

# STATUTORY PUBLIC MEETING INFORMATION REPORT

2077-2105 ROYAL WINDSOR DRIVE  
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

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

June 26, 2023

SLATE

 **GSAI**  
Glen Schnarr & Associates Inc.

 **Gensler**

# INTRODUCTIONS & **TEAM**



**PLANNER**



**GLEN  
BROLL**



**DEVELOPER**



**ARCHITECTURE**



**TRAFFIC**



**LANDSCAPE**



**NOISE & VIBRATION**



**CIVIL**



*Does not represent entire consulting team*

# AERIAL CONTEXT



C.P. RAILWAY



WALDEN CIRCLE

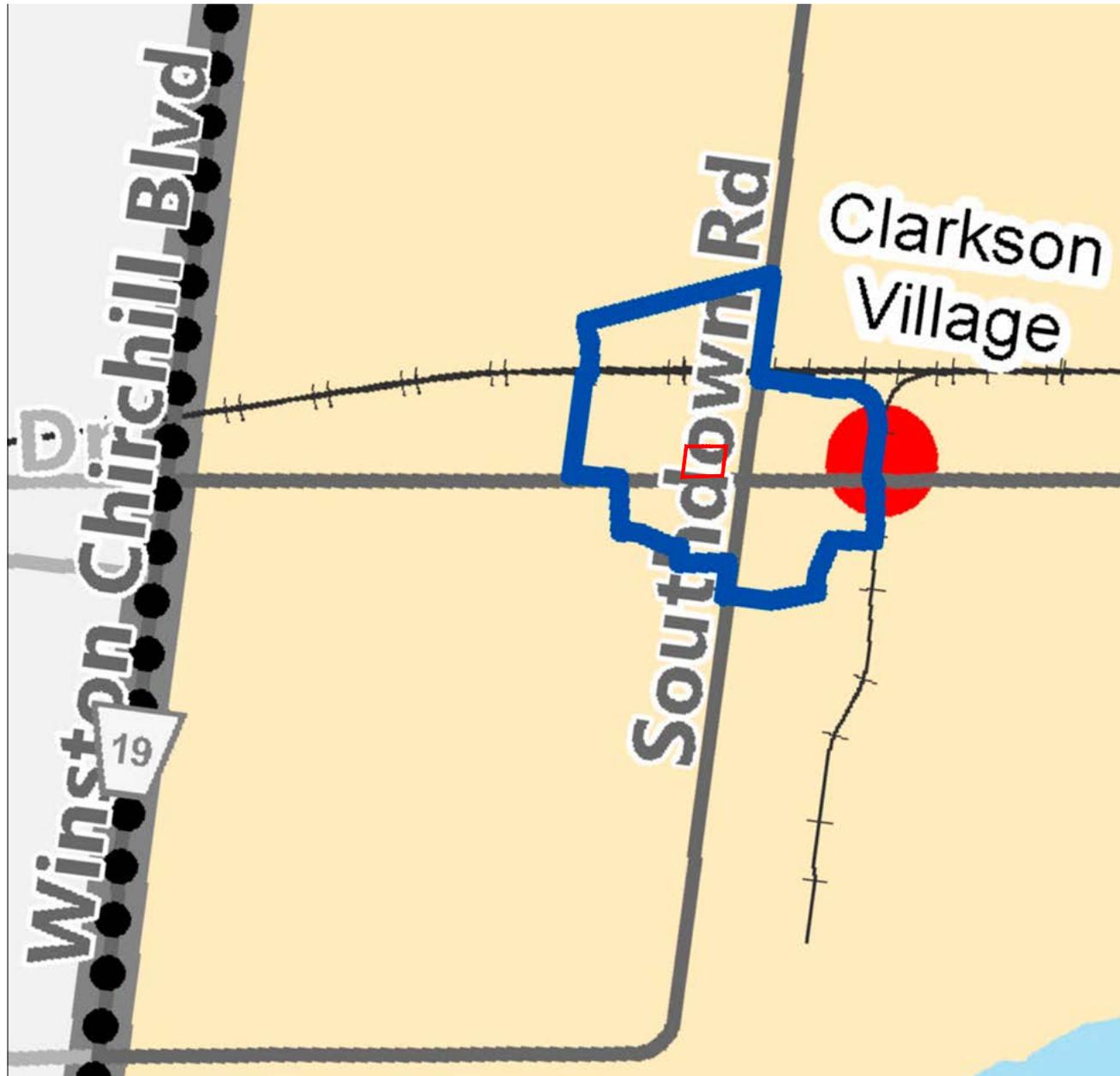
SOUTHDOWN ROAD

**SUBJECT  
PROPERTY**

LAKESHORE ROAD WEST

ROYAL WINDSOR DRIVE

# PEEL REGION OFFICIAL PLAN - **STRATEGIC GROWTH AREAS**



## LEGEND

### Strategic Growth Area



Primary or Secondary Major Transit Station Area



