

Dixie Mall Development

1250 SOUTH SERVICE ROAD

Planning and Development Committee
Public Meeting

Application To Amend The City Of Mississauga's
Official Plan And Zoning By-Law

City File OZ/OPA 22-32

May 8th, 2023



SITE AND CONTEXT



SHERWAY WEST

5.1

ALDERWOOD

APPLEWOOD ACRES

ORCHARD HEIGHTS

DIXIE OUTLET MALL

TORONTO GOLF CLUB

SUBJECT SITE

LAKEVIEW GOLF COURSE

SERSON TERRACE

HEDGE DR.
HANLEY RD.

SOUTH SERVICE RD.

RUSSETT RD.
QUEEN ELIZABETH WAY

STRATHY AVE.
OGDEN AVE.

BROOKS DR.

MYRON DR.
HAIG BLVD.

DIXIE RD.

REGIONAL NETWORK



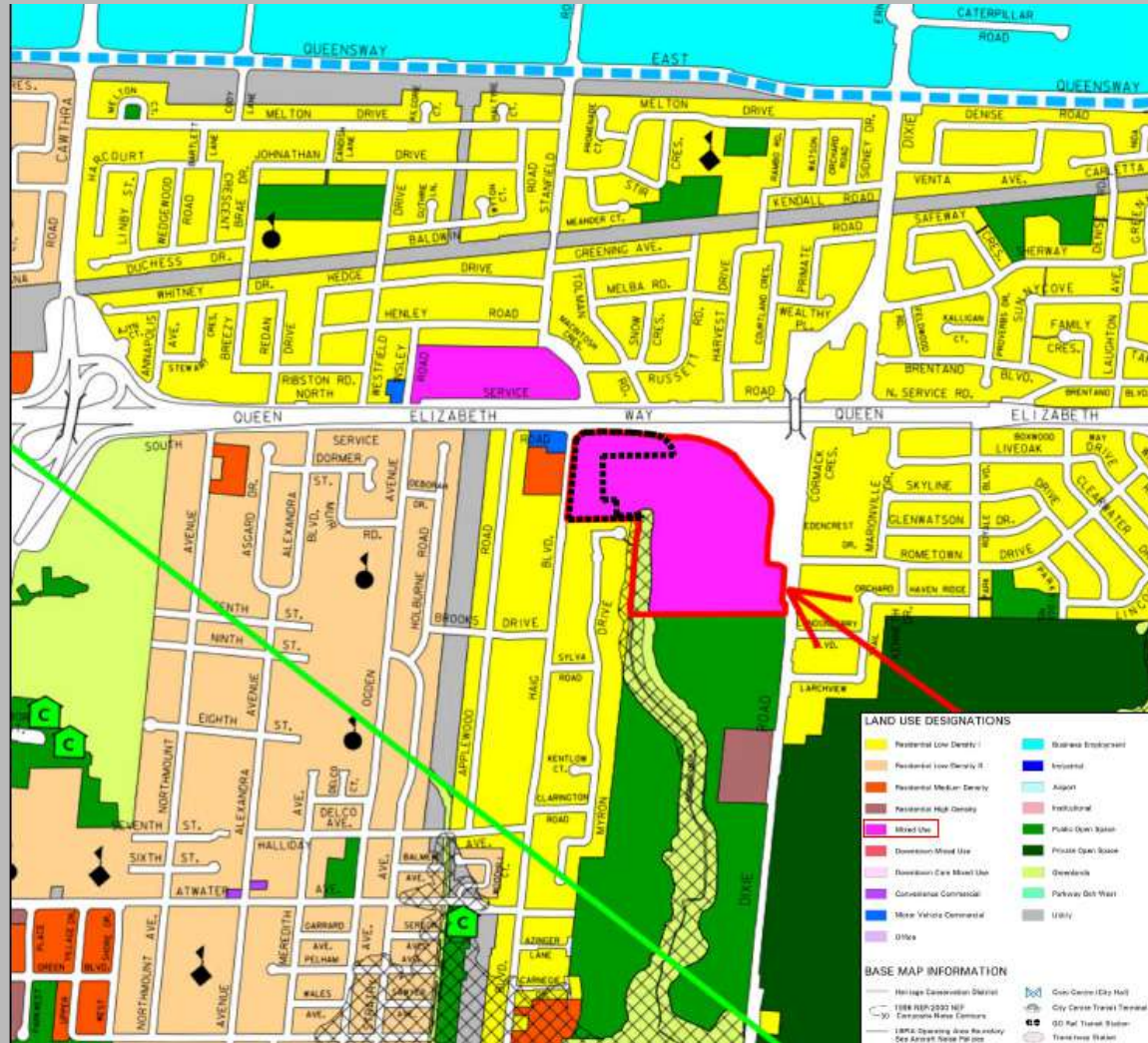
Site
 City Limit

Downtown Mississauga
 By Car
 By Transit
 By Bicycle

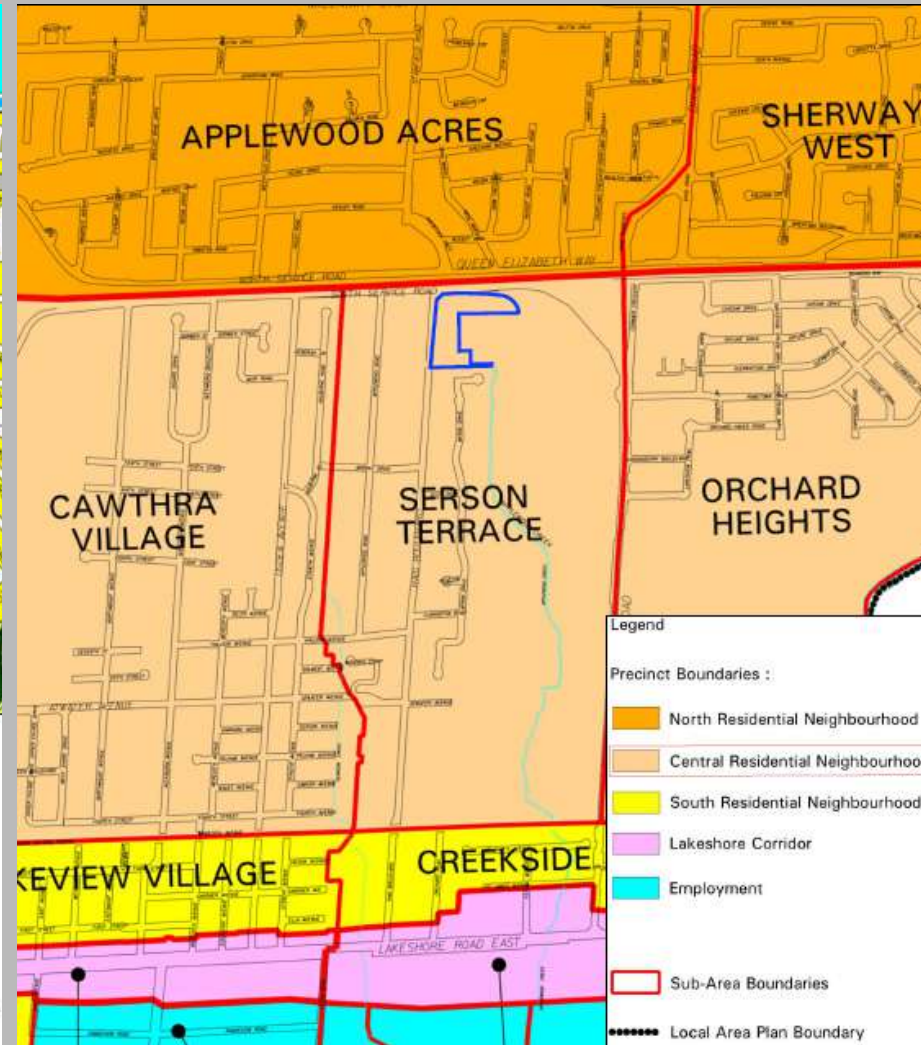
Airport Corporate Centre
 By Car
 By Transit
 By Bicycle

