

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



7.3 - Applicant Presentation 2077 and 2105 Royal Windsor Drive

DEVELOPER



ARCHITECTURE



TRAFFIC



LANDSCAPE



NOISE & VIBRATION



CIVIL



Does not represent entire consulting team

AERIAL CONTEXT



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



LEGEND

Strategic Growth Area

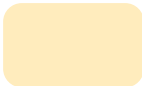


Primary or Secondary Major Transit Station Area



Nodes/Centres

Other



Urban System

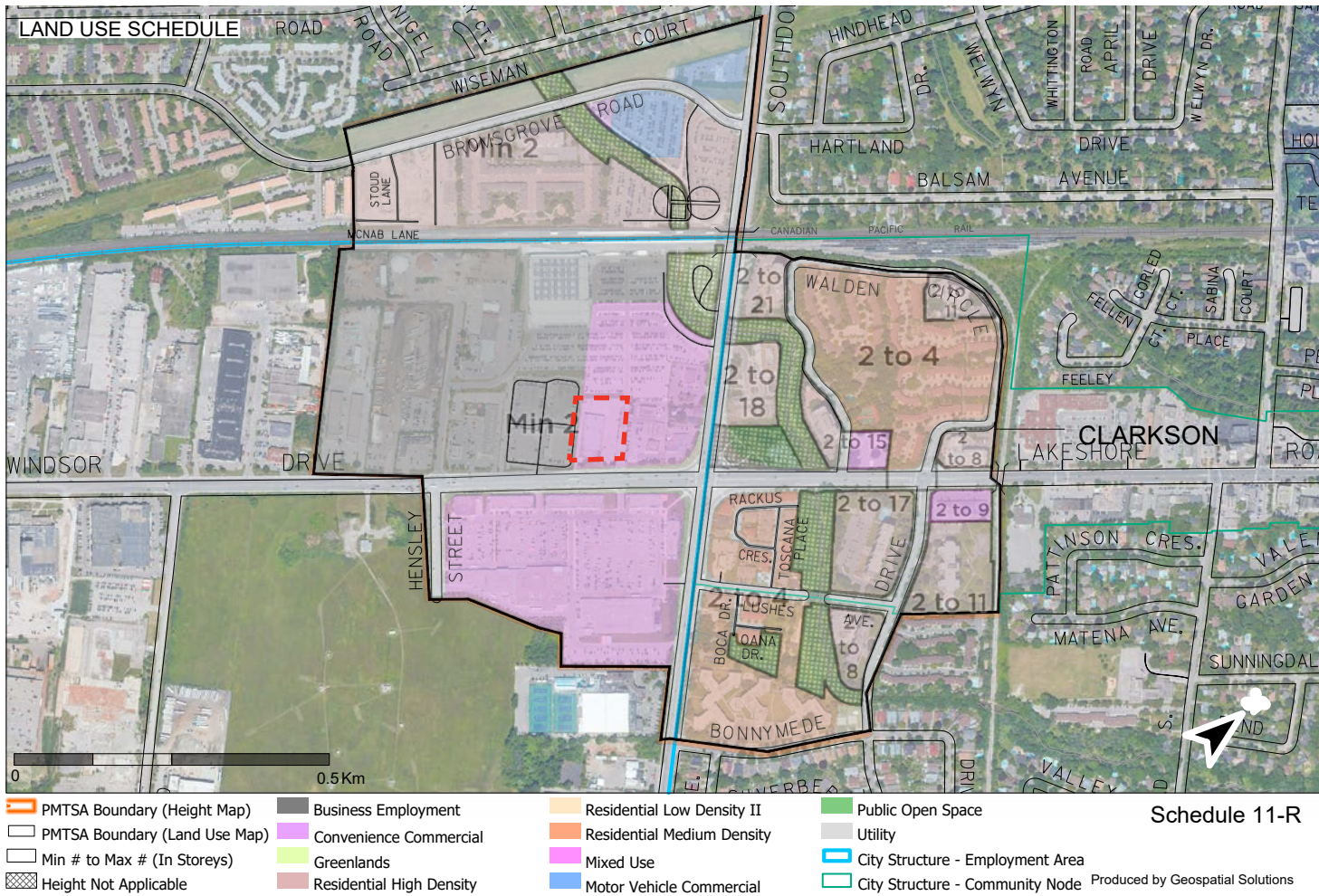


Regional Urban Boundary

CITY OF MISSISSAUGA **OFFICIAL PLAN**

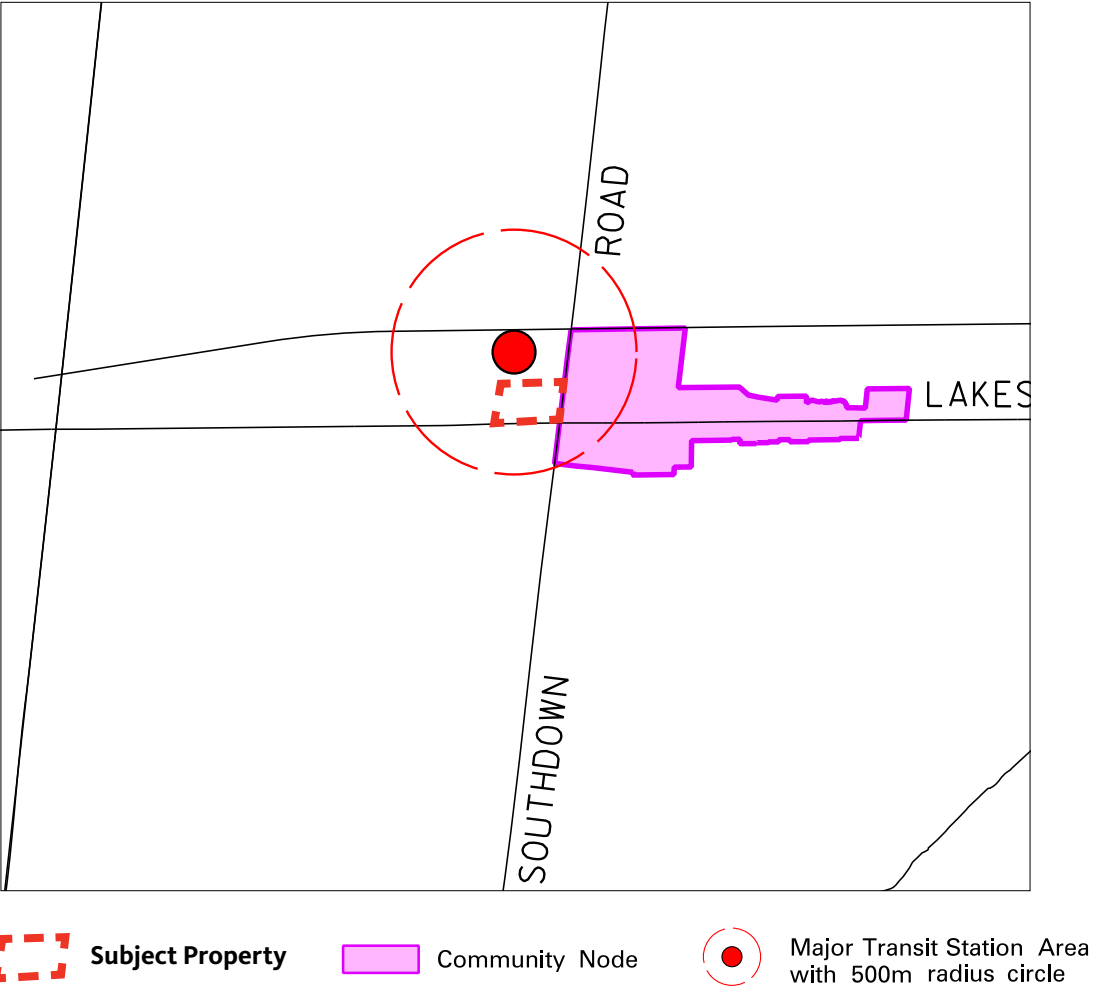
City Of Mississauga Official Plan Amendment 144

