



**LAMB**  
DEVELOPMENT CORP.

# 21-51 Queen St. N.

Public Meeting

September 18, 2023

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

Miss BJL Corp.

File Number: OZ/OPA 22-9 W11



View of proposed development looking northwest

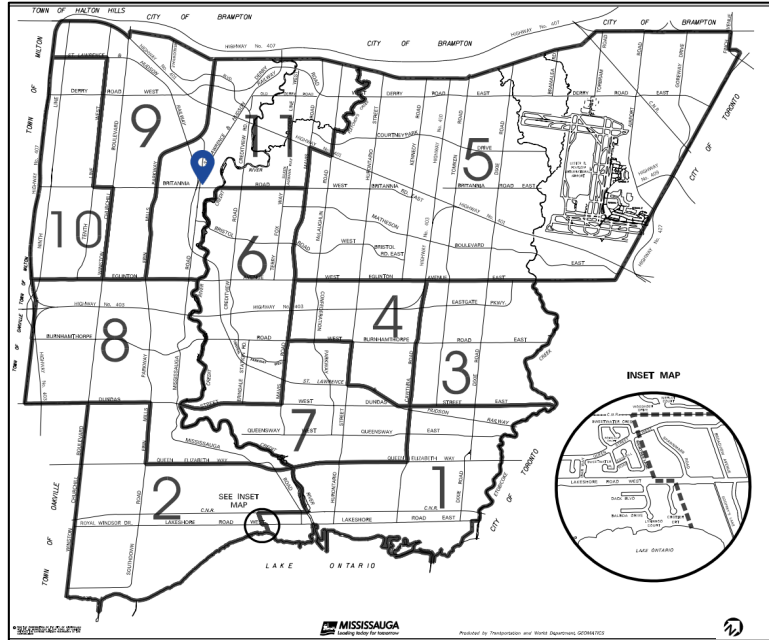
# Agenda

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1. Context
2. Project Timeline
3. Summary of Staff Report & Recommendations
1. Questions & Discussion