Nodes/Centres

### Other



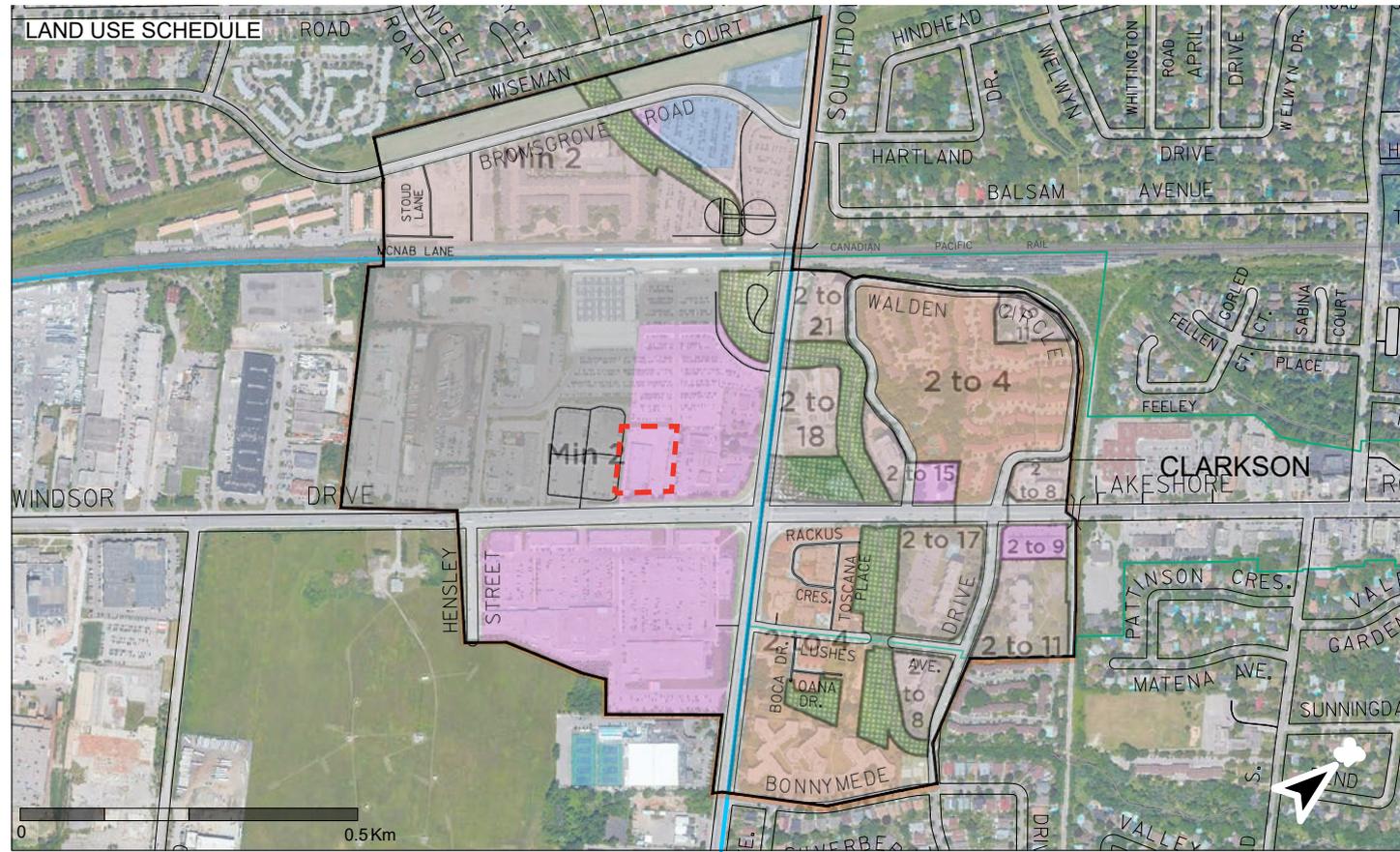
Urban System



Regional Urban Boundary

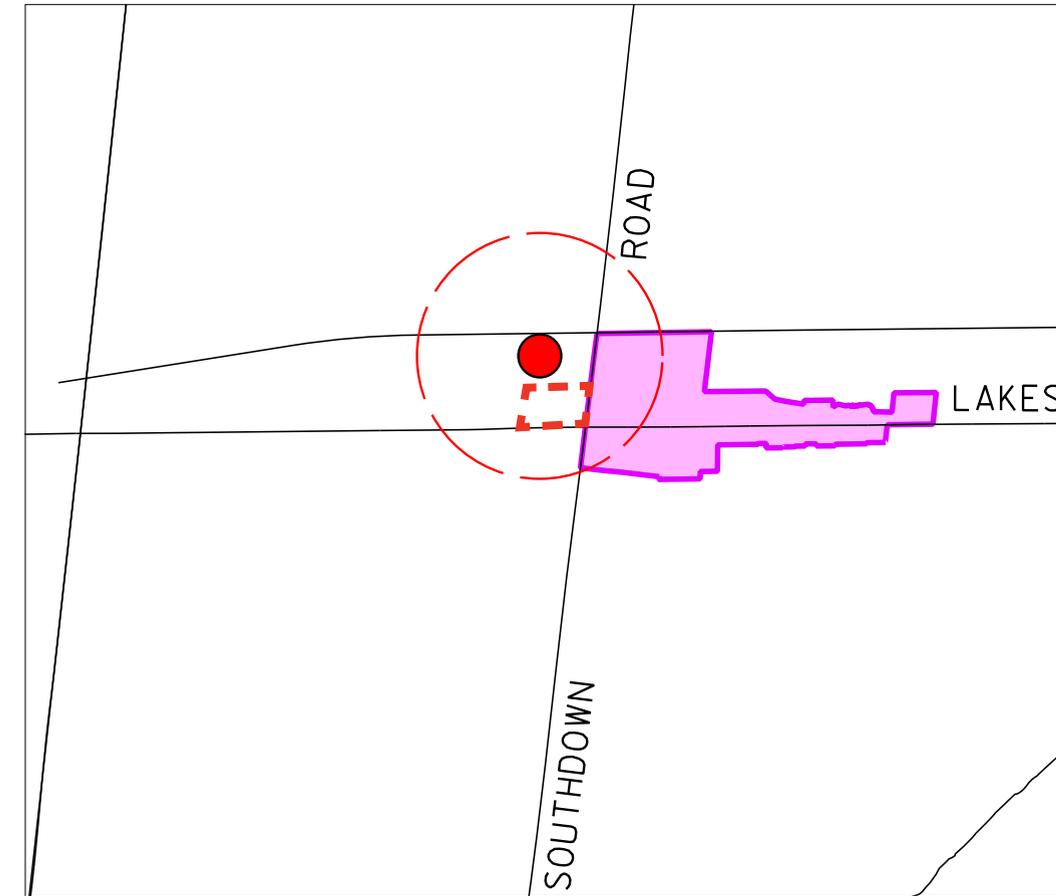
# CITY OF MISSISSAUGA OFFICIAL PLAN

## City Of Mississauga Official Plan Amendment 144 City Of Mississauga Official Plan – Draft Schedule 11R



- Schedule 11-R**
- |                               |                          |                            |                                  |
|-------------------------------|--------------------------|----------------------------|----------------------------------|
| PMTSA Boundary (Height Map)   | Business Employment      | Residential Low Density II | Public Open Space                |
| PMTSA Boundary (Land Use Map) | Convenience Commercial   | Residential Medium Density | Utility                          |
