



Sheridan Centre Official Plan Amendment and Rezoning Application

PDC Meeting
Nov 24, 2023

Agenda

1 About Dunpar Homes

2 Proposal

3 Site History

4 Site and Context

5 Surrounding Context

6 Land Use

7 Zoning

8 Traffic Street/Circulation

Who Are We?



For over 30 years, Dunpar Homes has been a prominent player in the development and construction industry in the GTA, building a remarkable portfolio of diverse properties, including mid-rises, luxury townhomes, and industrial complexes.

Dunpar's communities are distinguished by elegant design, contemporary features and high-quality finishes.

Sheridan Mall History

- Sheridan Mall opened its doors in 1972 and was one of the first indoor malls in the area. It was built on the site of a former drive-in theater, and it quickly became a popular destination for shopping and socializing.
- Over the years, Sheridan Mall has undergone several renovations and expansions. In the 1980s, it was expanded to include a second level, and a food court was added. In the 1990s, a Zellers store was added, which later became Target
- Much like other mall sites across the Greater Toronto Area (GTA), Sheridan was facing challenges with changes with consumer retail shopping.
- The challenges presented an opportunity to create a complete community with new housing options and accessible public parks. This would transform the site into a vibrant, multi-purpose development that could benefit the entire community.

Proposal

Current Proposal

- The proposed development is a high-density residential project that has been master-planned. The current application contemplates **two 15-story mid-rises**, totalling **620 units**.
- Units range from 1-3 Bedroom – Family-friendly sizes
- 713 Parking Spaces
- Green network throughout the site
- Landscaped areas and tree plantings



Master Plan Phasing

5 Phase Redevelopment

- Current Development Application consists of Phase 1 and Phase 2
- Future Development Applications will be required to complete the phased redevelopment of the Sheridan Centre Mall
- The WSP Reports describes the interim and ultimate conditions of the internal street network

