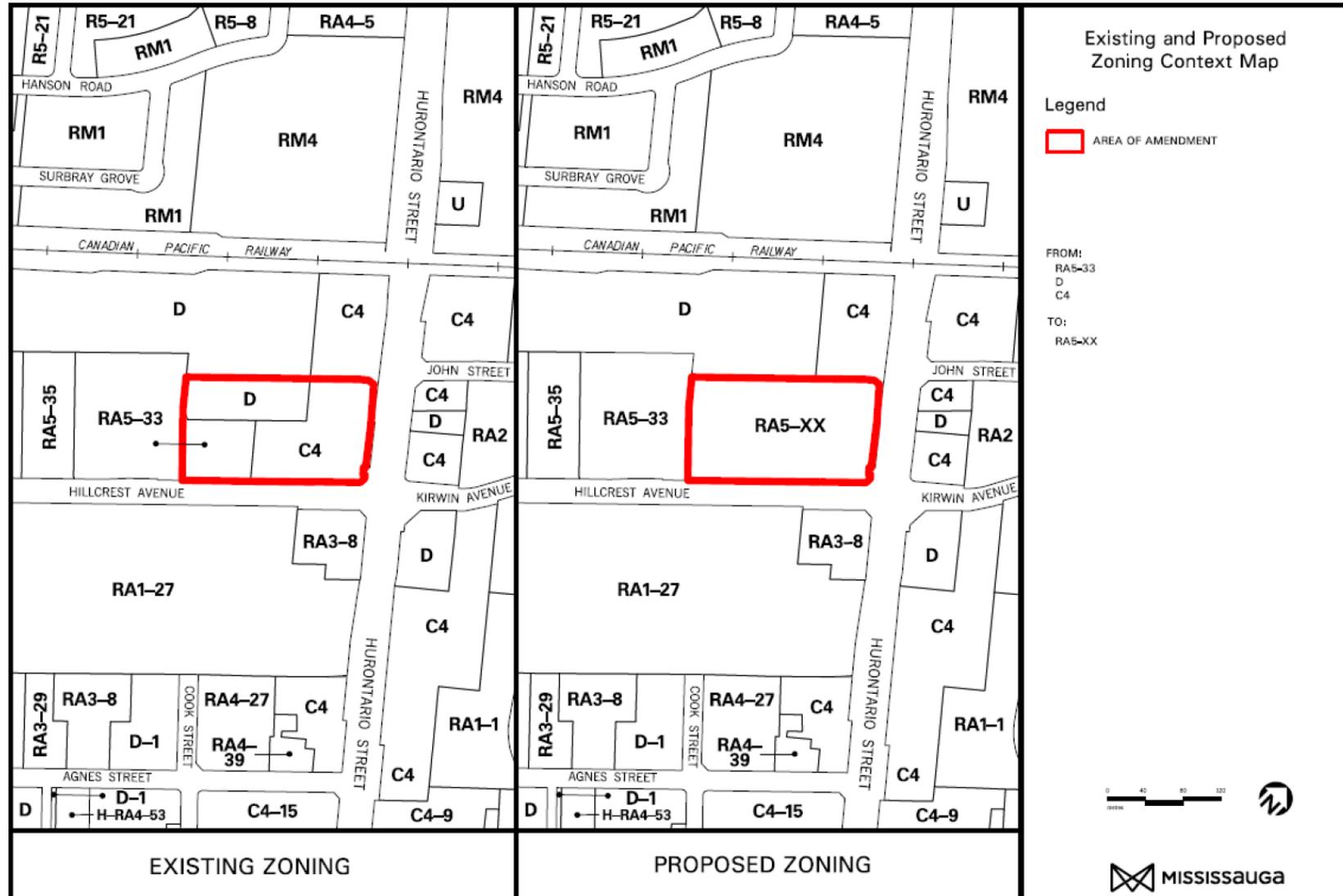
FILE NO.: OZ/UPA 22-19 W7



Planning Policy

Mississauga Zoning By-Law 0225-2007 - *Existing and Proposed*

FILE NO.: OZ/OPA 22-19 W7



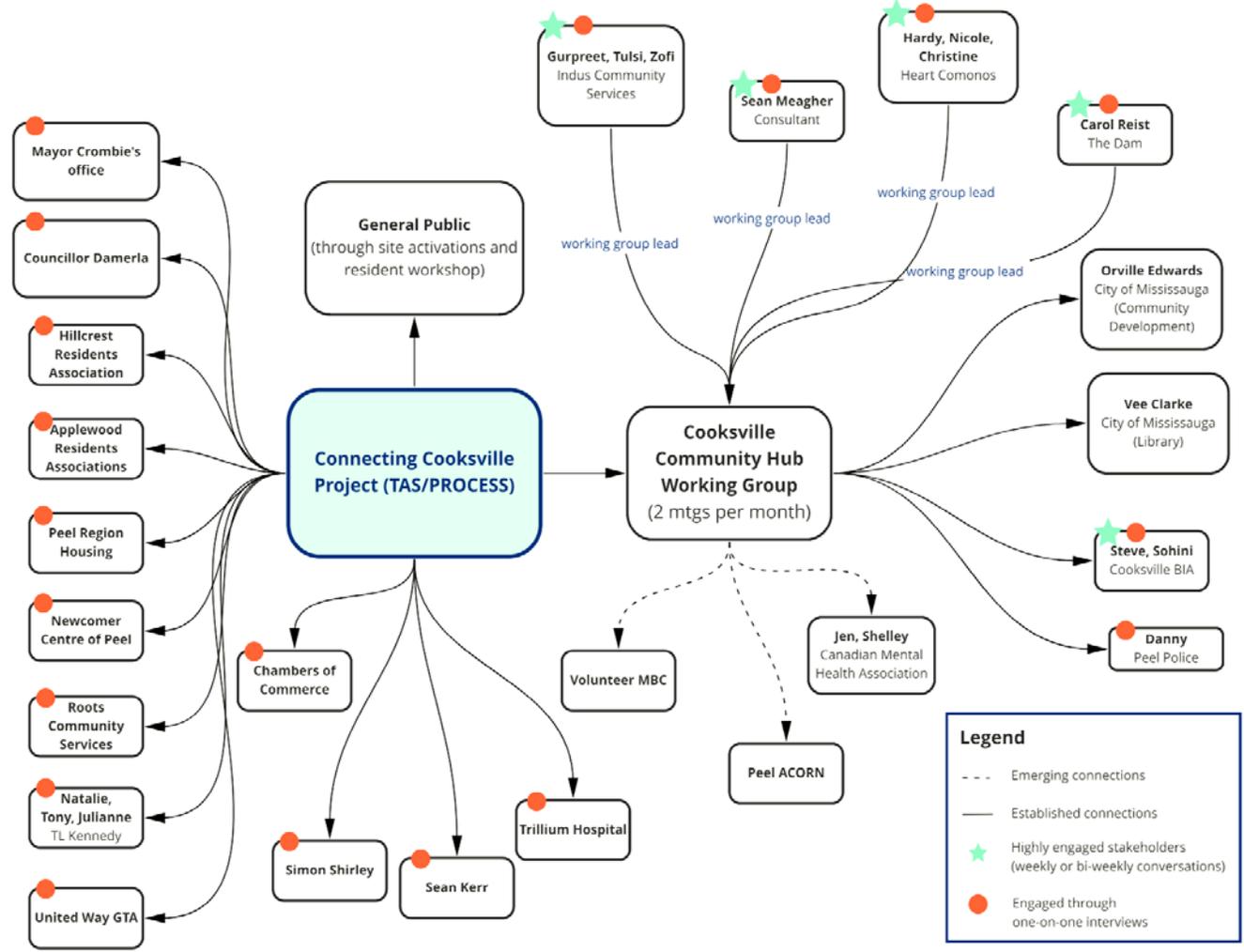
Our Approach to Engagement

Objectives

- Listen first!
- Prioritize inclusive and equitable engagement that encourages a diversity of voices to be heard
- Collaborate with and support local community champions
- Communicate the process in transparent, accessible educational ways
- Ensure proactive issues management
- Foster community capacity building

Methods of Engagement

- Stakeholder Interviews
- Community Drop-ins
- Focus Groups
- QR Surveys
- Email Updates
- Project Website
- Onsite Activations



The Site

FILE NO.: OZ/OPA 22-19 W7



The Site

FILE NO.: OZ/OPA 22-19 W7

Mississauga City Centre



Cooksville GO

Future LRT Stop

John Street

Hurontario Street

GO Access Road

Hillcrest Avenue

Mississauga Long Term Goals

FILE NO.: OZ/OPA 22-19 W7



Site Plan

COOKSVILLE
GO STATION

JOHN ST.

49%

Public Realm

GO ACCESS RD.



HURONTARIO ST.

HILLCREST AVE.

