

805 DUNDAS STREET EAST
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL

PUBLIC MEETING
JUNE 26, 2023

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

KJC PROPERTIES INC.

- Official Plan and Zoning By-law Amendment
- City FILE Number.: OZ/OPA 23-1 W3
- June 26, 2023

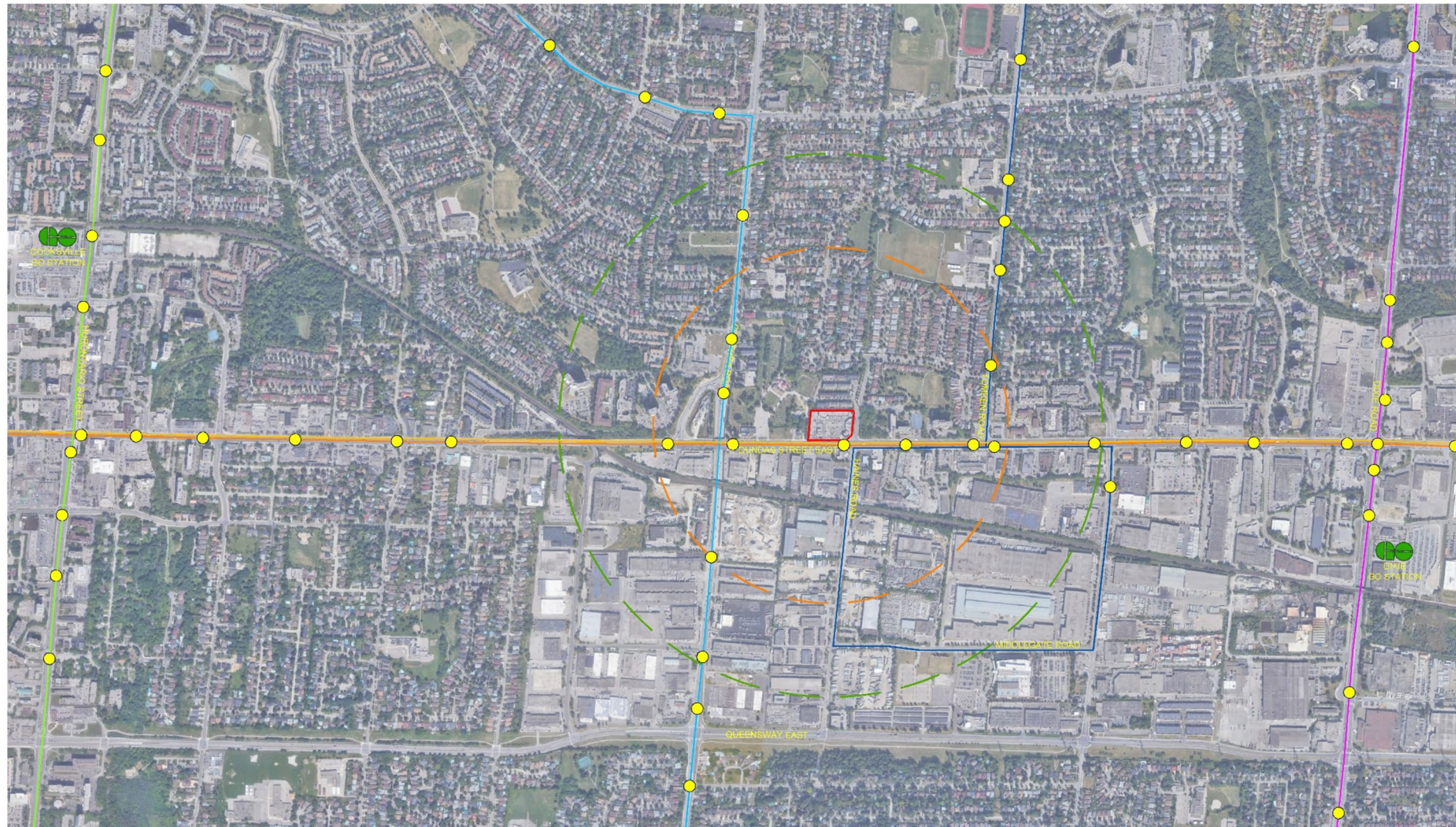
AERIAL CONTEXT

7.1. - Applicant Presentation 805 Dundas St E

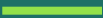


LEGEND

 SUBJECT LANDS



LEGEND

-  SUBJECT LANDS
-  500m BUFFER
-  800m BUFFER
-  MIWAY ROUTE 1/1C
-  MIWAY ROUTE 2
-  MIWAY ROUTE 5
-  MIWAY ROUTE 8
-  MIWAY ROUTE 51
-  EXPRESS ROUTE 101/101A
-  BUS STOPS
-  GO STATION

