

4099 Erin Mills Parkway
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL

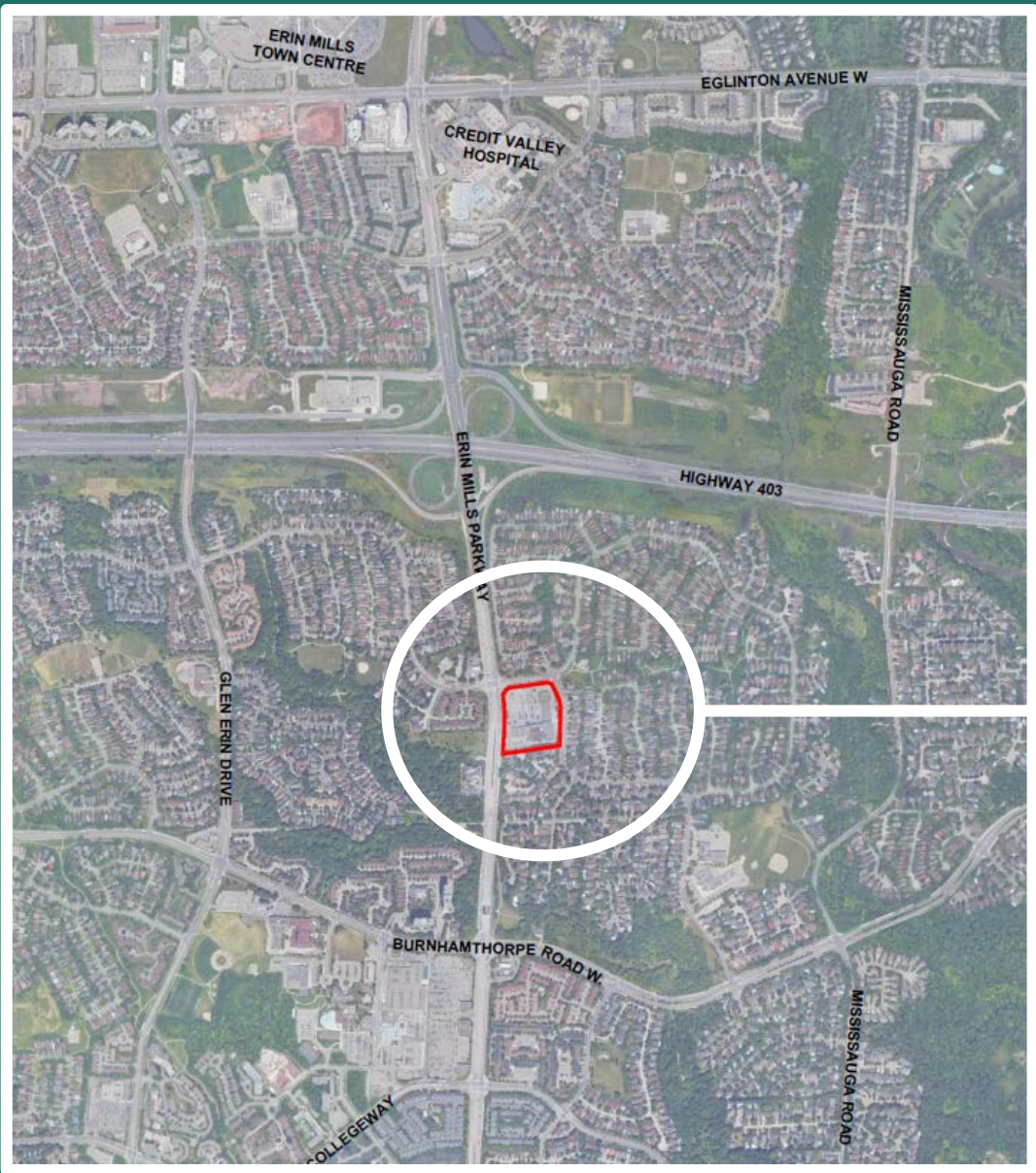
INFORMATION REPORT STATUTORY PUBLIC MEETING