← SGT. DAVID
YAKICHUK PARK

View From Community Forest

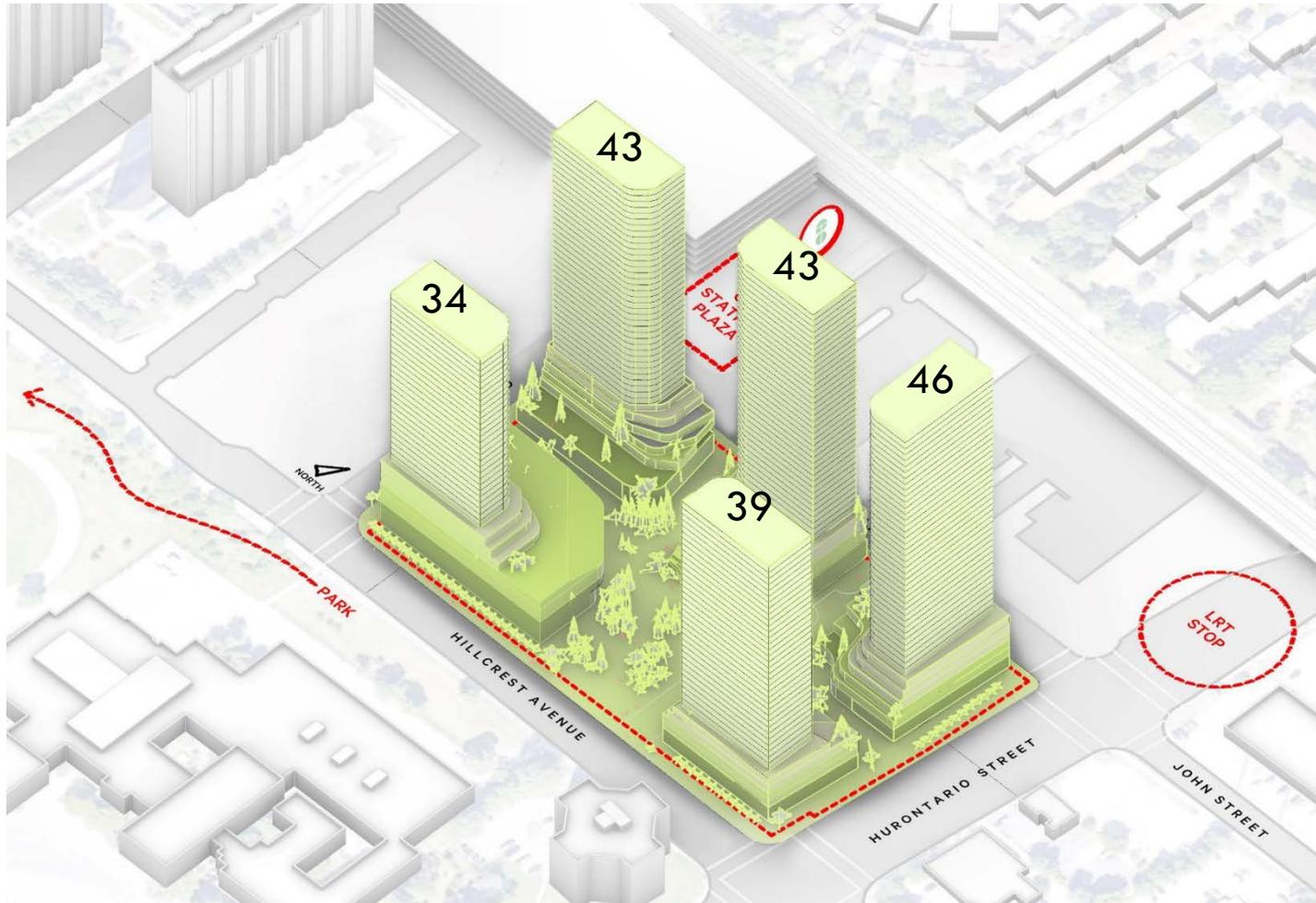


View From Canopy Staircase

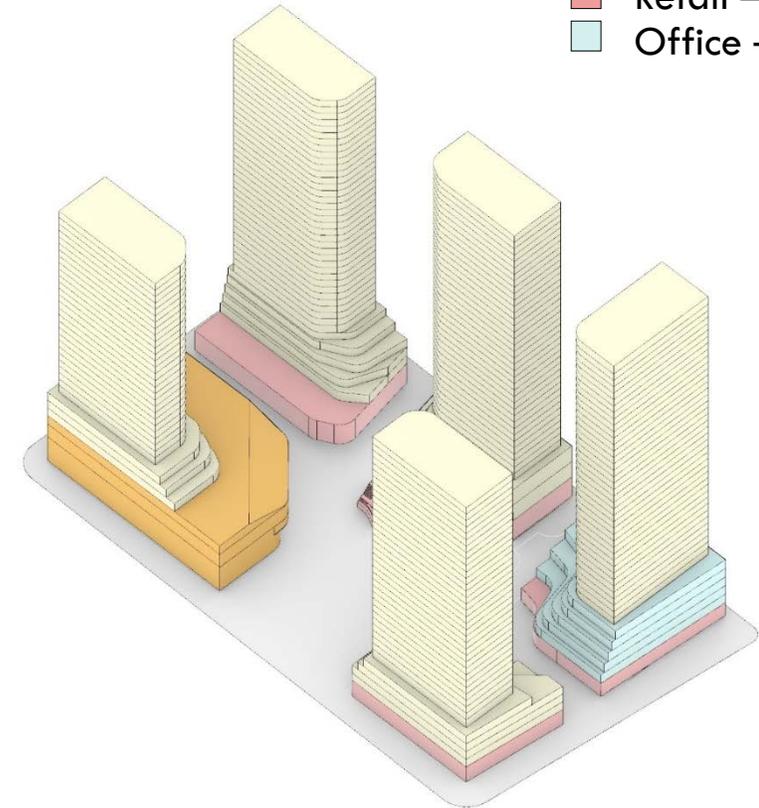


Massing & Statistics

FILE NO.: OZ/OPA 22-19 W7



- Residential – 87%
- Community – 4%
- Retail – 4%
- Office – 5%



Residential GFA: **140,093m²** (87%)
 Non-Residential GFA: **21,178m²** (13%)
 Total GFA: **161,271m²**

Total Residential Units: **2,224**
 Parking Spaces: **1,994** cars, **2,189** bicycles
 Community Centre: **6,215m²**

Unit Mix
 1B: **1,592** (72%)
 2B: **524** (24%)
 3B: **108** (5%)

View From Canopy Staircase



View From Hillcrest Ave



GRAB N GO

View From Hurontario St



View From Ravine Walk

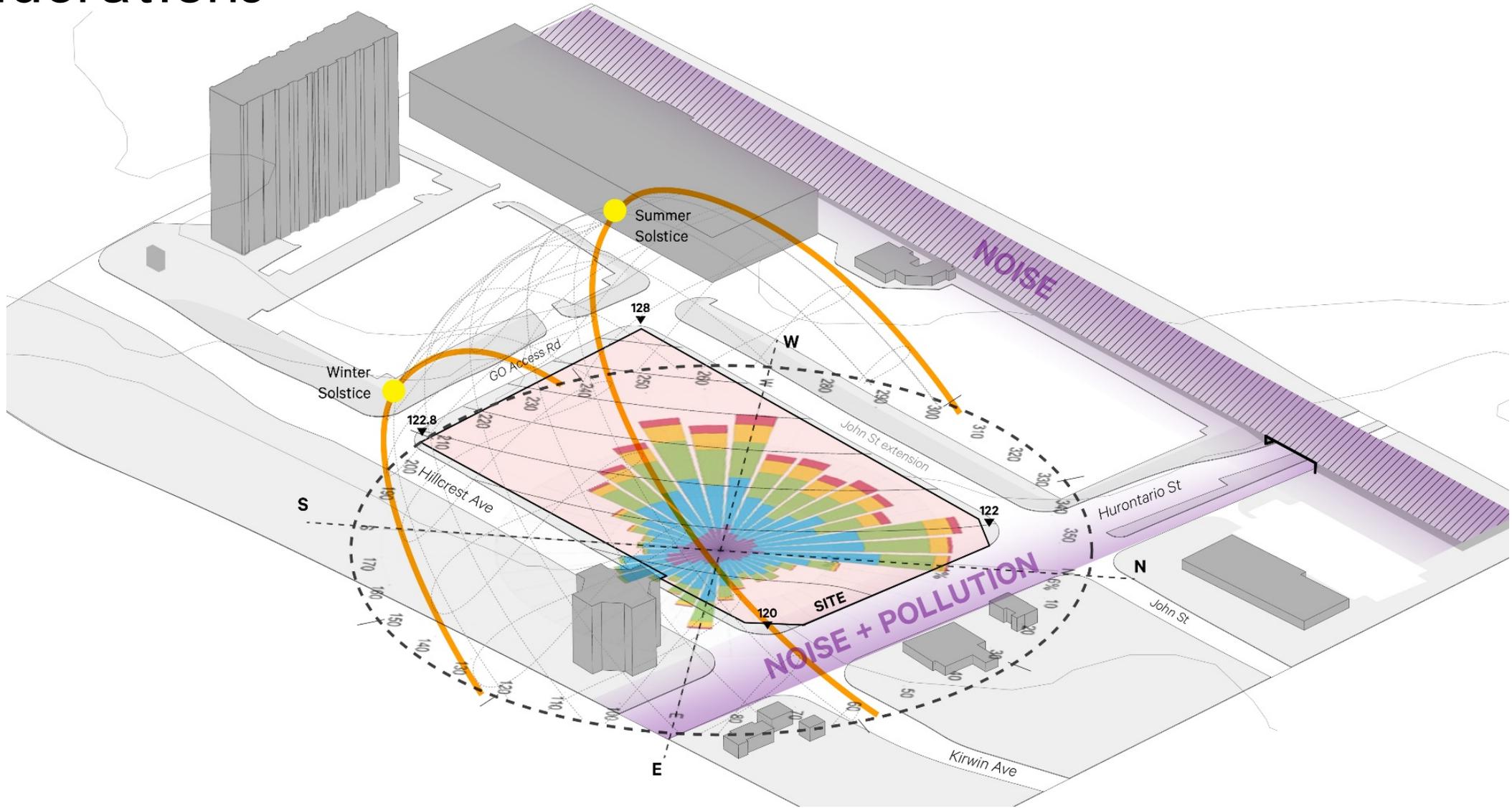


Thank You!



