

3115 Hurontario Street Mississauga, ON

OZ/OPA 22-24 W7

Public Meeting

September 5, 2023

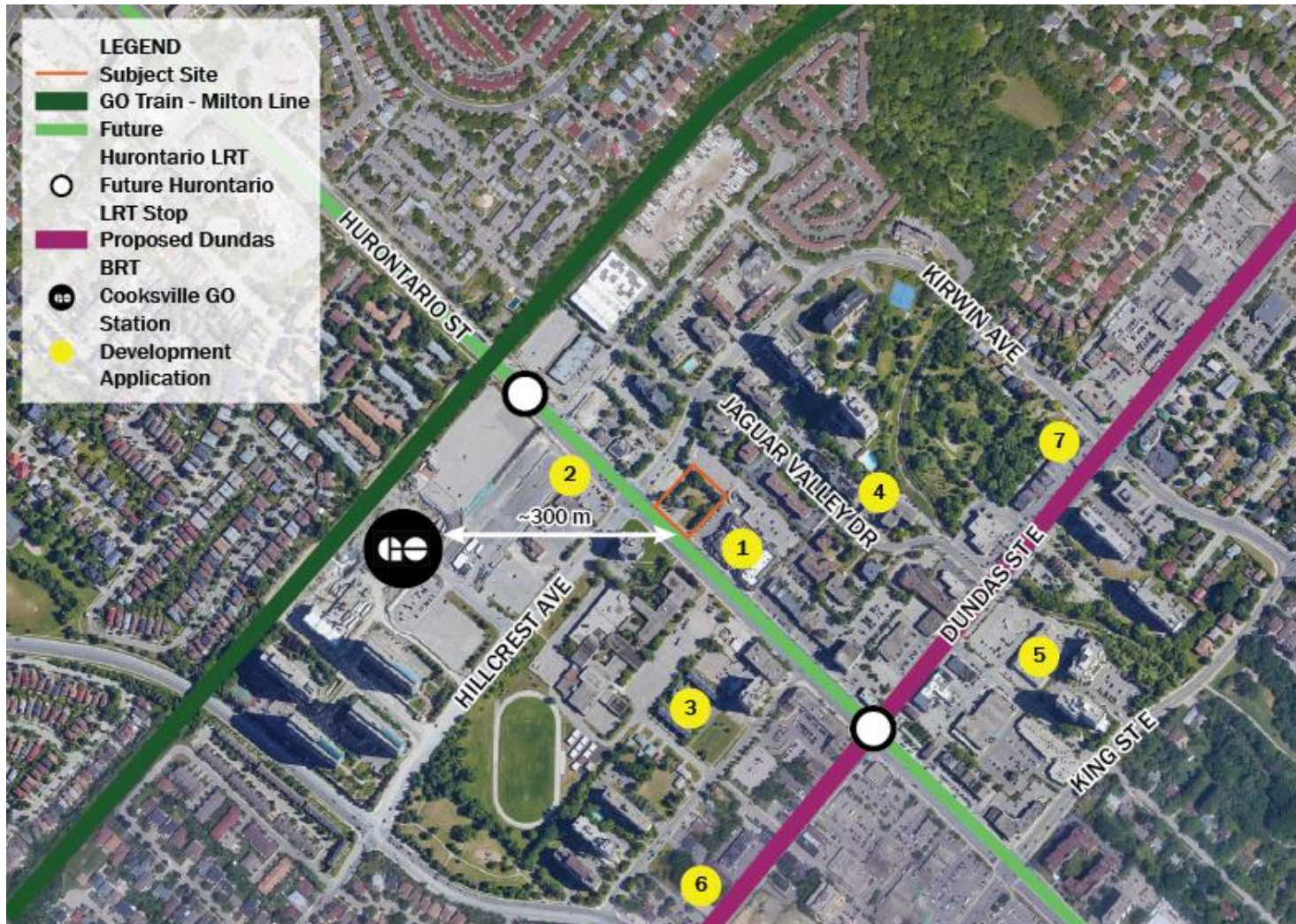
CLEARBROOK DEVELOPMENTS LTD.