CAWTHRA MAJOR TRANSIT STATION AREA

7.1. - Applicant Presentation 805 Dundas St E



LEGEND

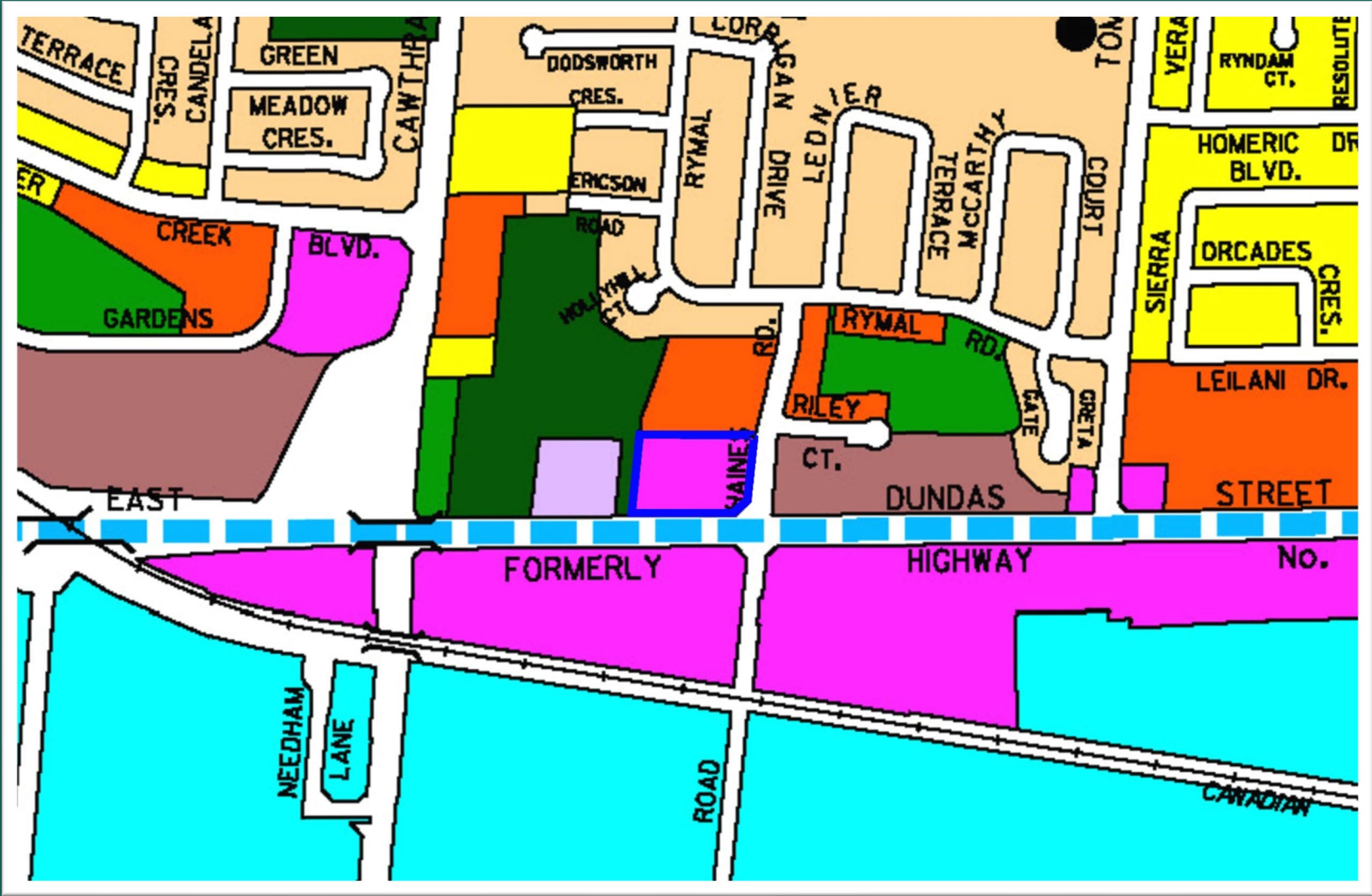