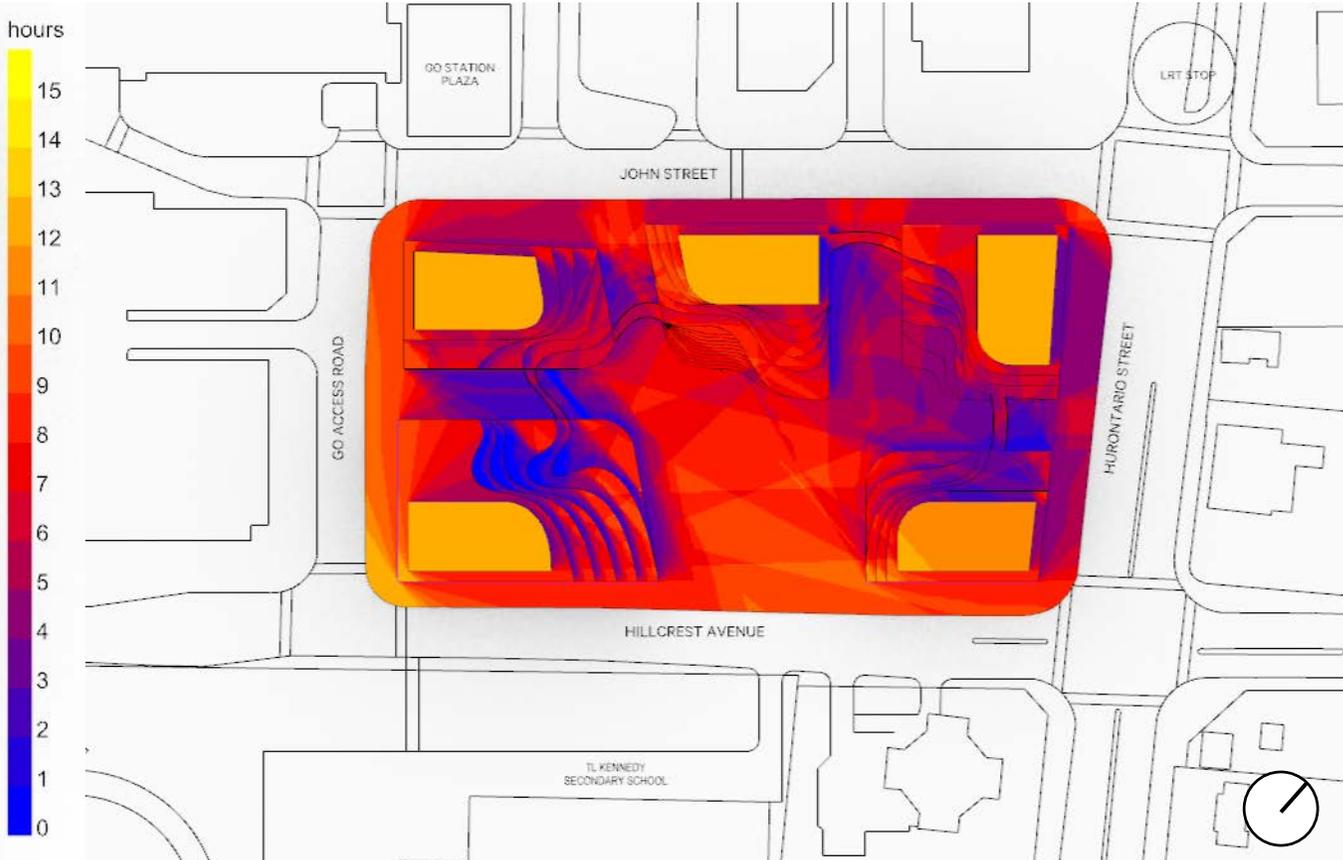
Environmental Considerations

FILE NO.: D1/OPA 92-19 W

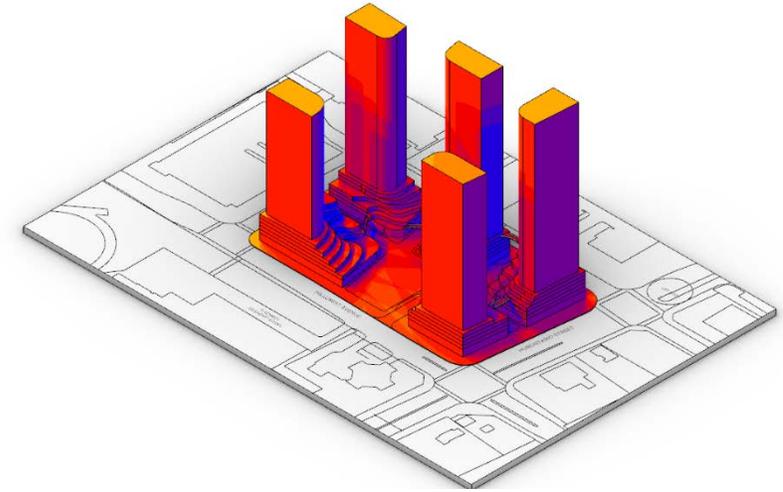


Direct Sunlight Study

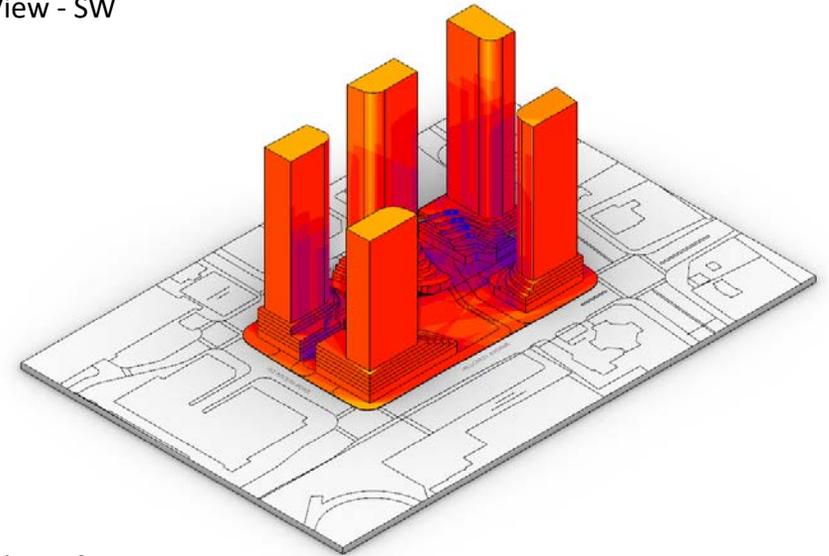
FILE NO.: OZ/OPA 22-19 W7



Plan View – September 22, 5:00 – 20:00



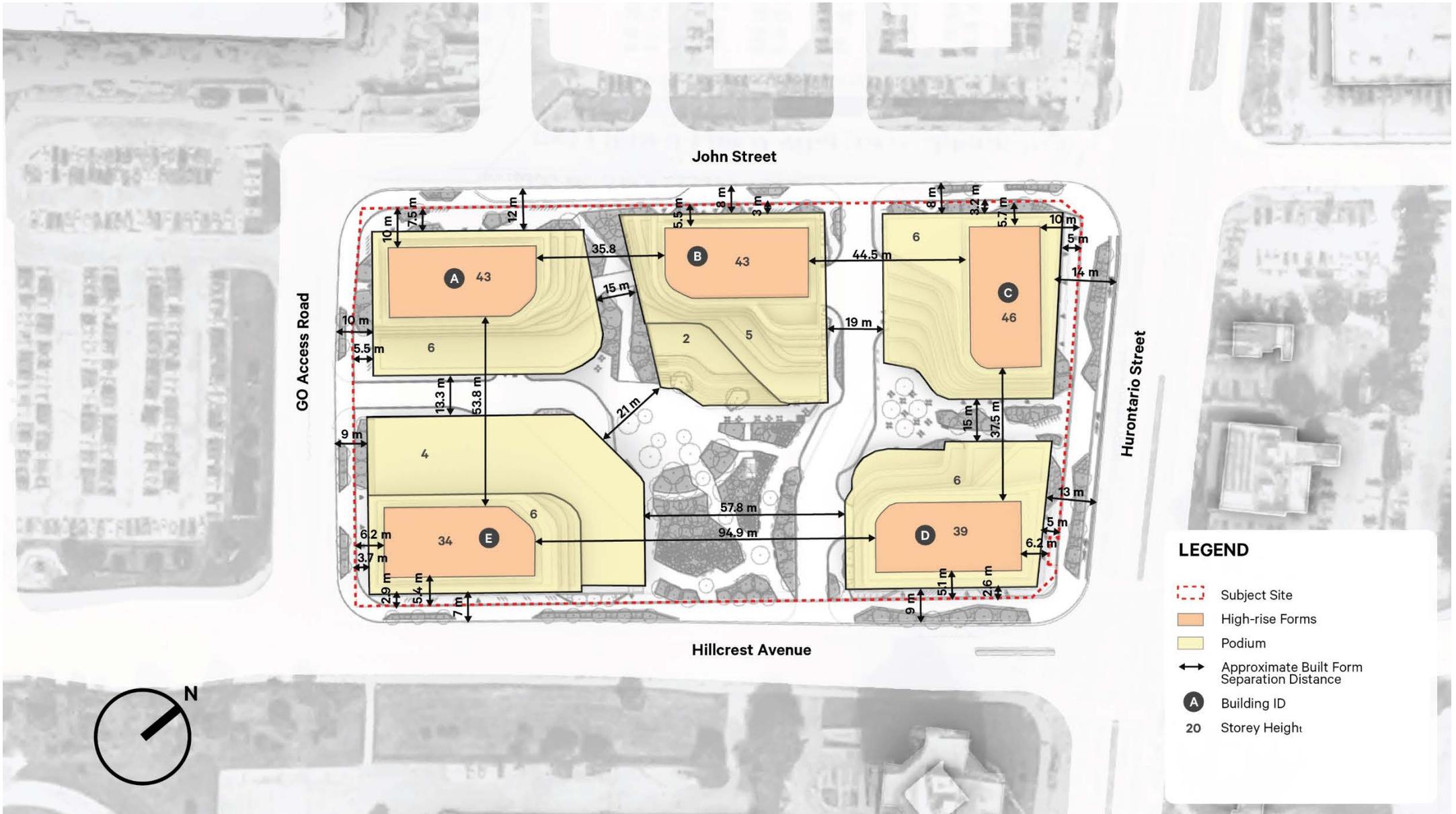
Axo View - SW



Axo View - SE

Tower Separation

FILE NO.: OZ/OPA 22-19 W7



Site Activation & Community Events

FILE NO. C270PA 22-19 V07



**Cooksville Community Feast
October 8th 2022**



**Community OPA Info Session
May 4th 2022**



**Pumpkin Carving
October 22nd 2022**



**Cooksville Connect Event
December 9th 2021**

TAS and our community partners continue to explore opportunities for site activation and community engagement.

Engagement & Site Activation Events

- Bollywood Dance Lesson and Samosa Lunch
Sept 25th 2021
- Pumpkin Carving Event
Oct 30th 2021
- Neighbourhood Garden Plants Exchange
November 6th 2021
- Holiday Tree Lighting and Candlelight Walk
Dec 3rd 2021
- Salsa Dance Lesson
June 6th 2022
- Holiday Tree Lighting and Candlelight Walk
Dec 3rd 2022

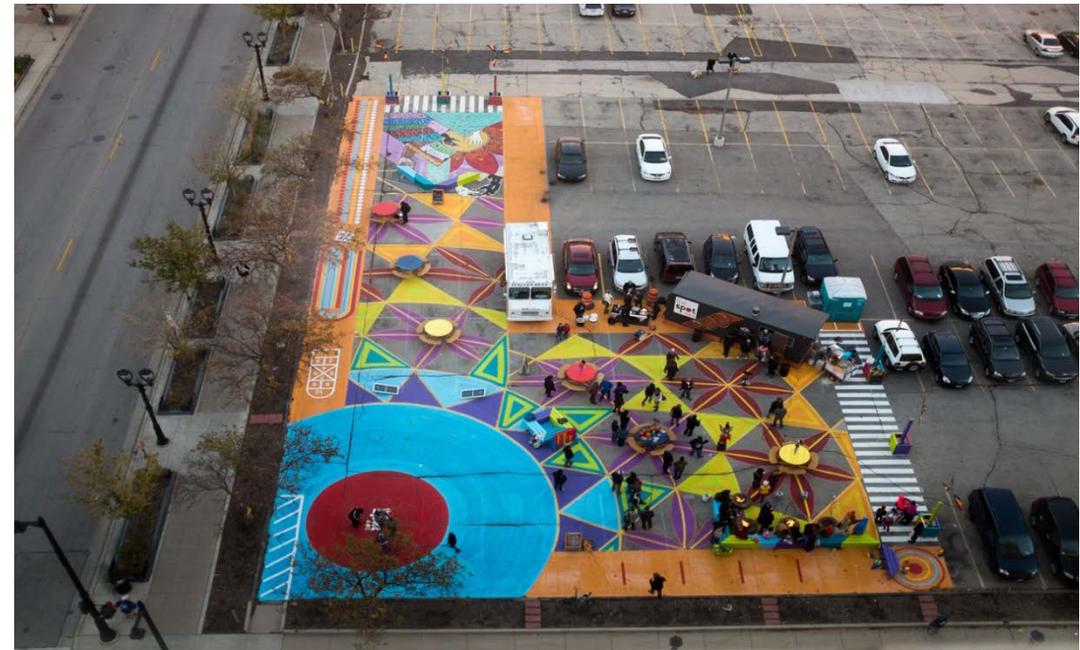
Potential Long-Term Site Activation

FILE NO.: O2/0/A 22-18 V7

We are currently exploring site activation concepts and programming to support building social capital and community development within Cooksville and the City of Mississauga. The concept is that long-term site activation would occur throughout the rezoning process until construction begins.

Potential Ideas:

- Weekly market with local food and retail vendors
- Stage or area for performances
- Gathering place and seating areas
- Places for youth activities, sports and movement classes



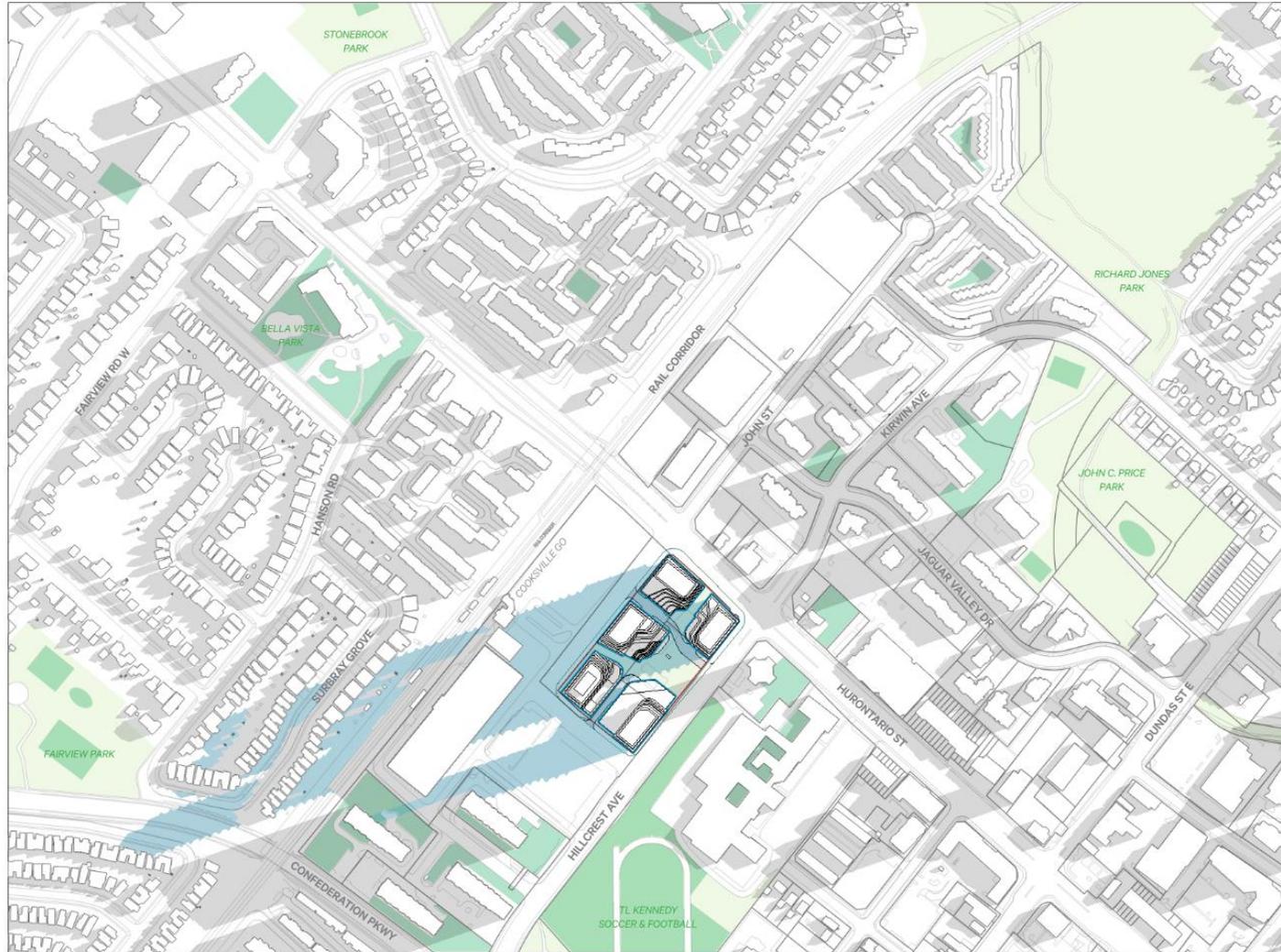
Shadow Studies

March / September 21st

SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 7:07 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