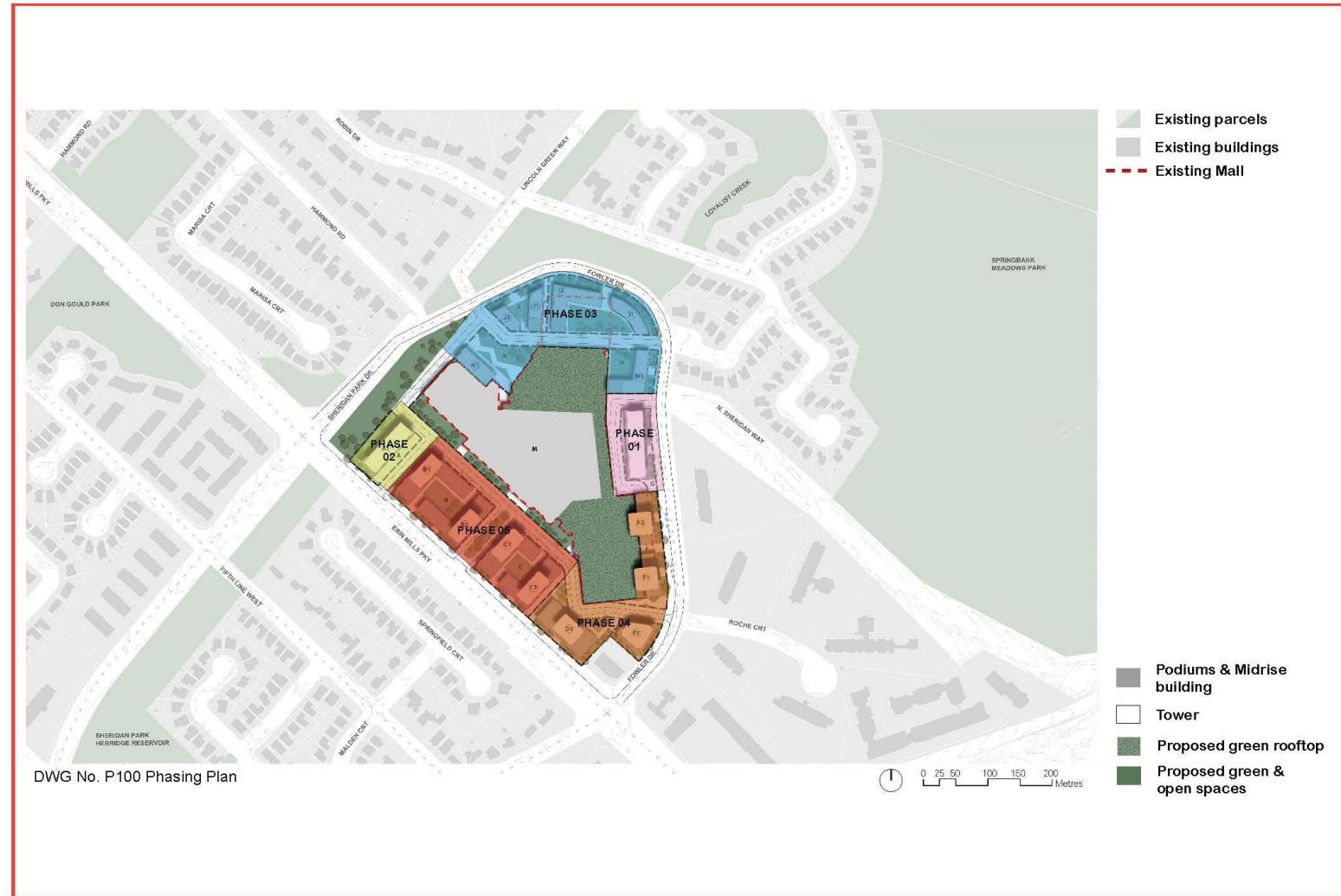




Figure 4-1

Master Plan Phasing



SPRINGBANK MEADOWS PARK

Legend

-  Building G
-  Building A

MARISA CRT

HAMMOND RD

LINE

LOYALIST CREEK

MARISA CRT

FOWLER DR

SHERIDAN PARK DR

SHERIDAN CENTRE M

N. SHERIDAN WAY

ERIN MILLS PKY

FIFTH LINE WEST

SPRINGFIELD CRT

FOWLER DR

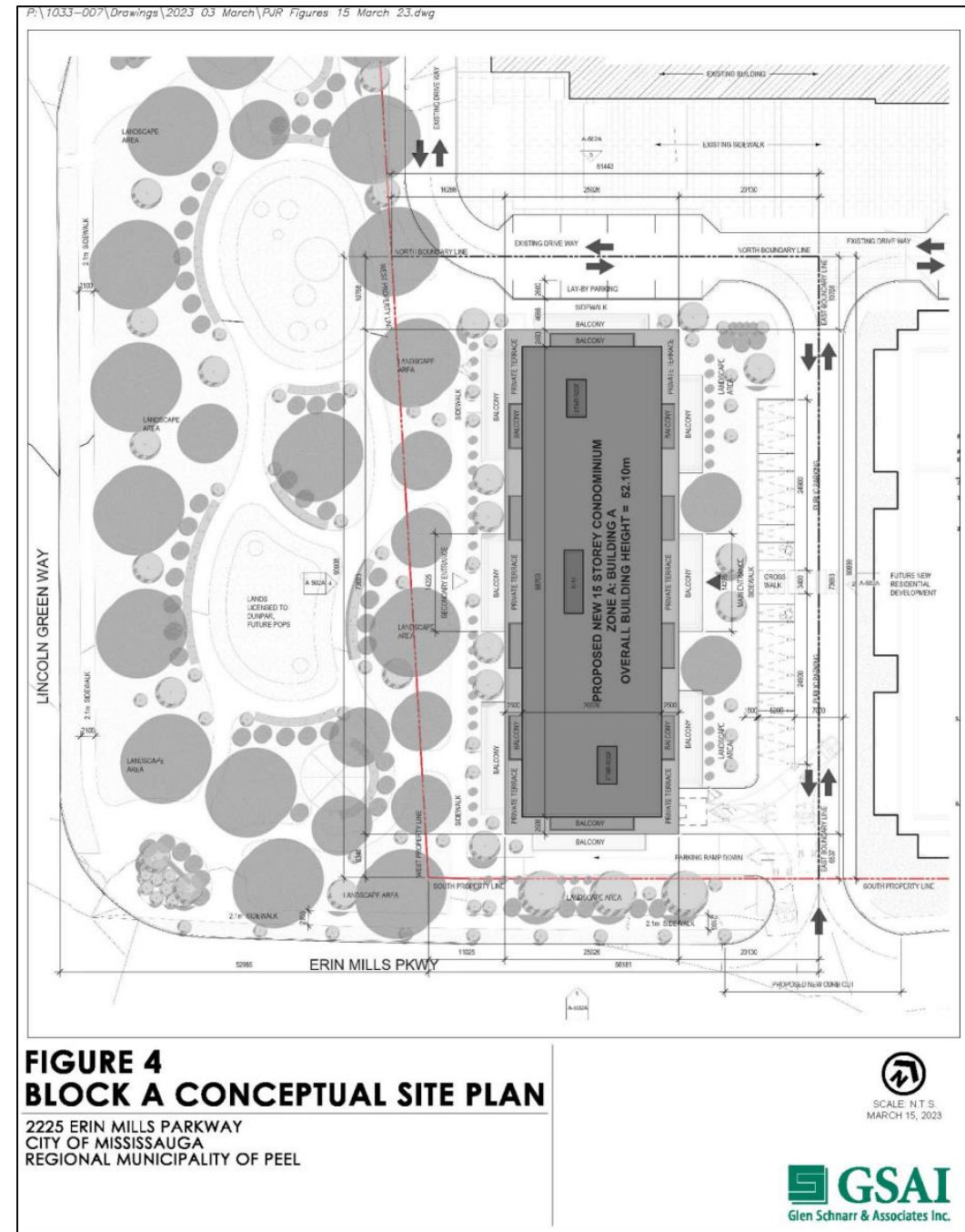
ROCHE CRT

Proposal Overview — A

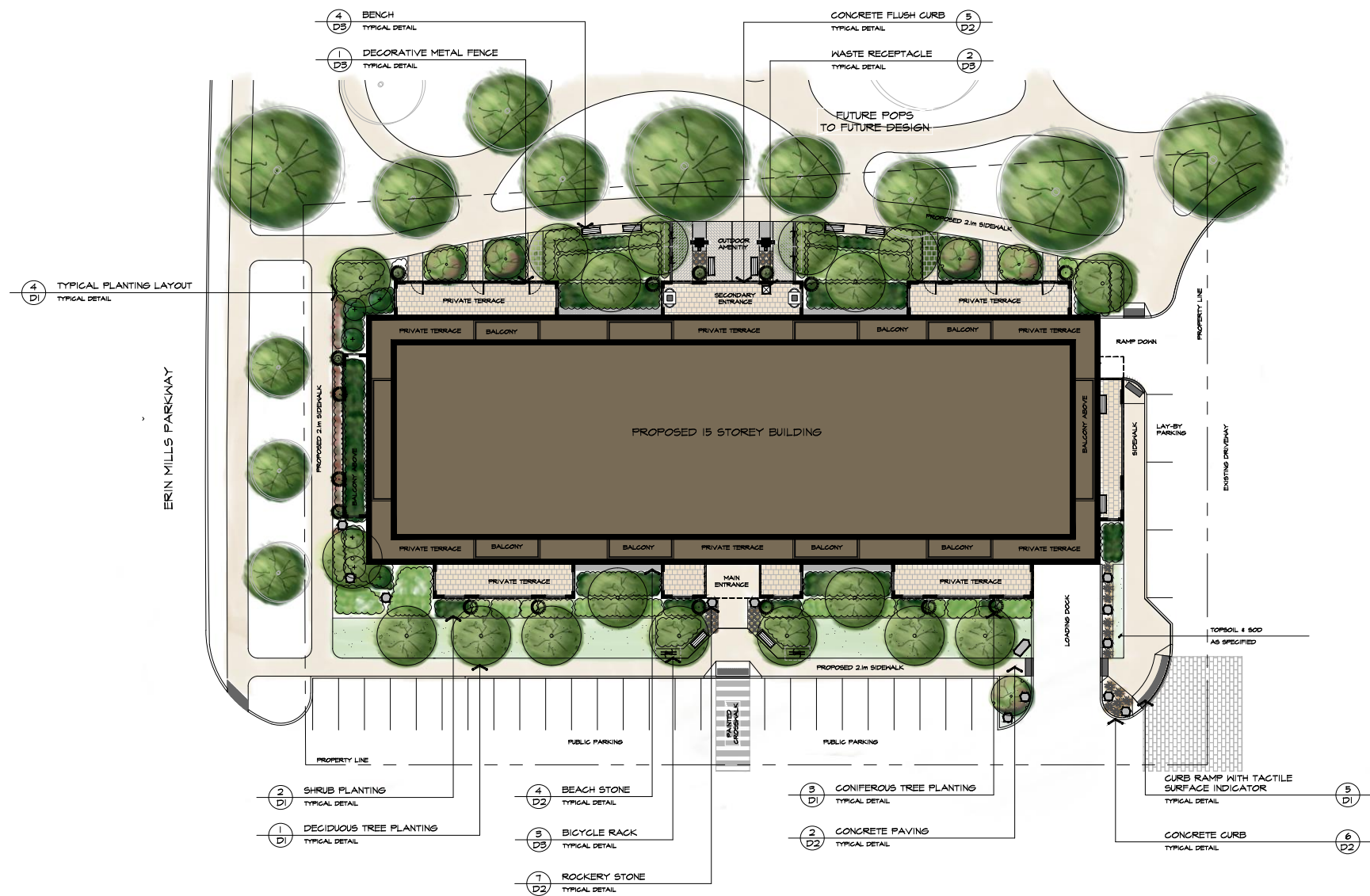
- Block A, **249 residential units**
- Located at southwest corner of the Erin Mills and Lincoln Greenway
- 15 storey mid-rise with a 6-storey podium