Site Location & Context

- **Site Area:** 0.25 ha (0.62 ac)
- **Frontage on Hurontario Street:** ~ 44 m
- **Existing Use:** Charity – The Dam Youth Charity
- **Surrounding Context:**
 - Commercial
 - Residential
 - Institutional
 - Infrastructure – Public Transportation



Surrounding Context

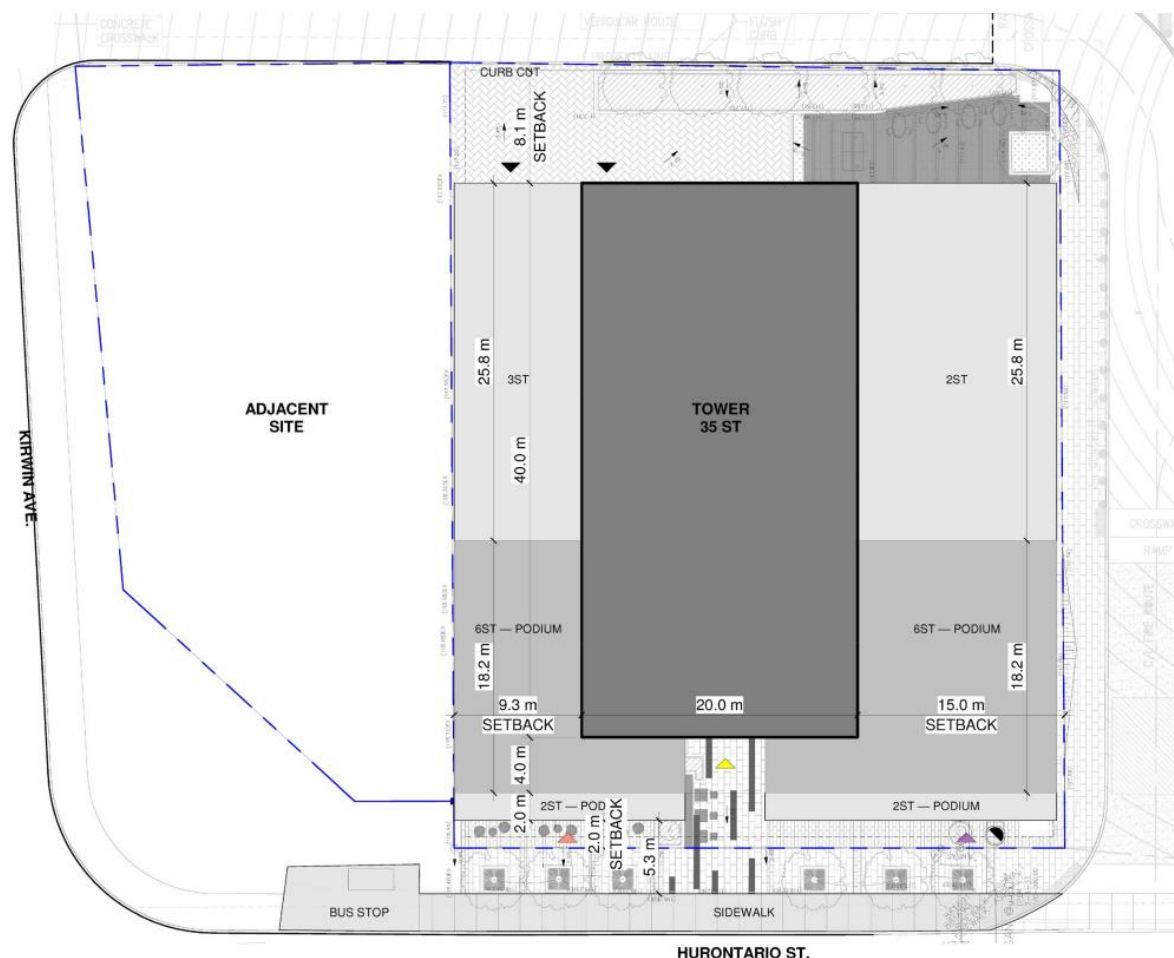


- Located along the Hurontario LRT Corridor
- Located within close proximity to:
 - Two (2) future LRT Stations
 - Milton GO Train Line
 - Cooksville GO Station
 - Dundas BRT
 - TL Kennedy High School
- Seven (7) relevant development applications within an approximate 1 km radius

The Dam Youth Charity

- **Mission:** The Dam partners with youth 13-19 years old to build an inclusive community since 1995
- **Programs:** Drop-in, recreation, arts, outreach, mentoring, leadership
- **Support:** Mental health, housing, jobs, food security
- **Cooksville Location:** 8000 youths annually, 225+ regular youth, 50 youth mentored
- **Need:** Cooksville has no community centre
- **Demographics:** 30% of the youth from T.L. Kennedy Secondary School live in poverty, require transit to access recreational programs.
- **Statistics:** 98% of youth completing the anonymous annual survey report that the Dam has had a positive impact in their lives
- **Future:** The new facility will allow for increased opportunities for recreation, teaching of life skills, space for individual counselling, mental health, and housing supports. Given the proximity to the Cooksville GO and Hurontario LRT, the Dam Youth Charity will become accessible to at risk youth beyond the immediate community in addition to serving as a much-needed community recreation centre for Cooksville.