| Min # to Max # (In Storeys)   | Greenlands               | Mixed Use                  | City Structure - Employment Area |
| Height Not Applicable         | Residential High Density | Motor Vehicle Commercial   | City Structure - Community Node  |
- Produced by Geospatial Solutions

## Intensification Areas Mississauga Official Plan - Schedule 2

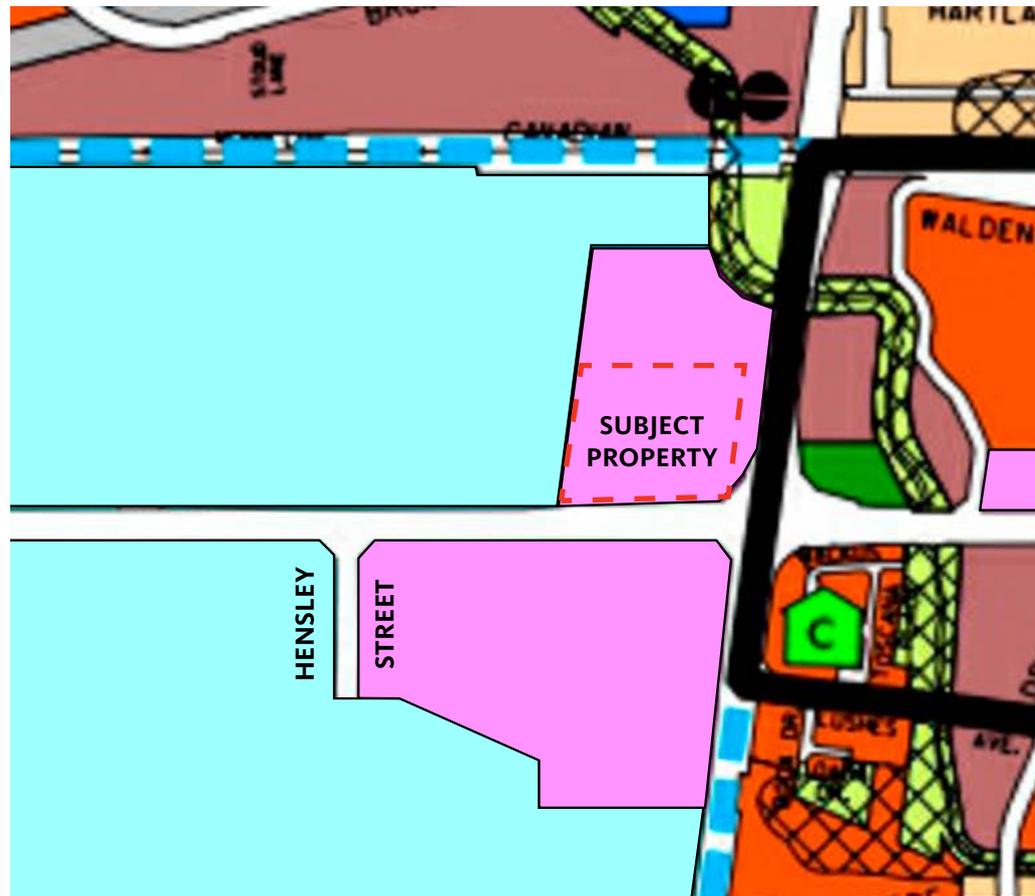


- |                  |                |                                                    |
|------------------|----------------|----------------------------------------------------|
| Subject Property | Community Node | Major Transit Station Area with 500m radius circle |
|------------------|----------------|----------------------------------------------------|