- New Net Shadows
- Shadows Cast by Existing Buildings
- Proposed Building Footprint
- Green Spaces & Parks
- Communal Amenity Areas



SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 7:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 8:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 9:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 11:20 EST

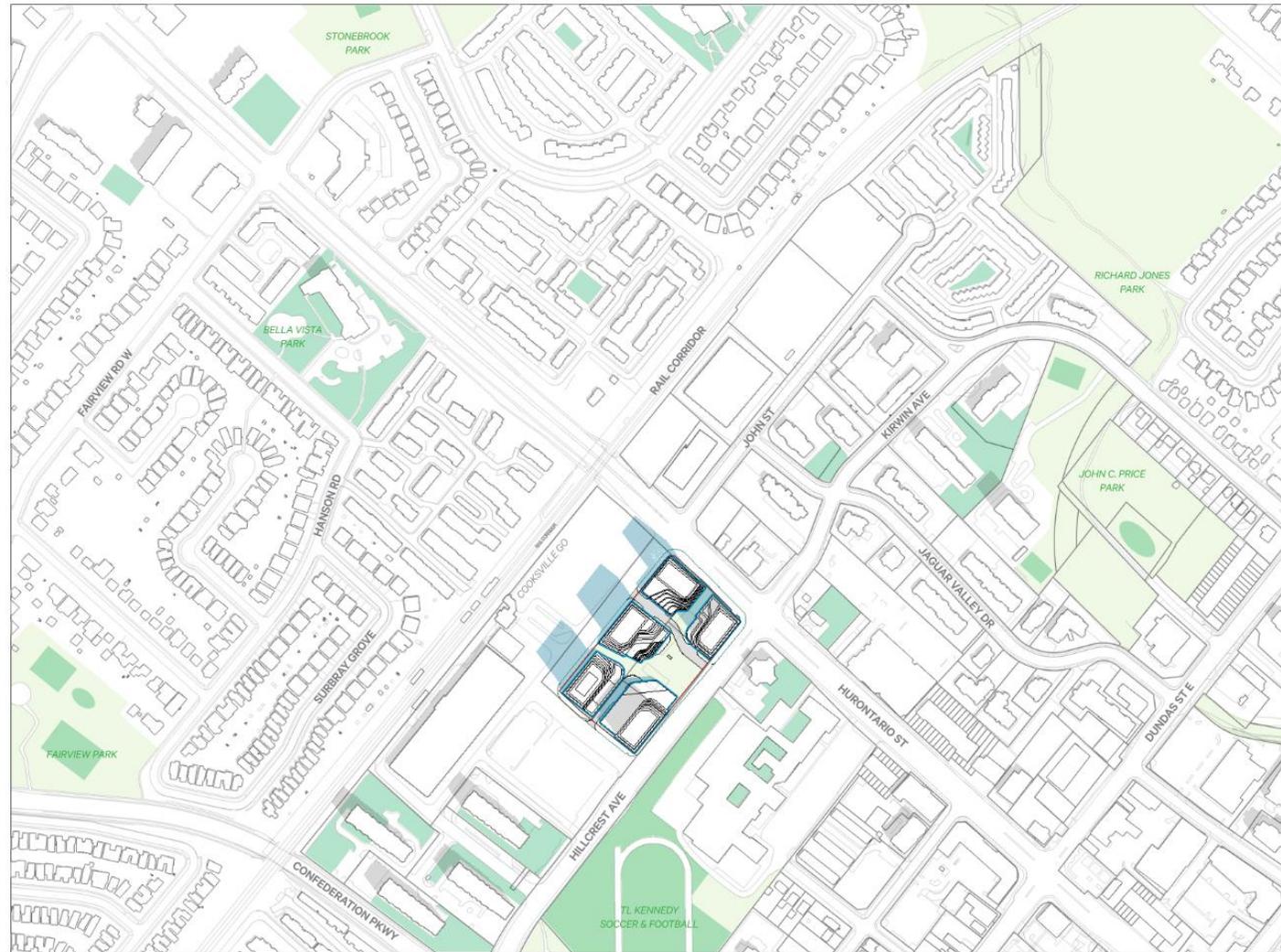
25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 12:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



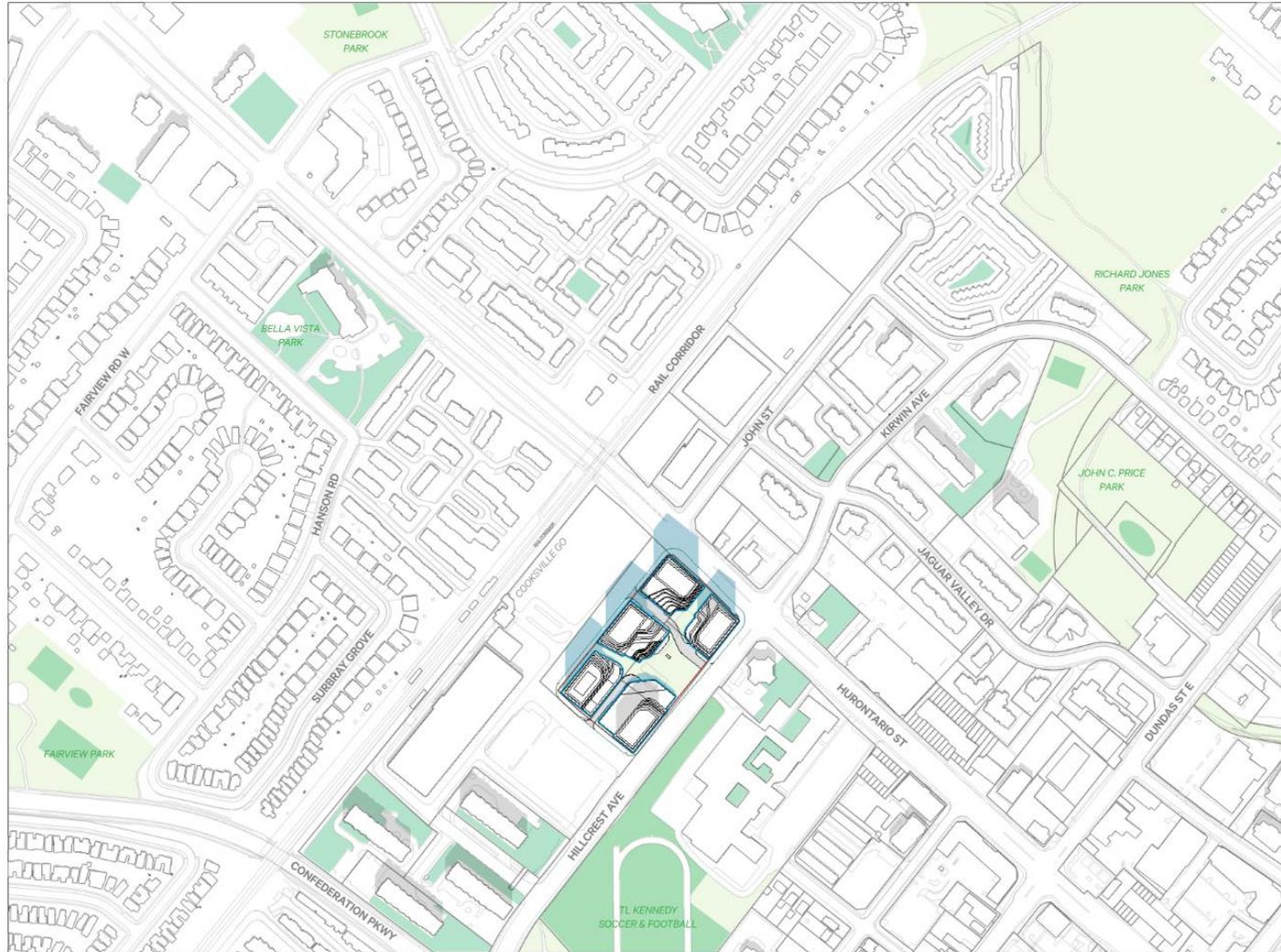
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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 13:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 14:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON

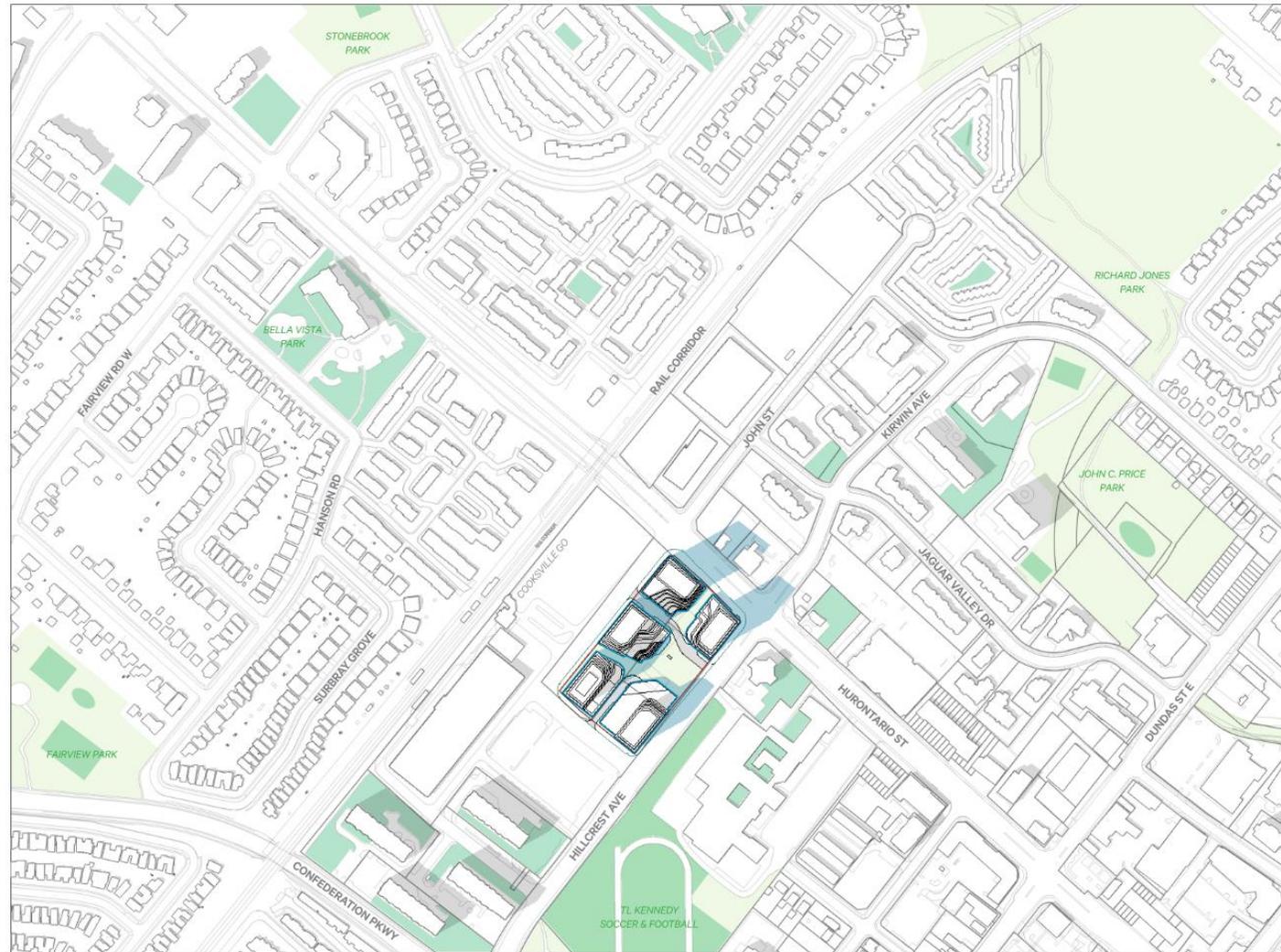


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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 15:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