-  SUBJECT LANDS
-  MTSA BOUNDARY

LEGEND

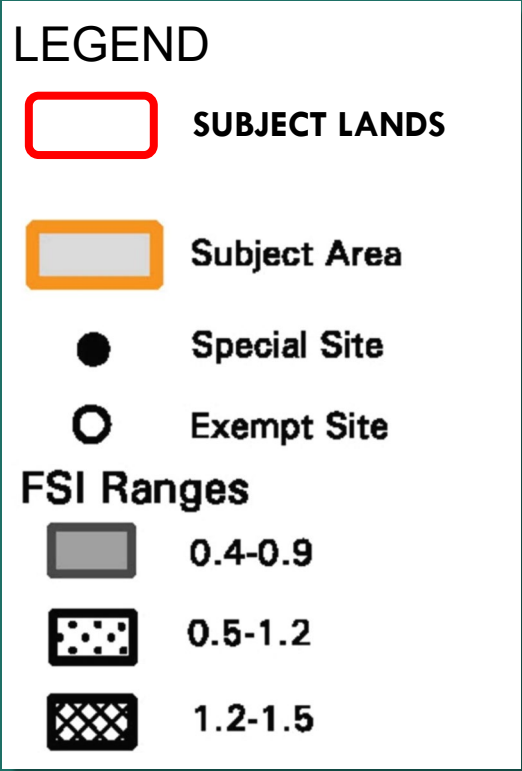
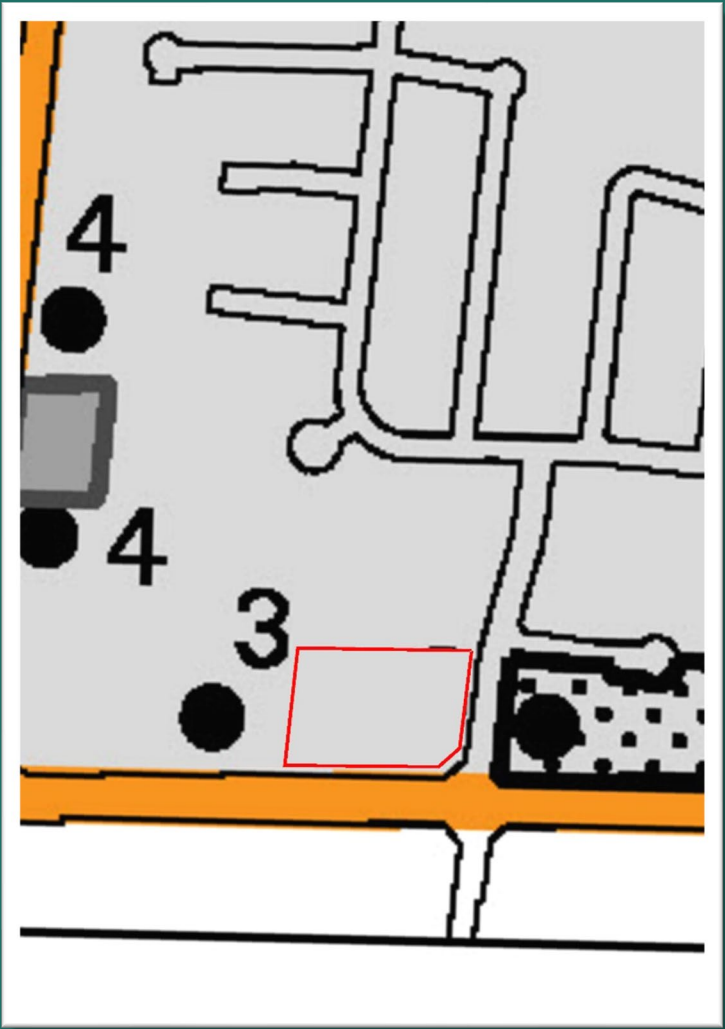
 SUBJECT LANDS