Downtown Toronto
 By Car
 By Transit
 By Bicycle

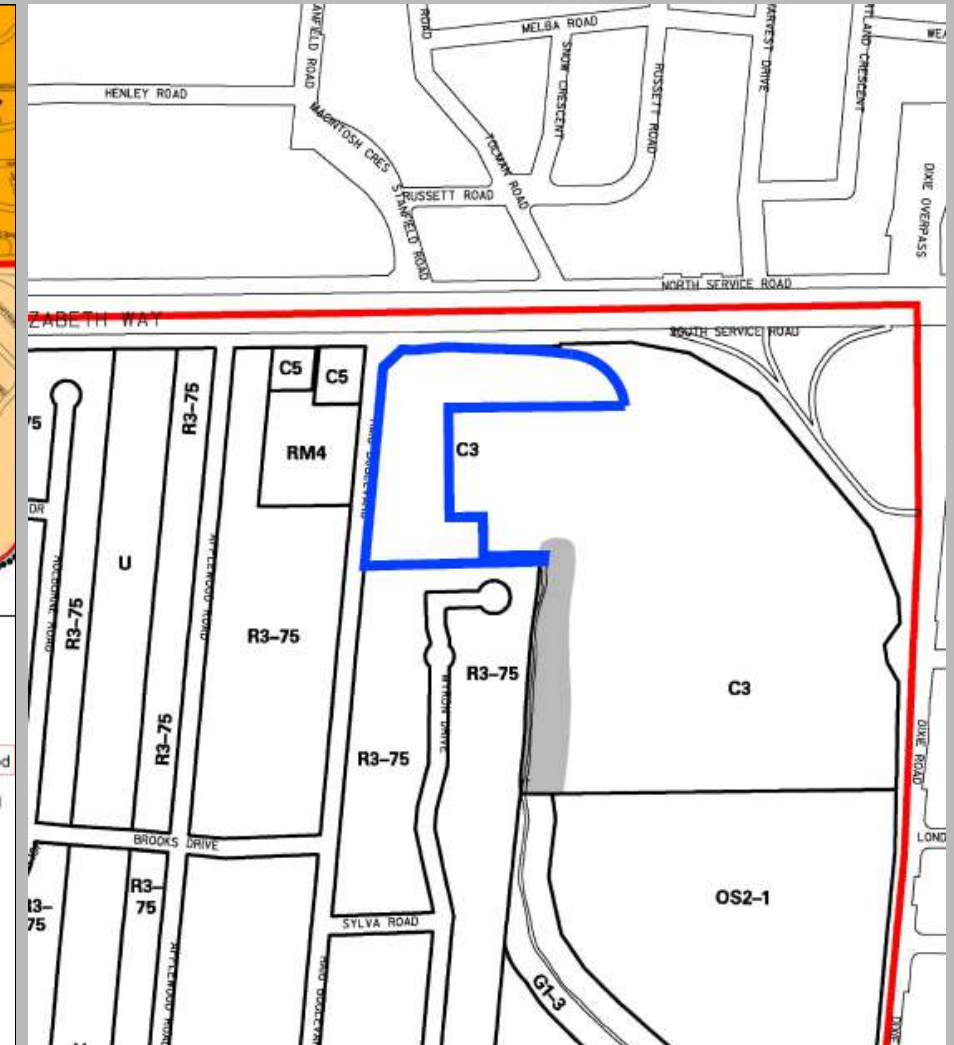
POLICY REVIEW



Existing Official Plan Land Use Designation



Existing Lakeview Local Area Plan



Existing Zoning by Law

COMMUNITY ENGAGEMENT



3
Public Meetings

5
Stakeholder Meetings

54,202
People

Total Reach

1,180
People

Total Points of Engagement

3,436

Total Attendees

93,258

Total Social Engagements

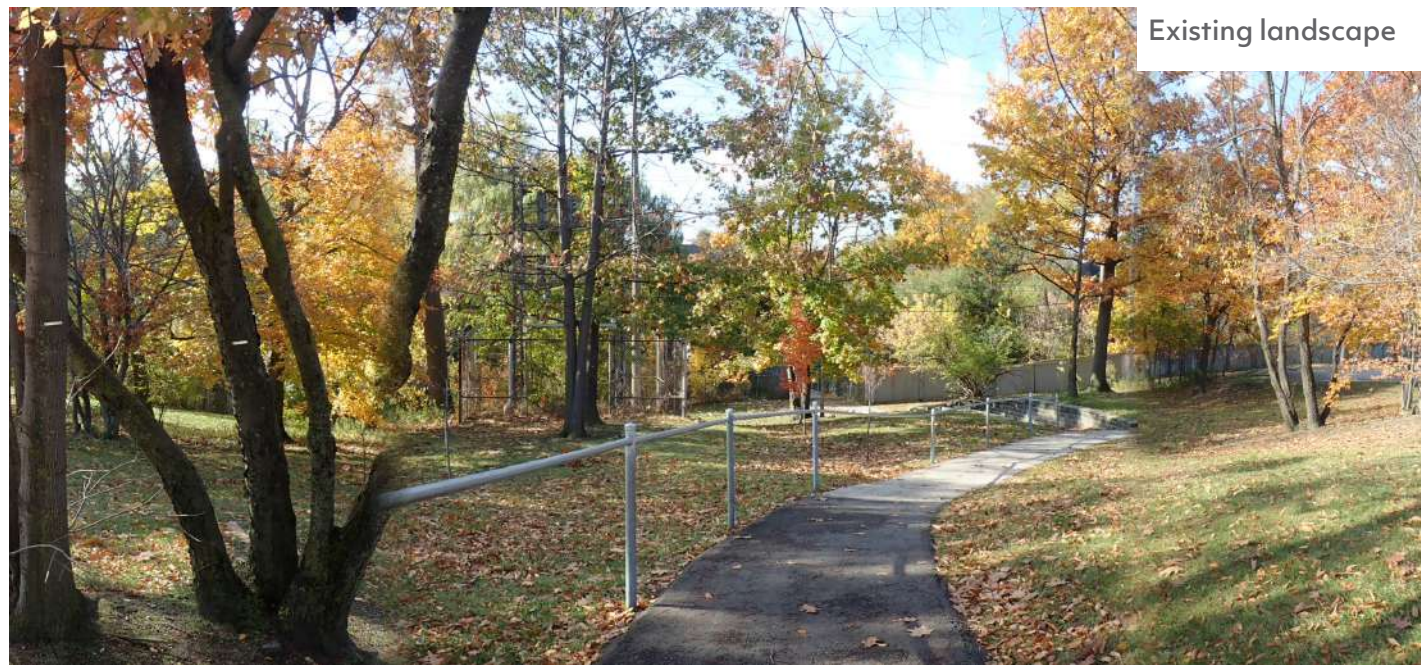
SITE HISTORY



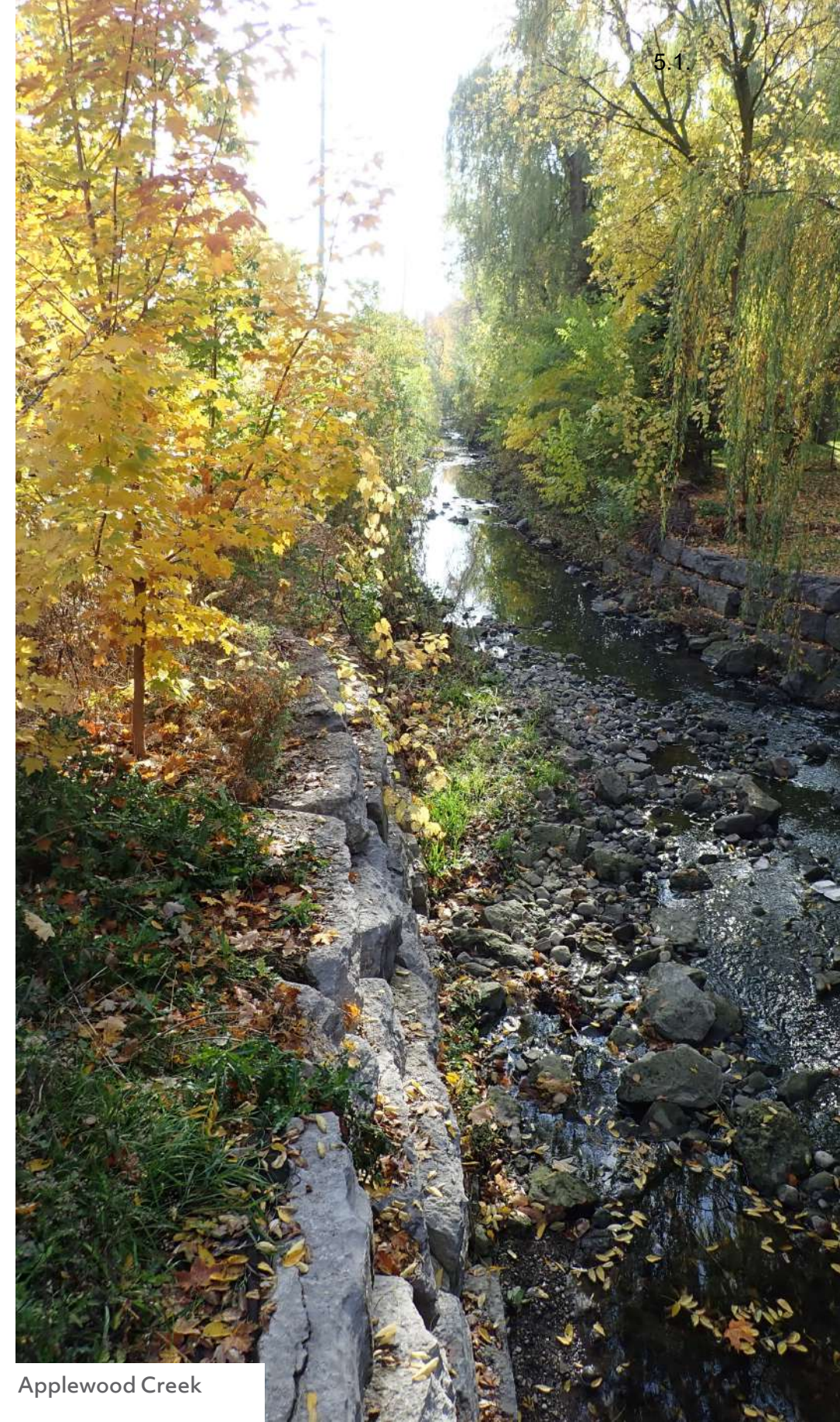
Aerial view of site context



Aerial view southeast of golf course neighbours



Existing landscape



Applewood Creek

OPEN SPACE NETWORK



QUEEN ELIZABETH WAY

SUBJECT SITE

SITE

DIXIE MALL SITE

DIXIE RD

ORCHARD HEIGHTS PARK

PEEL ALTERNATIVE SCHOOL SOUTH

HYDRO CORRIDOR

CAWTHRA PARK

ALLAN A MARTIN MIDDLE SCHOOL

HAIG BLVD

LAKEVIEW GOLF COURSE

TORONTO GOLF CLUB

TORONTO

MISSISSAUGA

TORONTO

TFS - CANADA'S INTERNATIONAL SCHOOL

SERSON CREEK

SERSON PARK

- Site
- City Limit
- Naturalized Green Space
- Golf Course
- Parks and Recreation
- Green Utility Corridor
- Waterway
- Multi-Use Trail
- Connections to Adjacent Municipality
- Signalized Bike Lanes
- Bike Lanes
- Potential Green Connections
- Potential Multi-Modal Paths

LAKESHORE RD

LAKESHORE PARK

APPLEWOOD CREEK

ETOBICOKE CREEK

LAKE ONTARIO

ONS CREEK

CAWTHRA RD



Dixie Mall Development

is a **new garden community,**

a place that cultivates

sustainable, healthy and happy living.