Proposed Development



Development Stats

Gross Floor Area

Total: 27,103.4 m² (291,739 ft²)

Charity: 1,417.0 m² (15,253 ft²)

Retail: 195.3 m² (2,102 ft²)

Residential: 25,491.1 m² (274,384 ft²)

Density

10.89

Height

35 storeys

120 m (including M.P.H)

Residential Units

431

Parking

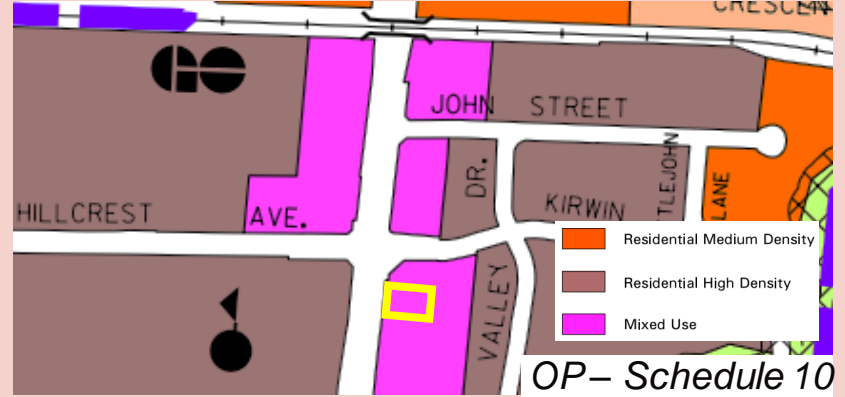
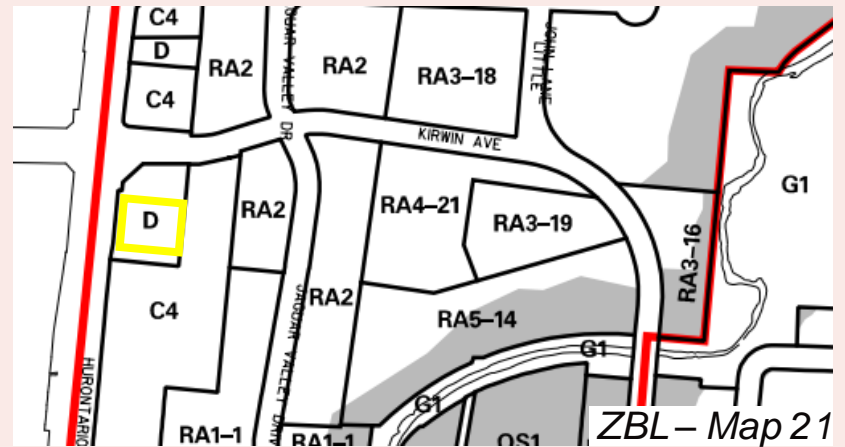
Total: 280 spaces

Visitor: 65 spaces


Barrier Free: 17 spaces

Bicycle: 281 spaces

Existing Policy Context

	Designation/Zoning	Mapping
City of Mississauga Official Plan	<p>Currently designated <i>Mixed Use</i></p> <ul style="list-style-type: none"> Intended for developments which have a mix of uses such as residential, commercial, retail and office <p>Max Height: Directed in MTSA</p>	 <p>OP– Schedule 10</p>
City of Mississauga Zoning By-law 0225-2007	<p>Currently zoned <i>Development (D)</i></p> <ul style="list-style-type: none"> Intended for parcels which require rezoning prior to development occurring <p>Max. Height: Directed in MTSA Max. Density: N/A</p>	 <p>ZBL – Map 21</p>

Existing Policy Context

	Designation	Mapping
Downtown Cooksville Character Area – OPA 145	<p>Hurontario Street – “A1” Street</p> <ul style="list-style-type: none"> Intended to have a strong sense of place to support pedestrian activity Encourage a high-quality built form, public realm, landscaping, and pedestrian amenities 	 <p><i>Built Form Standards – Figure 9</i></p>

OPAs

Protected Major Transit Station Area – OPA 146

- Situated within the *DUN-10 (Dundas) Protected Major Transit Station Area (PMTSA)*
- Minimum to Maximum Height: 3-30 storeys
- Approved by Council on August 10, 2022 – Awaiting Regional Approval