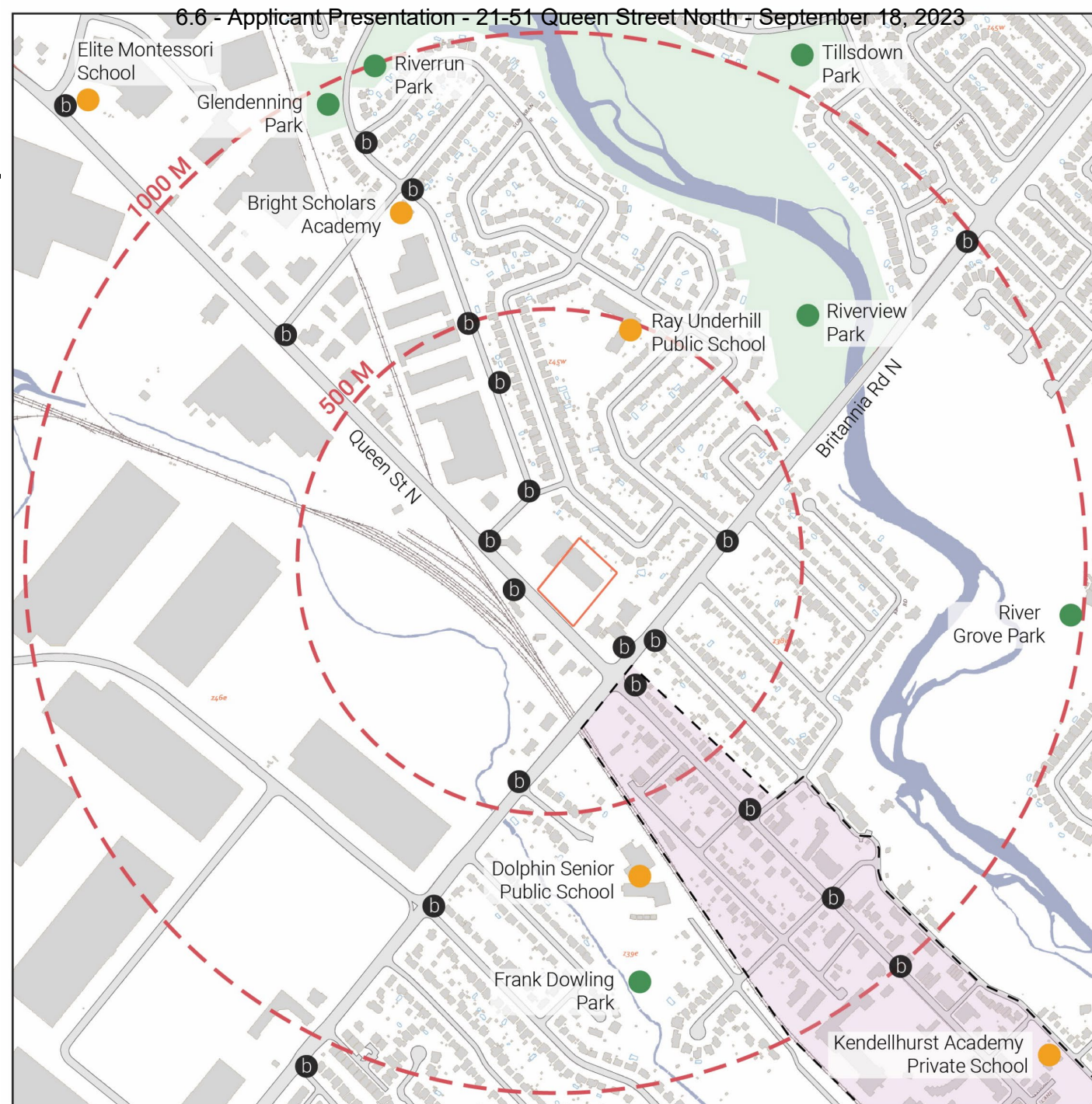


# Context Map



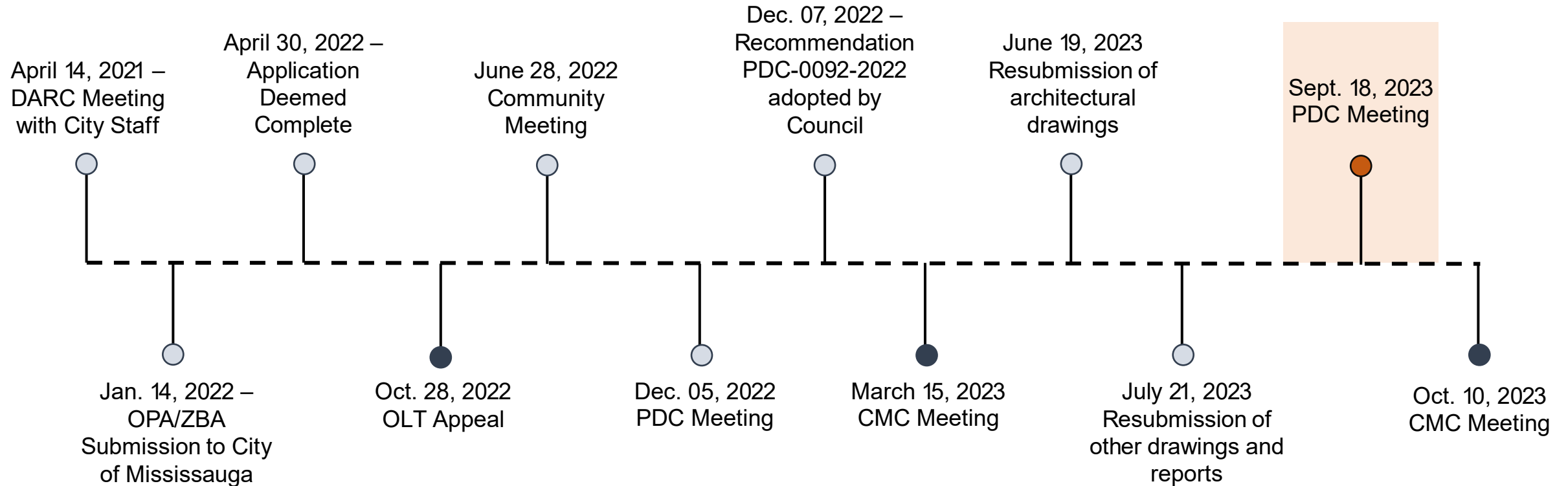
## Legend:

-  Subject Site
-  Community Node
-  Bus Stops
-  Parks
-  Schools



# Project Timeline

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# Staff Report Summary

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## Recommendations

- City to attend OLT, Legal Services to bring a report to Council if there is a settlement
- City is open to mediation and settlement discussions

## Summary

- OPA and ZBA for a 9-storey building with 444 units.
- Appealed to the OLT. CMC held on March 15, 2023 and another scheduled for October 10, 2023.
- Staff believe redevelopment of the site with a mixed-use apartment building is appropriate; however, some outstanding matters need to be addressed, including:
  - Site layout and circulation along the north property line
  - Fire route and access regulations
  - Protecting existing easements and restrictions



Thank you



View of proposed development looking southeast

# Resubmission Documents and Reports

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## Planning

- Survey Plan
- Planning Justification Report Addendum
- Housing Report Addendum
- Draft OPA
- Draft ZBA

## Architectural

- Context Plan
- Site Plan
- Floor Plans
- Sections and Elevations
- Deduction Diagram
- Sun-Shadow Study

## Engineering

- Functional Servicing and Stormwater Management Report
- Servicing Plan
- Grading Plan
- Cross Sections

## Compatibility

- Pedestrian Level Wind Study Addendum
- Transportation Noise & Vibration Detailed Assessment