Inspired by its 'natural' surroundings, the design of this community is conscientious of the built form and the landscape, providing a variety of

recreational and productive green spaces.

for the neighbourhoods and
the City of Mississauga.

PROJECT AMBITIONS



1 Support The Evolution Of The Dixie Outlet Mall



2 Provide New Neighbourhood Housing Options

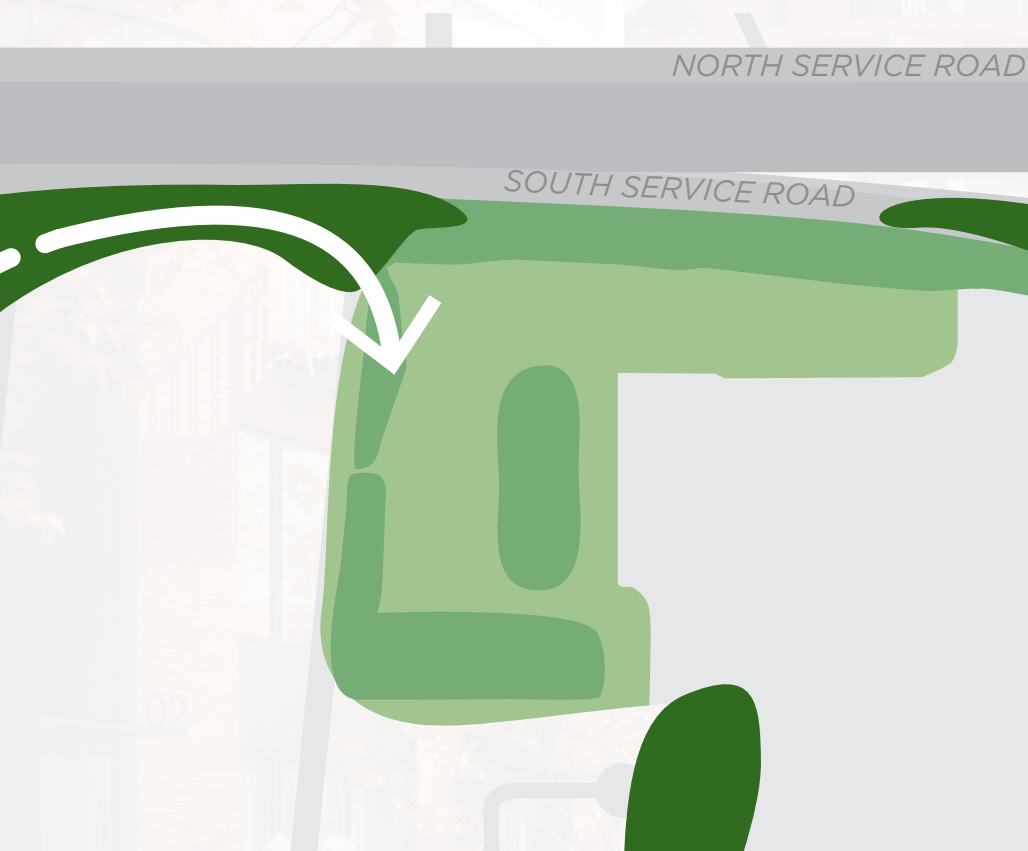


3 Create A Mix Of Green Spaces And Leverage Natural Context

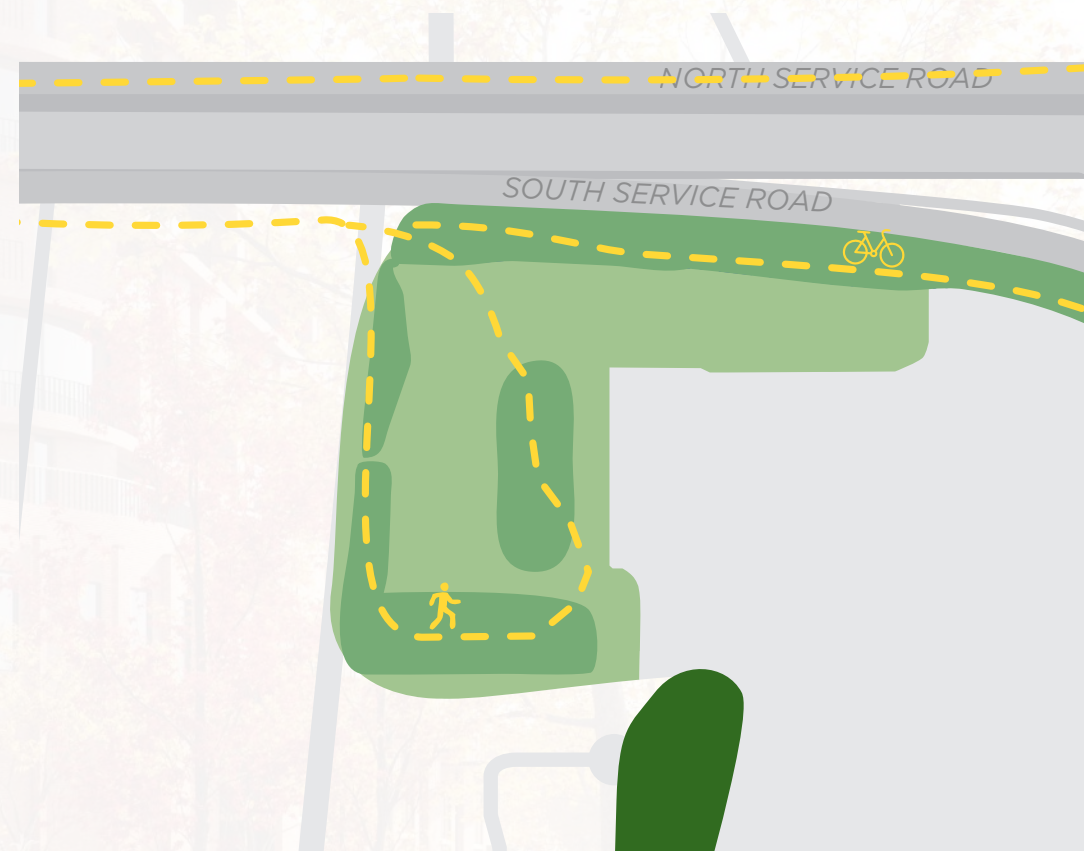


4 Create Transit-Oriented Opportunities

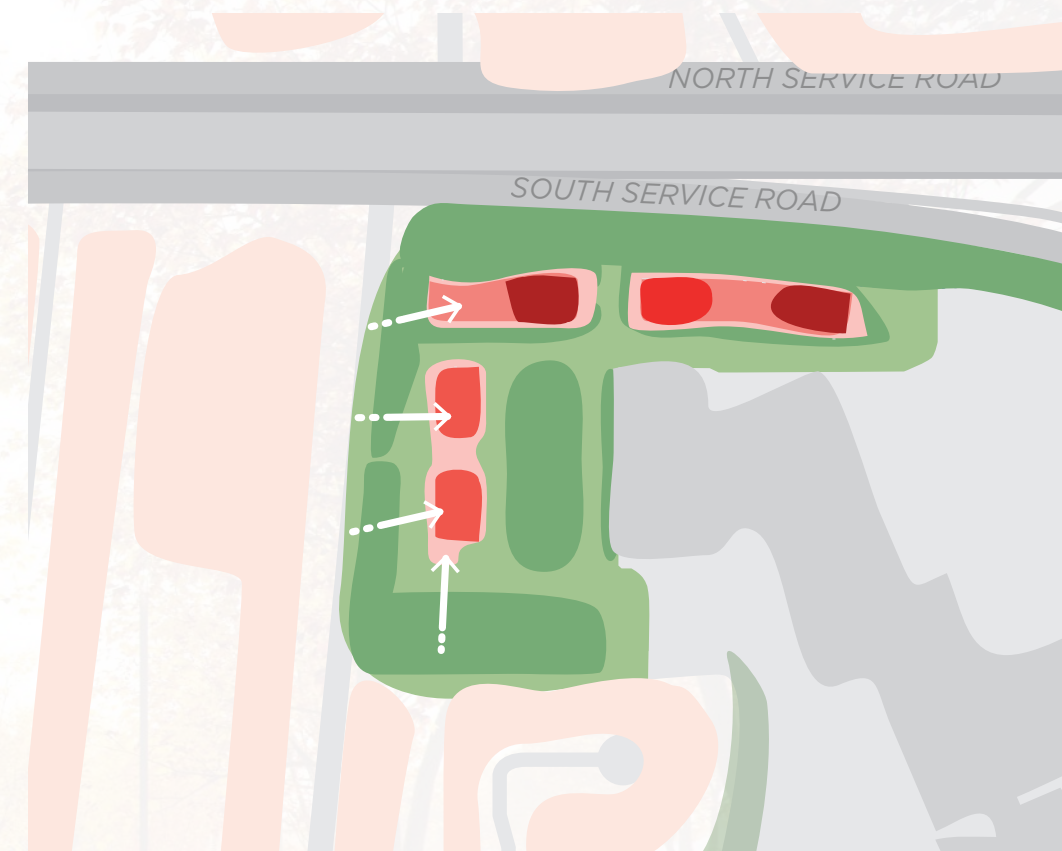
URBAN DESIGN APPROACH



Parks and Open Open Space