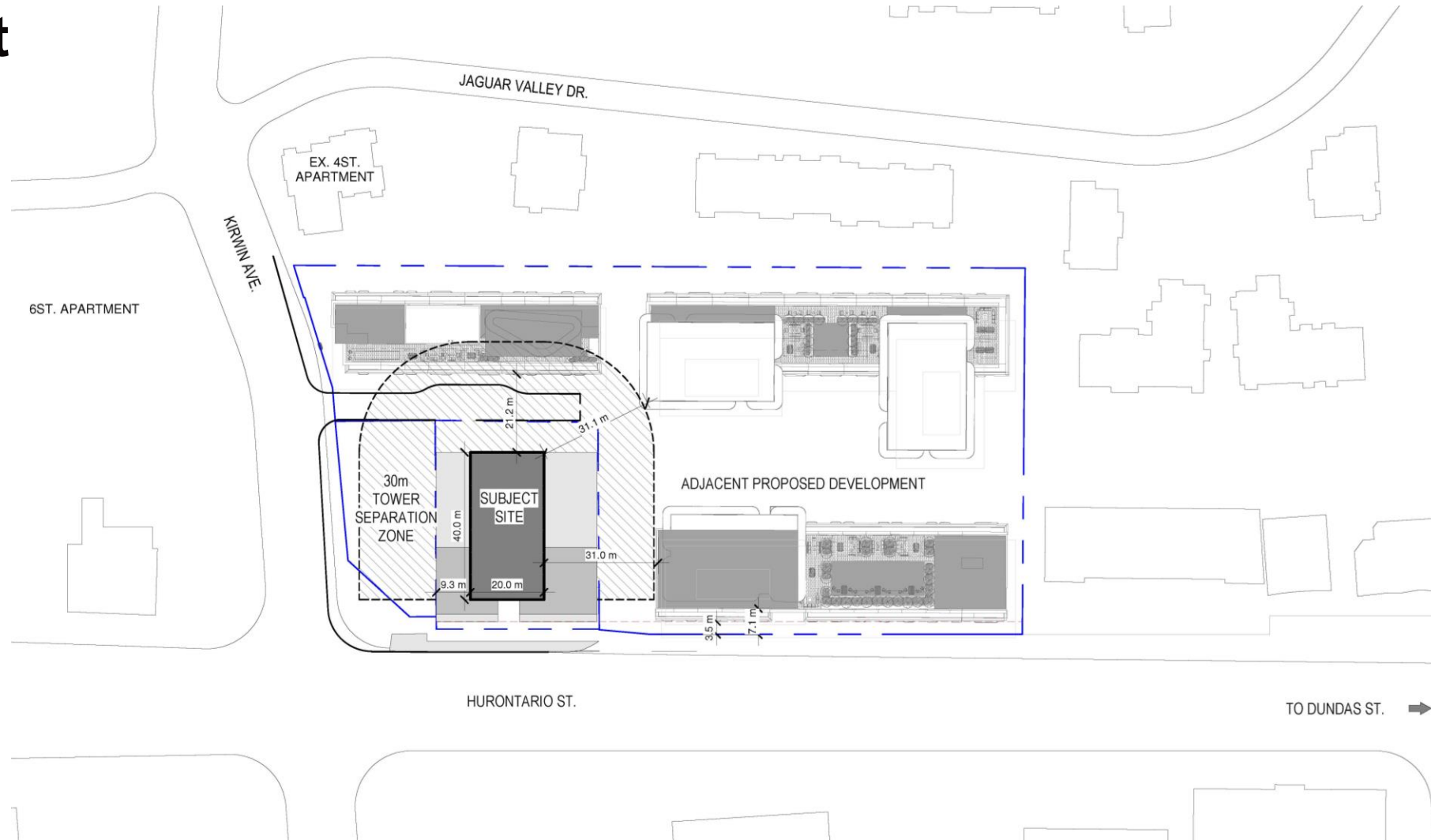
Inclusionary Zoning – OPA 140

- Situated within *Inclusionary Zoning Area 1*
 - Allows the City to require affordable housing units in particular PMTSAs
- Owner will explore the affordable housing provisions as the application progresses