Green Space

- The development features open landscaped spaces and multi-use trails, providing opportunities for outdoor recreation and exercise.



Proposal Overview — A



Proposal Overview — G

- Block G, **371 residential units**
- Located at northeast perimeter of North Sheridan way, fronting Fowler Drive
- 15-storey mid-rise with a 7-storey podium

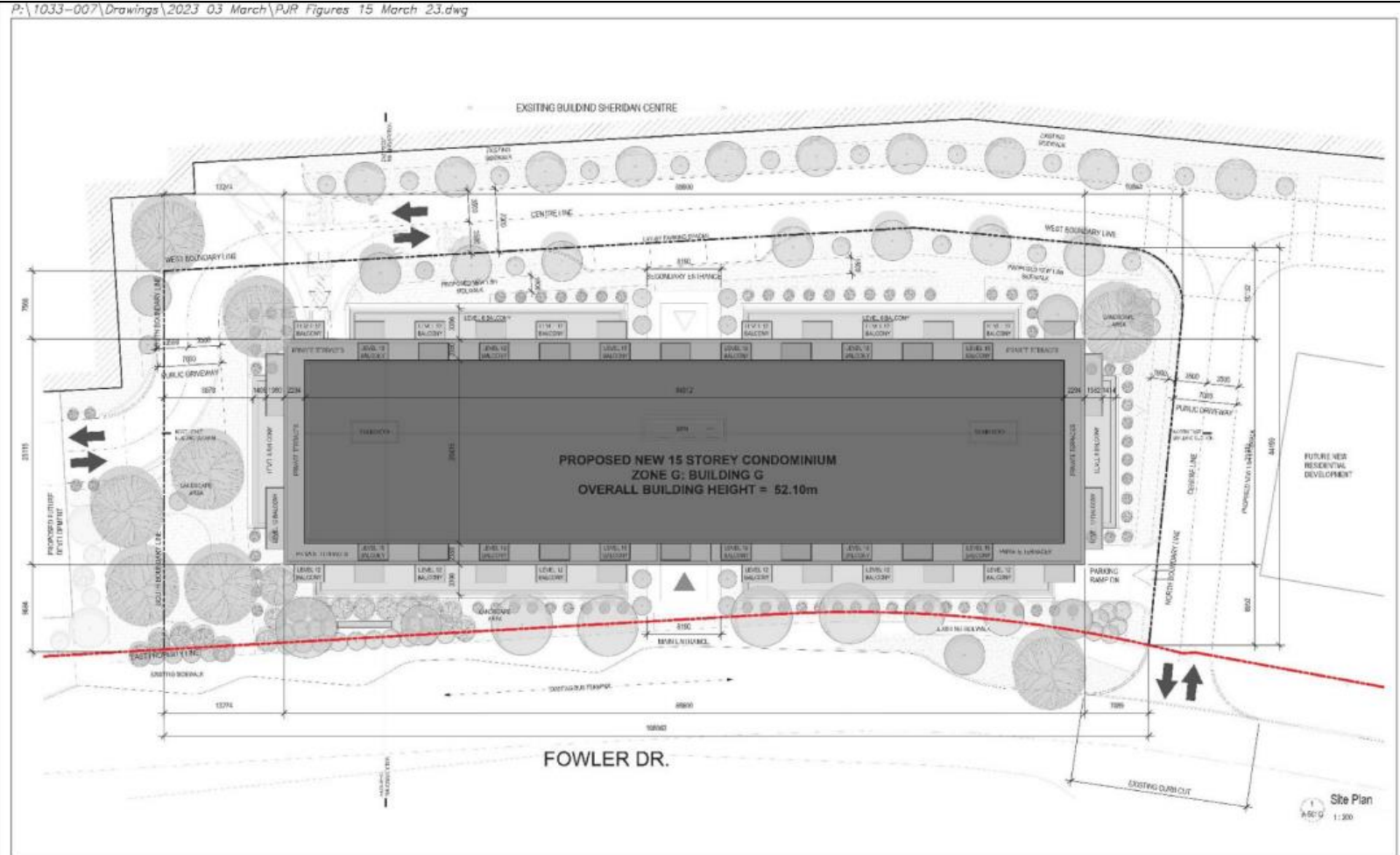
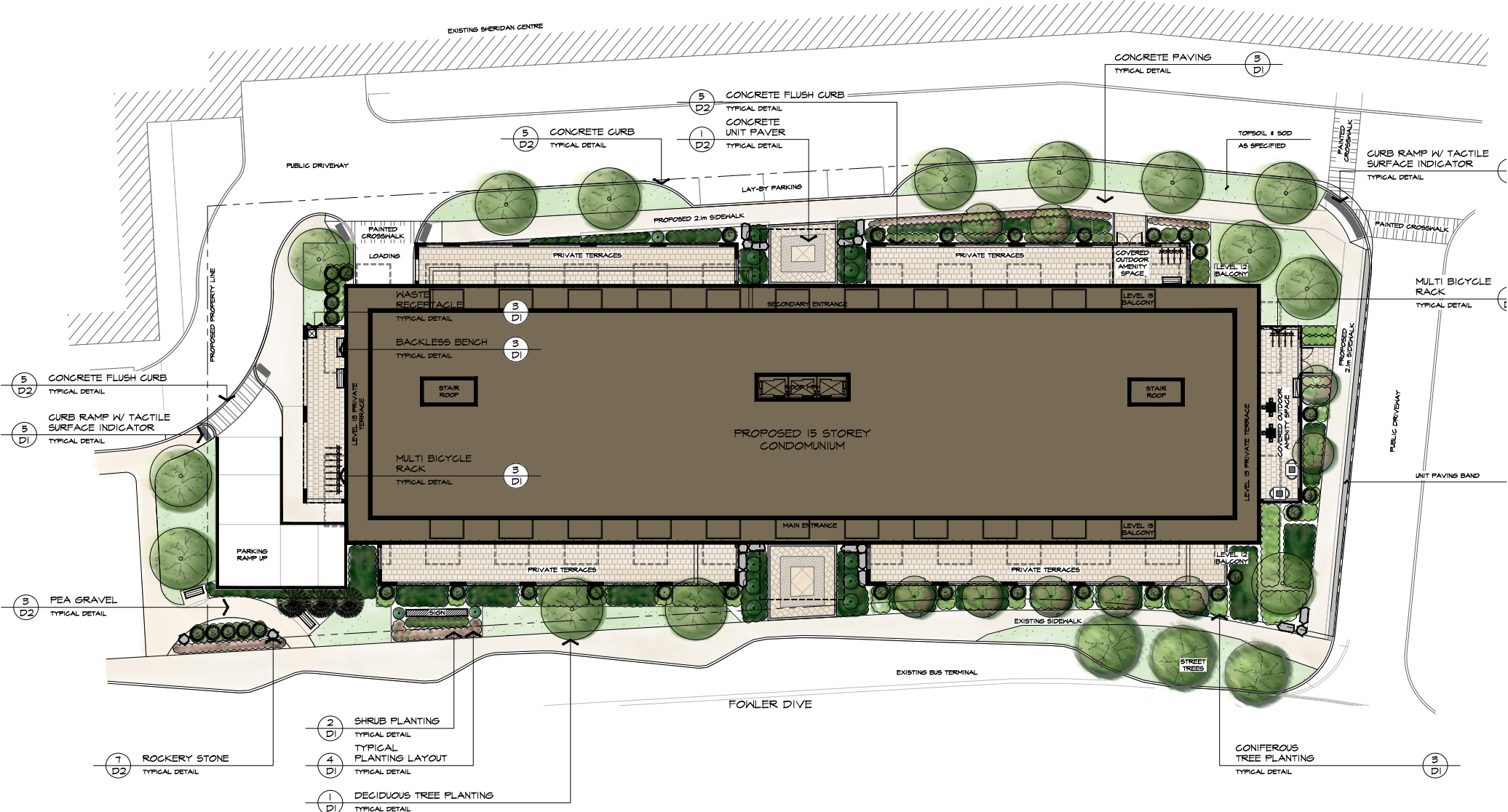