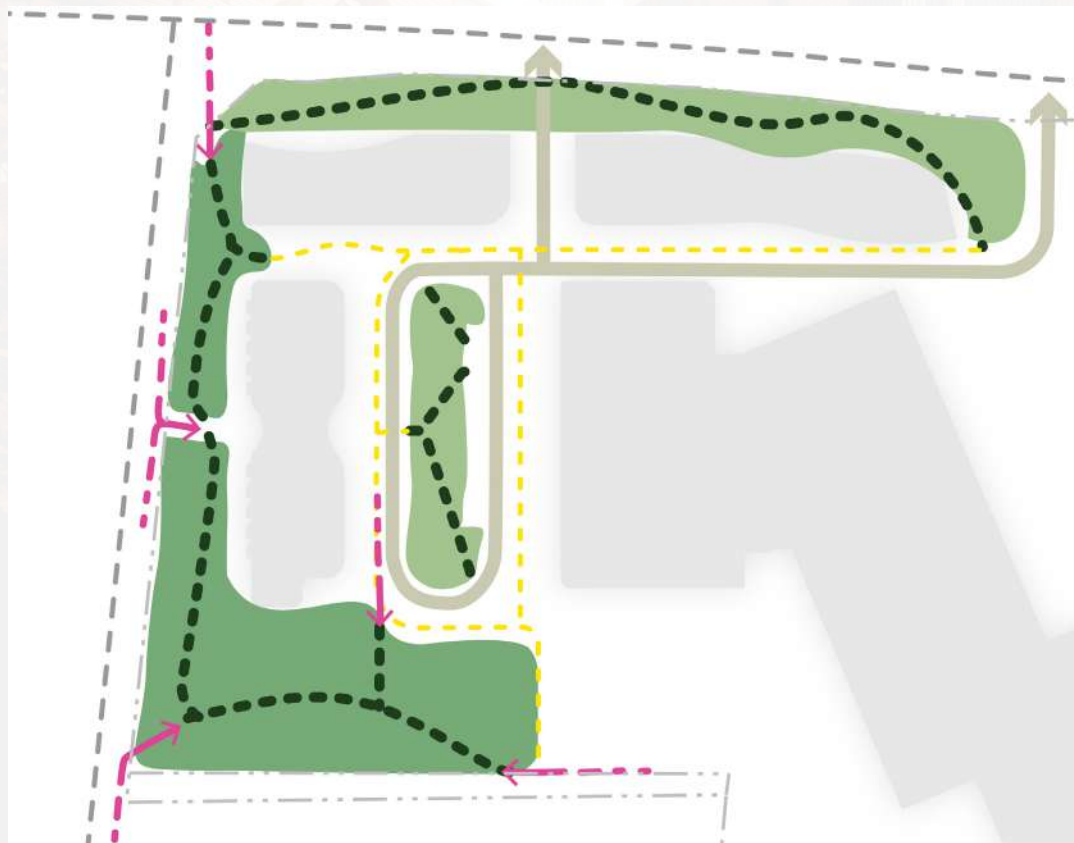


Connectivity



Create New Built-Form

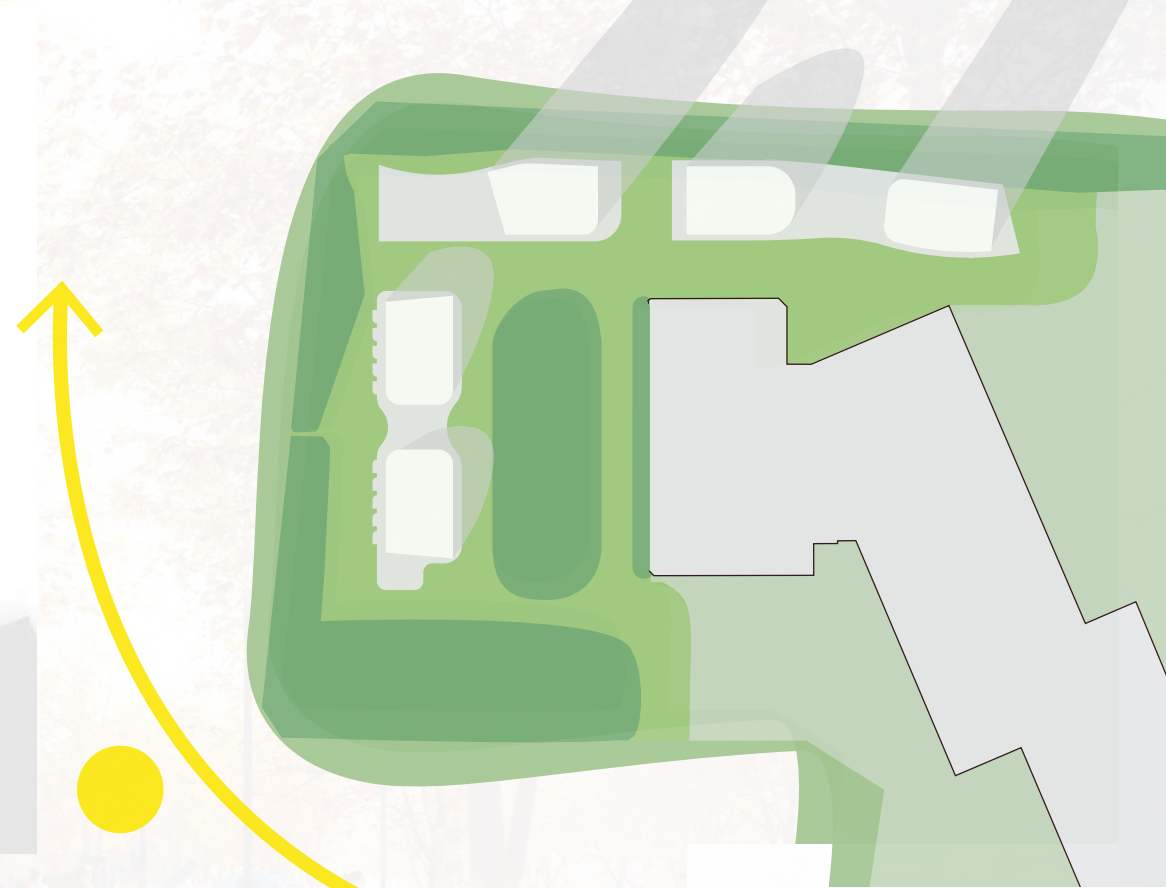
URBAN DESIGN APPROACH



Landscape Connections



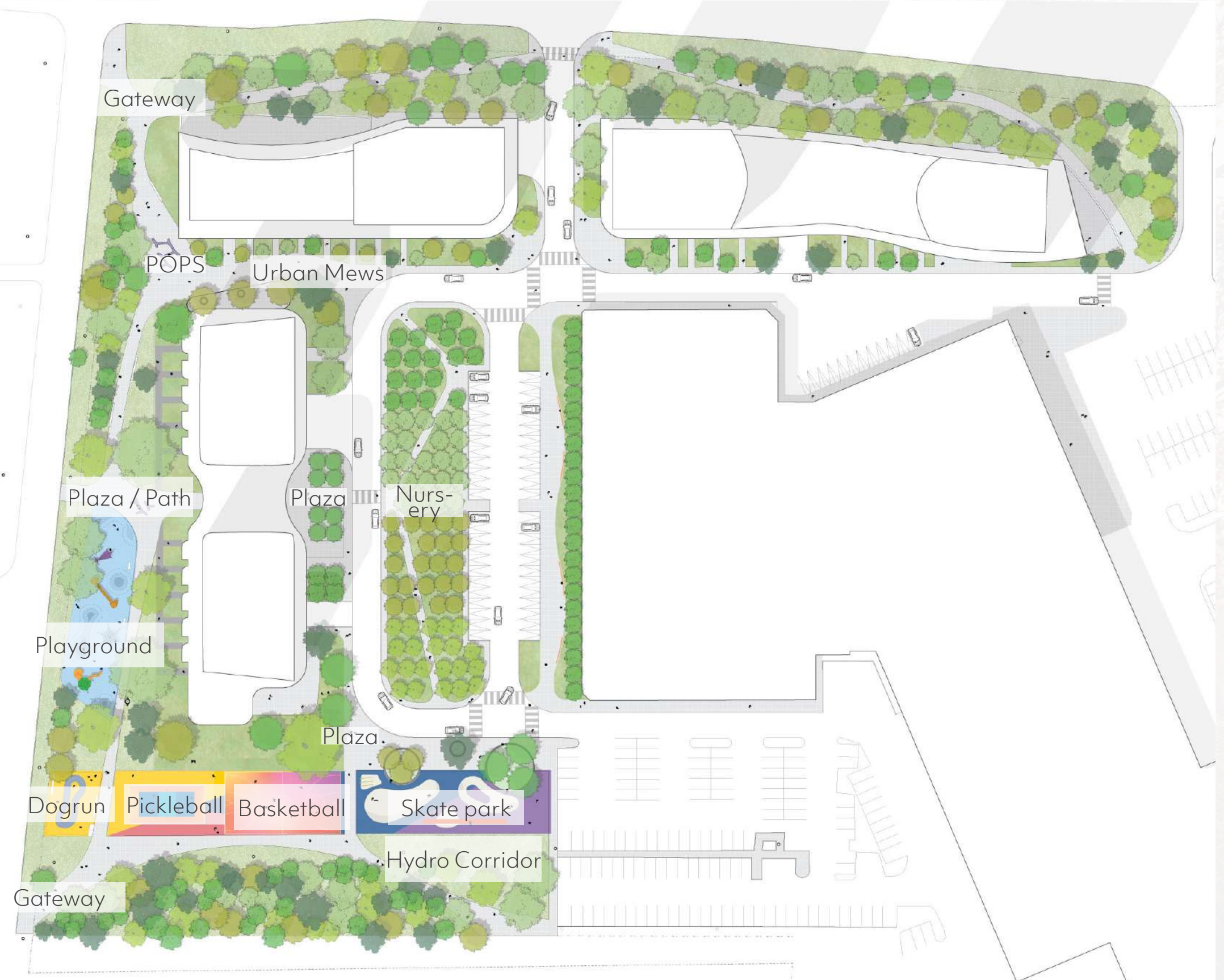
Programming



Respect the Park



LANDSCAPE PLAN



COMMUNITY PARK + PUBLIC REALM



Flexible spaces



Flexible spaces