LAND USE DESIGNATIONS

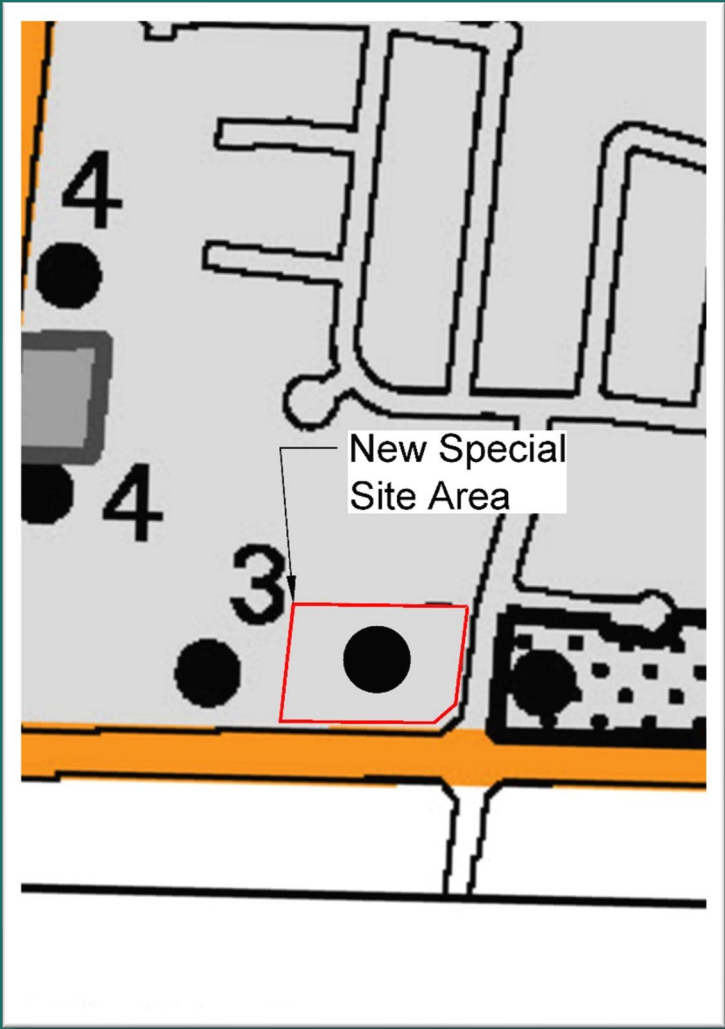
- | | |
|---|---|
|  Residential Low Density I |  Business Employment |
|  Residential Low Density II |  Industrial |
|  Residential Medium Density |  Airport |
|  Residential High Density |  Institutional |
|  Mixed Use |  Public Open Space |
|  Downtown Mixed Use |  Private Open Space |
|  Downtown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