FIGURE 5
BLOCK G CONCEPTUAL SITE PLAN
 2225 ERIN MILLS PARKWAY
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

Proposal Overview — G



Building A — Perspective View



Building G — Perspective View



Proposal

Development Characteristic	Description
Total Site Area	12.12 hectares (29.95 acres)
Block 'A' Site Area	0.54 hectares (1.32 acres)
Block 'G' Site Area	0.47 hectares (1.16 acres)
Proposed GFA	52,962 square metres
Block 'A'	22,422 square metres
Block 'G'	30,540 square metres
Proposed Block 'A' Density	4.19 Floor Space Index ('FSI')
Proposed Block 'G' Density	6.49 FSI
Proposed Dwelling Units	620 units
Block 'A' Units	371 units
Block 'G' Units	249 units
No. of 1-Bedroom Units	221 units
No. of 2-Bedroom Units	369 units
No. of 3-Bedroom Units 3	30 units

Proposal

Development Characteristic	Description
Proposed Building Height	15 storeys
Block 'A'	15 storeys, 52.10 metres
Block 'G'	15 storeys, 52.10 metres
Proposed Parking Spaces	713 spaces
Block 'A' Resident Spaces	249 spaces
Block 'G' Resident Spaces	371 spaces
Block 'A' Visitor Spaces	37 spaces
Block 'G' Visitor Spaces	56 spaces
Proposed Loading Spaces	2 spaces
Block 'A' Loading Spaces	1 space
Block 'G' Loading Spaces	1 space
Proposed Amenity Areas	1240 sq. m
Proposed Block 'A' Indoor Amenity Area	498 sq. m
Proposed Block 'G' Indoor Amenity Area	742 sq. m
Proposed POPS	9230.00 sq. m

Site and Surrounding Context

Site and Context

- Total area: 12.12 hectares (29.95 acres)
- Frontage of 283.47 metres along Erin Mills Parkway and 688.26 metres along Fowler Drive
- Access provided via driveways off of Fowler Drive, Lincoln Green Way, and Erin Mills Parkway
- Existing sidewalks along Fowler Drive, Lincoln Green Way, and Erin Mills Parkway