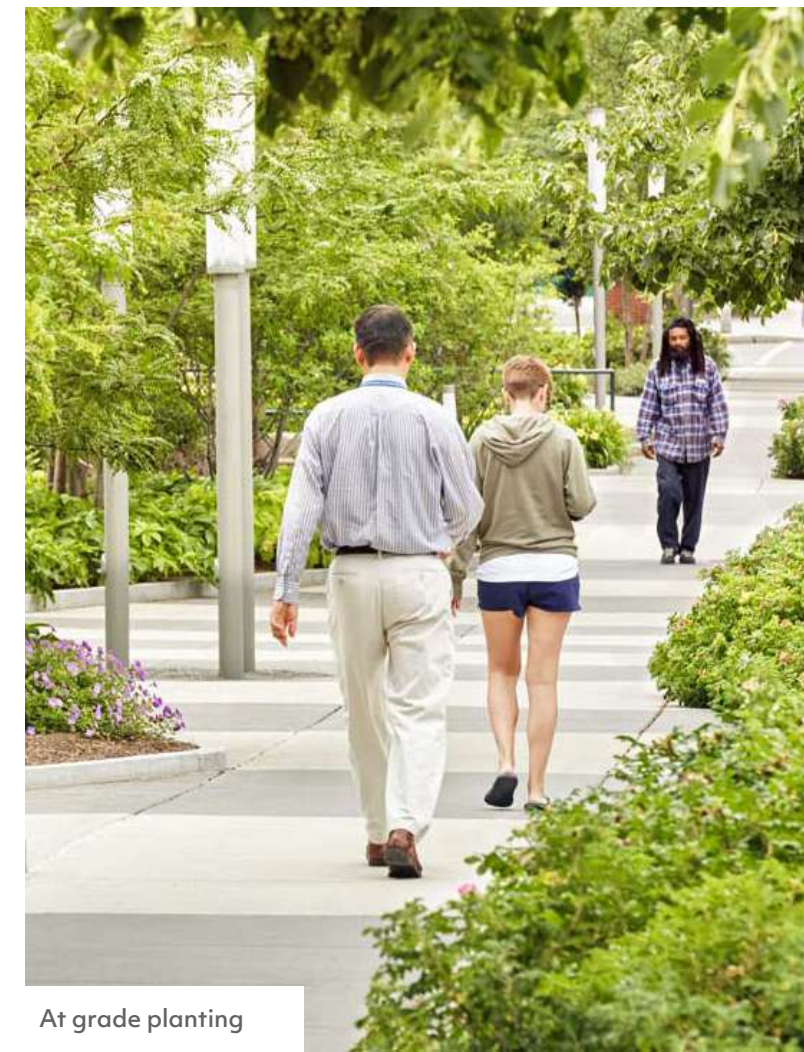
Built in seating



Climbing play elements



Spaces for all ages



At grade planting

GARDENS + TERRACES



Barbeque patios



5.1.

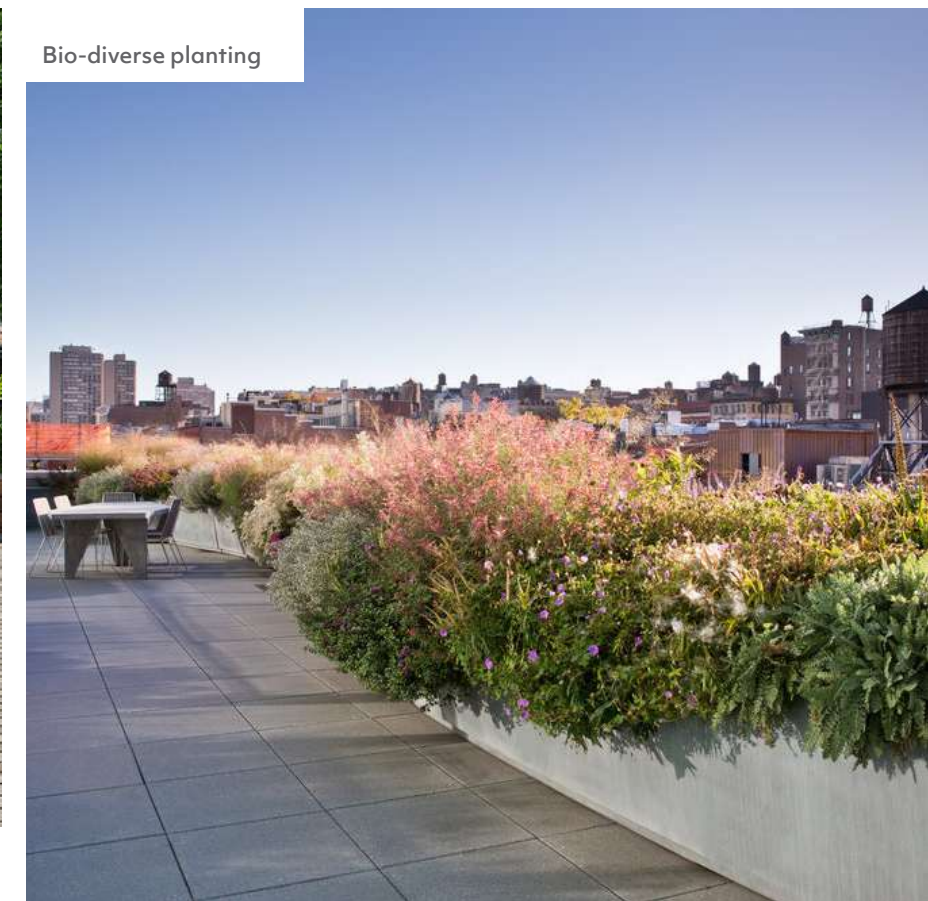
Naturalized plantings



Rooftop amenity spaces



Communal spaces



Bio-diverse planting

SITE PLAN

QUEEN ELIZABETH WAY

5.1.