CURRENT CHARACTER AREAS

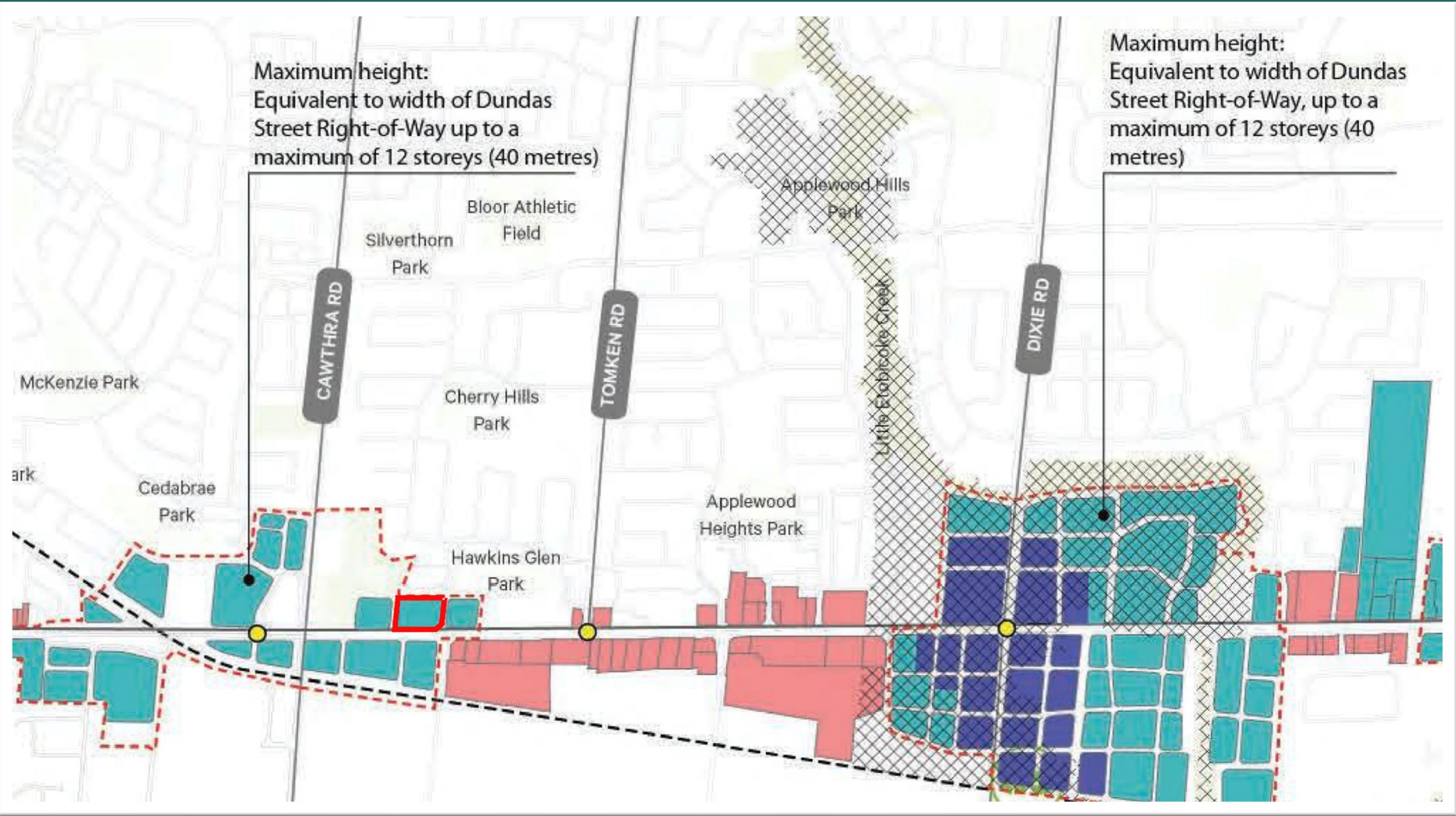


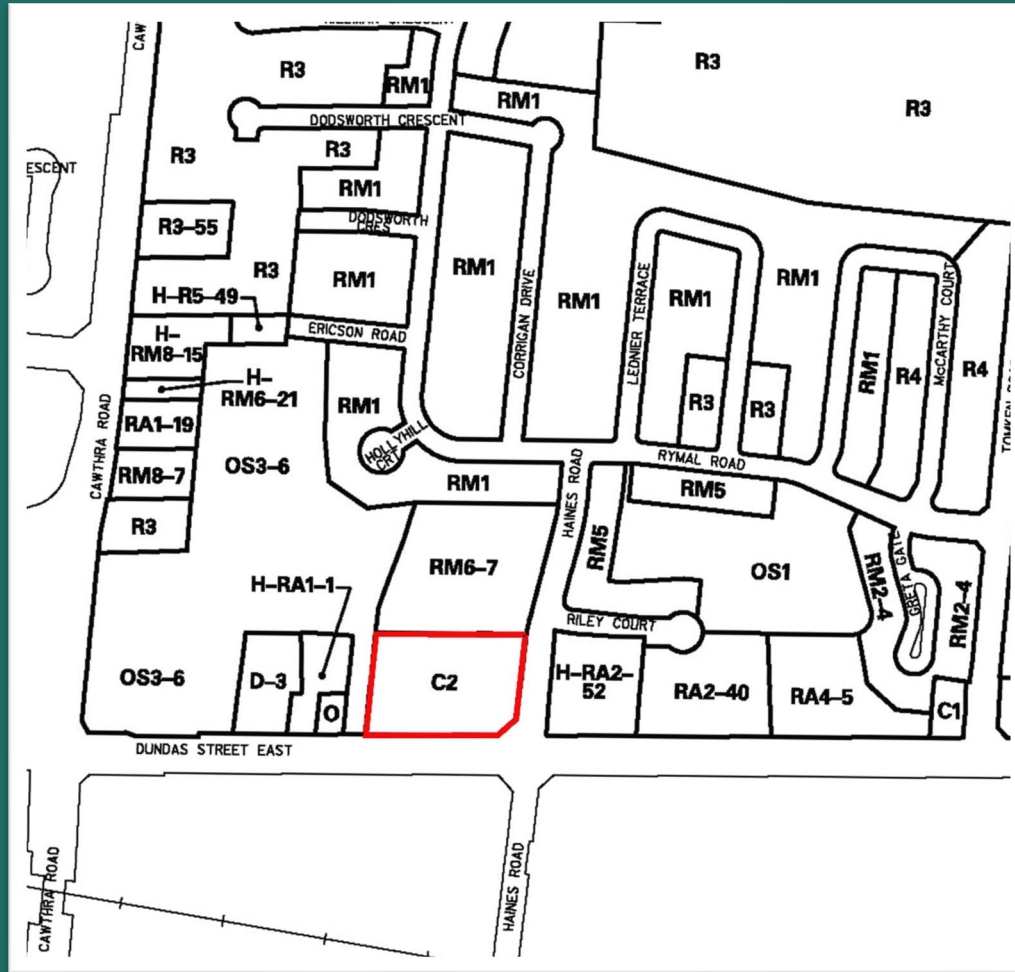
PROPOSED CHARACTER AREAS



LEGEND

- SUBJECT LANDS
- MIN. 3 STOREYS, MAX. 25 STORYS
- MIN. 3 STOREYS, MAX. 20 STORYS
- MIN. 3 STOREYS, MAX. 12 STORYS