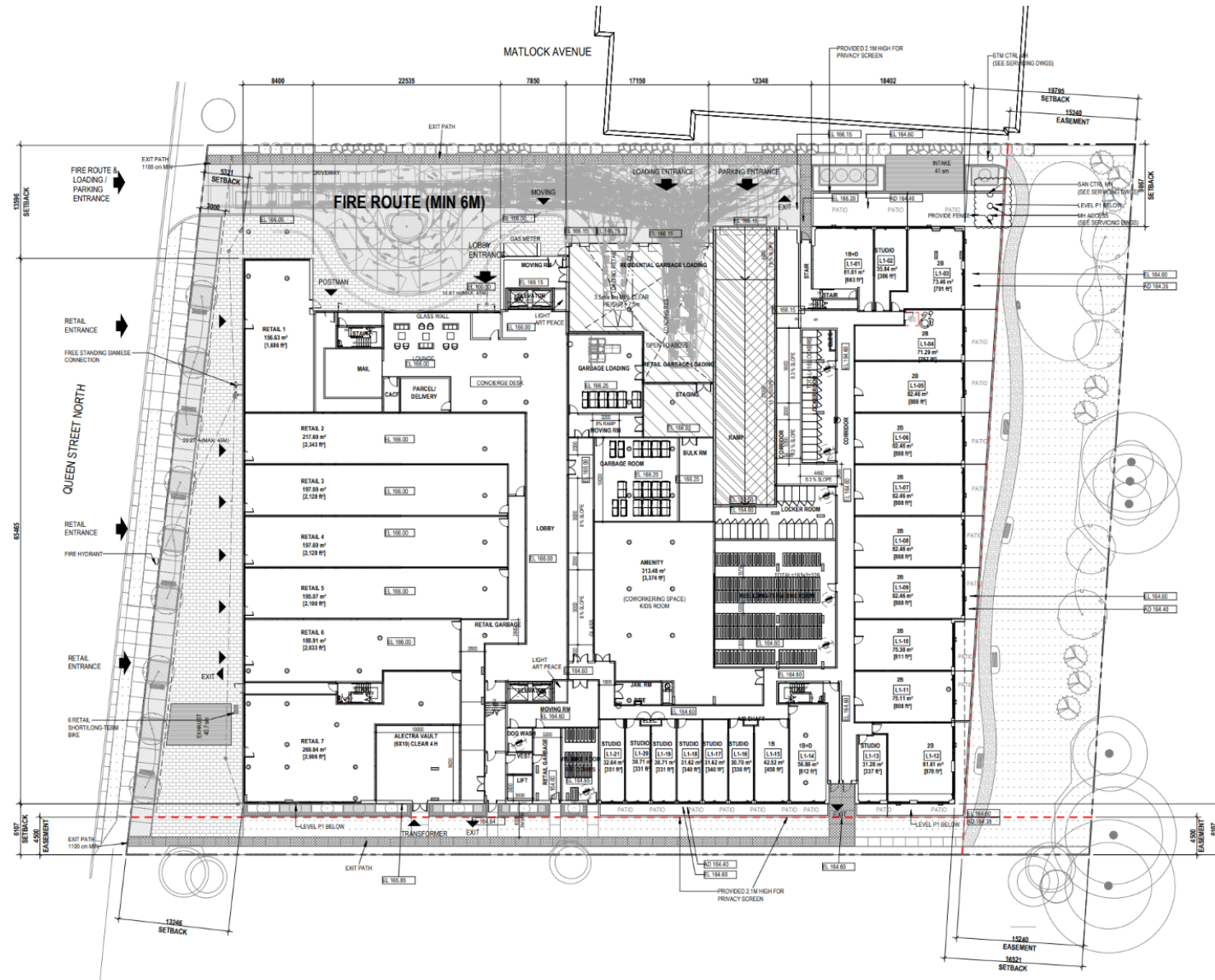
## Transportation

- Traffic Impact Study Update
  - Travel Demand Forecasting
  - Traffic Operations Review

## Sustainability

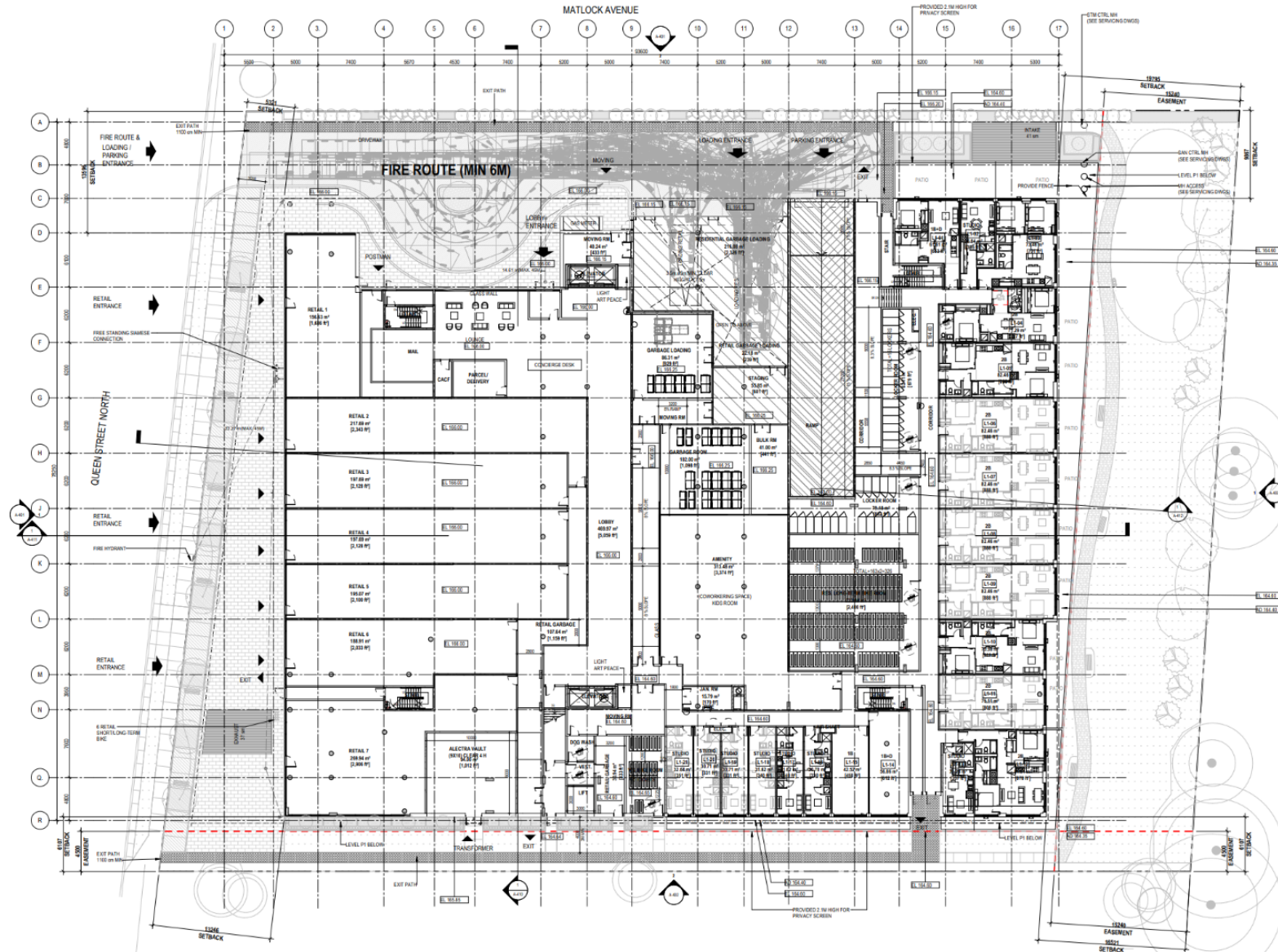
- Tree Inventory and Preservation Plan
- Environmental Reliance Letter
- Low Impact Development Features List and Map
- Landscape Plan
- Landscape Details and Cost Estimate
- Waste Management Plan