# CITY OF MISSISSAUGA OFFICIAL PLAN

## Land Use Designations

City Of Mississauga Official Plan – Schedule 10

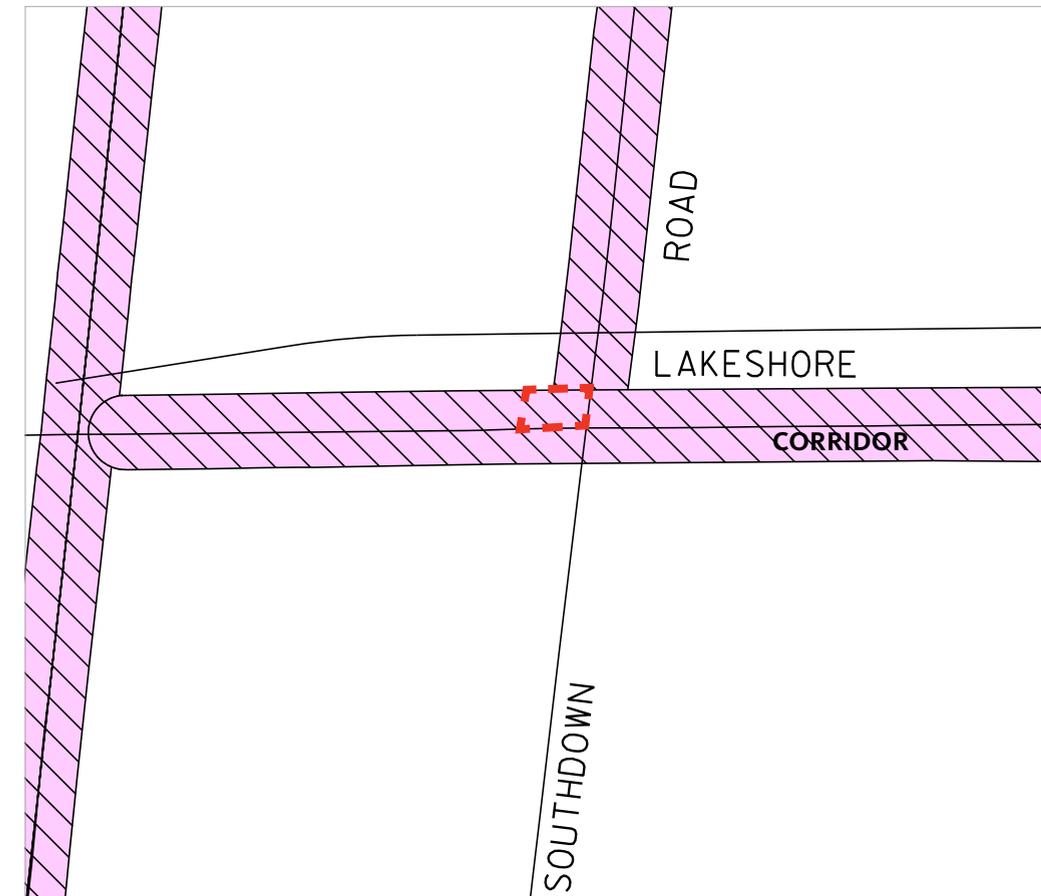


LAND USE DESIGNATIONS

Residential Low Density I	Business Employment	Downtown Mixed Use	Private Open Space
Residential Low Density II	Industrial	Downtown Core Mixed Use	Greenlands
Residential Medium Density	Airport	Convenience Commercial	Parkway Belt West
Residential High Density	Institutional	Motor Vehicle Commercial	Utility
Mixed Use	Public Open Space	Office	

## Urban System - Corridors

City Of Mississauga Official Plan – Schedule 1C

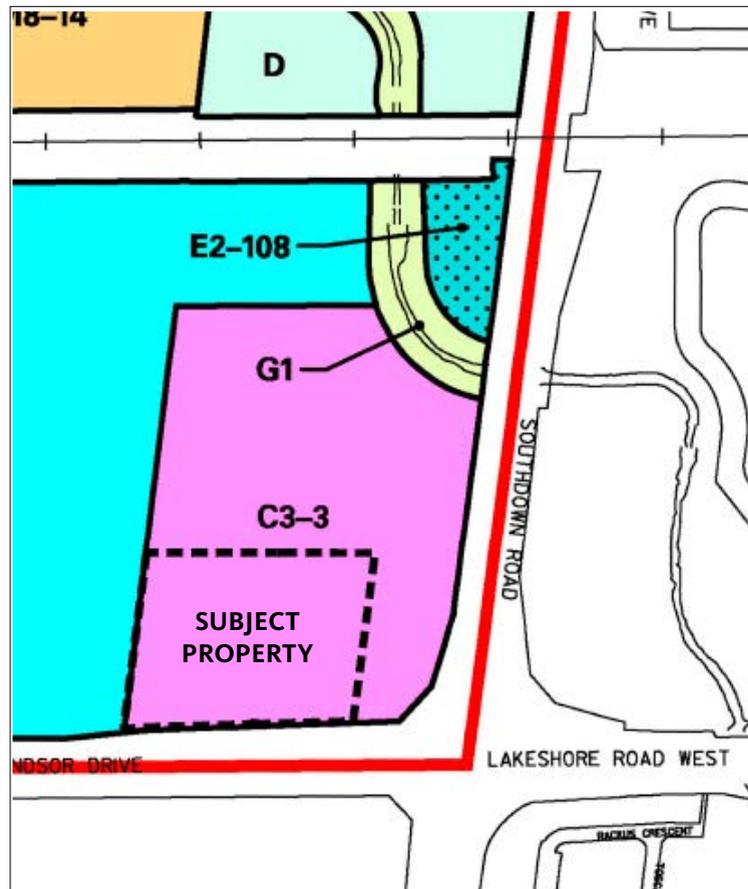


Subject Property Corridor

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

## Existing Zoning

Commercial 3-3 - "C3-3"