City Of Mississauga Official Plan – Draft Schedule 11R



Intensification Areas

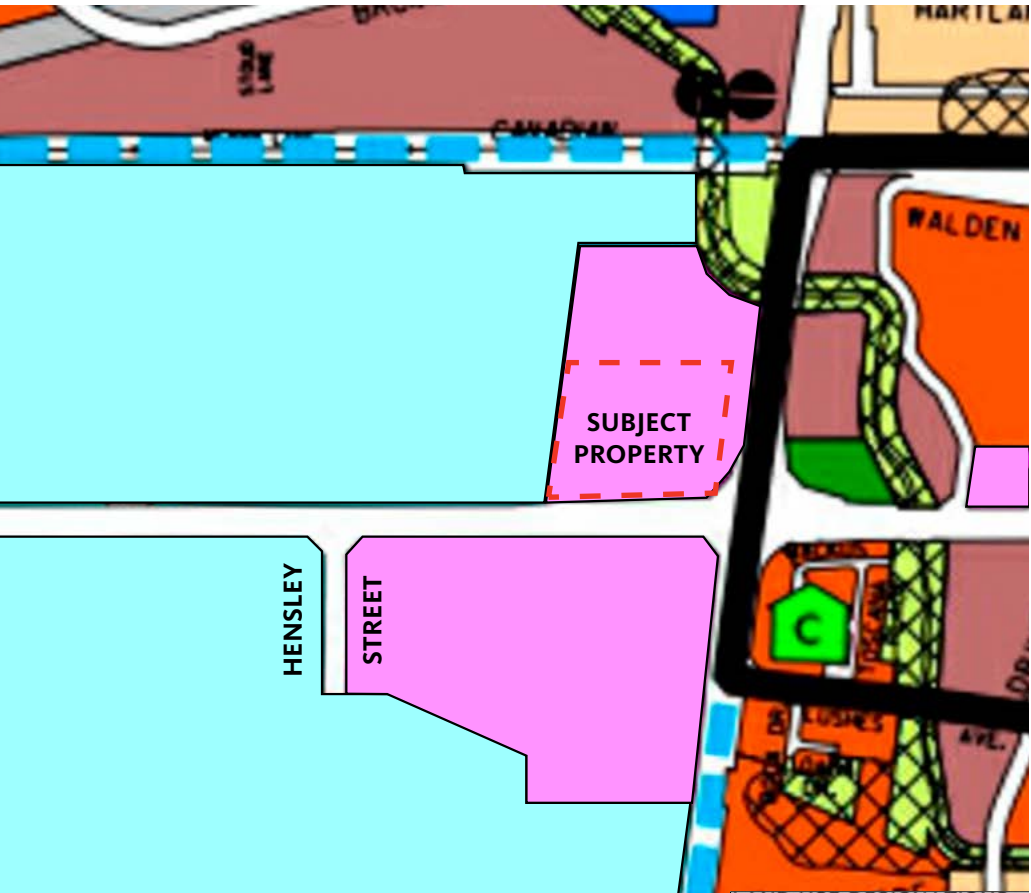
Mississauga Official Plan - Schedule 2



CITY OF MISSISSAUGA OFFICIAL PLAN

Land Use Designations

City Of Mississauga Official Plan – Schedule 10

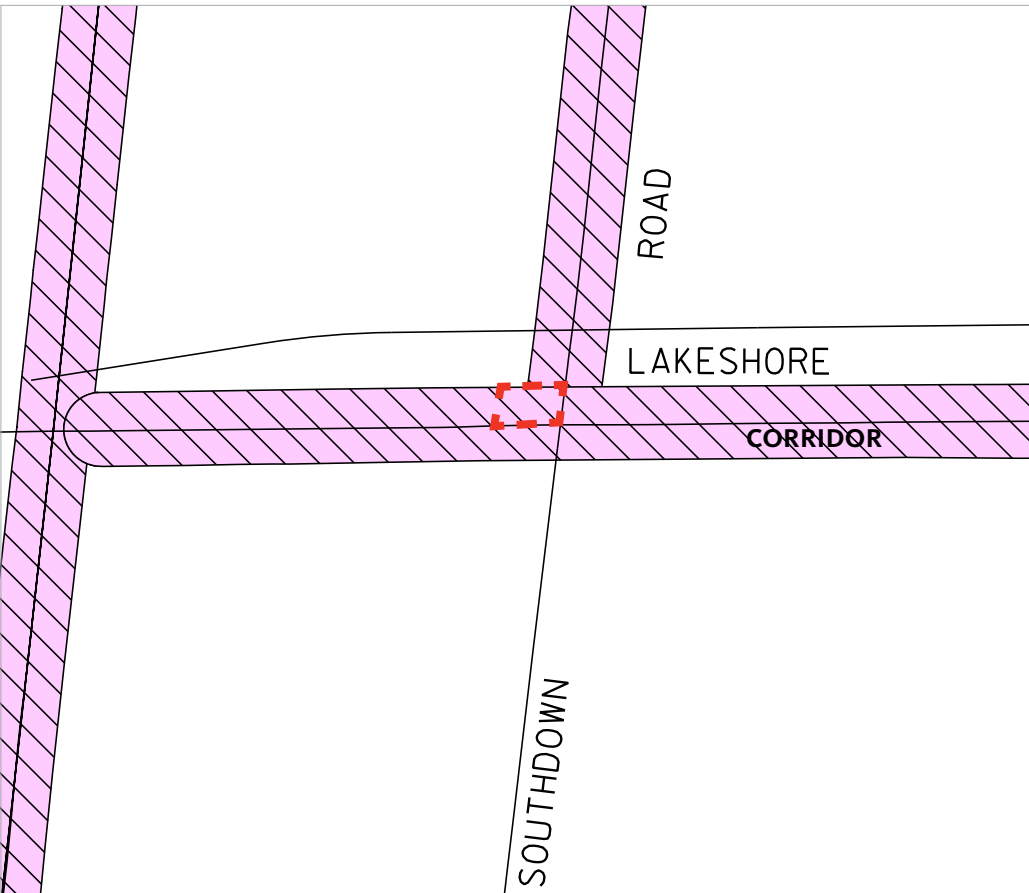


LAND USE DESIGNATIONS