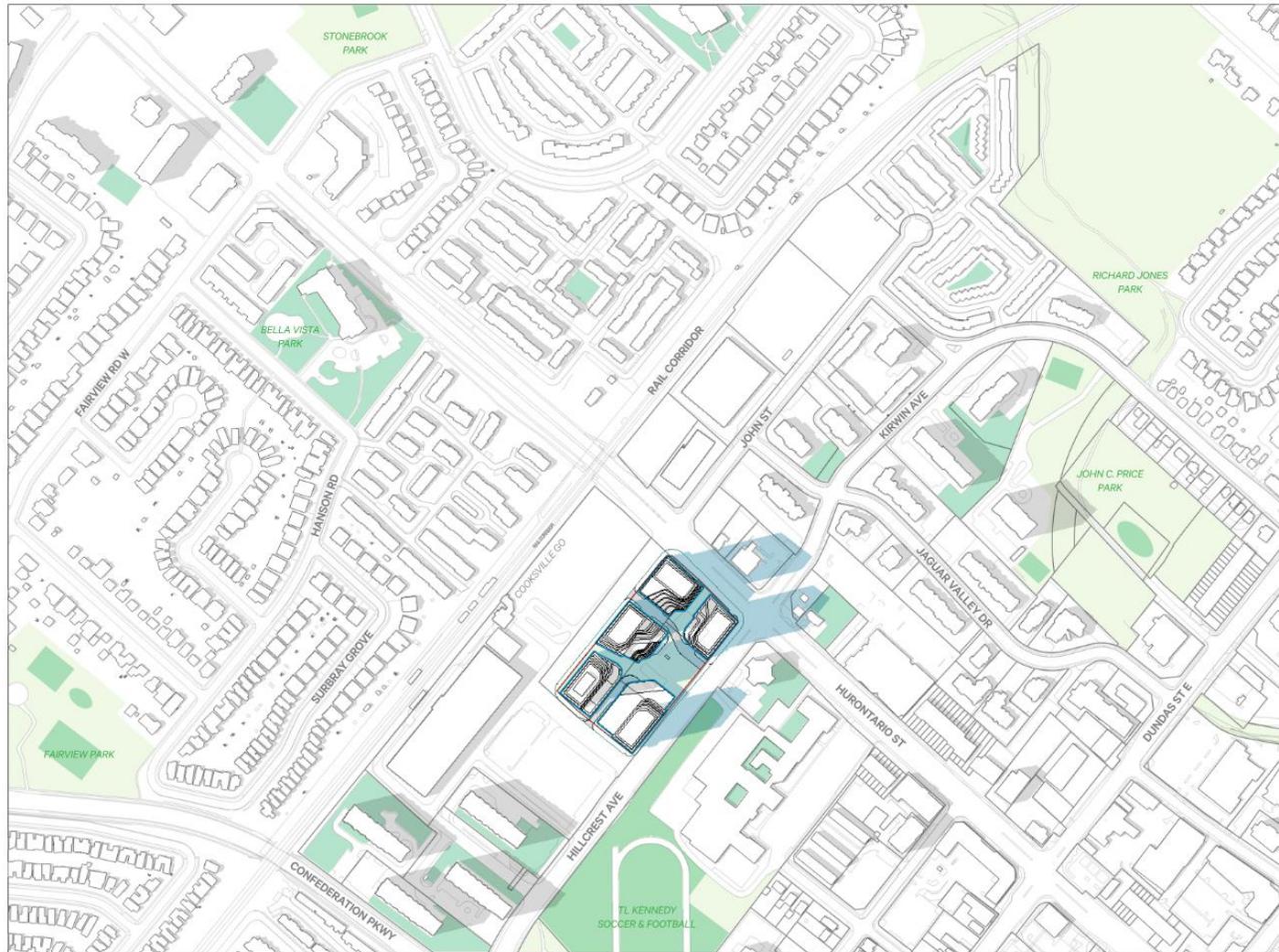
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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 16:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



- New Net Shadows
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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 17:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



- New Net Shadows
- Shadows Cast by Existing Buildings
- Proposed Building Footprint
- Green Spaces & Parks
- Communal Amenity Areas

SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 18:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON

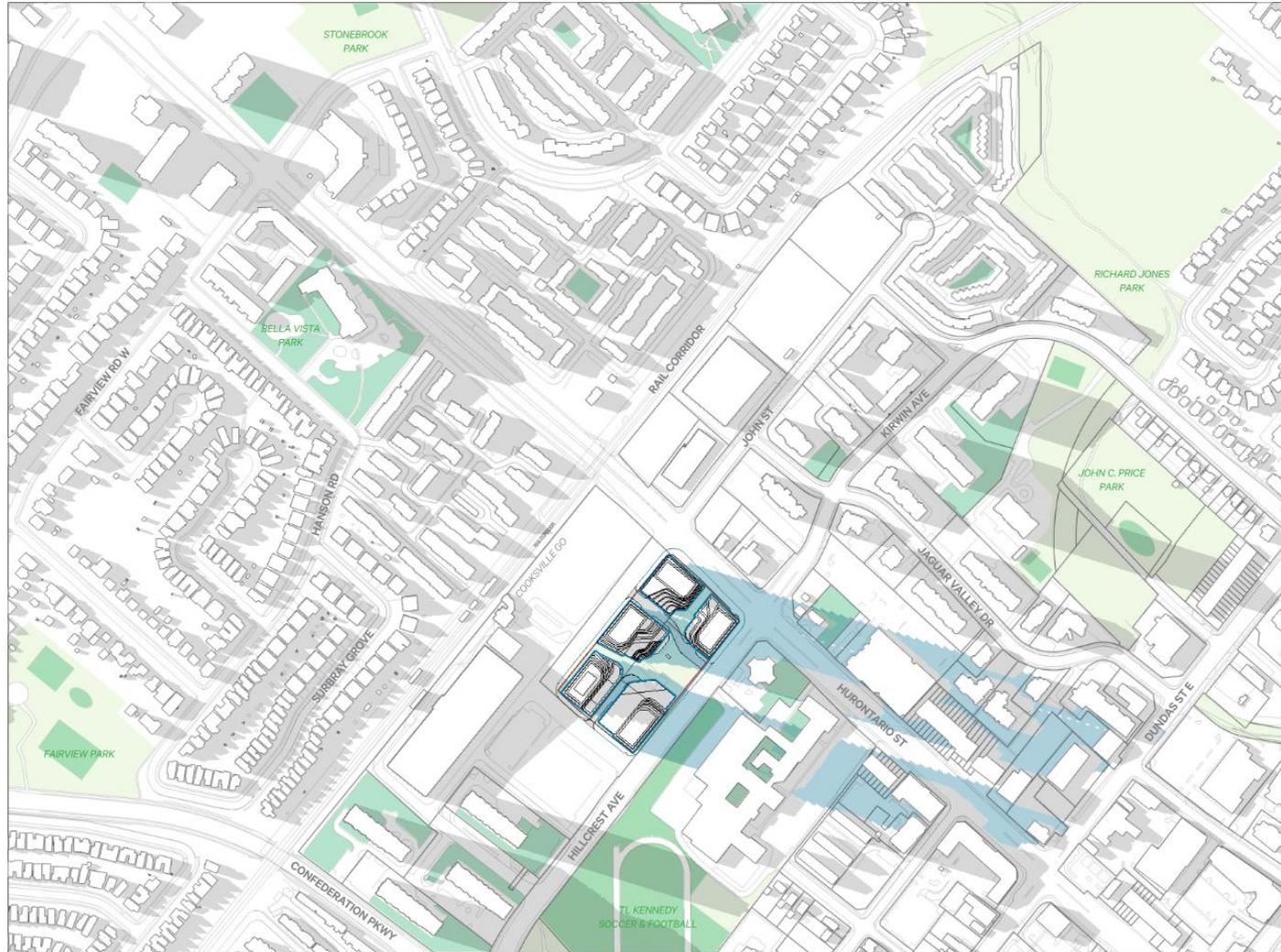


- New Net Shadows
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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 19:20 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON

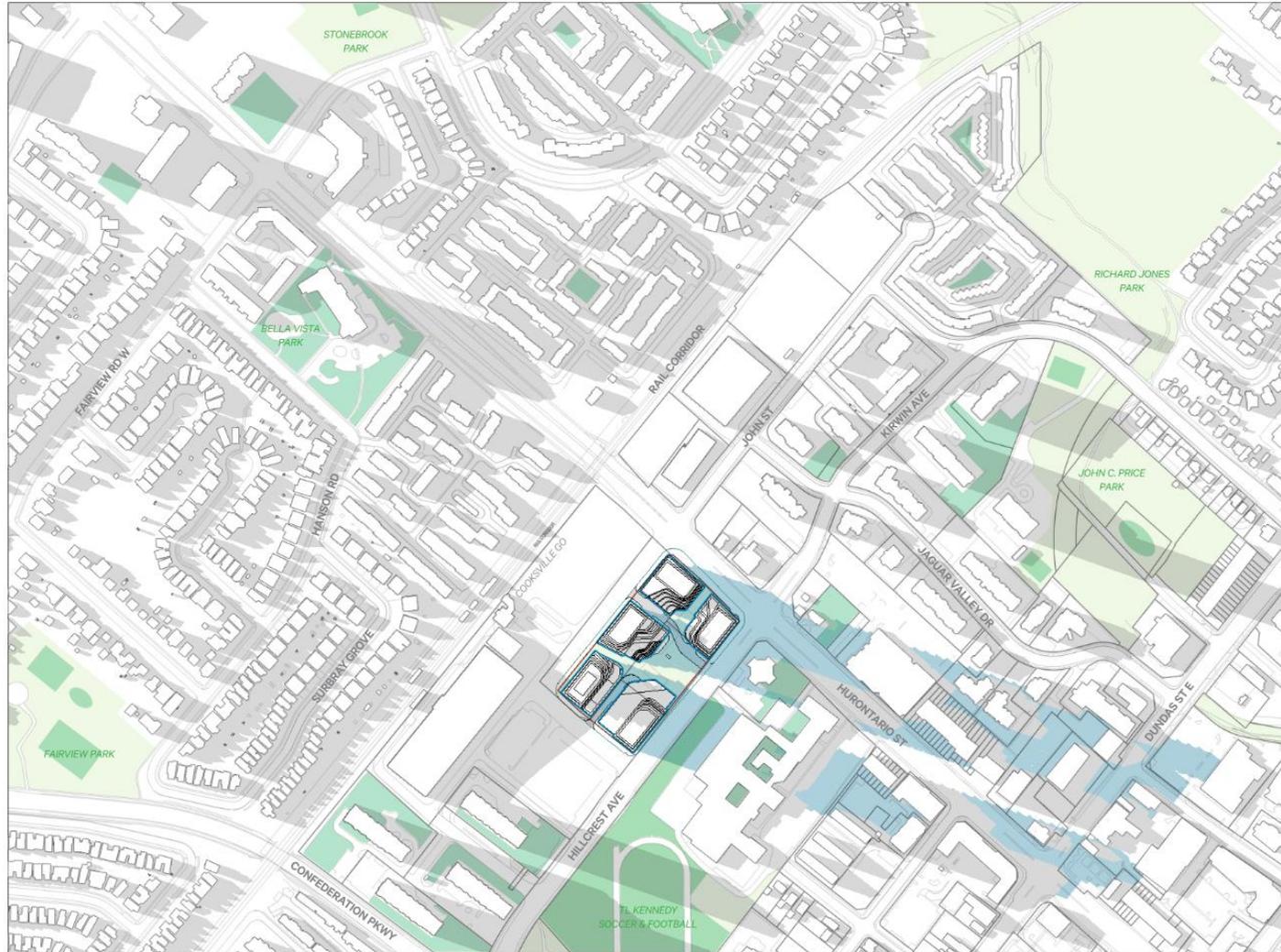


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SUN / SHADOW ANALYSIS

Proposed Site Configuration - June 21st, 19:33 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