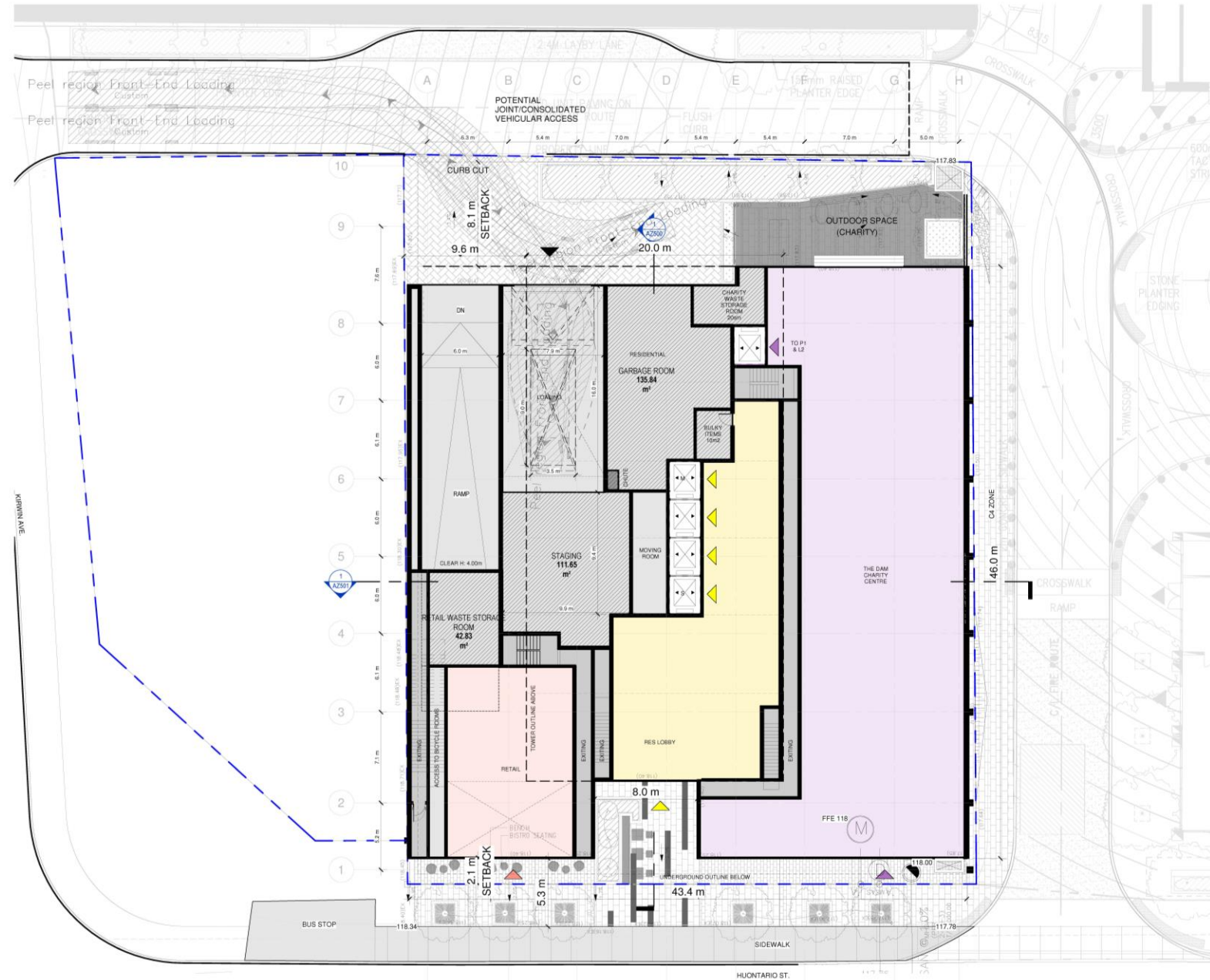
Architectural Plans



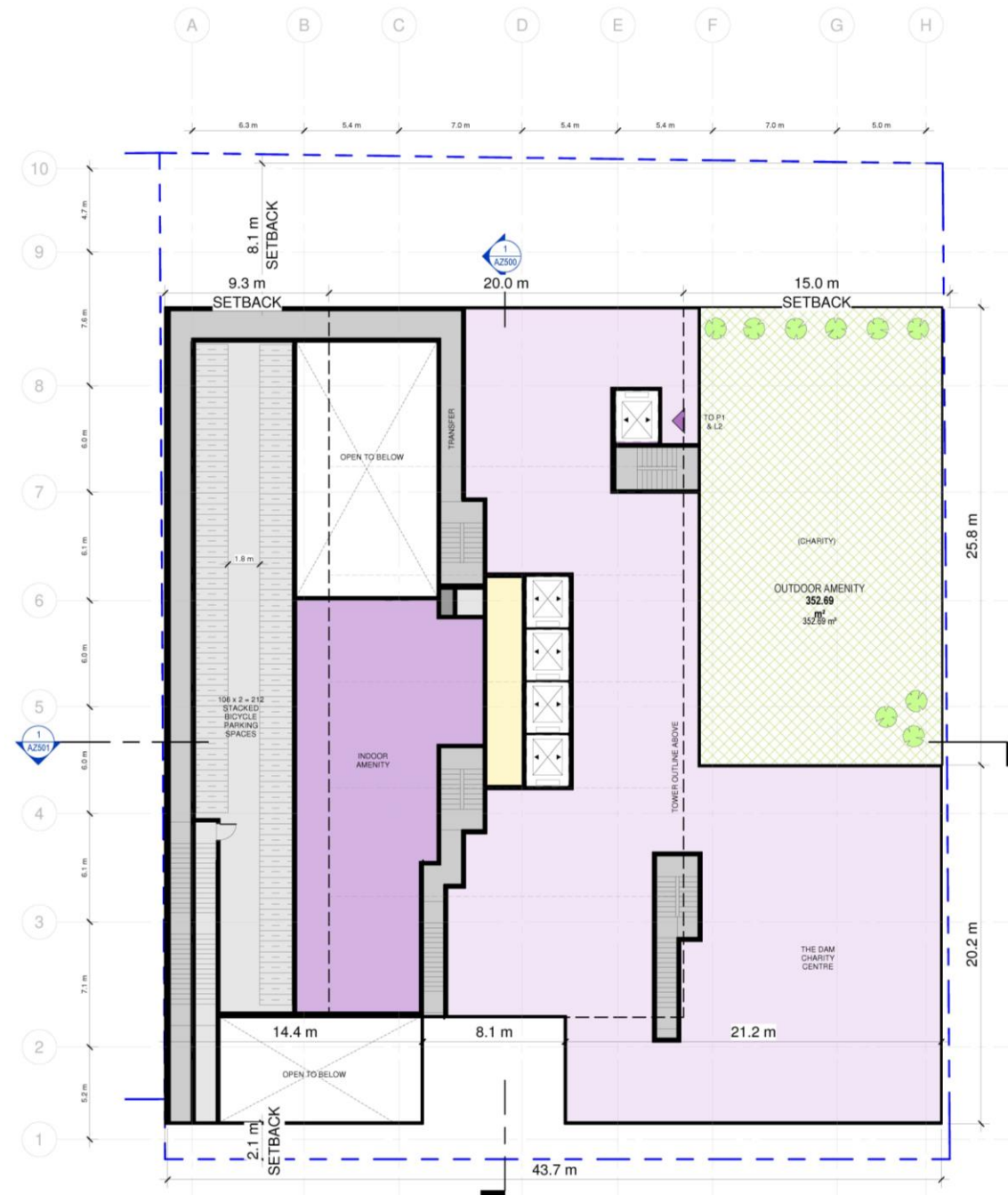