## General Commercial - C3-3 permits the following uses, amongst others:

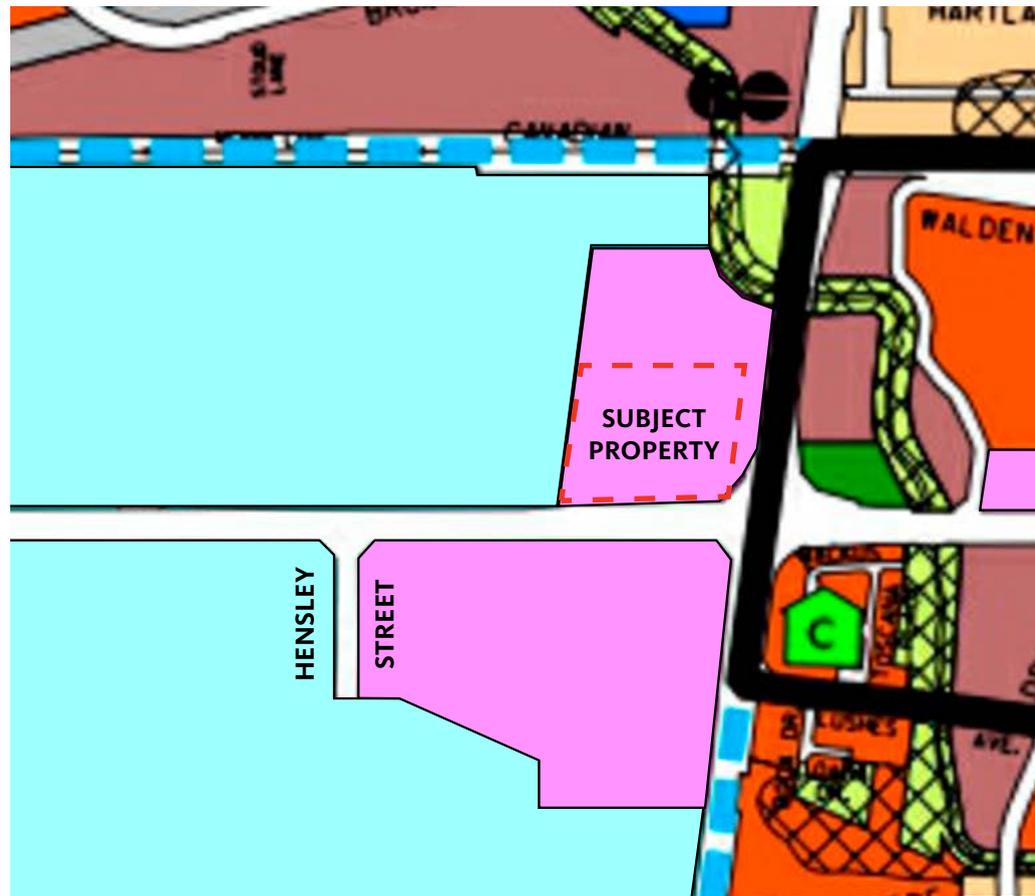
- >> Retail
- >> Restaurant
- >> Convenience Restaurant
- >> Take Out Restaurant
- >> Banks
- >> Commercial School
- >> Office / Medical Office
- >> Recreational Establishment



# PROPOSED AMENDMENT TO CITY OF MISSISSAUGA OFFICIAL PLAN

## Existing Official Plan Designation

Mixed-Use

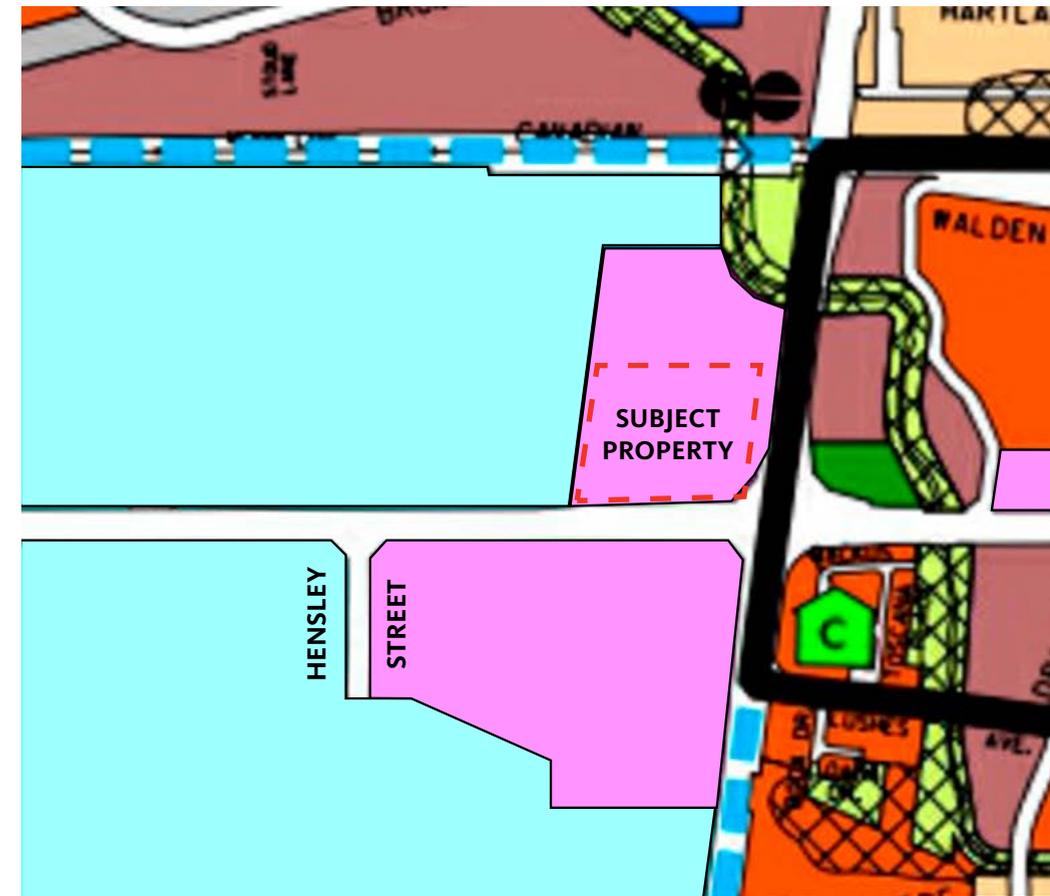


### LAND USE DESIGNATIONS

Residential Low Density I	Business Employment	Downtown Mixed Use	Private Open Space
Residential Low Density II	Industrial	Downtown Core Mixed Use	Greenlands
Residential Medium Density	Airport	Convenience Commercial	Parkway Belt West
Residential High Density	Institutional	Motor Vehicle Commercial	Utility
Mixed Use	Public Open Space	Office	