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

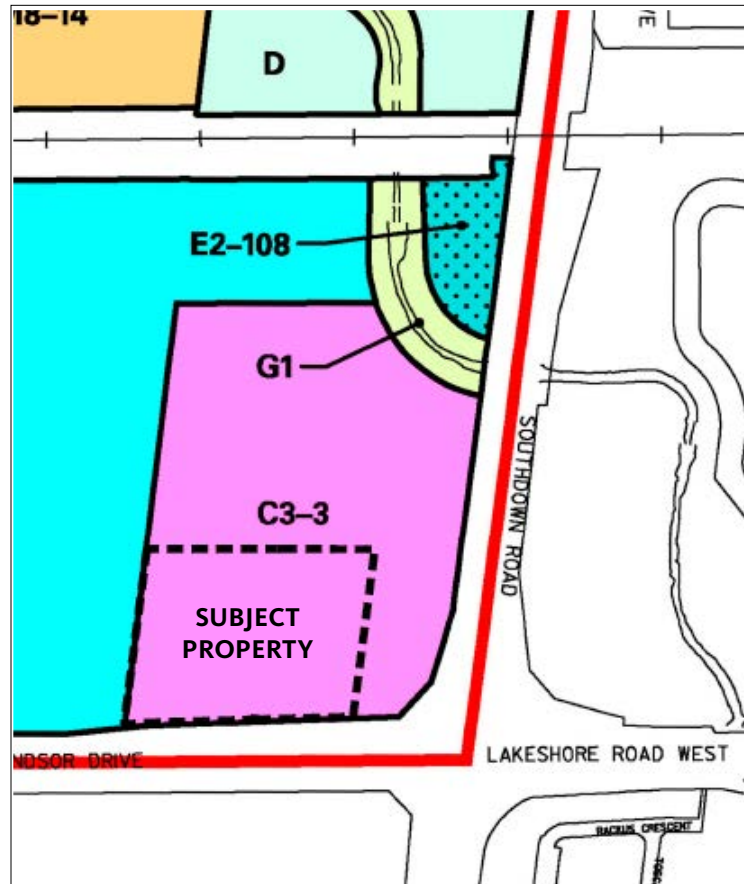


Subject Property Corridor

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

Existing Zoning

Commercial 3-3 - "C3-3"



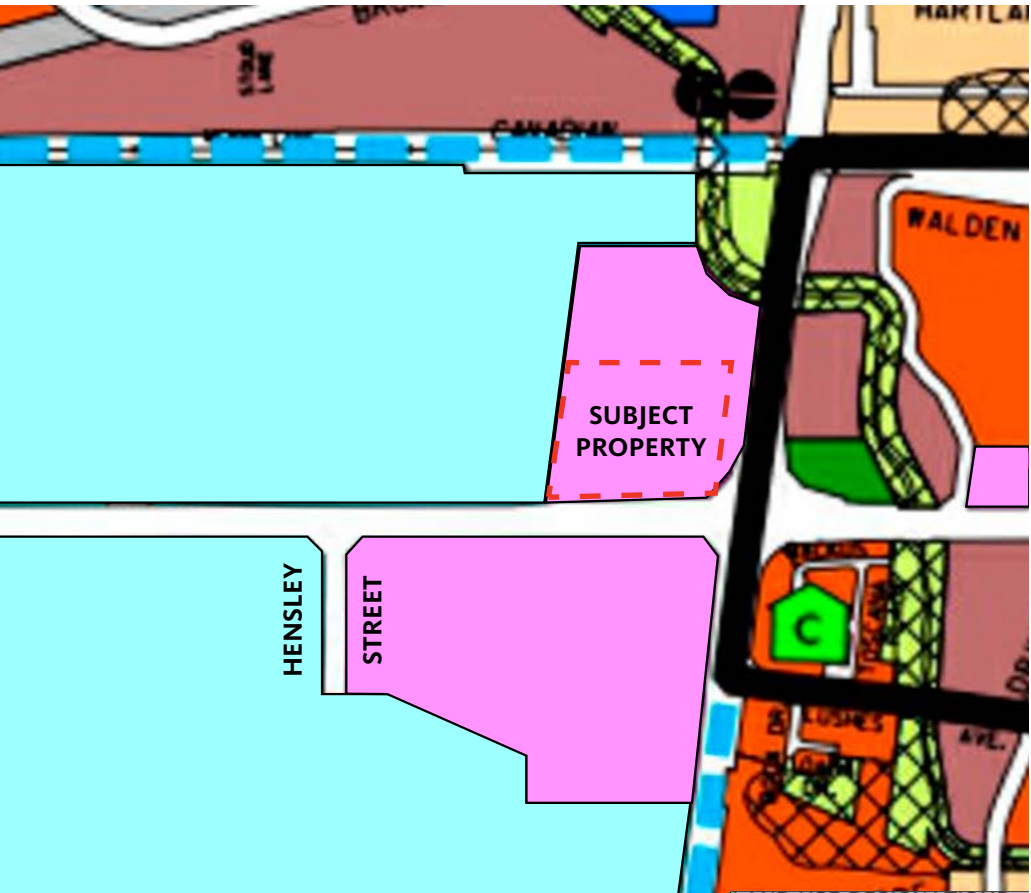
General Commercial - C3-3 permits the following uses, amongst others:

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

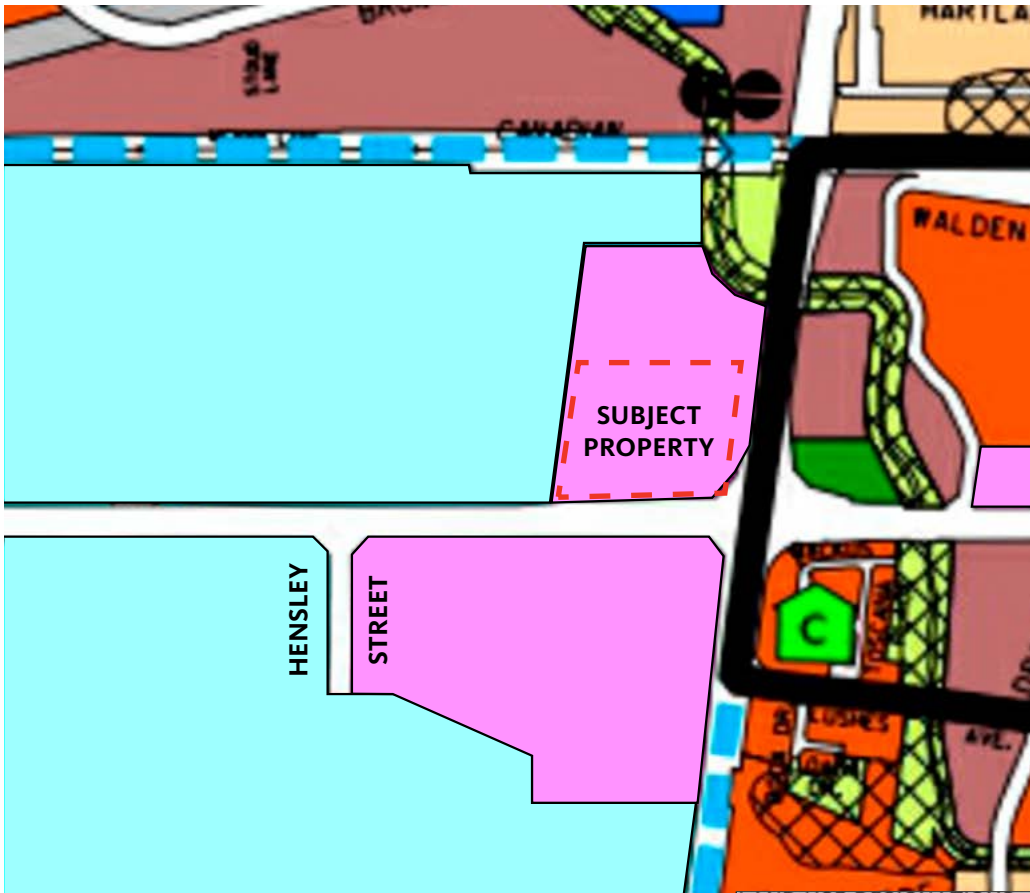


PROPOSED AMENDMENT TO CITY OF MISSISSAUGA OFFICIAL PLAN

Existing Official Plan Designation Mixed-Use



Proposed Official Plan Designation Mixed-Use



LAND USE DESIGNATIONS

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

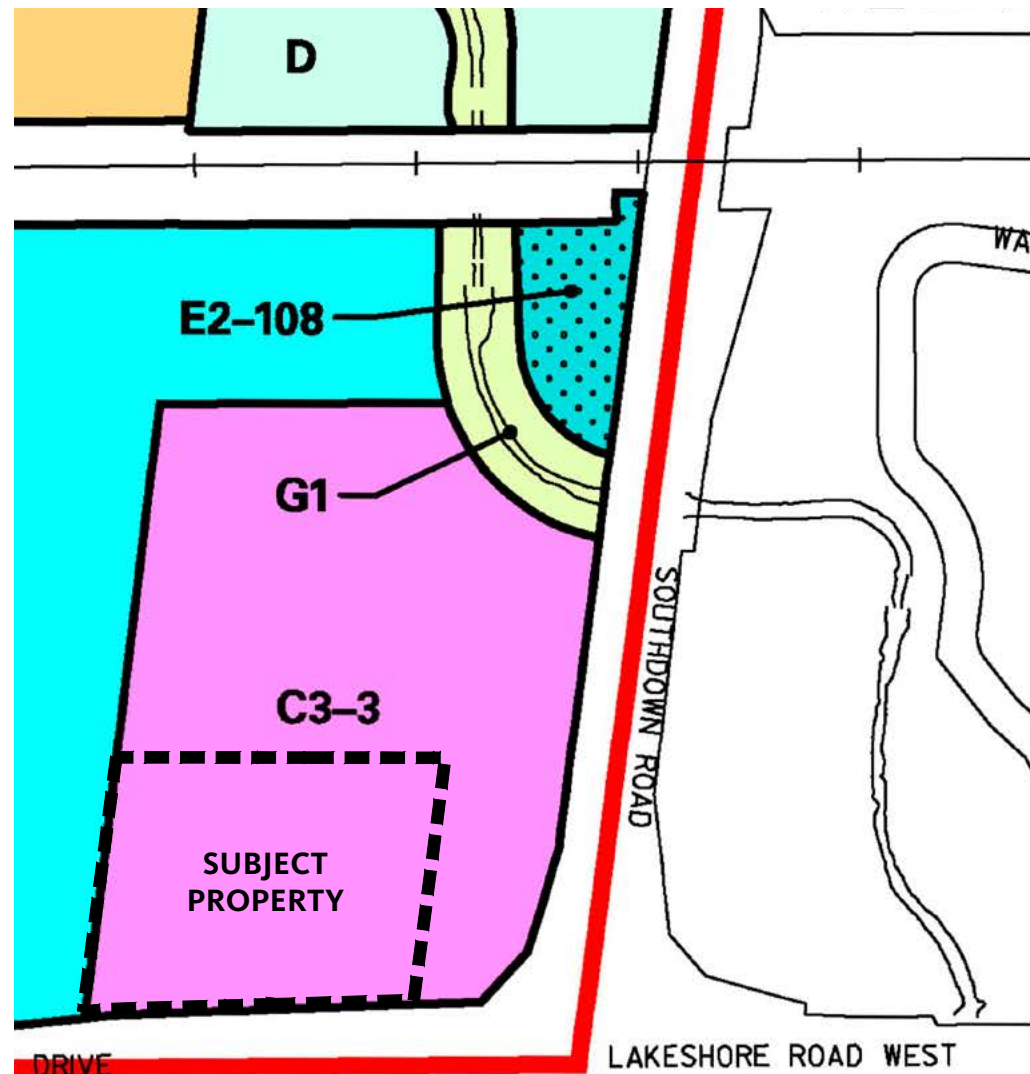
Official Plan Amendment proposes the following:

- 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**

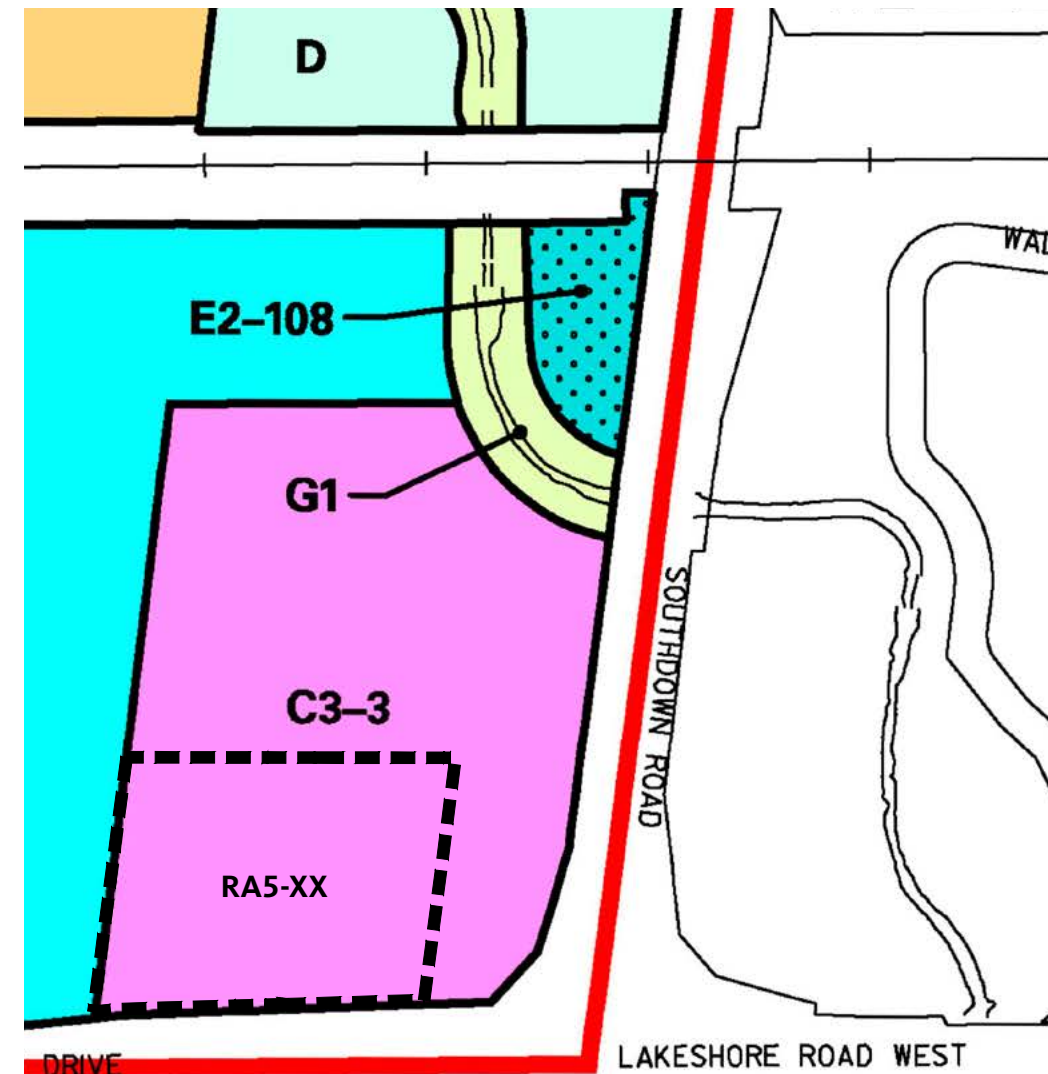
Existing Zoning

Commercial 3 - Special Exception 3 (C3-3)



Proposed Zoning

Residential Apartment 5 – Special Exception (RA5-XX)



DEVELOPMENT PROPOSAL (CONCEPTUAL)