Context Plan



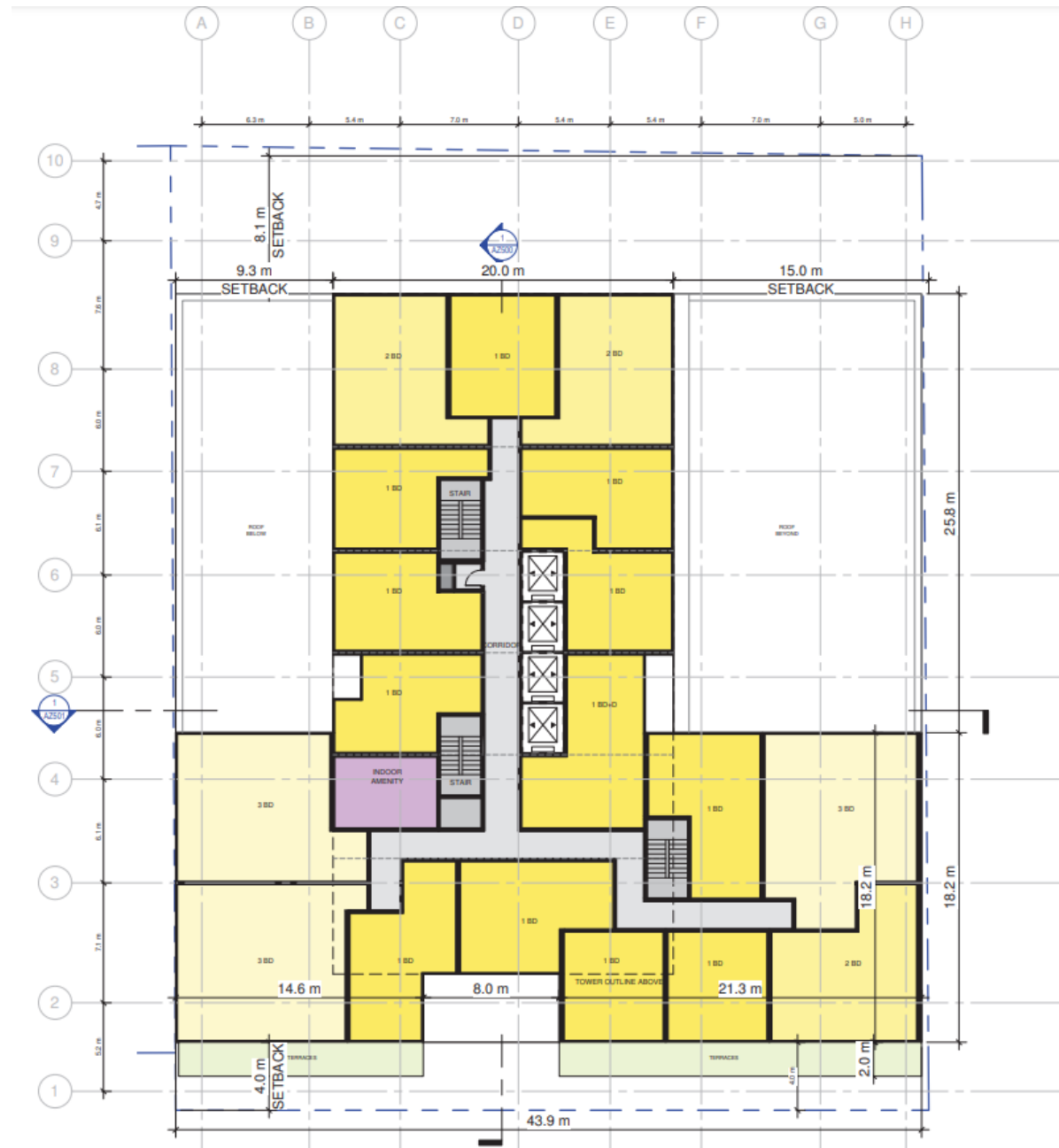
Ground Floor Plan