# Proposed Site Plan





# Ground Floor Plan





View of proposed development  
looking northwest



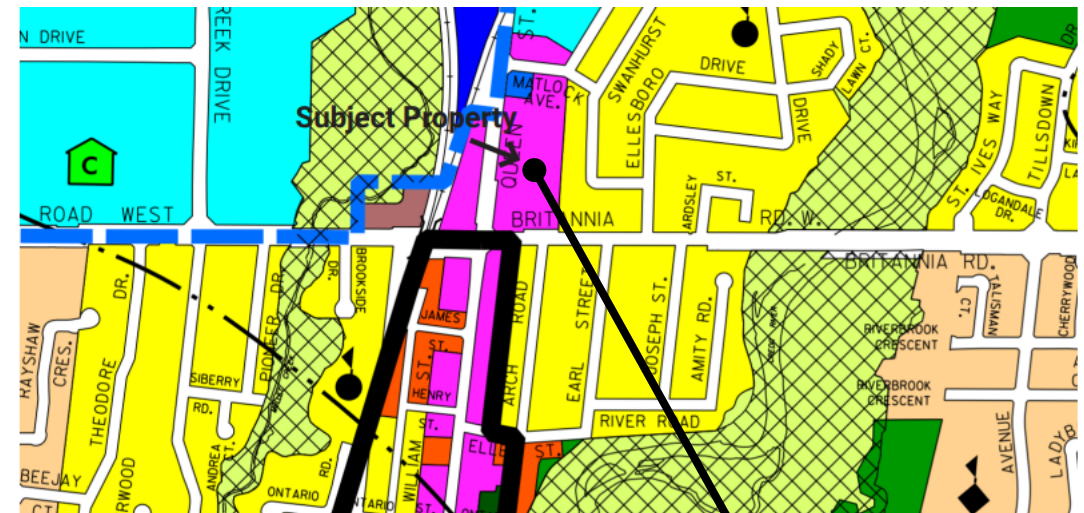
View of proposed development  
looking southeast