**FIGURE 1
AERIAL CONTEXT MAP**

2225 ERIN MILLS PARKWAY
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Lands

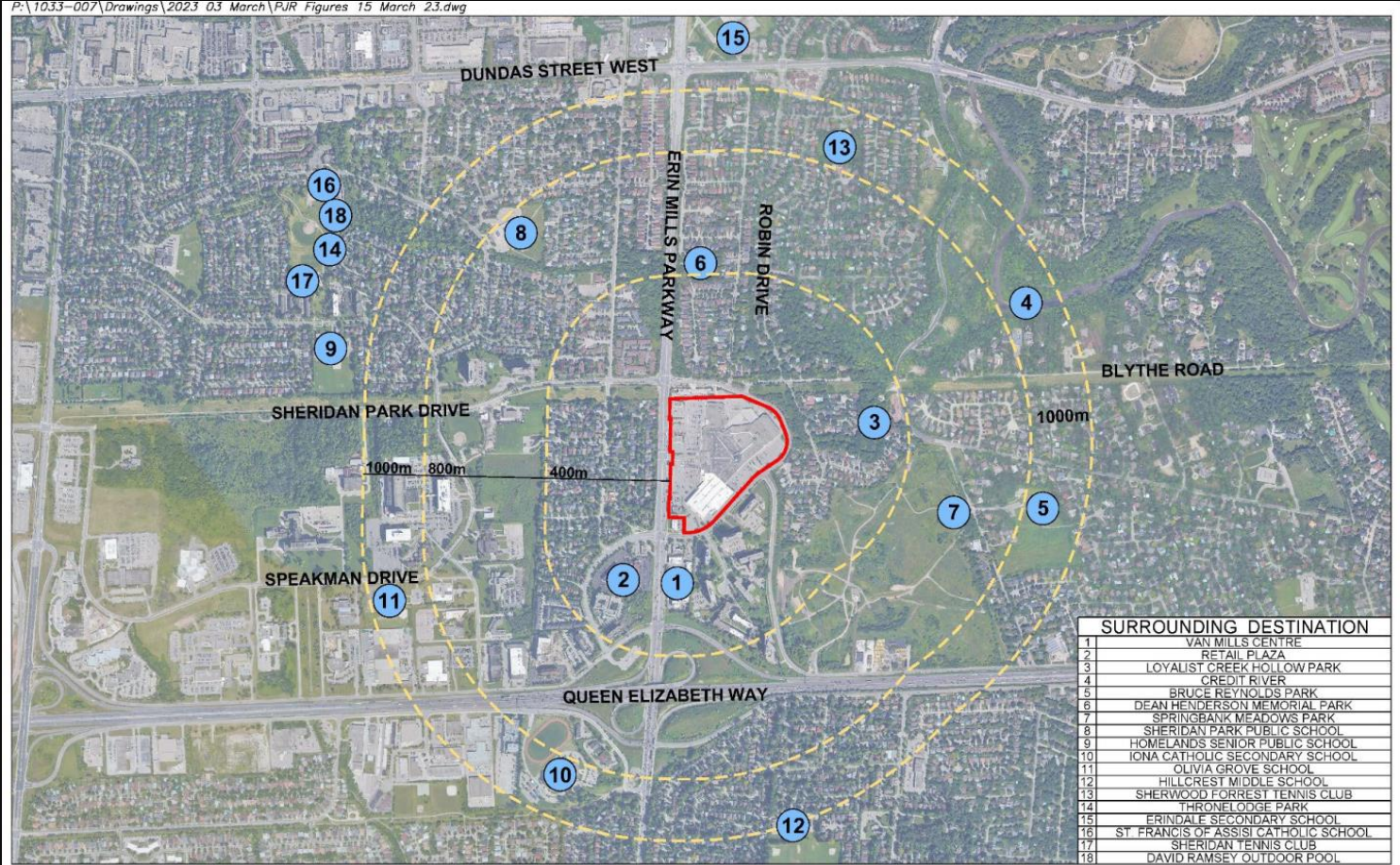


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MARCH 15, 2023

Surrounding Context

Parks

- Dean Henderson Memorial Park
- Loyalist Creek Hollow Park
- Springbank Meadows Park
- Bruce Reynolds Park
- Sheridan Park



SURROUNDING DESTINATION	
1	VAN MILLS CENTRE
2	RETAIL PLAZA
3	LOYALIST CREEK HOLLOW PARK
4	CREDIT RIVER
5	BRUCE REYNOLDS PARK
6	DEAN HENDERSON MEMORIAL PARK
7	SHERIDAN PARK MEADOWS PARK
8	SHERIDAN PARK PUBLIC SCHOOL
9	HOMELANDS SENIOR PUBLIC SCHOOL
10	IONA CATHOLIC SECONDARY SCHOOL
11	OLIVIA GROVE SCHOOL
12	HILLCREST MIDDLE SCHOOL
13	SHERWOOD FORREST TENNIS CLUB
14	THRONE LODGE PARK
15	ERINDALE SECONDARY SCHOOL
16	ST. FRANCIS OF ASSISI CATHOLIC SCHOOL
17	SHERIDAN TENNIS CLUB
18	DAVID RAMSEY OUTDOOR POOL