- MIN. 3 STOREYS, MAX. 9 STORYS
- MIN. 3 STOREYS, MAX. 8 STORYS
- MIN. 3 STOREYS, MAX. 6 STORYS
- NATURAL HAZARD LANDS
- PROPOSED BRT STOP LOCATION

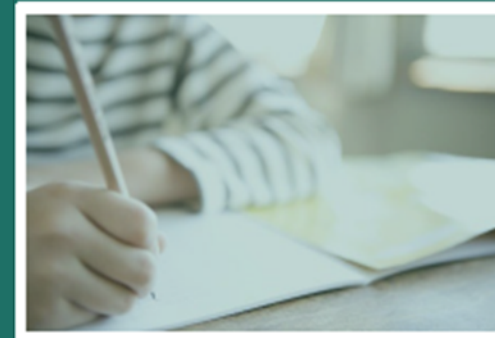




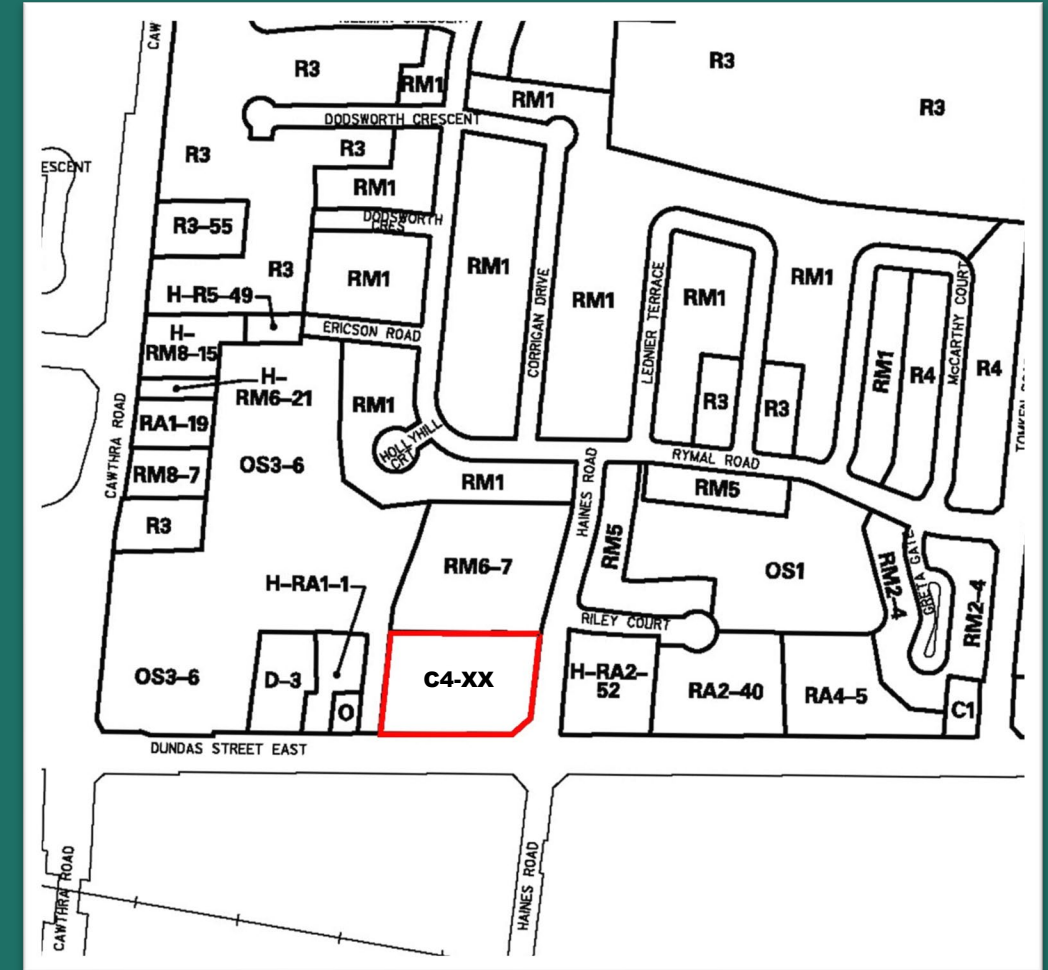
EXISTING ZONING COMMERCIAL 2 – “C2”