# Planning Context

## Policy Framework:

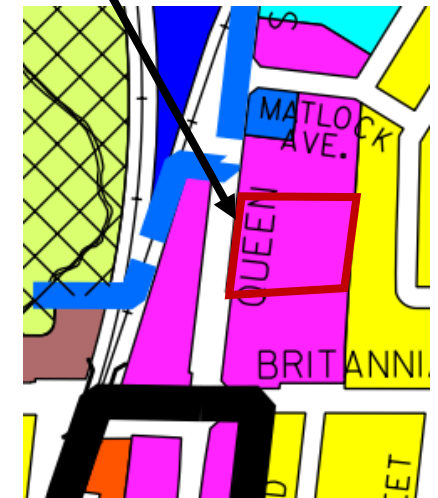
- Planning Act, R.S.O. 1990
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Mississauga Official Plan
- City of Mississauga Zoning By-law

Mississauga Official Plan, Schedule 10 designates the subject lands as 'Mixed Use'



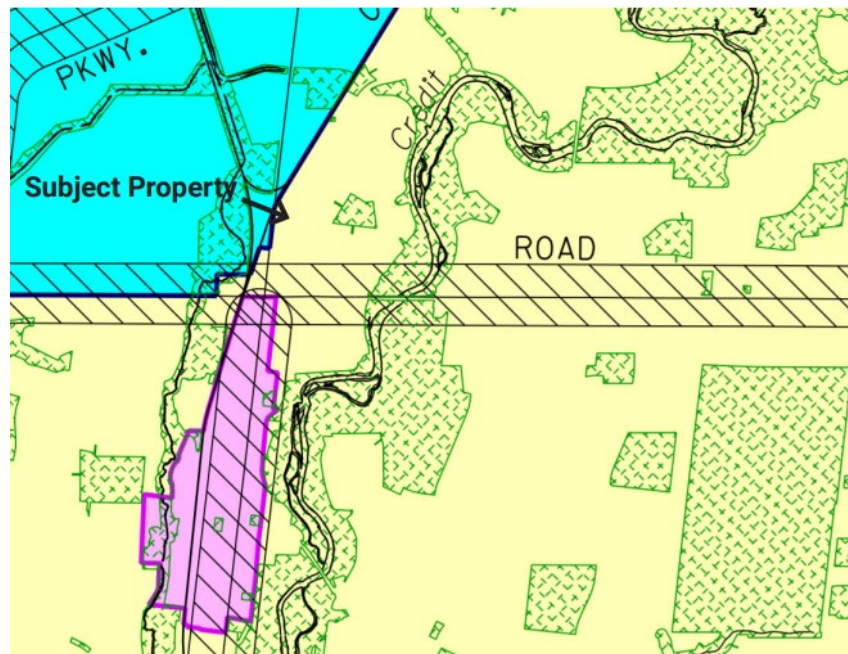
### LAND USE DESIGNATIONS

 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	



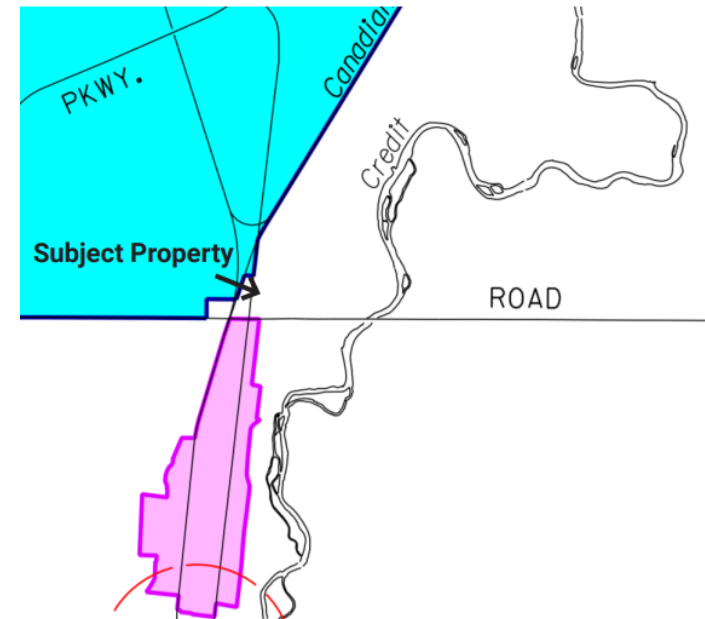
# Planning Context

The subject property is just north of the Streetsville Community Node