EXISTING
SIGNALIZED
INTERSECTION

PROPOSED
INTERSECTION

SOUTH SERVICE ROAD

PROPOSED
INTERSECTION

BLOCK 2

BLOCK 3

6 ST

22 ST

18 ST

6 ST

25 ST

4 ST

4 ST

12 ST

3 ST

9 ST

PRIVATE ROAD

TEMPORARY
NURSERY
GARDEN

DIXIE MALL

EXISTING MALL
PARKING

LAKEVIEW
NEIGHBOURHOOD

HAIG BOULEVARD

BLOCK 4




COMMUNITY PARK

BLOCK 1

BLOCK 5

PROPERTY LINE

EXISTING MALL
PARKING

-  Residential Entrance
-  Loading
-  U/G Parking Ramp



GROUND FLOOR PLAN

LAKEVIEW NEIGHBOURHOOD

HAIG BOULEVARD

SOUTH SERVICE ROAD

EXISTING MALL PARKING

DIXIE MALL

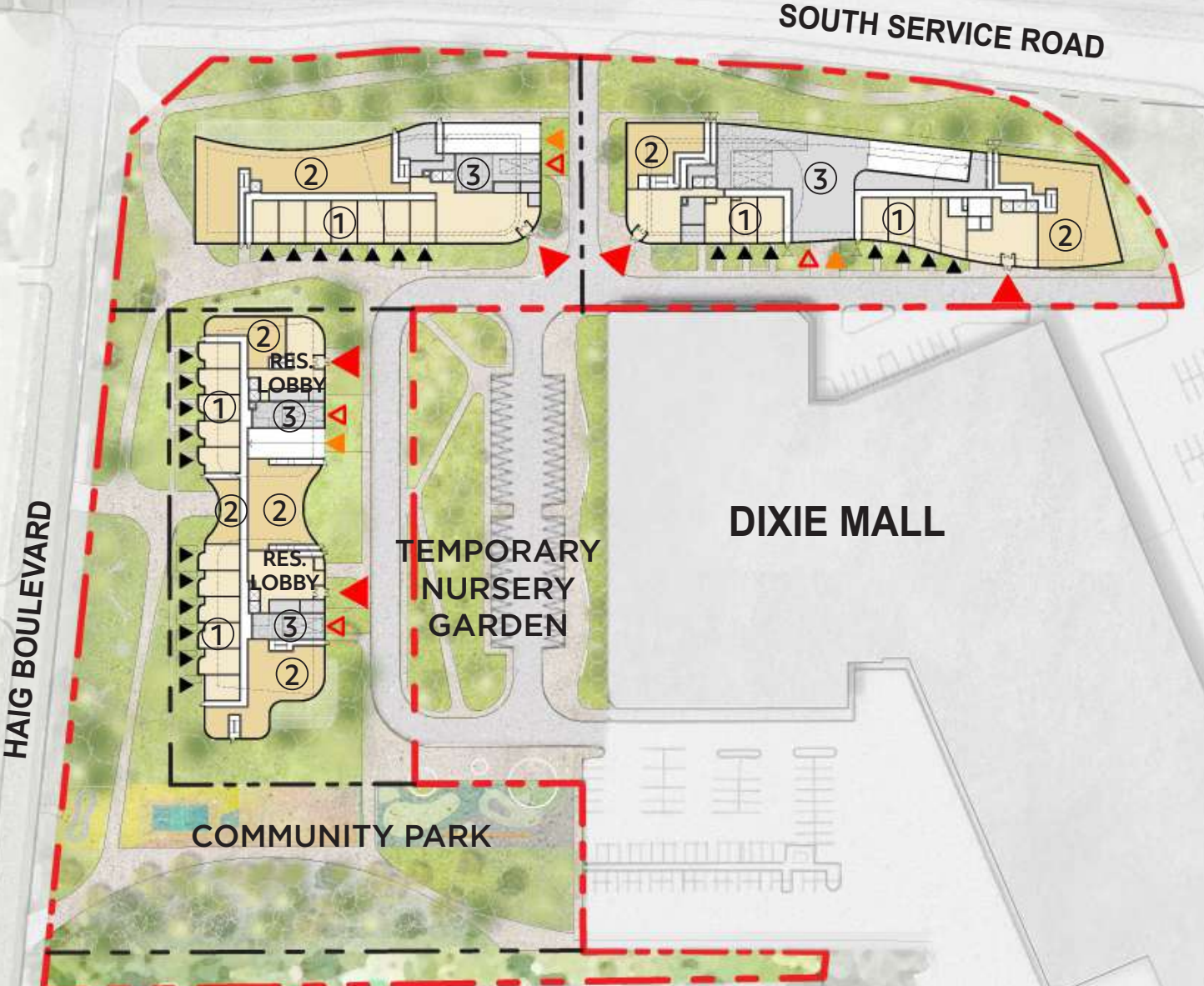
TEMPORARY NURSERY GARDEN

COMMUNITY PARK

PROPERTY LINE

EXISTING MALL PARKING

- ① Residential
- ② Residential Indoor Amenity
- ③ Back of House
- ▲ Residential Entrance
- ▴ Loading
- ▾ U/G Parking Ramp



SUMMARY OF STATISTICS

OVERAL SITE STATISTICS

Subject Site Gross Area	<i>2.87 hectares (7 acres)</i>
Subject Site Net Area	<i>1.42 hectares (3.5 acres)</i>
Gross FSI	<i>±2.68</i>
Total Public Parkland	<i>5,613 sq.m (±1.4 acres)</i> <i>19.5% of gross site</i>
Total MTO Setback Greenland	<i>2,820 sq.m (±0.7 acres)</i>
Total Residential GFA	<i>±77,040 sq.m</i>

BLOCK BREAK DOWN

Block 2 GFA	<i>±21,726 sq.m</i>
<i># of storeys</i>	<i>22</i>
Block 3 GFA	<i>±37,197sq.m</i>
<i># of storeys</i>	<i>18/25</i>
Block 4 GFA	<i>±18,117sq.m</i>
<i># of storeys</i>	<i>9/12</i>
Unit Count	<i>±1,263Units</i>



Aerial View looking South



Detail Aerial View looking South



View Of Community Park Looking North



Scenic Pedestrian Neighbourhood Connections

THANK YOU

To Ask Any Further Questions Or To Provide Comments, Please Contact Either
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No Entrance off Highways to Mall
Dennis

No Conrow Towers

ice skating rink

Condo on top - shopping mall underneath

Good architecture

Shop you can walk to (like before)

No Butt-ugly Condos

KEEP THE MALL!

add Art

add a Bus stop

SIGNALIZED INTERSECTION NO DIRECT ACCESS TO MALL

ORCHAR HEIGHT

ROMETO

ACCESS TO MALL