FIGURE 2
SURROUNDING DESTINATIONS

2225 ERIN MILLS PARKWAY
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

LEGEND
 Subject Lands
 Buffer



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BETTER BY DESIGN

Surrounding Context

Retail

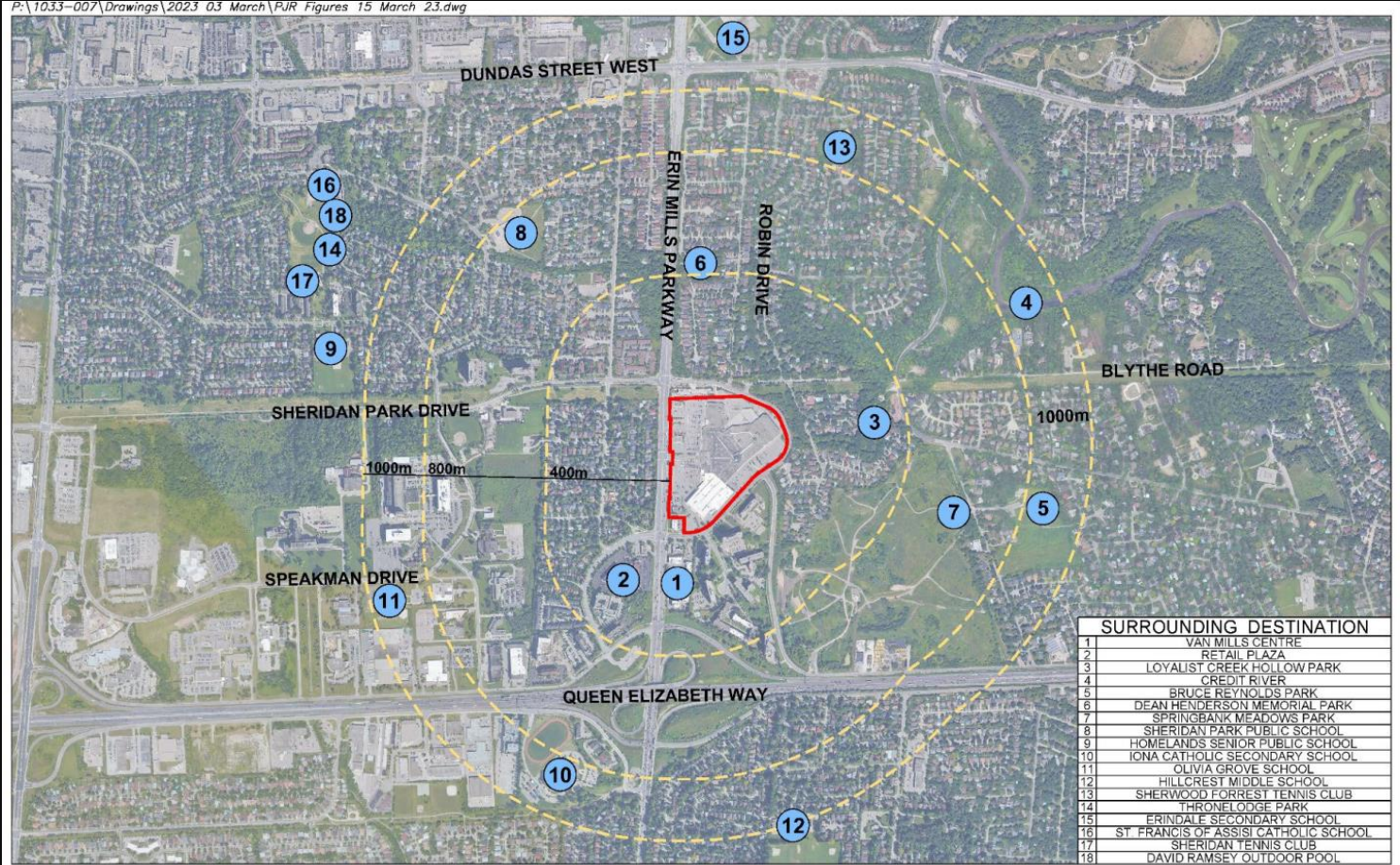
- Van Mills Centre
- Retail Plaza

School

- Sheridan Park Public School

Public Transit

- The site is well serviced by existing regional transit networks



SURROUNDING DESTINATION	
1	VAN MILLS CENTRE
2	RETAIL PLAZA
3	LOYALIST CREEK HOLLOW PARK
4	CREDIT RIVER
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FIGURE 2
SURROUNDING DESTINATIONS

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CITY OF MISSISSAUGA
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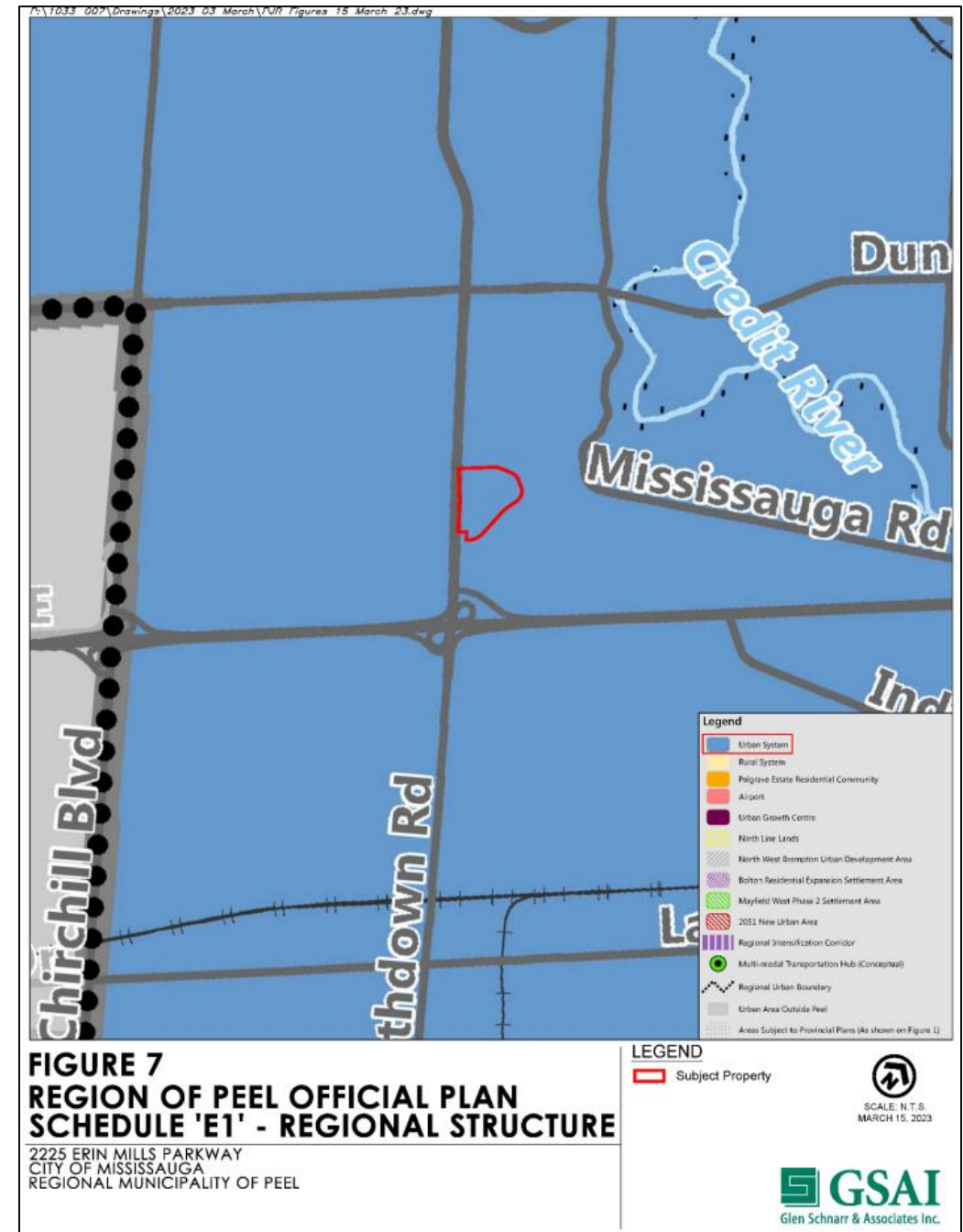


Policy Framework



Region of Peel Official Plan

- **Designation: *Urban System***
 - The proposal supports Urban System objectives by supporting growth and high-density development
- **Strategic Growth Area:** Area is identified as an area for growth
- **Rapid Transit Corridor:** Area is accessible through public transit