## Schedule 1 Urban System

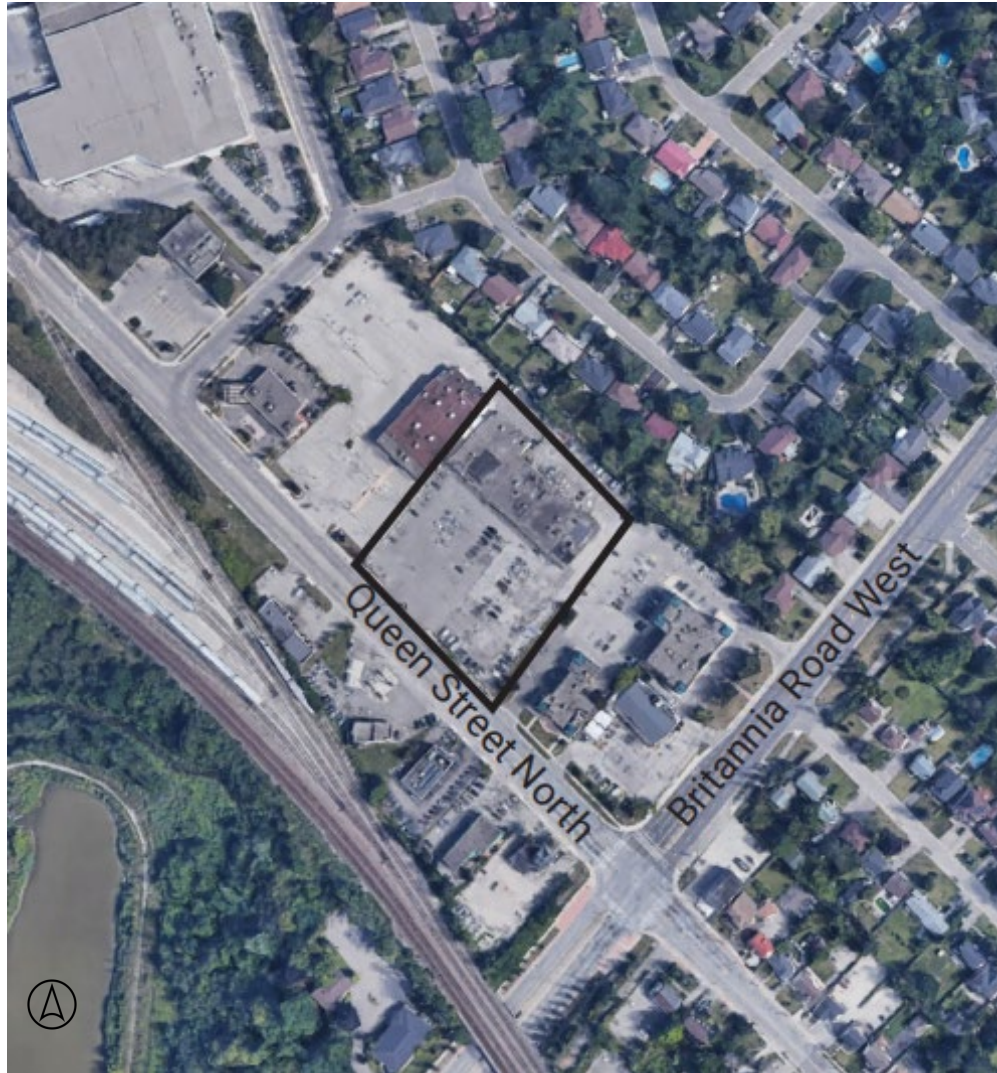
- Green System**
  - Green System
- City Structure**
  - Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area
- Corridors**
  - Corridor
  - Intensification Corridor



## Schedule 2 Intensification Areas

- Downtown
- Major Node
- Community Node
- Corporate Centre
- Intensification Corridor
- Major Transit Station Area with 500m radius circle

# Location



Aerial view of the site from Queen St N

# Surrounding Context

Surrounding area primarily features low-rise commercial uses, as well as low-rise dwellings