MAY 29, 2023

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

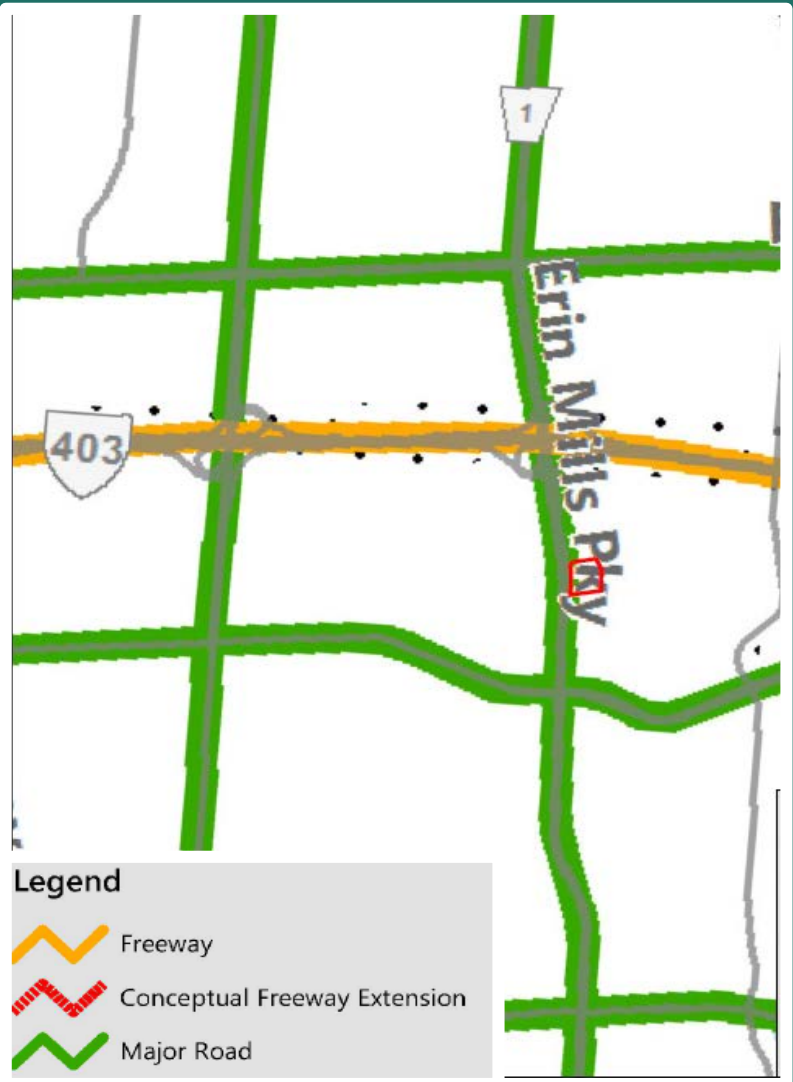
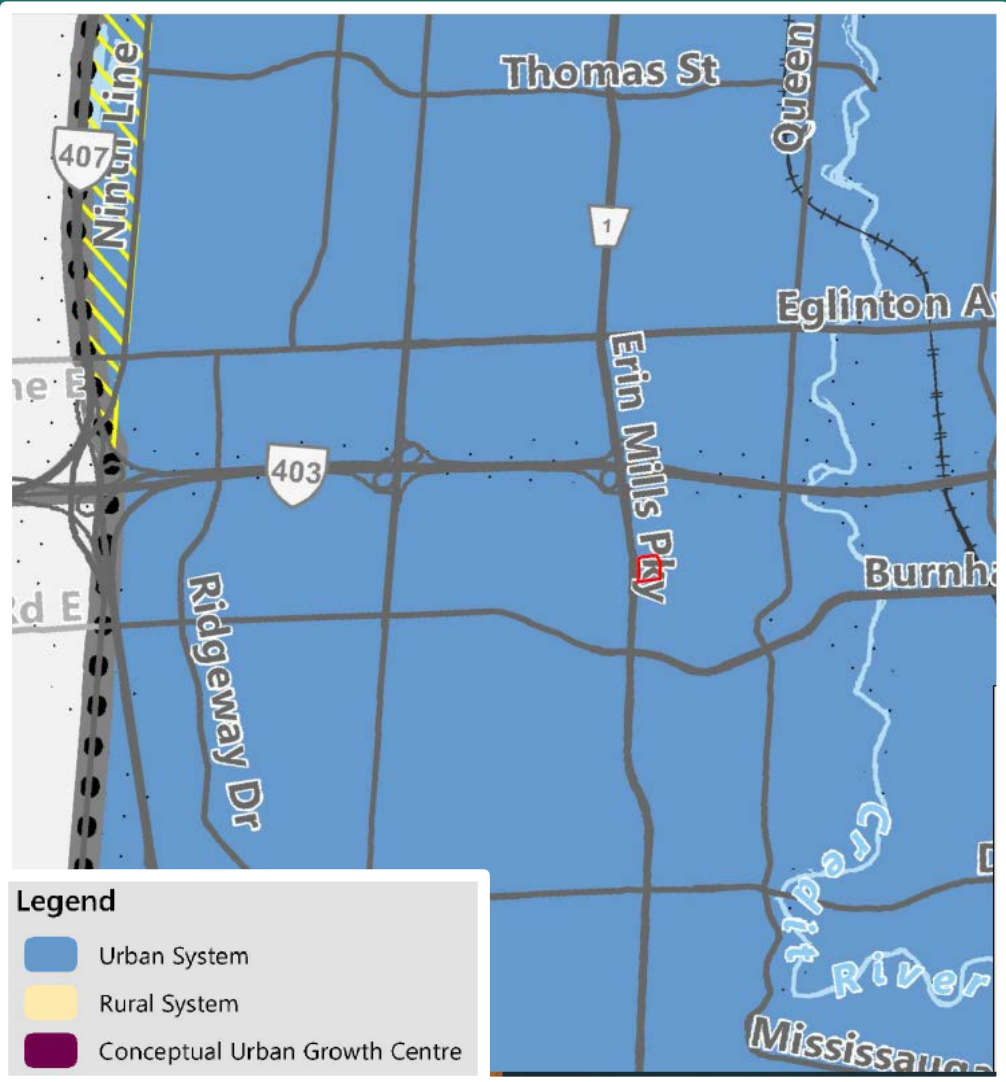
QUEENSCORP GROUP

- Official Plan and Zoning By-law Amendment
- City FILE Number.: OZ/OPA 22-25
- May 29, 2023