## Proposed Official Plan Designation

Mixed-Use



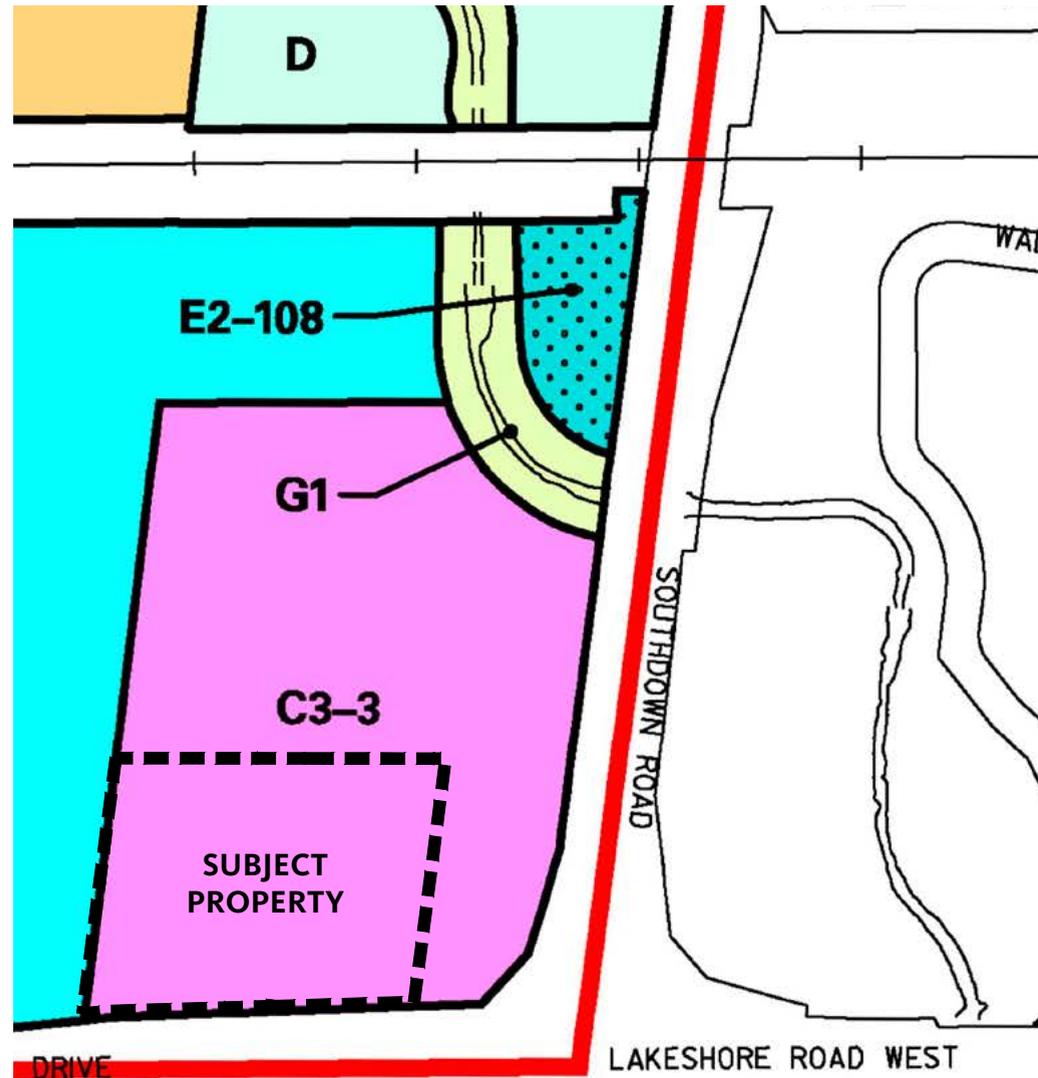
### Official Plan Amendment proposes the following:

- New special site under Section 12 (Southdown Local Area Plan)
- Residential permission (+ live work units)
- Maximum floor space index
- Maximum building height