Mississauga Official Plan

- Current Land use: *Mixed-Use*
- Proposed: *Residential High Density*

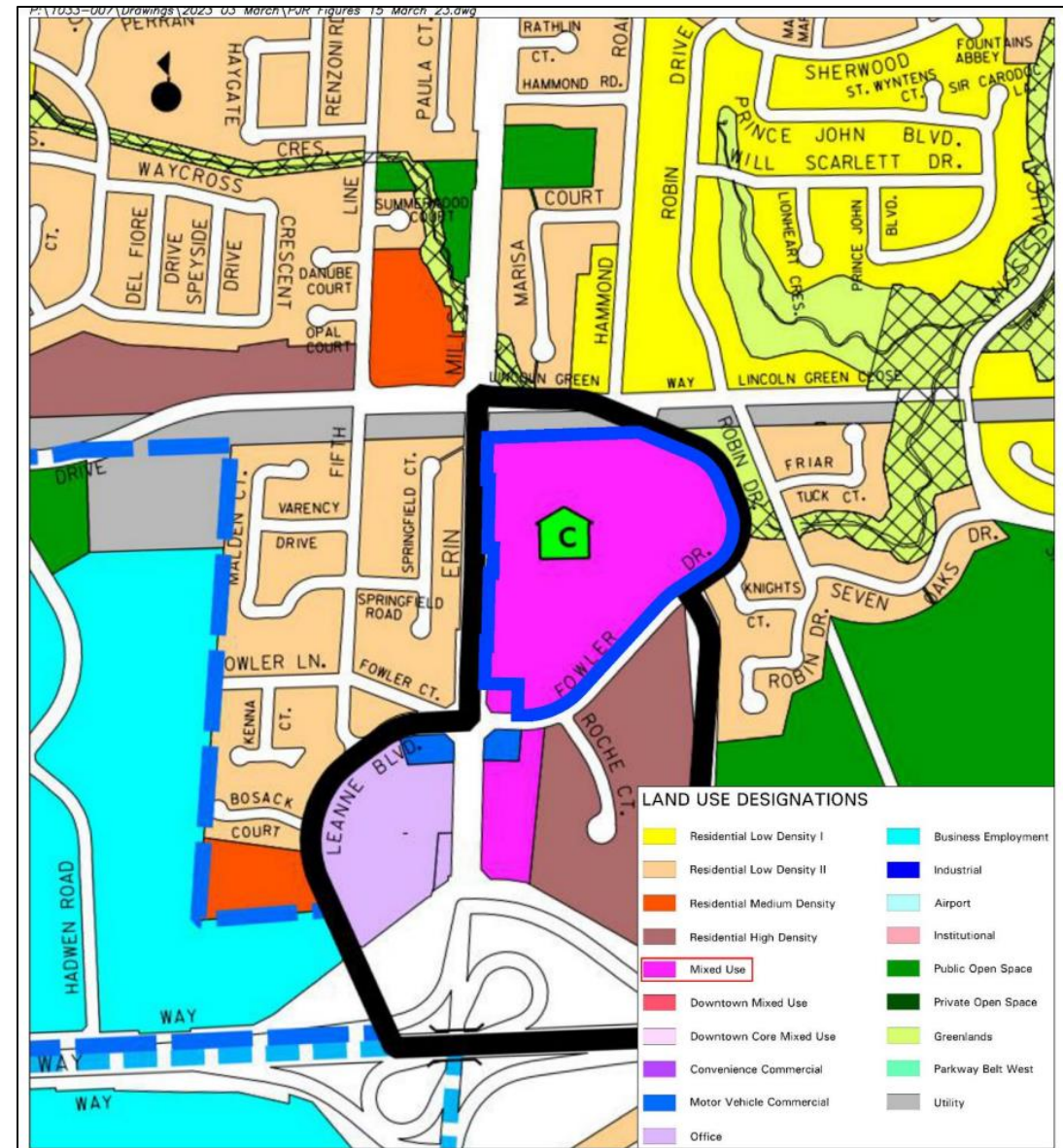


FIGURE 8
MISSISSAUGA OFFICIAL PLAN
SCHEDULE '10' - LAND USE

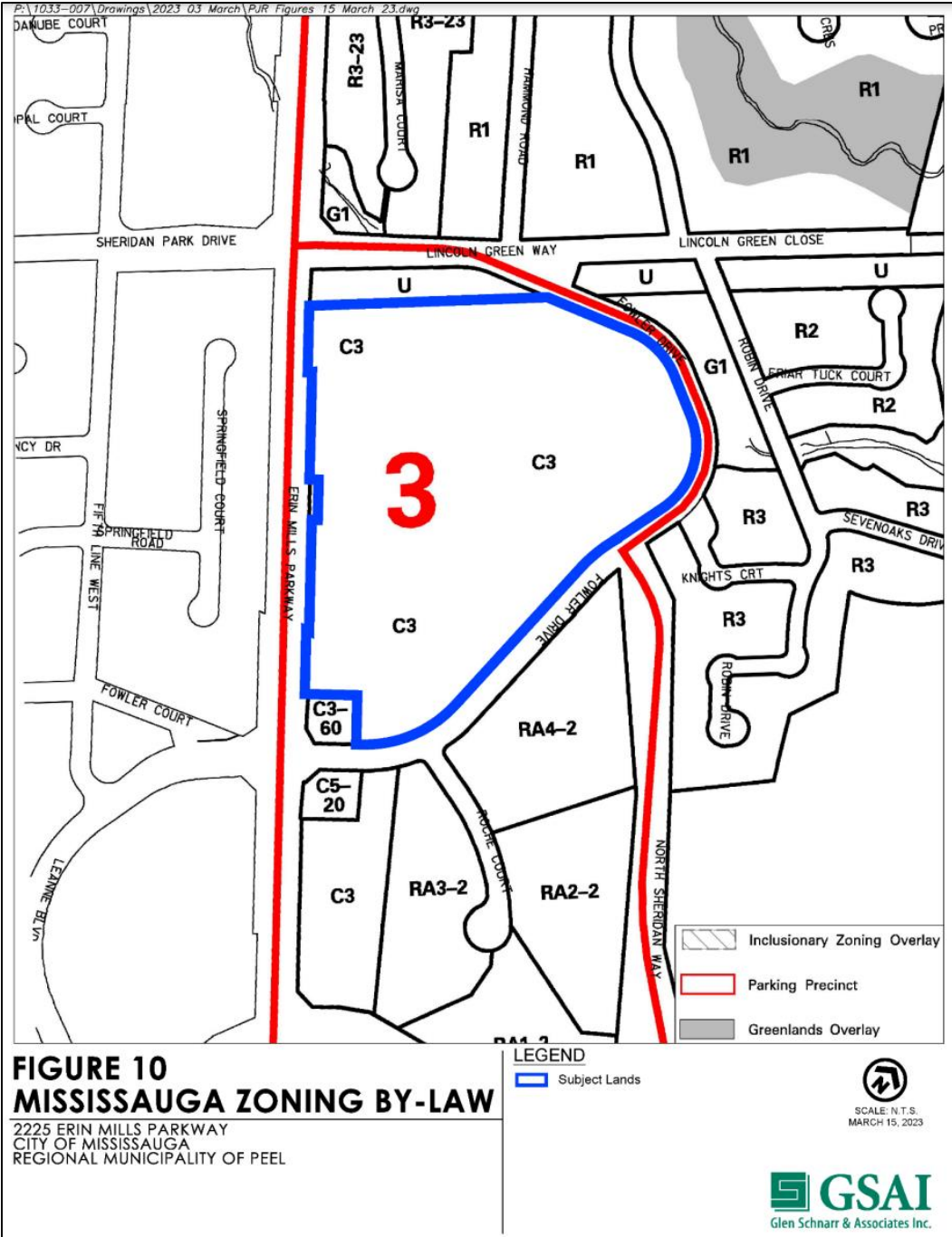
2225 ERIN MILLS PARKWAY
 CITY OF MISSISSAUGA
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LEGEND
 Subject Lands