LEGEND

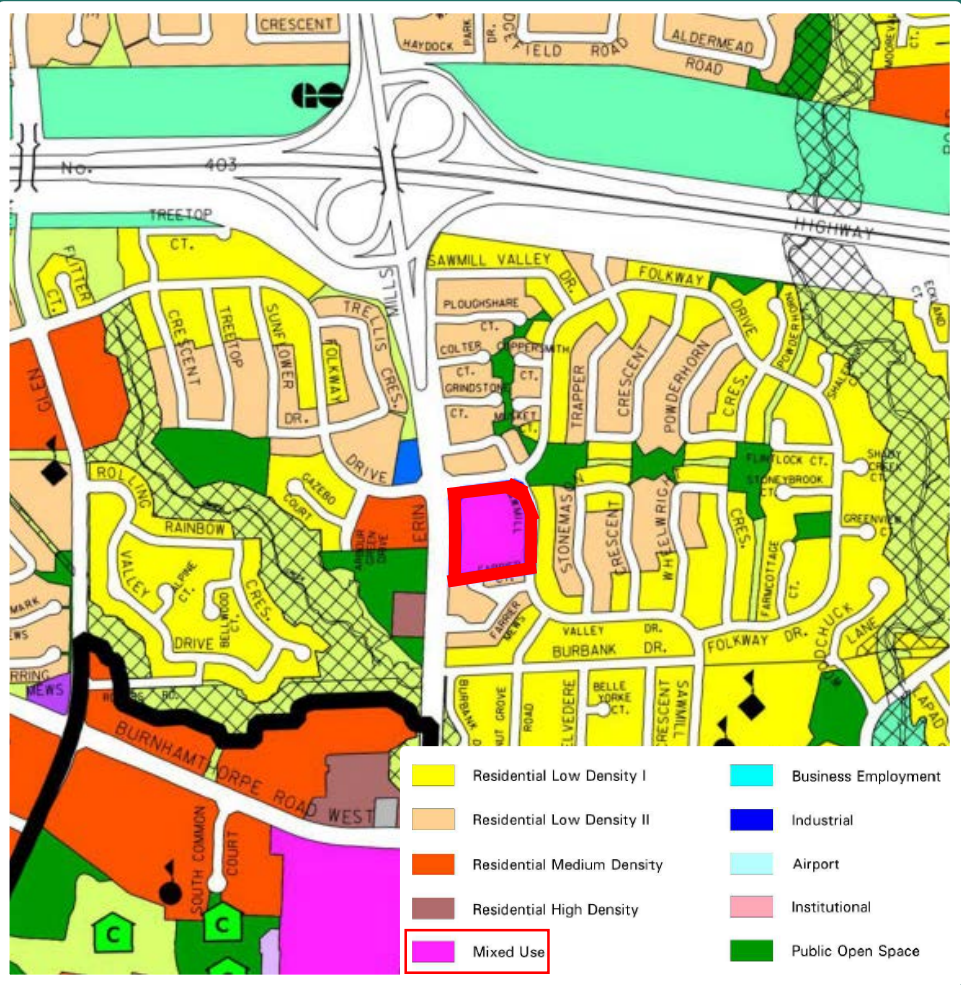
 SUBJECT PROPERTY



LEGEND

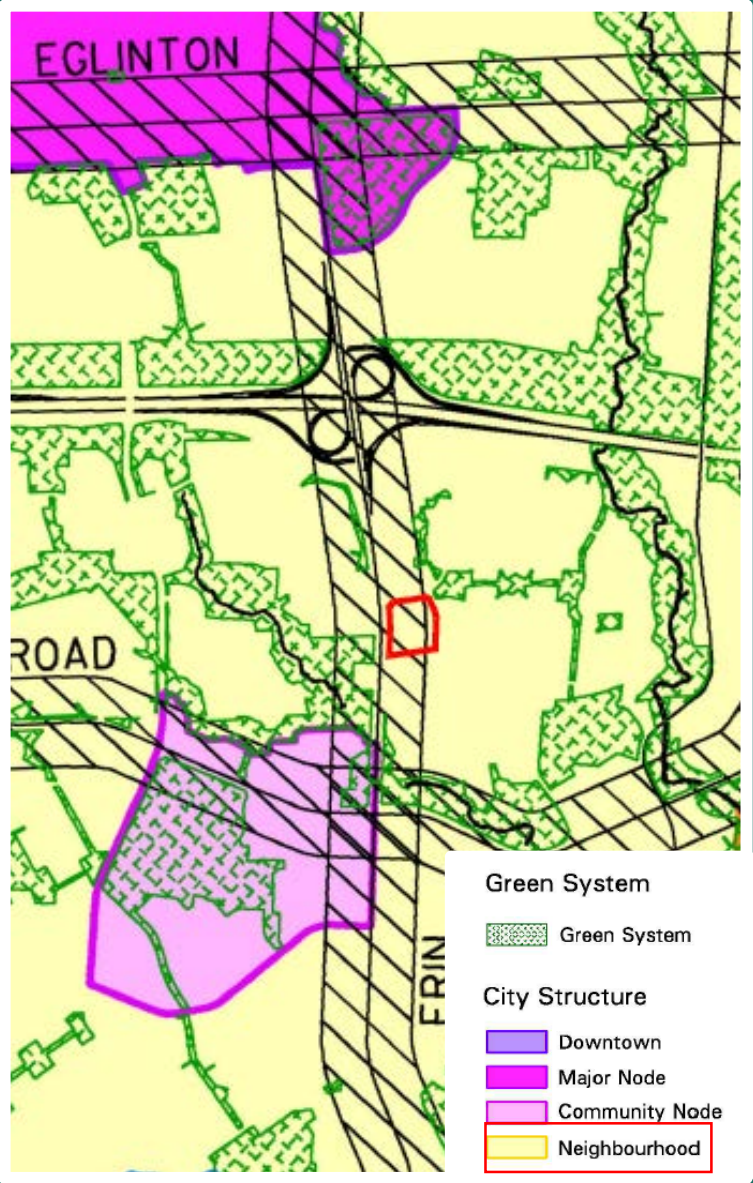
 SUBJECT PROPERTY

CITY OF MISSISSAUGA OFFICIAL PLAN



LAND USE DESIGNATIONS

CITY OF MISSISSAUGA OFFICIAL PLAN — SCHEDULE 10



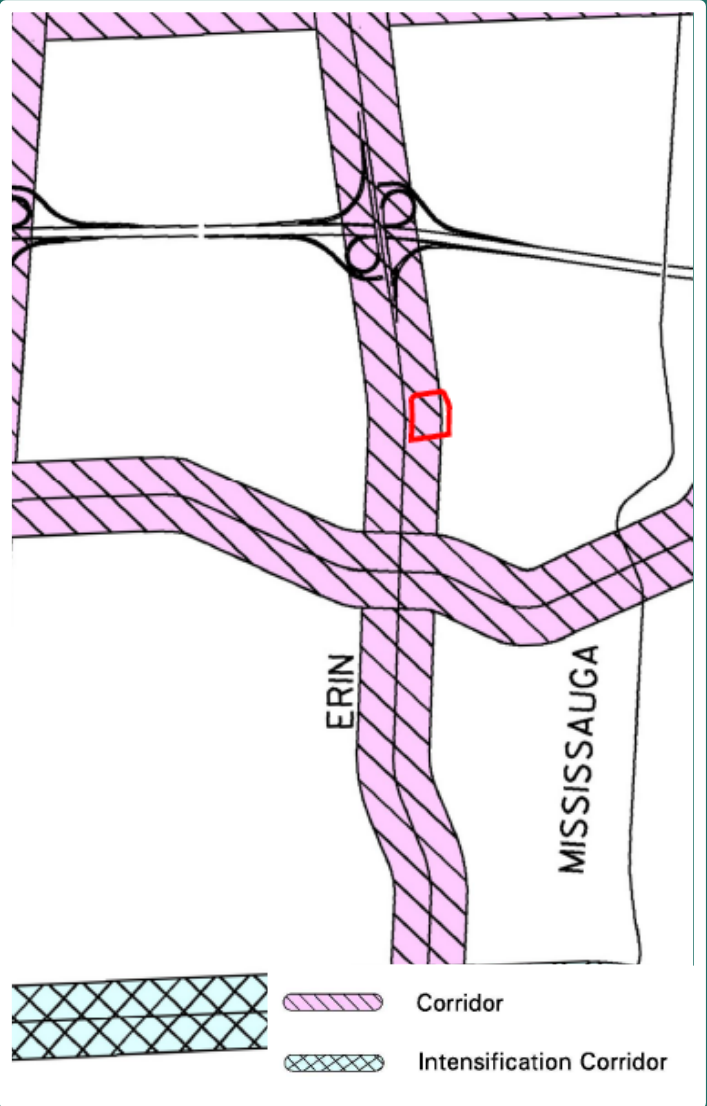
URBAN SYSTEM

CITY OF MISSISSAUGA OFFICIAL PLAN — SCHEDULE 1