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

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



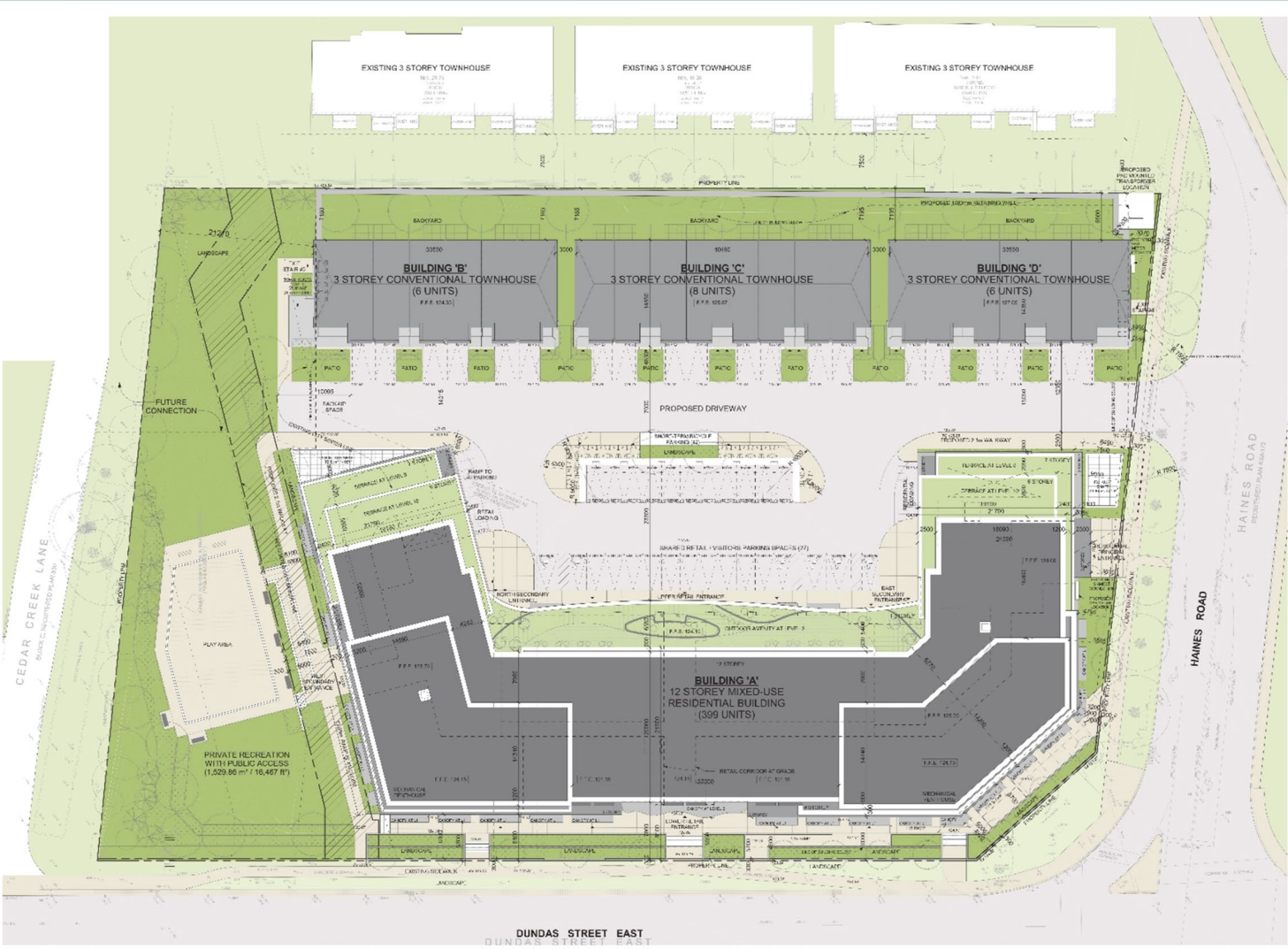
7.1. - Applicant Presentation 805 Dundas St E