# PROPOSED AMENDMENT TO CITY OF MISSISSAUGA ZONING BY-LAW NO. 0225-2007

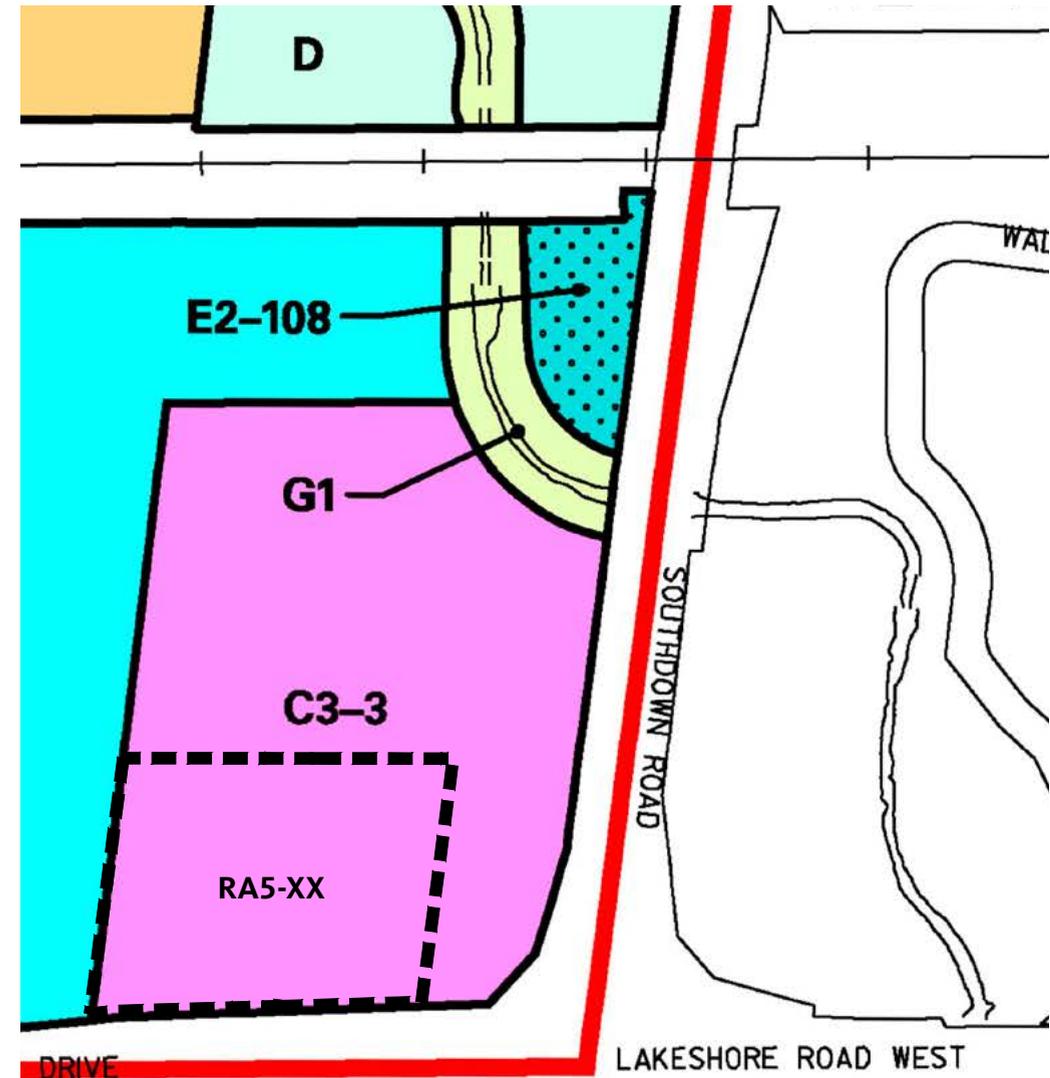
## Existing Zoning

Commercial 3 - Special Exception 3 (C3-3)



## Proposed Zoning

Residential Apartment 5 - Special Exception (RA5-XX)



# DEVELOPMENT PROPOSAL (CONCEPTUAL)



## PROJECT STATISTICS

<b>Site Area</b>	15, 146 m <sup>2</sup> / 163,025 SF	
<b>Height</b>	Tower 1: 29 Storeys	91m
	Tower 2: 27 Storeys	85m
	Tower 3: 25 Storeys	79m
	Tower 4: 23 Storeys	73m
<b>Number of Units (Residential)</b>	West Block (Tower 1 & 2):	647
	East Block (Tower 3 & 4):	581
	<b>Total:</b>	<b>1237 Units</b>
<b>Parking Provided</b>	Residential:	737
	Visitor/Retail Shared:	123
	<b>Total Car Parking:</b>	<b>860 (20% Ev)</b>
	Bike Parking:	782
<b>Amenity Area</b>	Indoor (Shared):	3,468 m <sup>2</sup> / 37, 331 SF
	Outdoor (Shared)	3,232 m <sup>2</sup> / 34,789 SF
<b>Retail</b>	1,978 m <sup>2</sup> / 21,286 SF	
<b>Retail/Non-residential &amp; Live-Work</b>	9 units	

# GROUND FLOOR PLAN







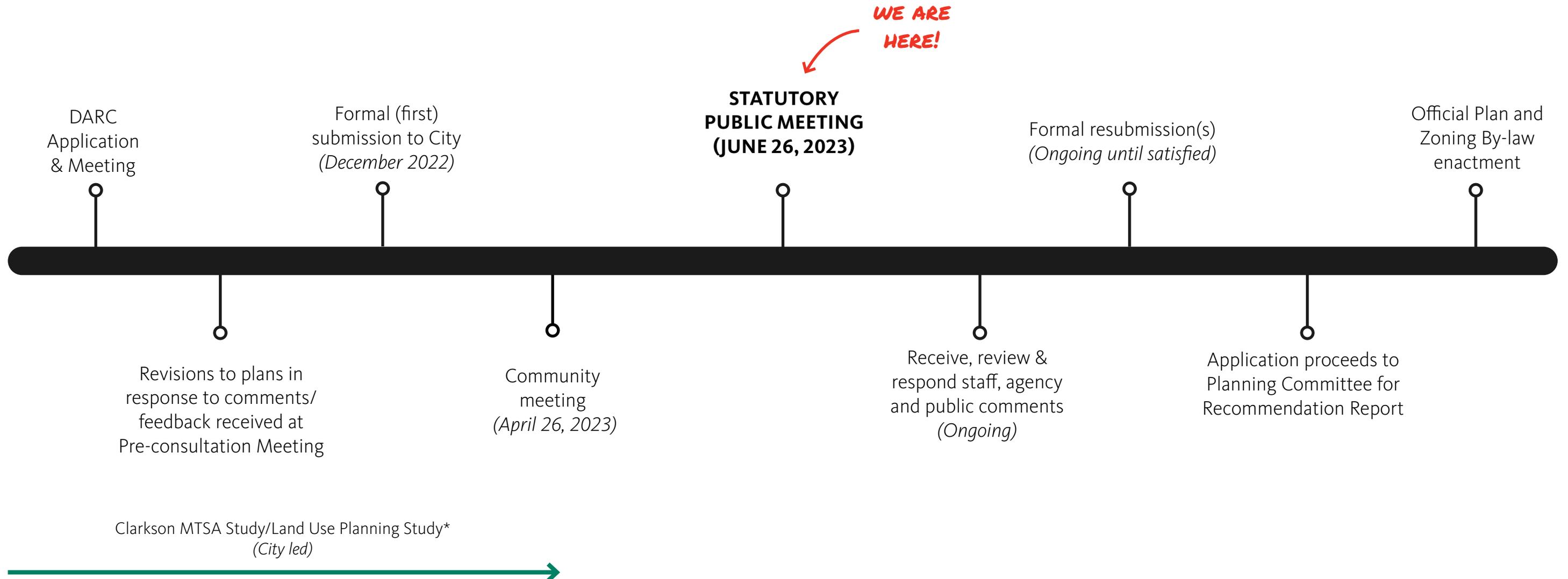


2077

2105

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# TYPICAL PLANNING **APPROVALS** PROCESS