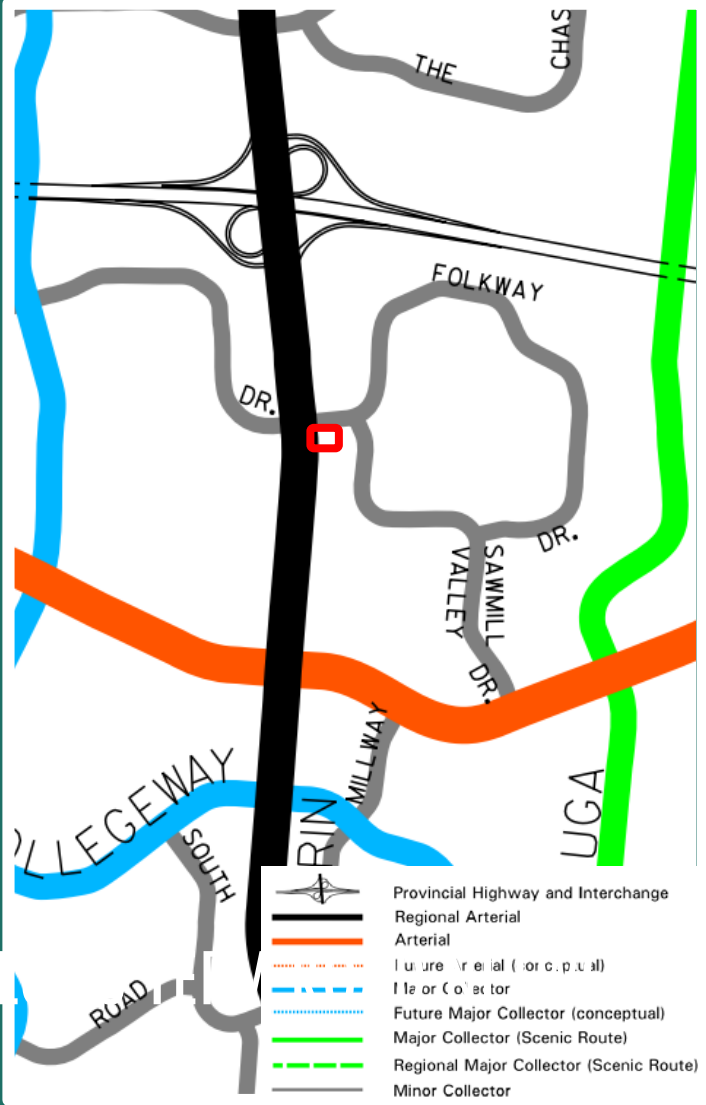
6.3. - Applicant Presentation

LEGEND

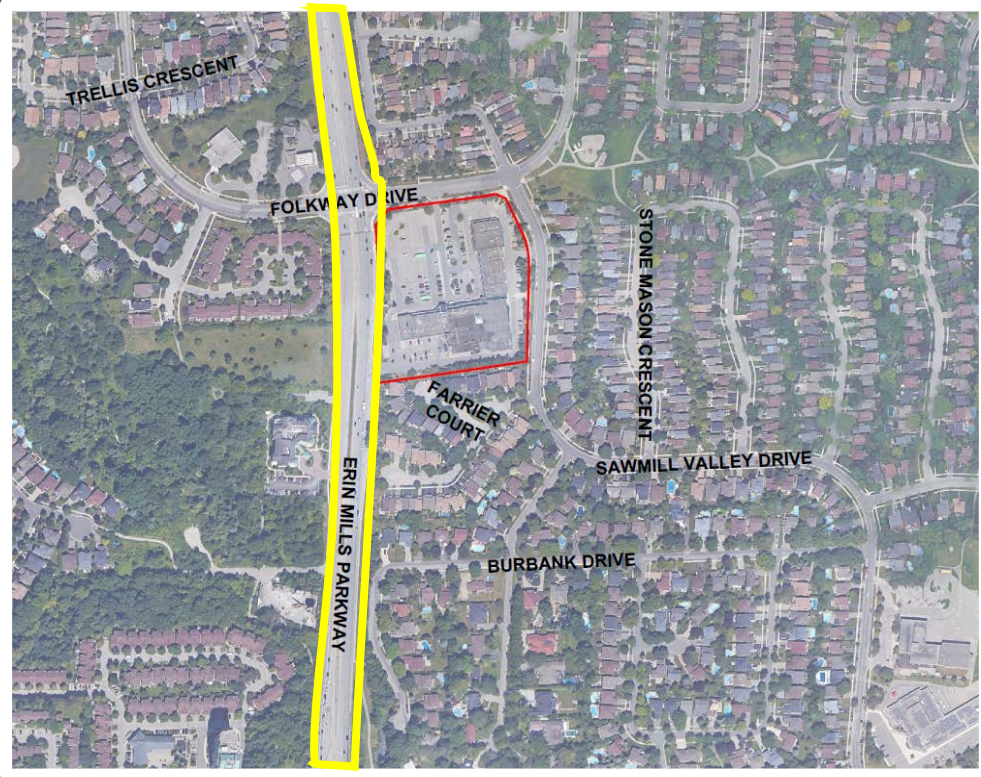
 SUBJECT PROPERTY



URBAN SYSTEM - CORRIDORS
CITY OF MISSISSAUGA OFFICIAL PLAN — SCHEDULE 1C



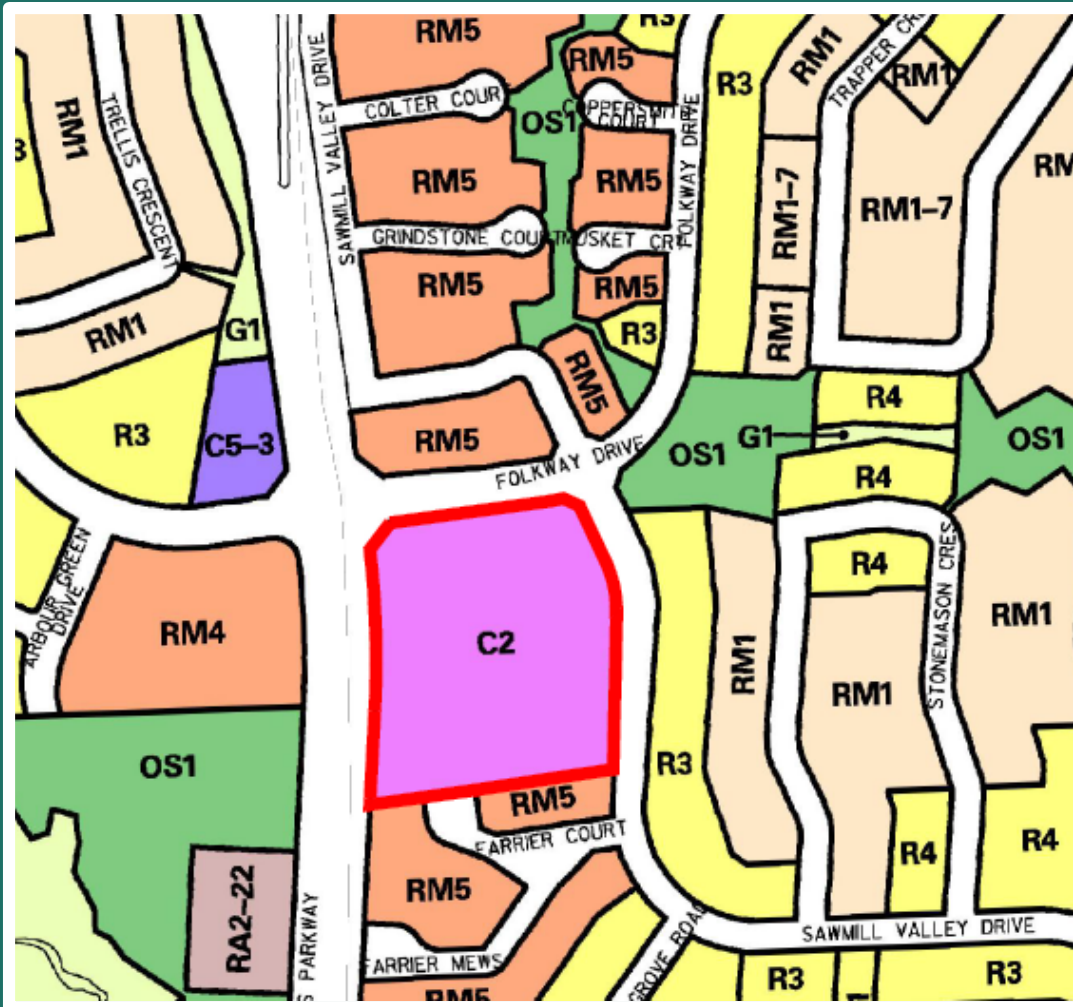
LONG TERM ROAD NETWORK
CITY OF MISSISSAUGA OFFICIAL PLAN — SCHEDULE 5



LEGEND

 SUBJECT PROPERTY

CITY OF MISSISSAUGA ZONING BY-LAW NO. 0225-2007



EXISTING ZONING
COMMERCIAL 2 – “C2”

NEIGHBOURHOOD COMMERCIAL – C2 permits the following uses, amongst others:

- ✓ Retail
- ✓ Restaurant
- ✓ Convenience Restaurant
- ✓ Take Out Restaurant
- ✓ Banks
- ✓ Commercial School
- ✓ Office / Medical Office
- ✓ Recreational Establishment