SUBJECT PROPERTY

PROPOSED ZONING

DEVELOPMENT PROPOSAL



CURRENT CONCEPT

FILE: OZ/OPA 23-1 W3

7.1. - Applicant Presentation 805 Dundas St E

KEY STATISTICS

SITE AREA	1.27 ha (3.14 acres)
EXISTING COMMERCIAL GROSS FLOOR AREA (GFA)	2,513 sq m (27,054 sq ft)
PROPOSED GFA	36,647.01 sq m (394,465 sq ft)
<i>Residential GFA</i>	32,905.77 sq m (354,195 sq ft)
<i>Non-Residential GFA</i>	1,969.31 sq m (21,197 sq ft)
DENSITY	2.88 FSI
HEIGHT	3 – 12 storeys
# OF UNITS	419
# OF PARKING SPACES	514 shared spaces
# OF BICYCLE SPACES	461 shared spaces

DEVELOPMENT PROPOSAL — RENDERING

7.1. - Applicant Presentation 805 Dundas St E



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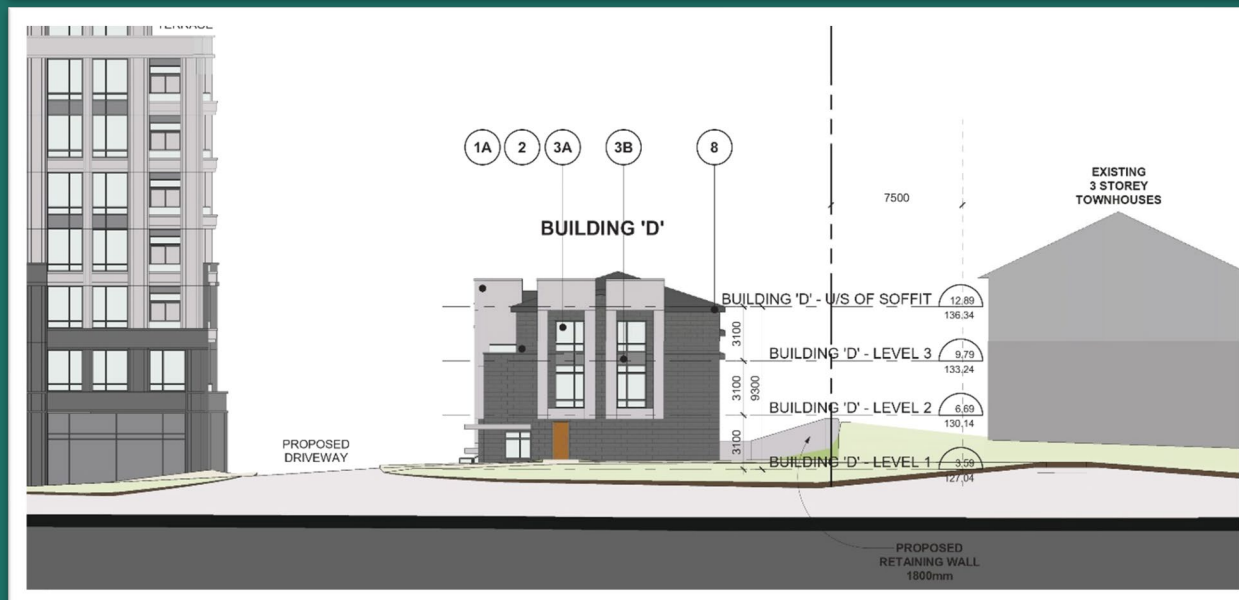


DEVELOPMENT PROPOSAL — TOWNHOUSE ELEVATIONS

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FRONT ELEVATION



SIDE ELEVATION

What we've heard....

- Vehicular access location / configuration
- Traffic Impact / Generation
- Building Height
- On-site Outdoor Amenity Space Usage



TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE COMMENTS,

7.11 - Applicant Presentation 805 Dundas St E

PLEASE CONTACT EITHER

GLEN BROLL, MAURICE LUCHICH OR SARAH CLARK
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GSai

Glen Schnarr & Associates Inc.

THANK YOU