PROJECT STATISTICS

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

GROUND FLOOR PLAN







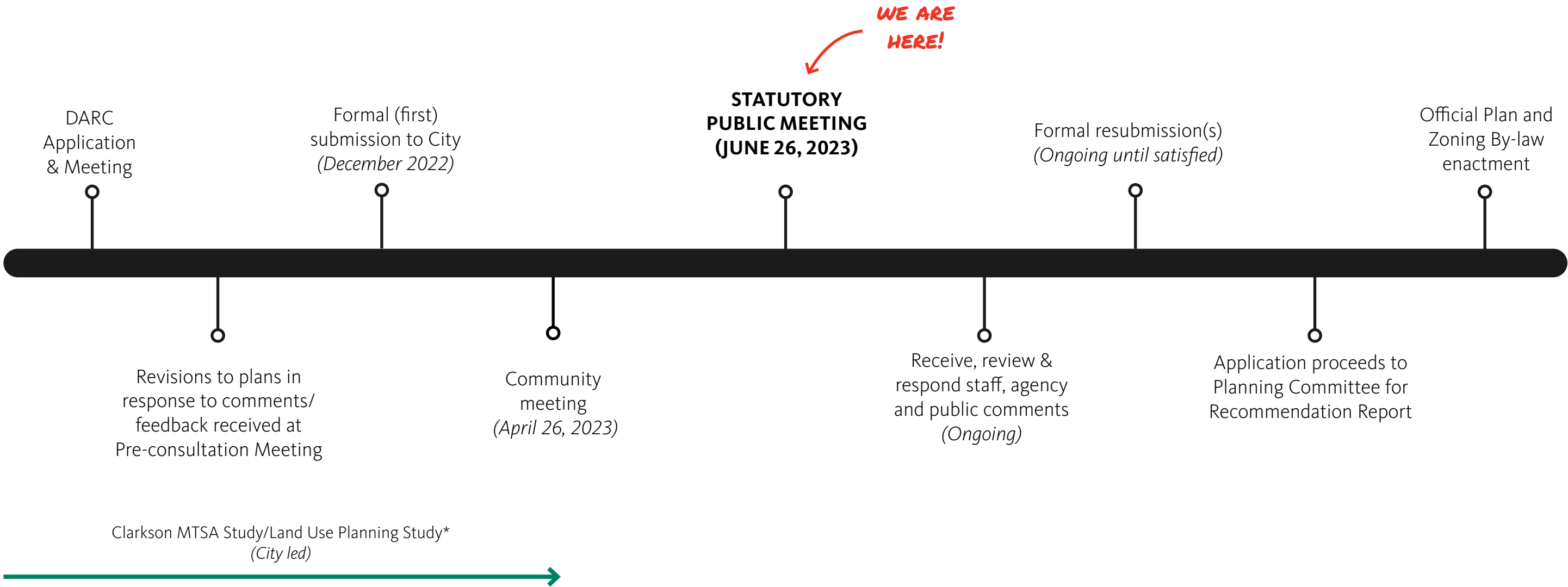


2077

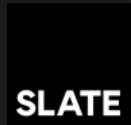
2105

DINE IN

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
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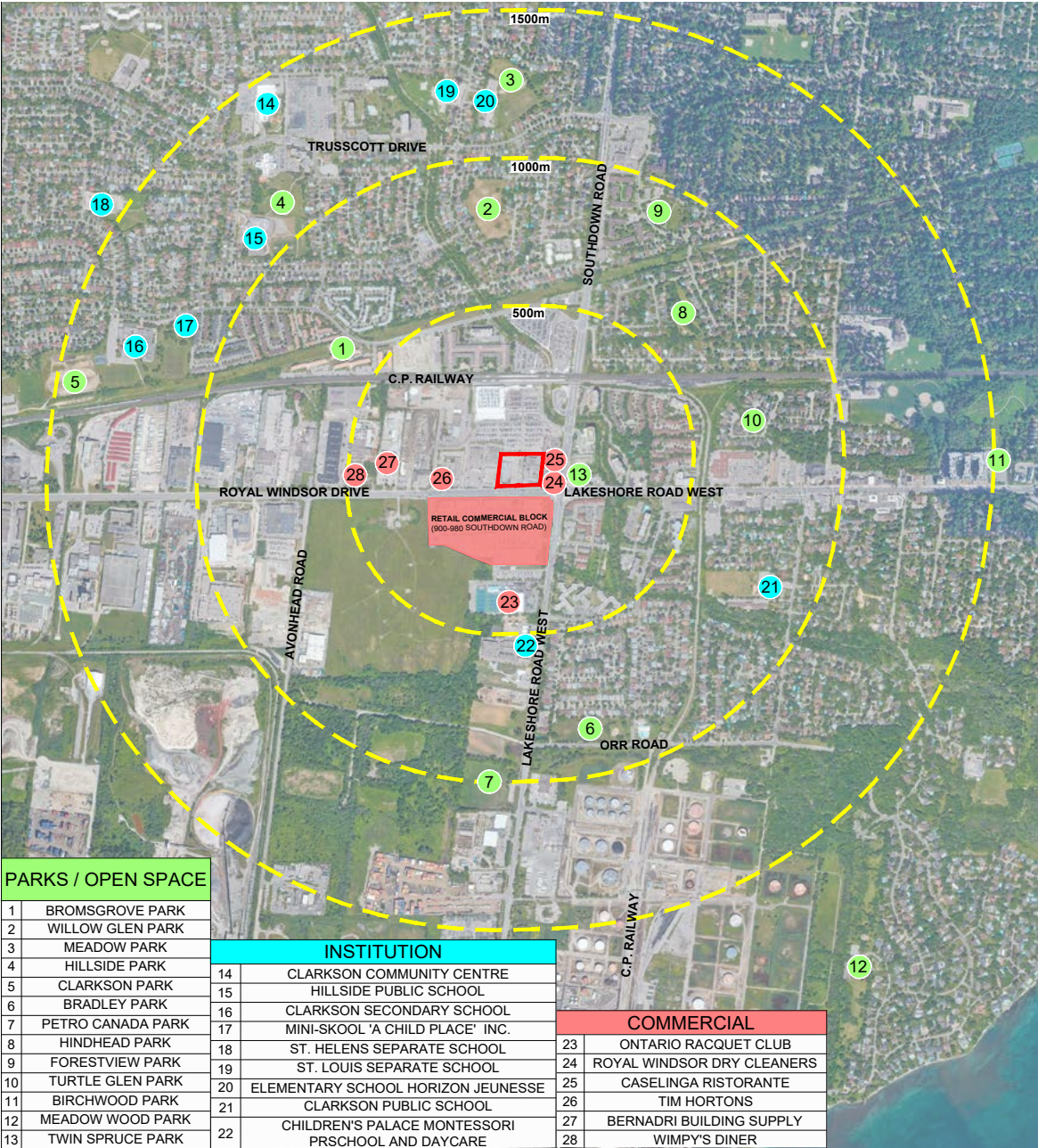
Associate