EXISTING OFFICIAL PLAN DESIGNATION
MIXED- USE

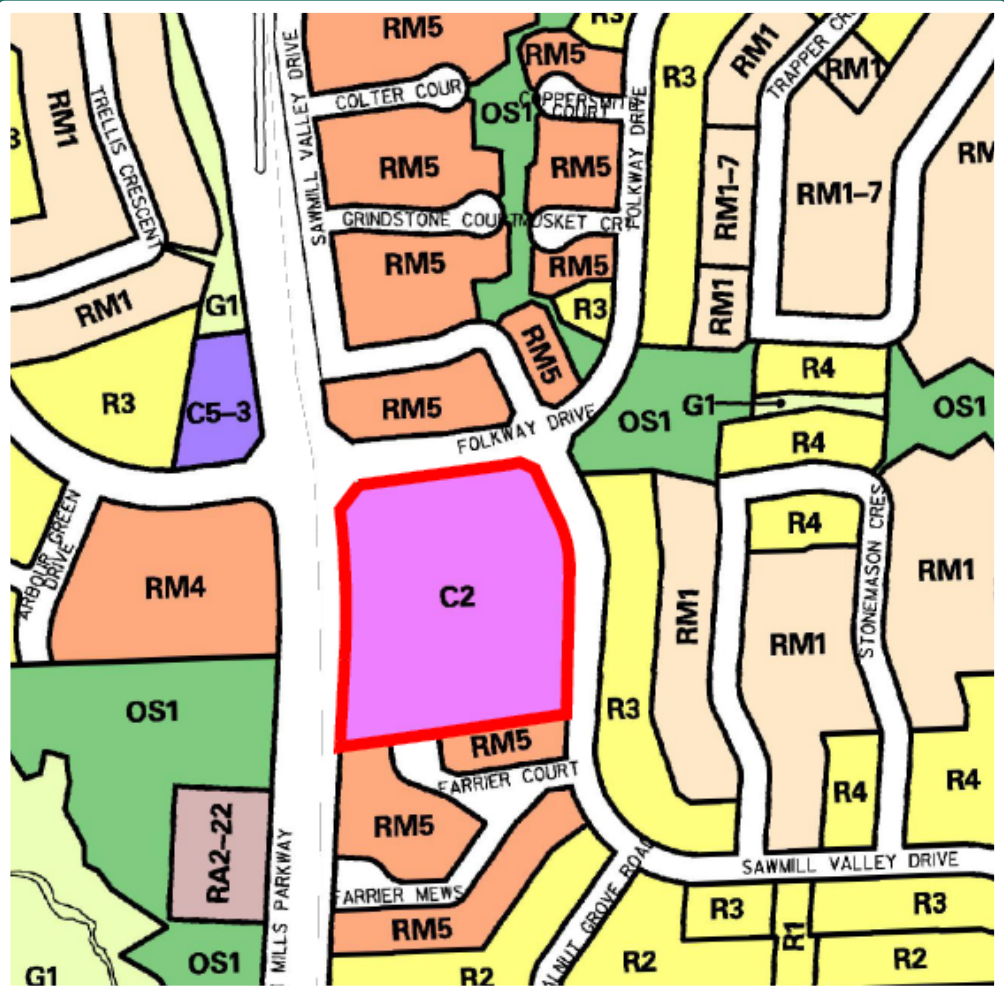


PROPOSED OFFICIAL PLAN DESIGNATION
MIXED- USE SPECIAL SITE "X"

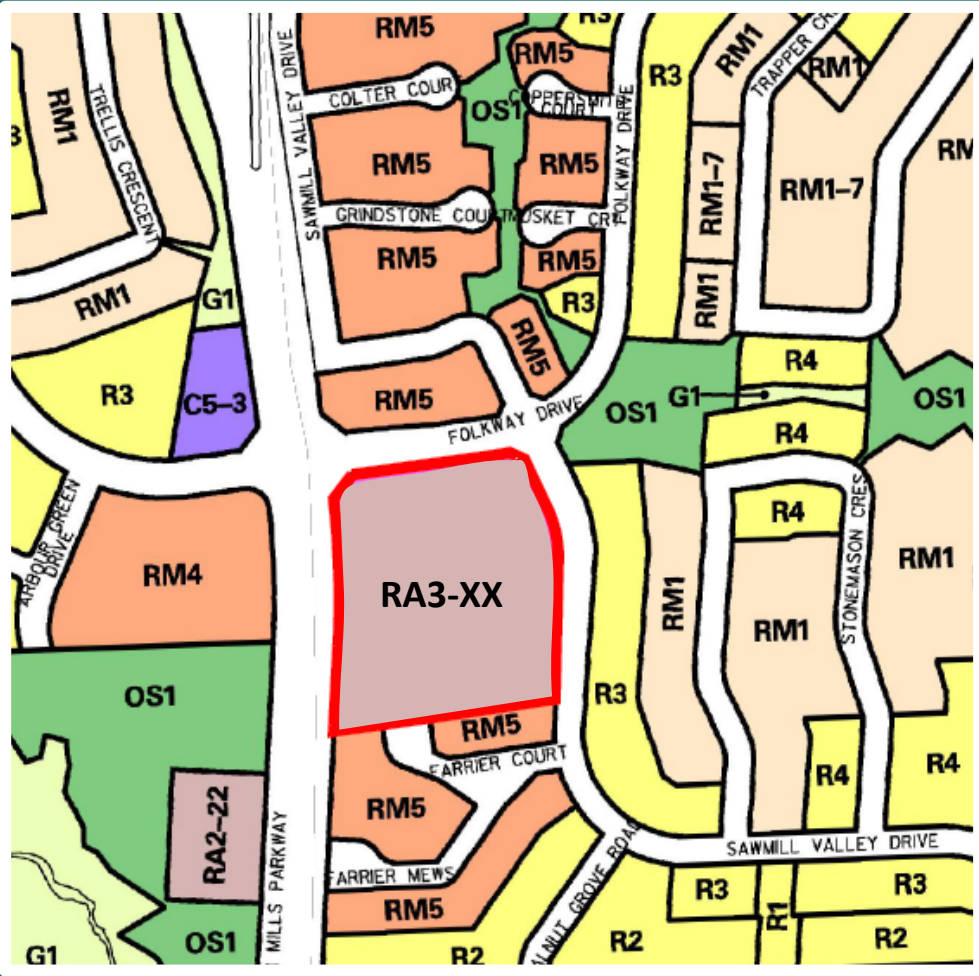


OFFICIAL PLAN AMENDMENT PROPOSES THE FOLLOWING:

- NEW SPECIAL SITE UNDER SECTION 13 (NEIGHBOURHOOD)
- MAXIMUM FLOOR SPACE INDEX
- MAXIMUM BUILDING HEIGHT

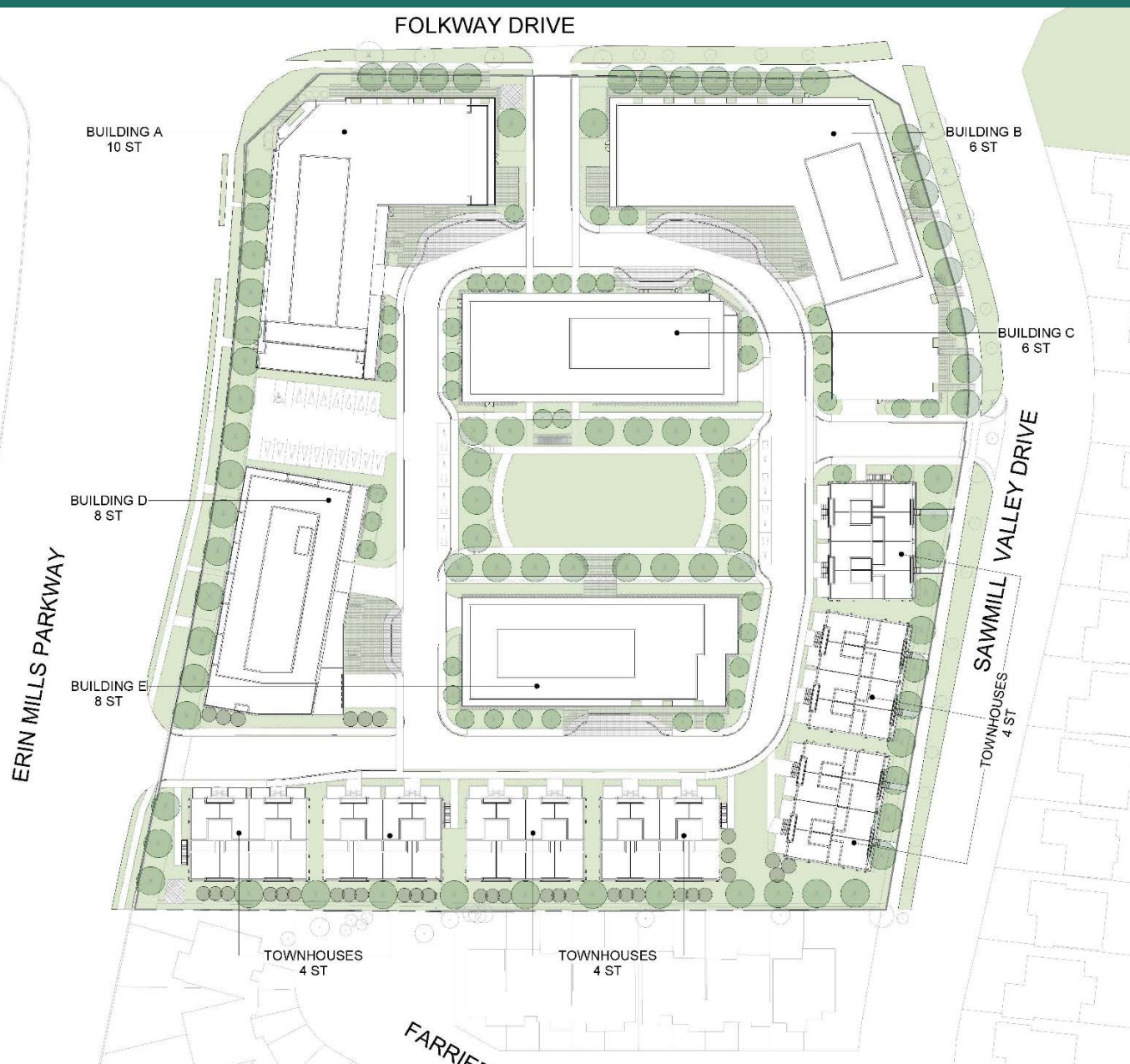


EXISTING ZONING
COMMERCIAL 2
“C2”



PROPOSED ZONING
RESIDENTIAL APARTMENT 3 SPECIAL EXCEPTION ZONE
“RA3 – XXX”

DEVELOPMENT PROPOSAL — CURRENT CONCEPT



KEY STATISTICS TABLE

6.3. Applicant Presentation	
SITE AREA	6.52 Acres/ 2.52 Hectares
HEIGHT & # OF UNITS (RESIDENTIAL)	BLDG A – 10 storey and 197 units
	BLDG B – 6 storey and 142 units
	BLDG C– 6 storey and 80 units
	BLDG D– 6 storey and 95 units
	BLDG E– 6 storey and 77 units
	TH – 4 storey and 112 units
TOTAL # OF UNITS (RESIDENTIAL)	703
RESIDENTIAL GFA	Approximately 46, 117m2
RETAIL/NON-RESIDENTIAL GFA	Approximately 776m2
FLOOR SPACE INDEX (CUMULATIVE)	2.24
PARKING PROVIDED	RES – 1.1 spaces per unit or 773 spaces
	RES VIS – 0.2 spaces per unit or 141 spaces
	COMMERCIAL/RETAIL – 5 spaces per 100m2 of GFA or 39 spaces
	EV/BIKE – 457 spaces
AMENITY AREA	5.6m2 per unit