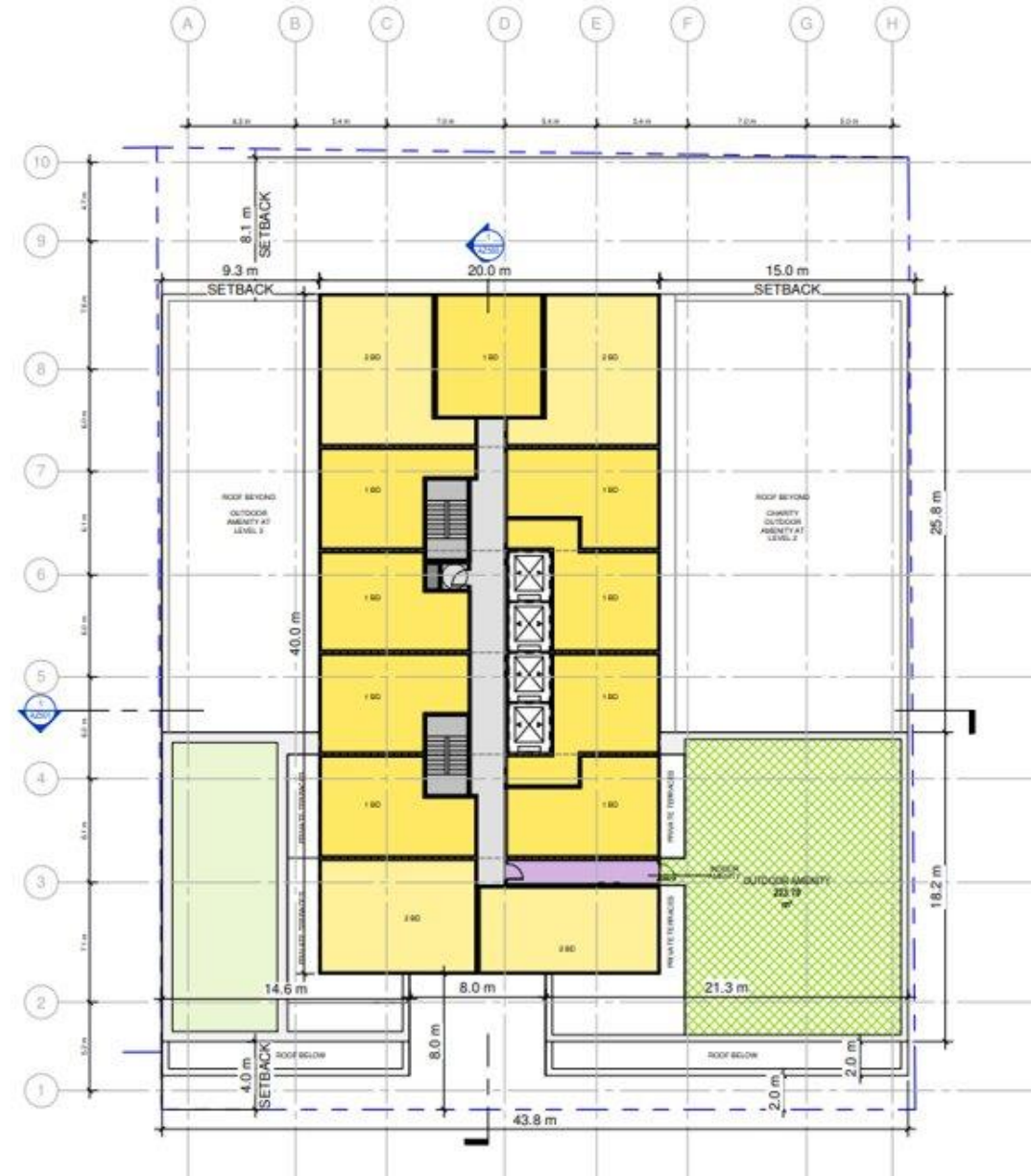
The Dam Youth Charity



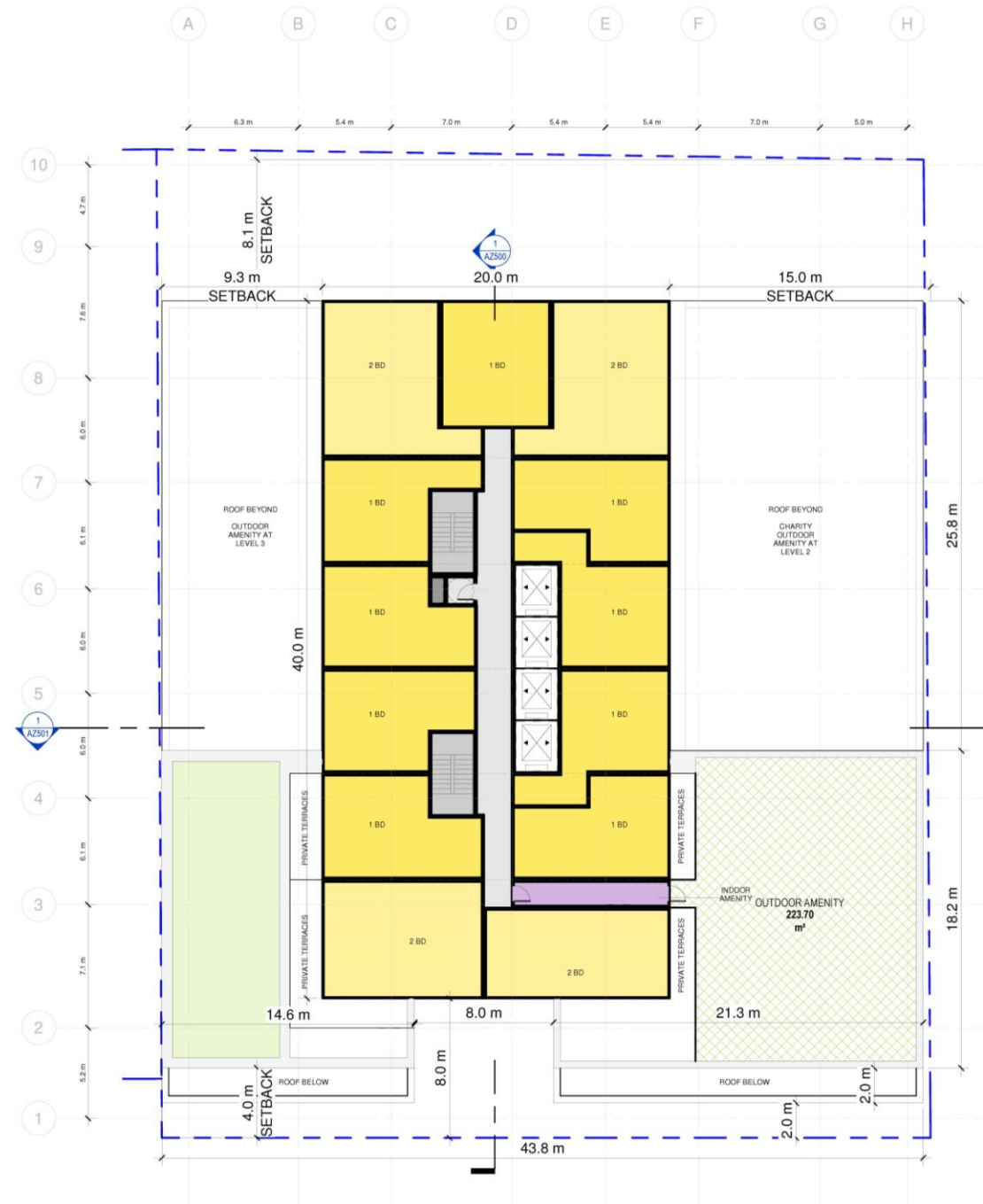
Levels 4-6



Levels 7 – 35



Roof Plan



Thank You

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