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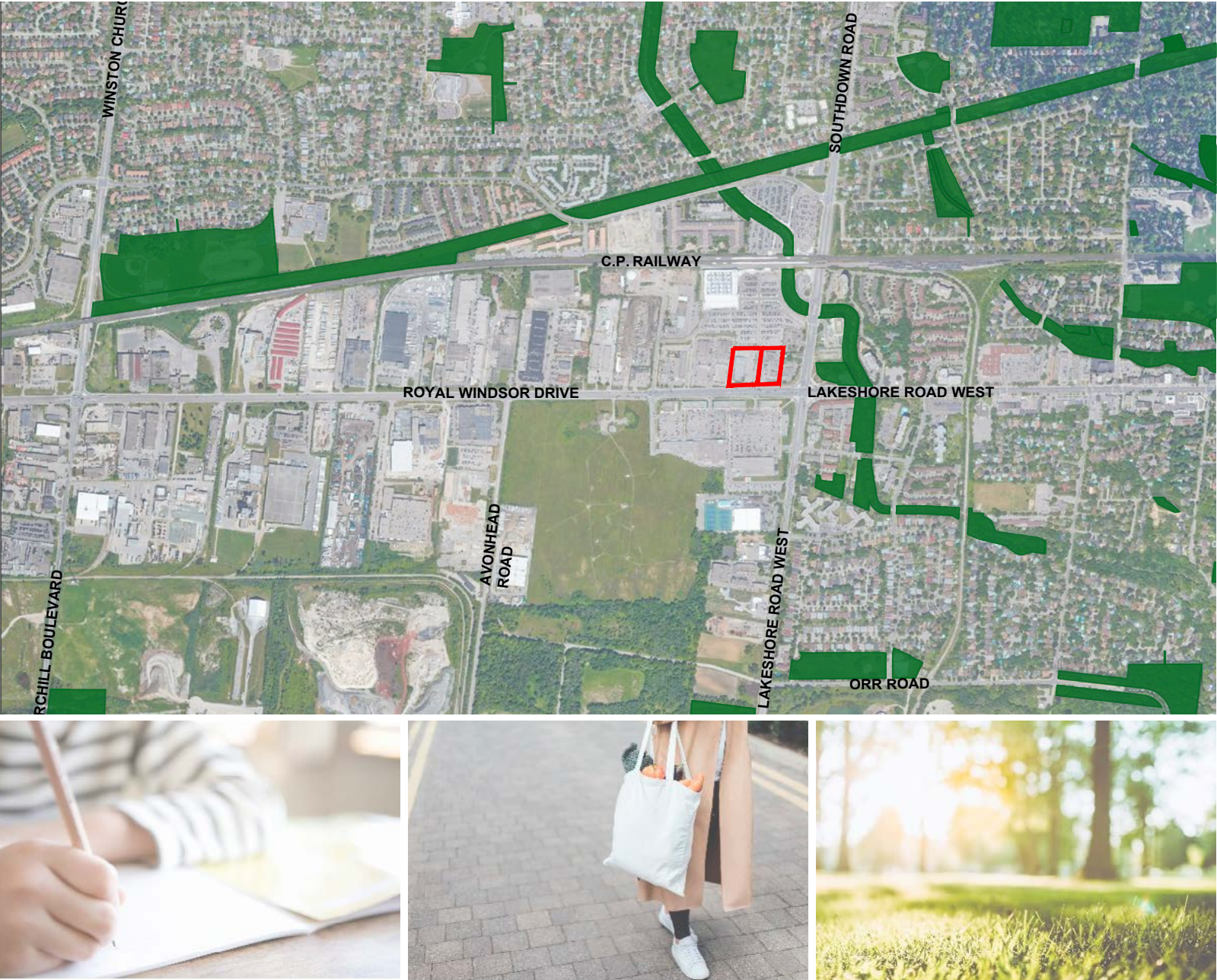
sarahc@gsai.ca

QUESTIONS / DISCUSSION

SITE CONTEXT



SITE CONTEXT - PARKS



AERIAL CONTEXT



**SUBJECT
PROPERTY**

ROYAL WINDSOR DRIVE

SOUTHDOWN ROAD