DEVELOPMENT PROPOSAL — RENDERING

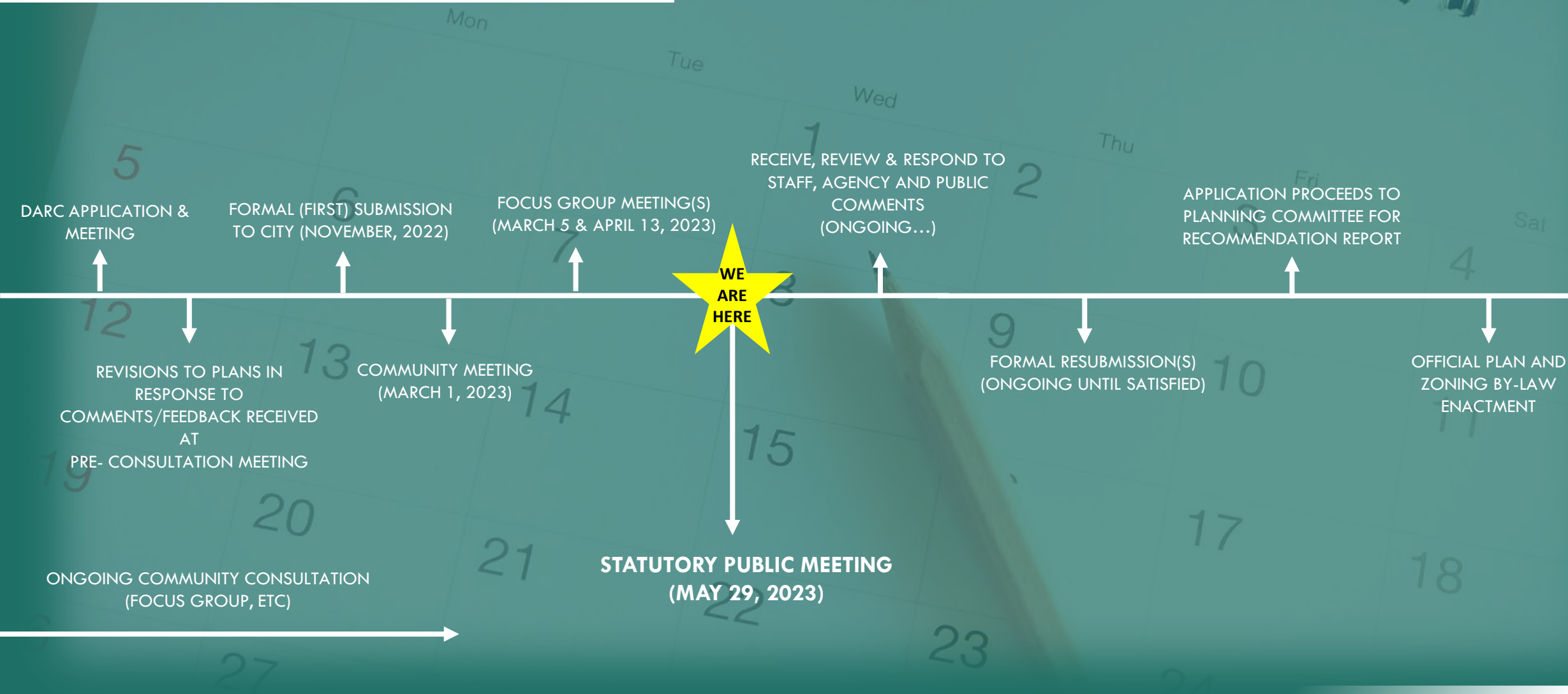
6.3. - Applicant Presentation



DEVELOPMENT PROPOSAL — RENDERING



TYPICAL PLANNING APPROVALS PROCESS

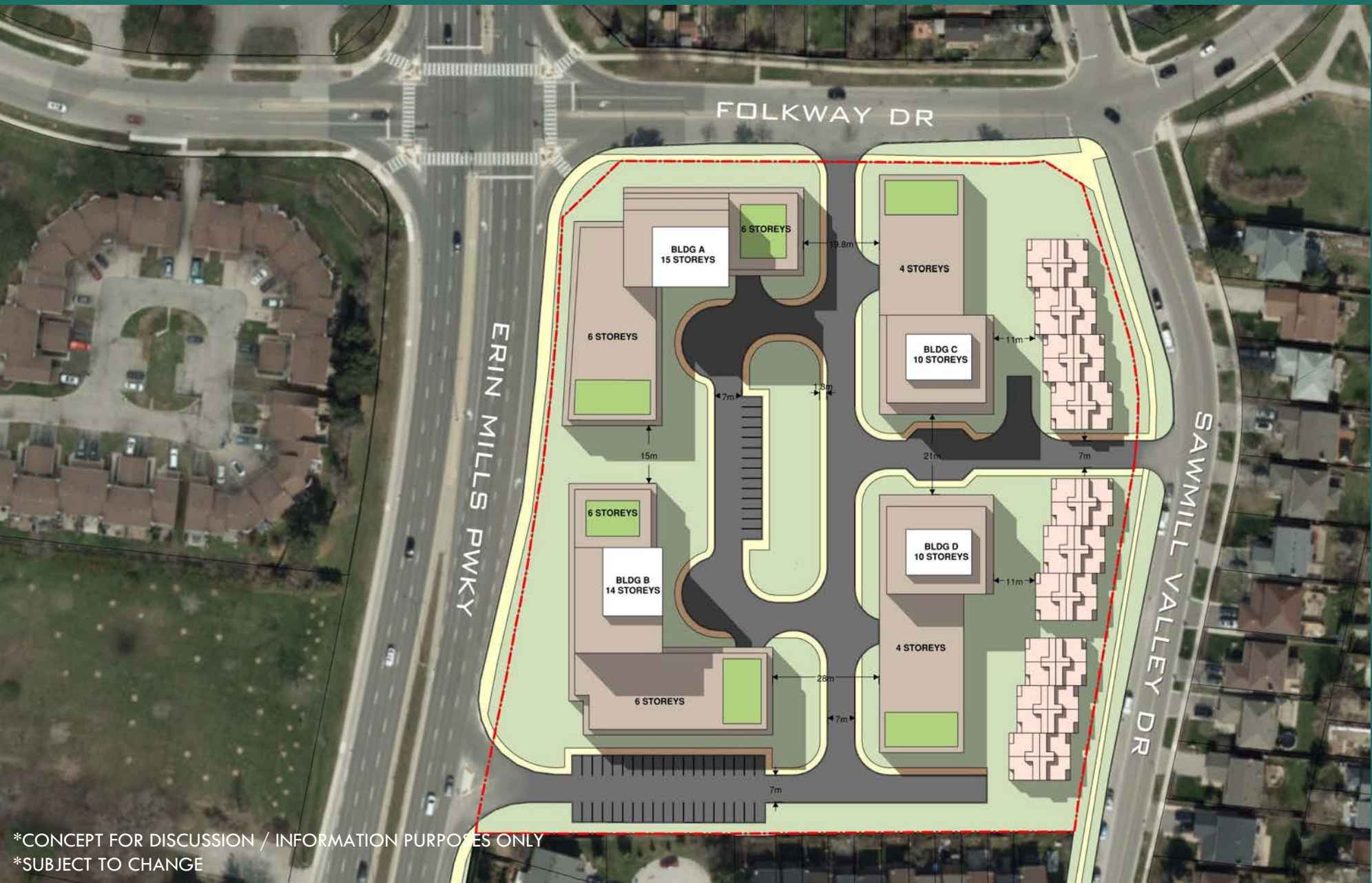


What we've heard....

- More retail space
- Redistribution of density (building heights)
- Vehicular access location / configuration
- Traffic Impact / Generation
- Compatibility with existing Neighbourhood
- Site programming



CONCEPTUAL SITE PLAN



*CONCEPT FOR DISCUSSION / INFORMATION PURPOSES ONLY
*SUBJECT TO CHANGE

TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE COMMENTS,
PLEASE CONTACT EITHER
GLEN BROLL, MAURICE LUCHICH OR SARAH CLARK
OF **GLEN SCHNARR & ASSOCIATES INC.**

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THANK YOU