- New Net Shadows
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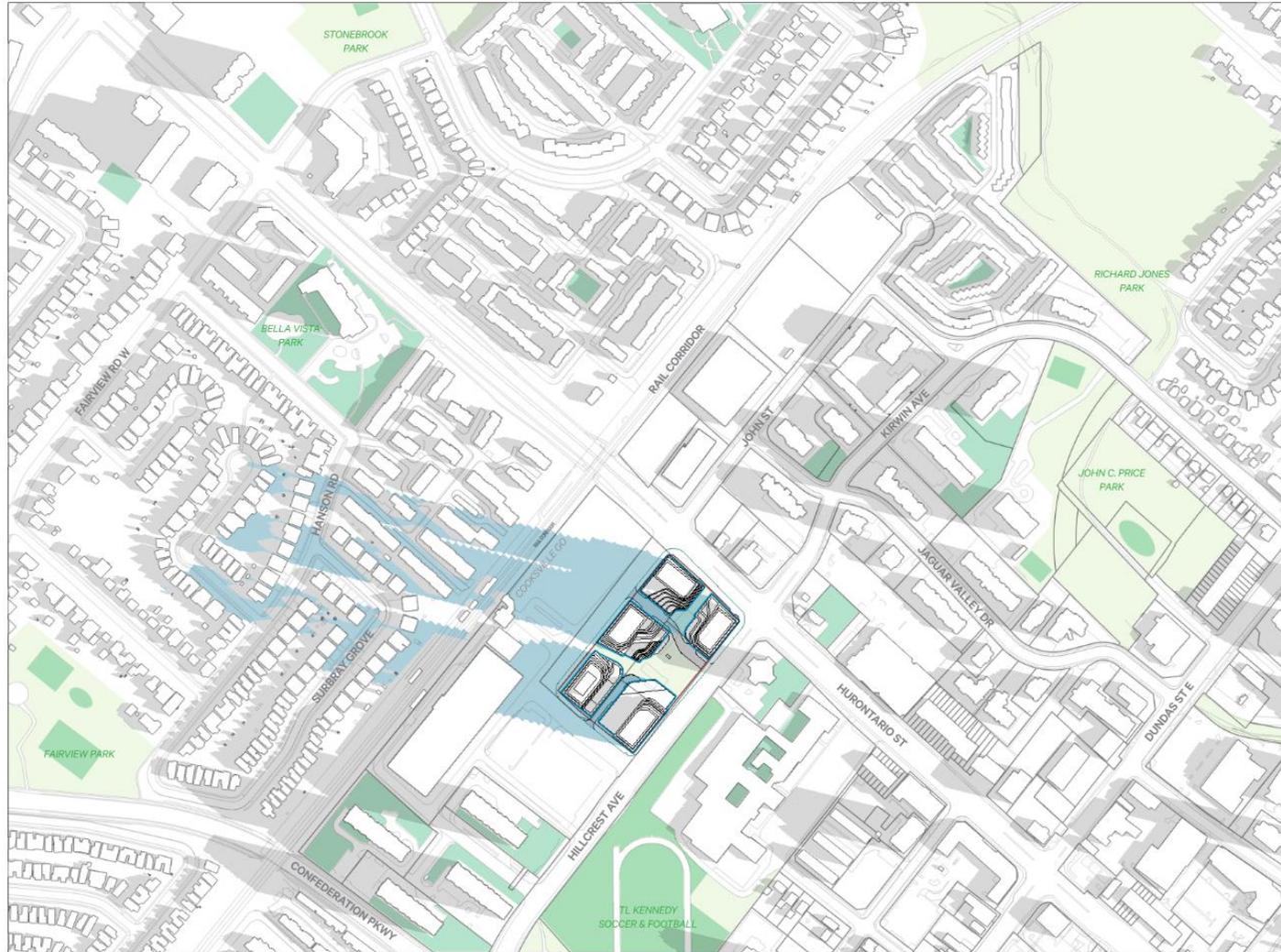
Shadow Studies

March / September 21st

SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 8:35 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 10:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 11:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 12:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON

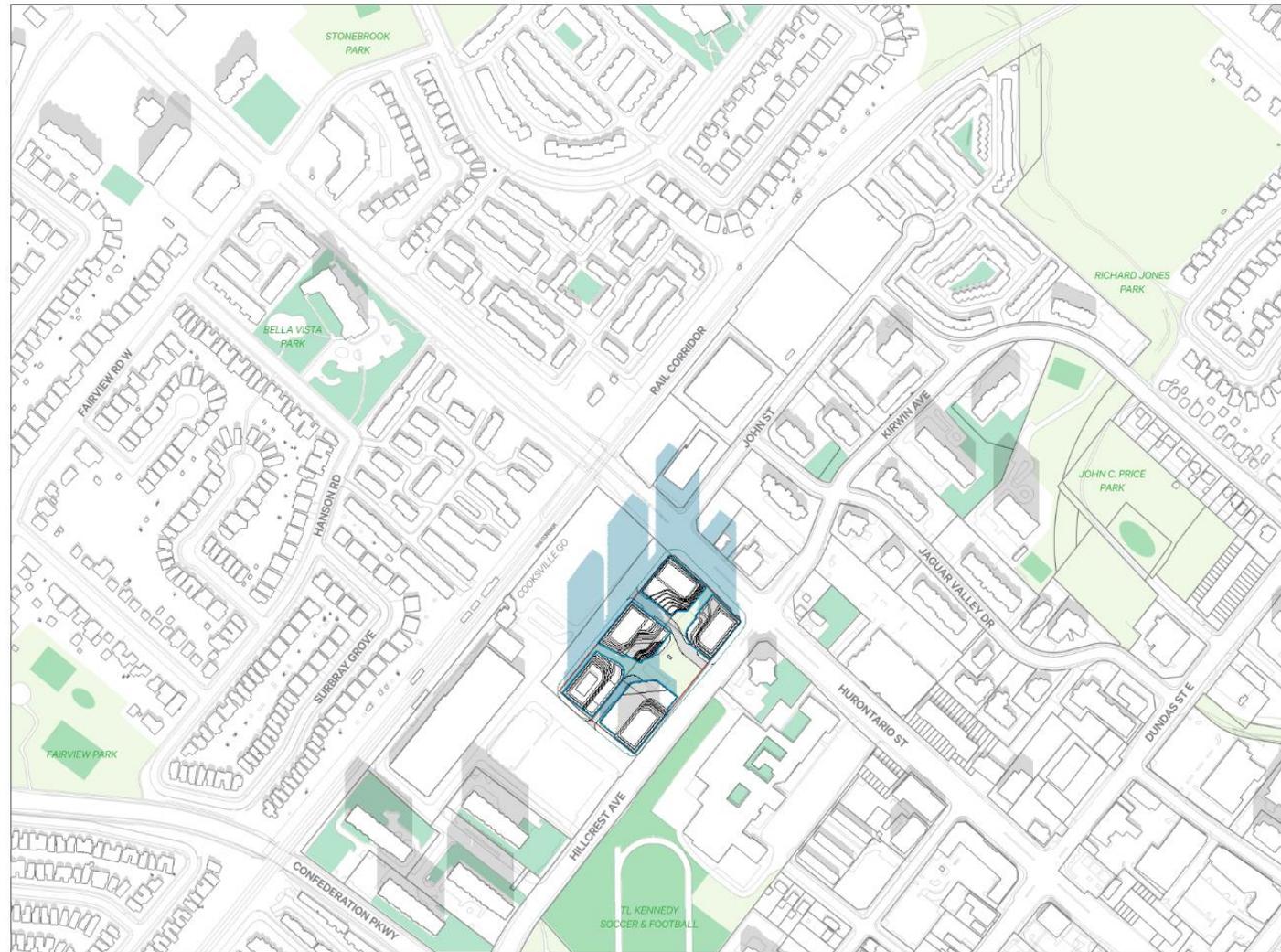


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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 13:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 14:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 15:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 16:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



- New Net Shadows
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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 17:12 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON

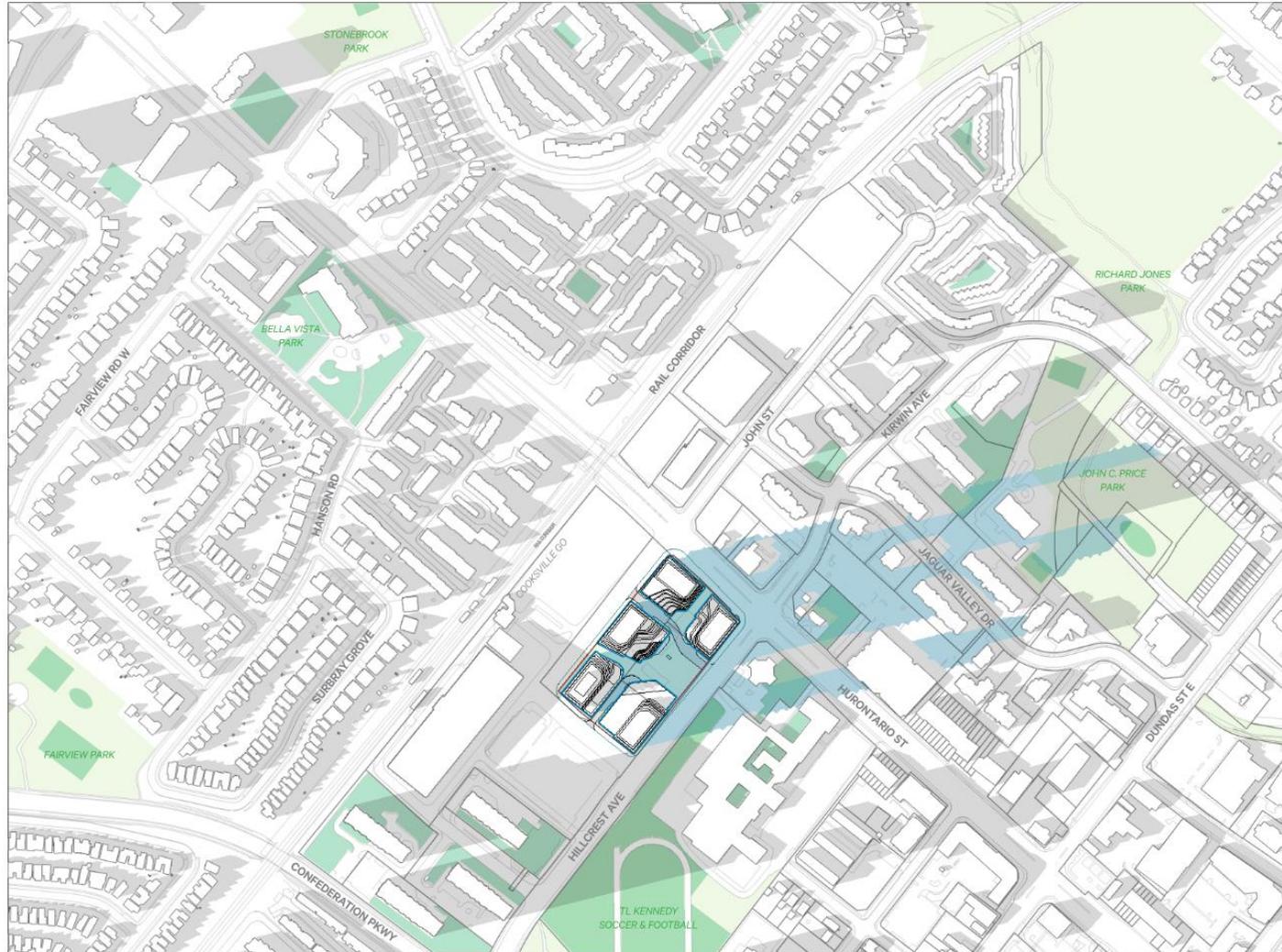


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SUN / SHADOW ANALYSIS

Proposed Site Configuration - March / September 21st, 17:48 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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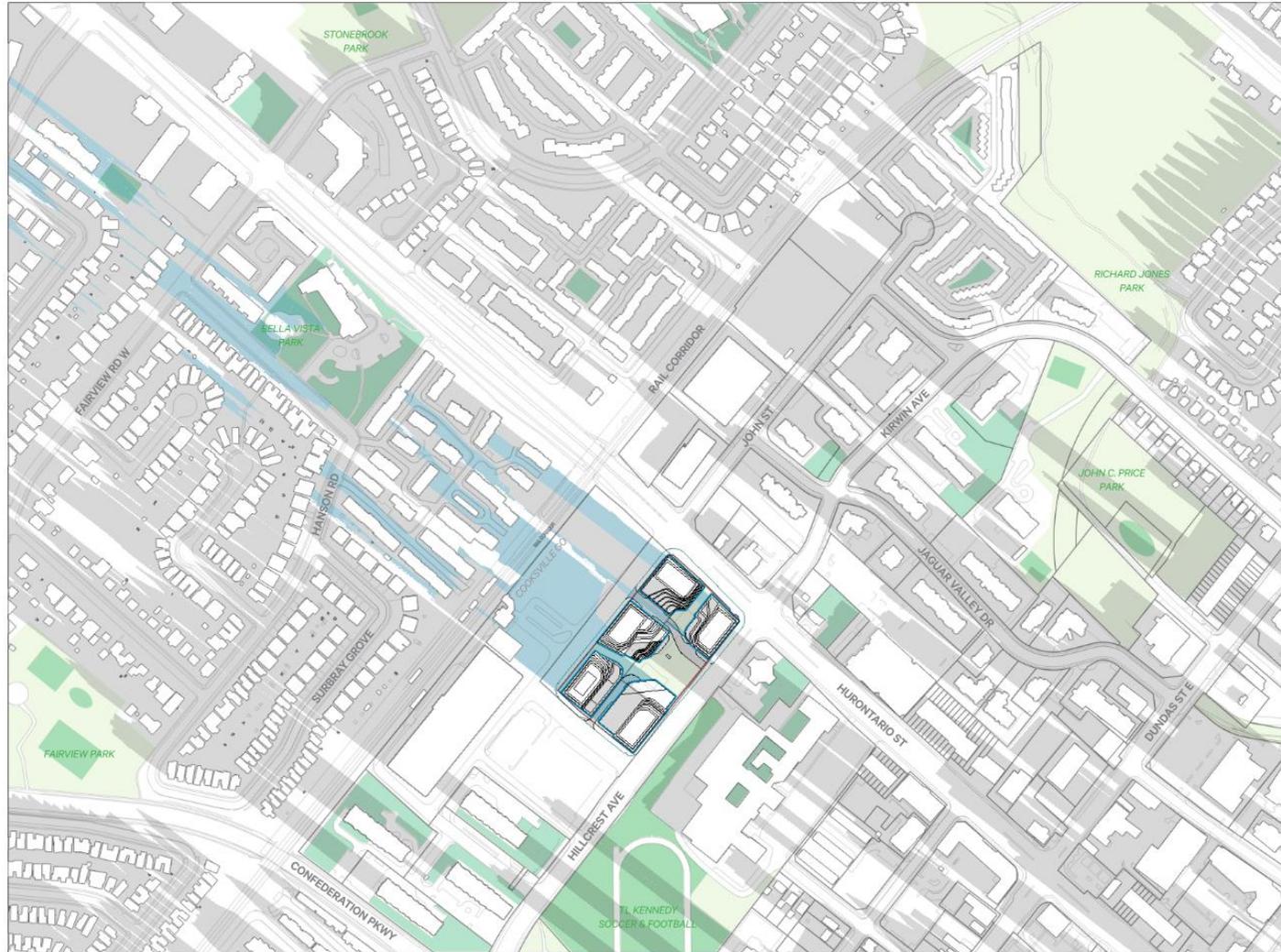
Shadow Studies

December 21st

SUN / SHADOW ANALYSIS

Proposed Site Configuration - December 21st, 9:19 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



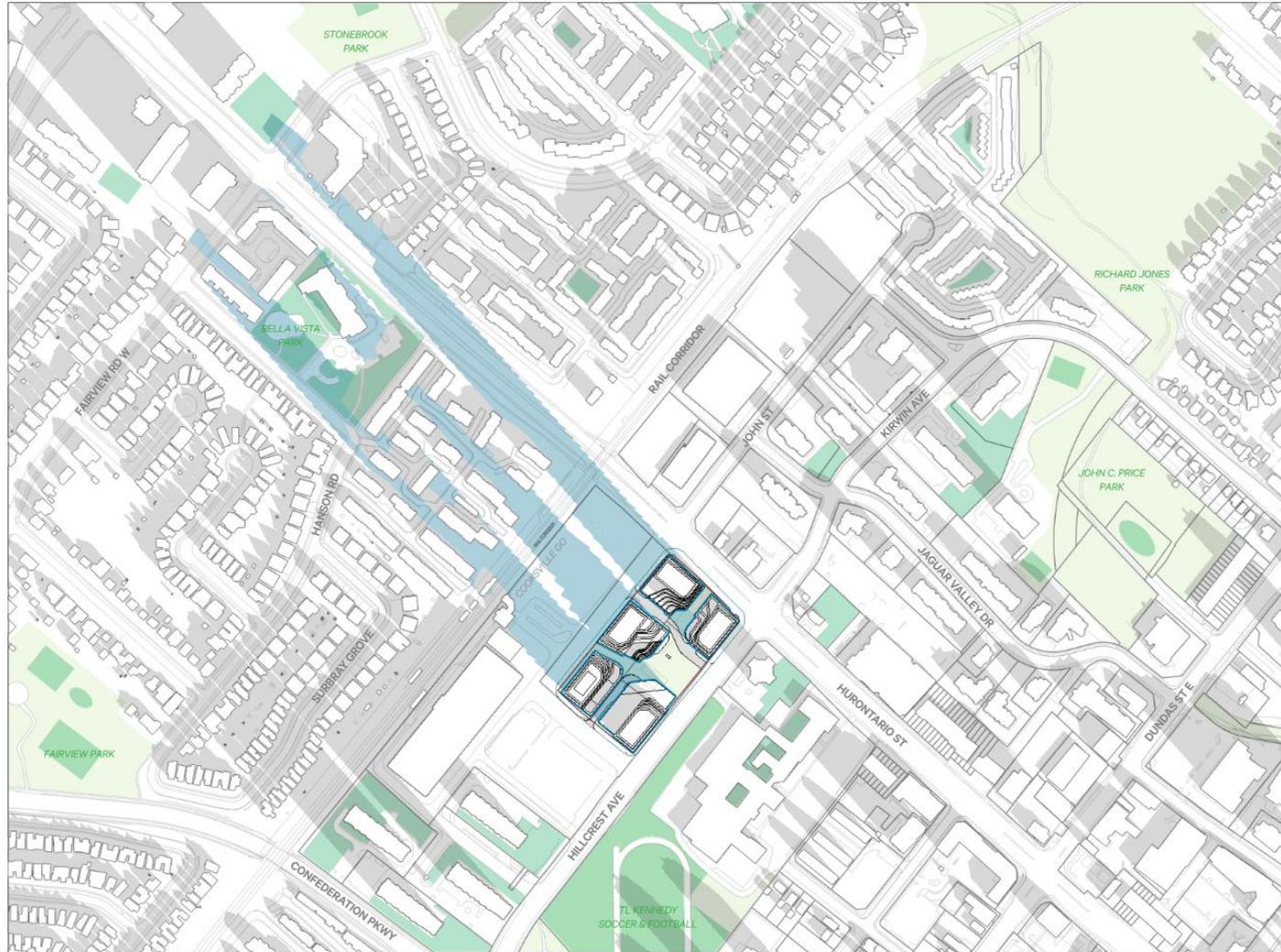
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SUN / SHADOW ANALYSIS

Proposed Site Configuration - December 21st, 10:17 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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SUN / SHADOW ANALYSIS

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25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON

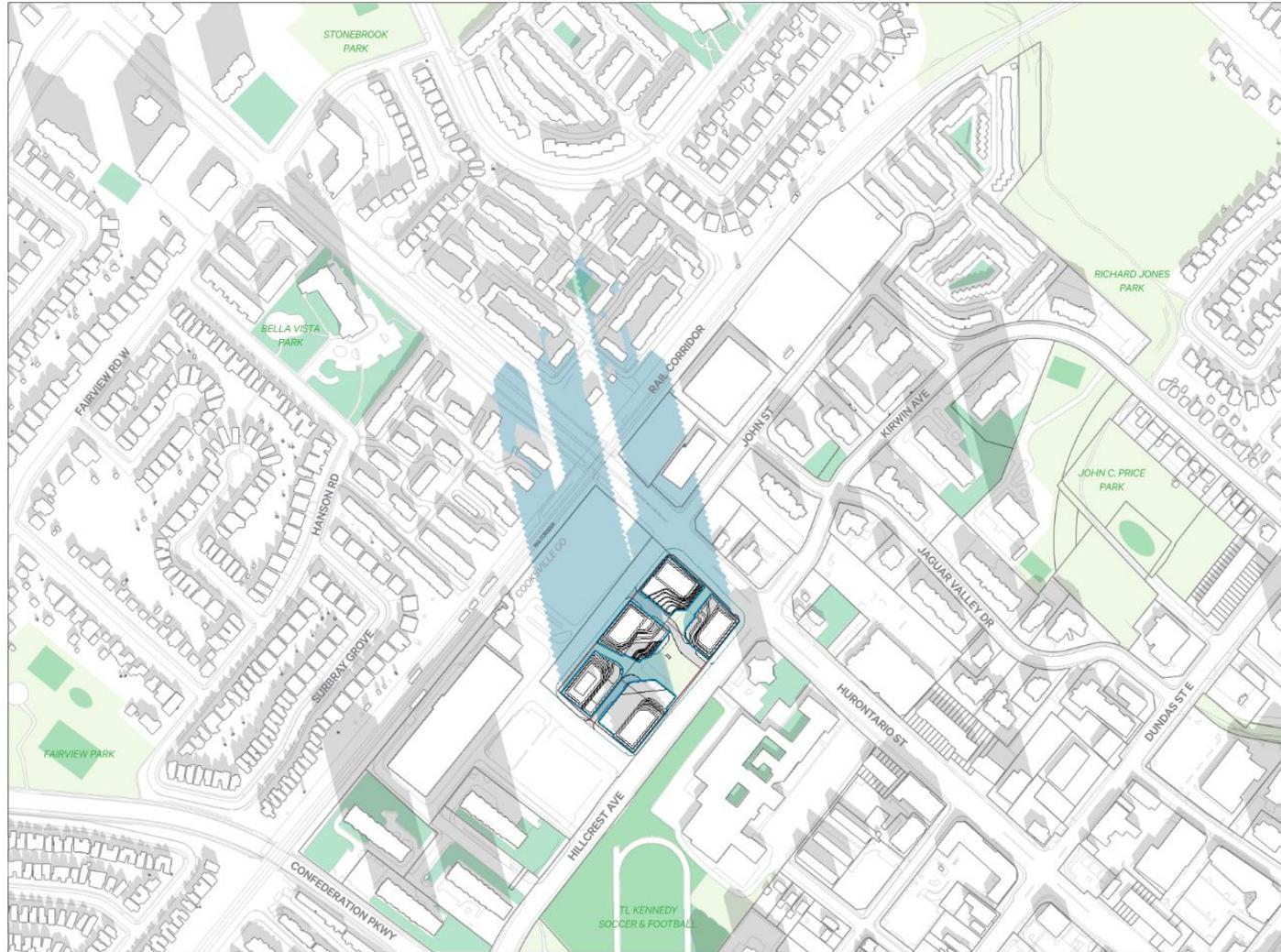


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SUN / SHADOW ANALYSIS

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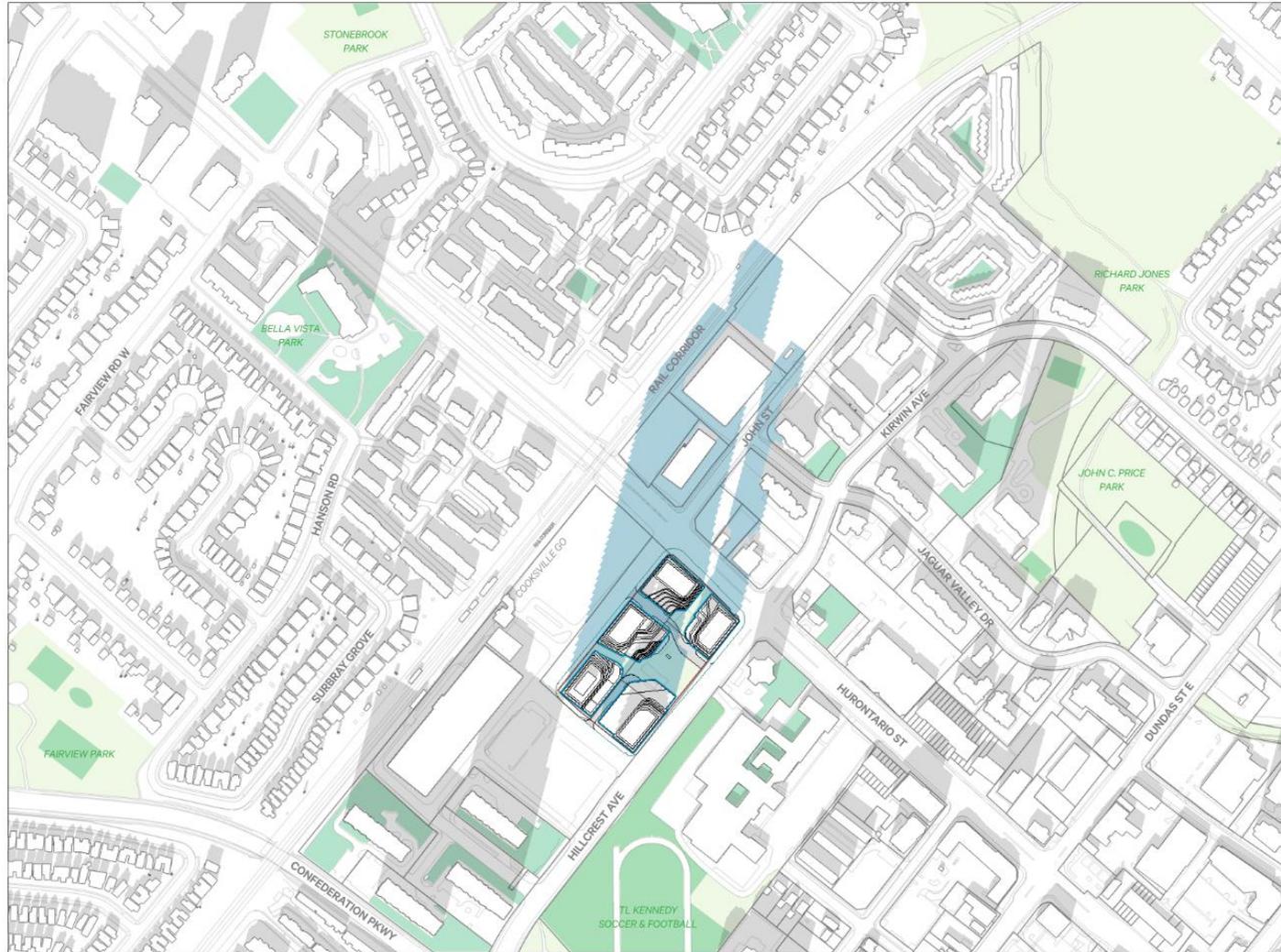
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SUN / SHADOW ANALYSIS

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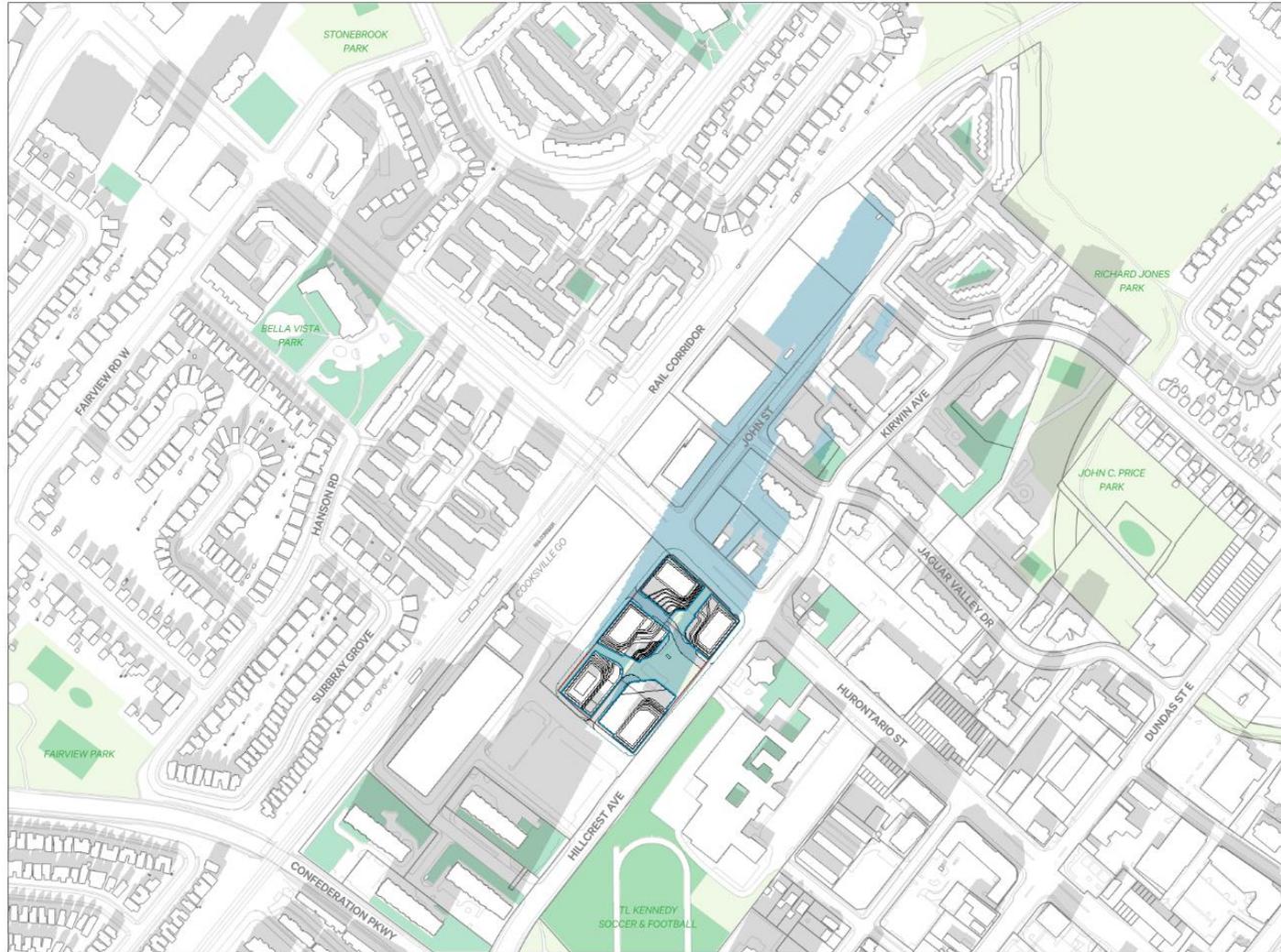


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SUN / SHADOW ANALYSIS

Proposed Site Configuration - December 21st, 15:15 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON

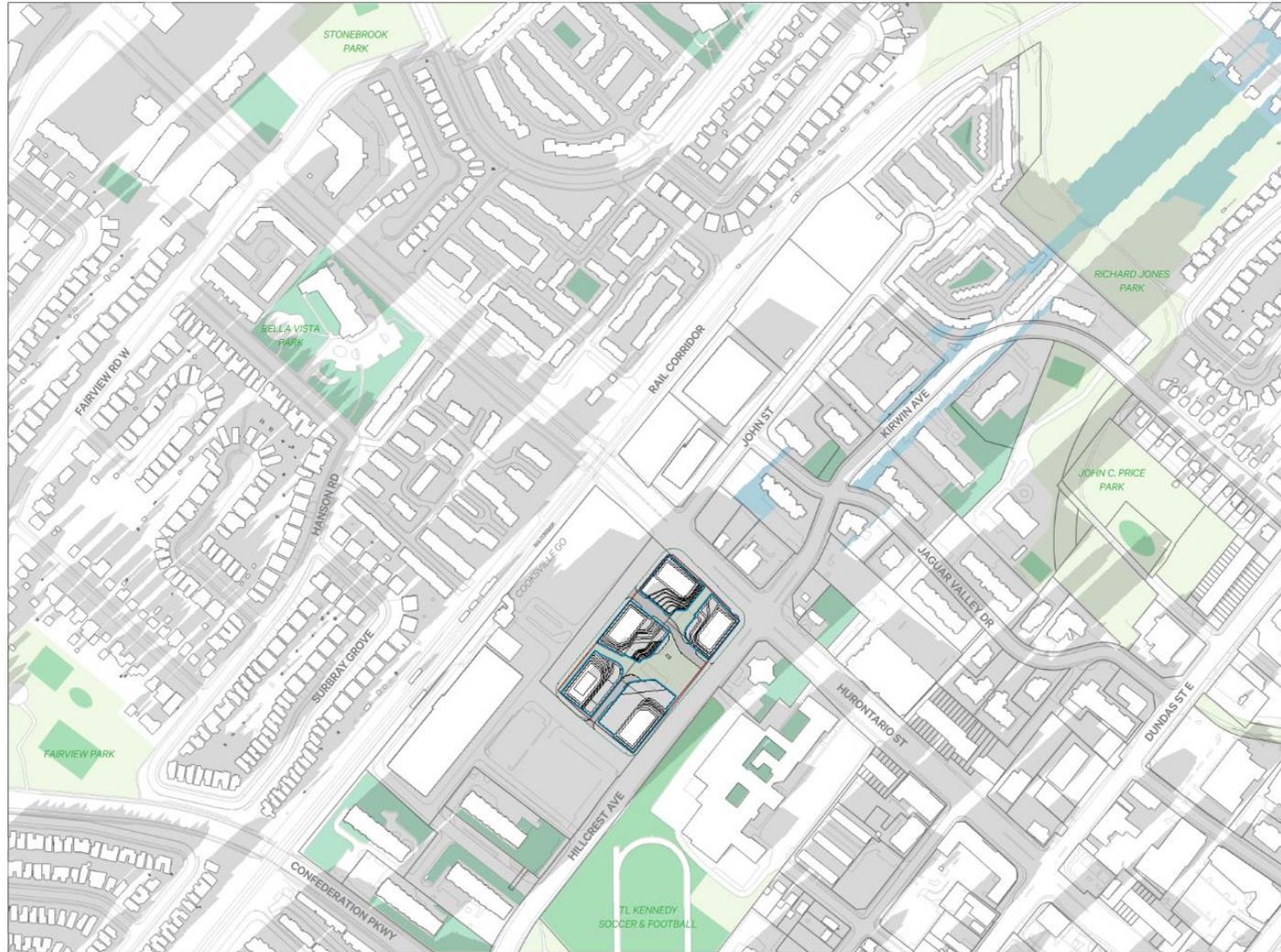


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SUN / SHADOW ANALYSIS

Proposed Site Configuration - December 21st, 16:45 EST

25 Hillcrest Ave & 3154 Hurontario St - Mississauga, ON



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