\*At the May 29 PDC meeting, staff presented the findings of the Air Quality Assessment, for information and were then directed to proceed with completing the master plan for the Clarkson MTSA and associated implementation policies. The Clarkson Air Quality Study concluded, air quality would not prohibit residential uses being introduced adjacent the Clarkson GO station.



# THANK YOU

To ask any further questions, or to provide comments, please contact  
Glen, Maurice, or Sarah of Glen Schnarr & Associates Inc.

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## **Maurice Luchich, MCIP, RPP**

Senior Associate

905.568.8888 x 235

mauricel@gsai.ca

## **Glen Broll, MCIP, RPP**

Managing Partner

905.568.8888 x 235

glenb@gsai.ca

## **Sarah Clark, MCIP, RPP**

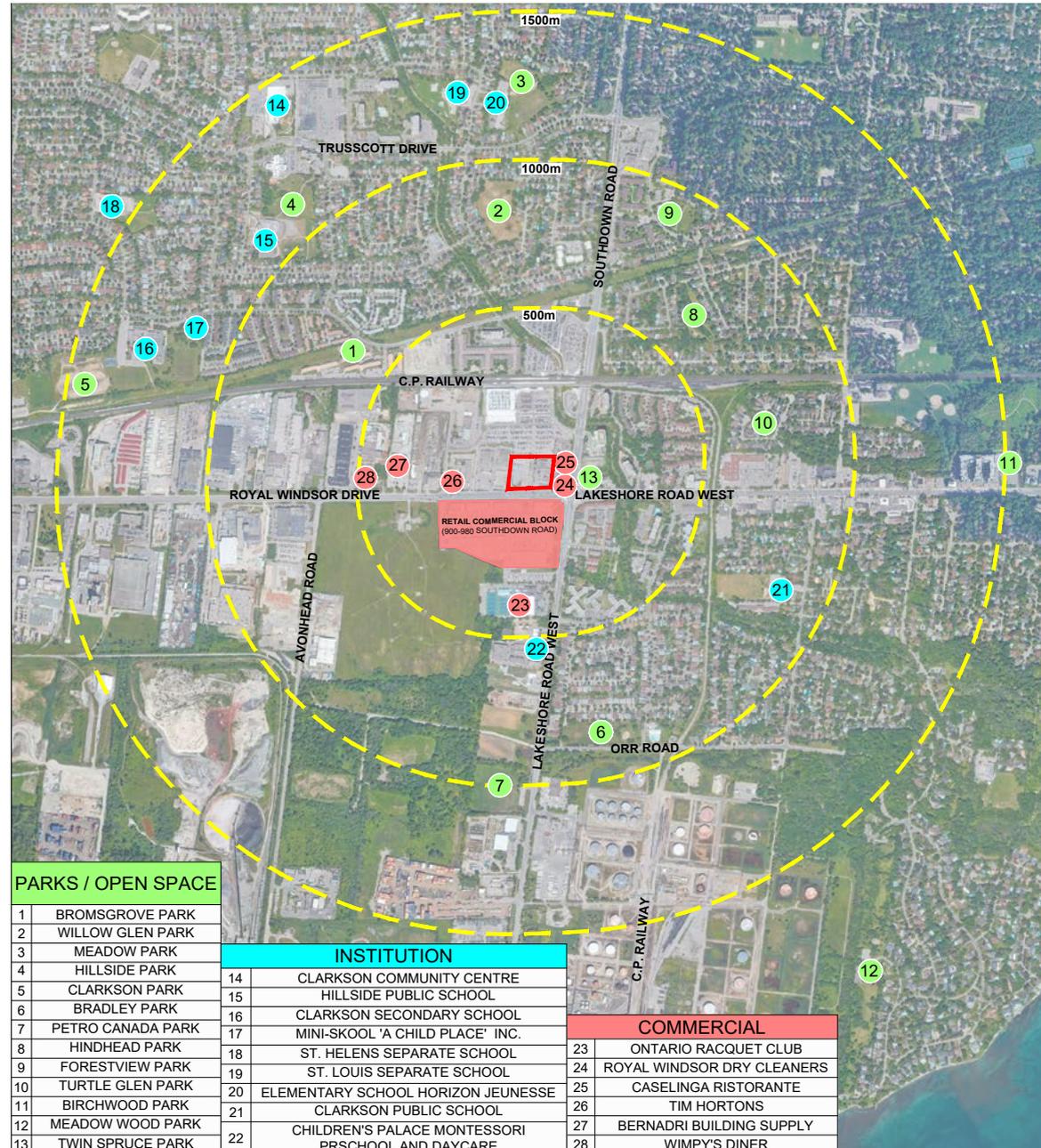
Associate

905.568.8888 x 237

sarahc@gsai.ca

# QUESTIONS / DISCUSSION

# SITE CONTEXT



# SITE CONTEXT - PARKS



# AERIAL CONTEXT



**SUBJECT  
PROPERTY**

ROYAL WINDSOR DRIVE

SOUTHDOWN ROAD