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Zoning

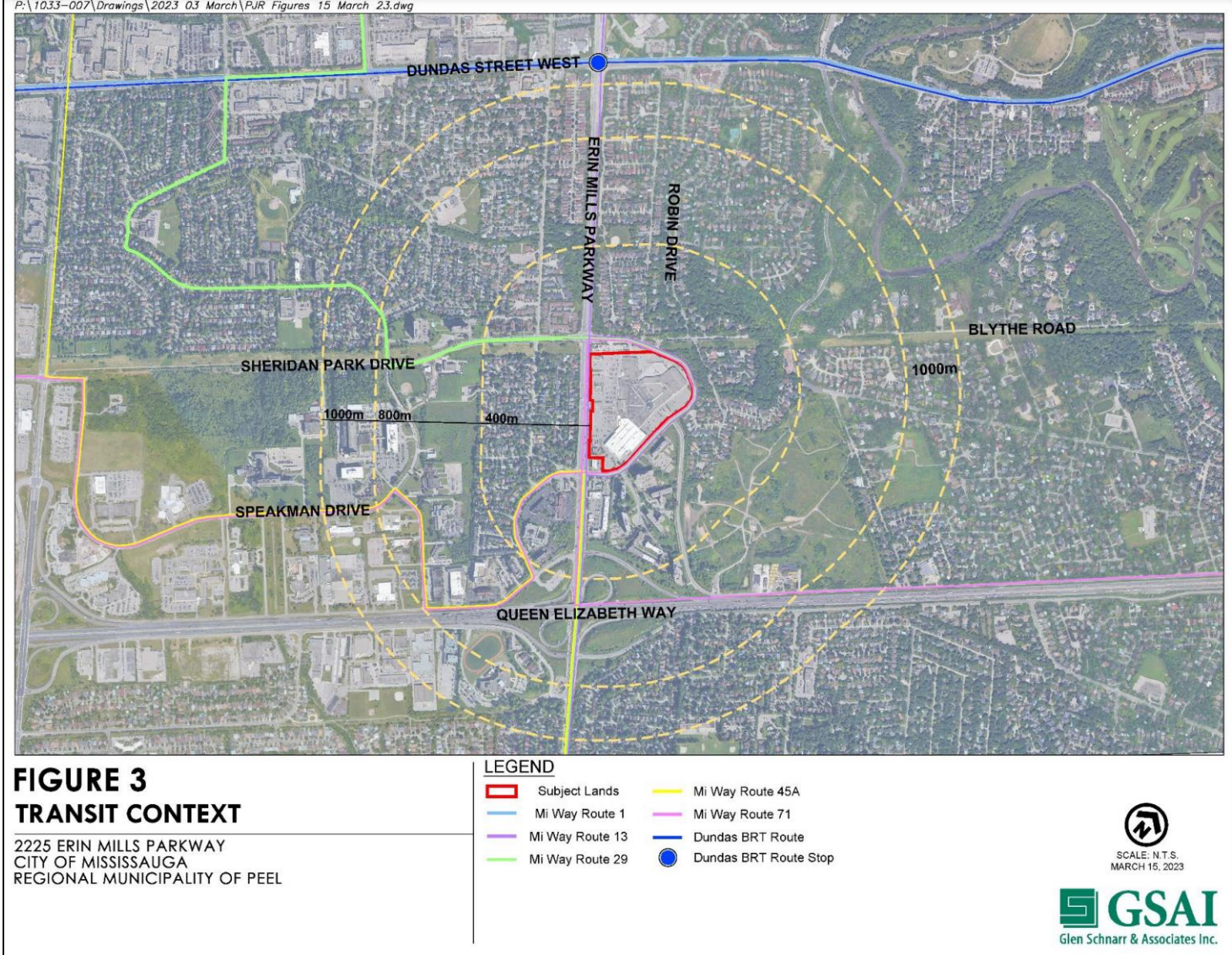
- **Current Zoning:** *General Commercial (C3)*
- **Proposed Zoning:** Residential Apartment (RA4) — Site-specific rezoning



Regional Transit

Access to Regional Transit

- The Clarkson GO Station, located approximately 2 kilometres south of the Subject Lands
- MTSA: "Major Transit Station Area"



Traffic Circulation & Street Network



- Existing parcels
- Existing buildings
- Existing Mall

- Primary vehicle road
- Secondary vehicle road
- Potential vehicle road
- Gateway
- Podiums & Midrise building
- Tower
- Proposed green rooftop
- Proposed green & open spaces

STREET NETWORK

Green Network



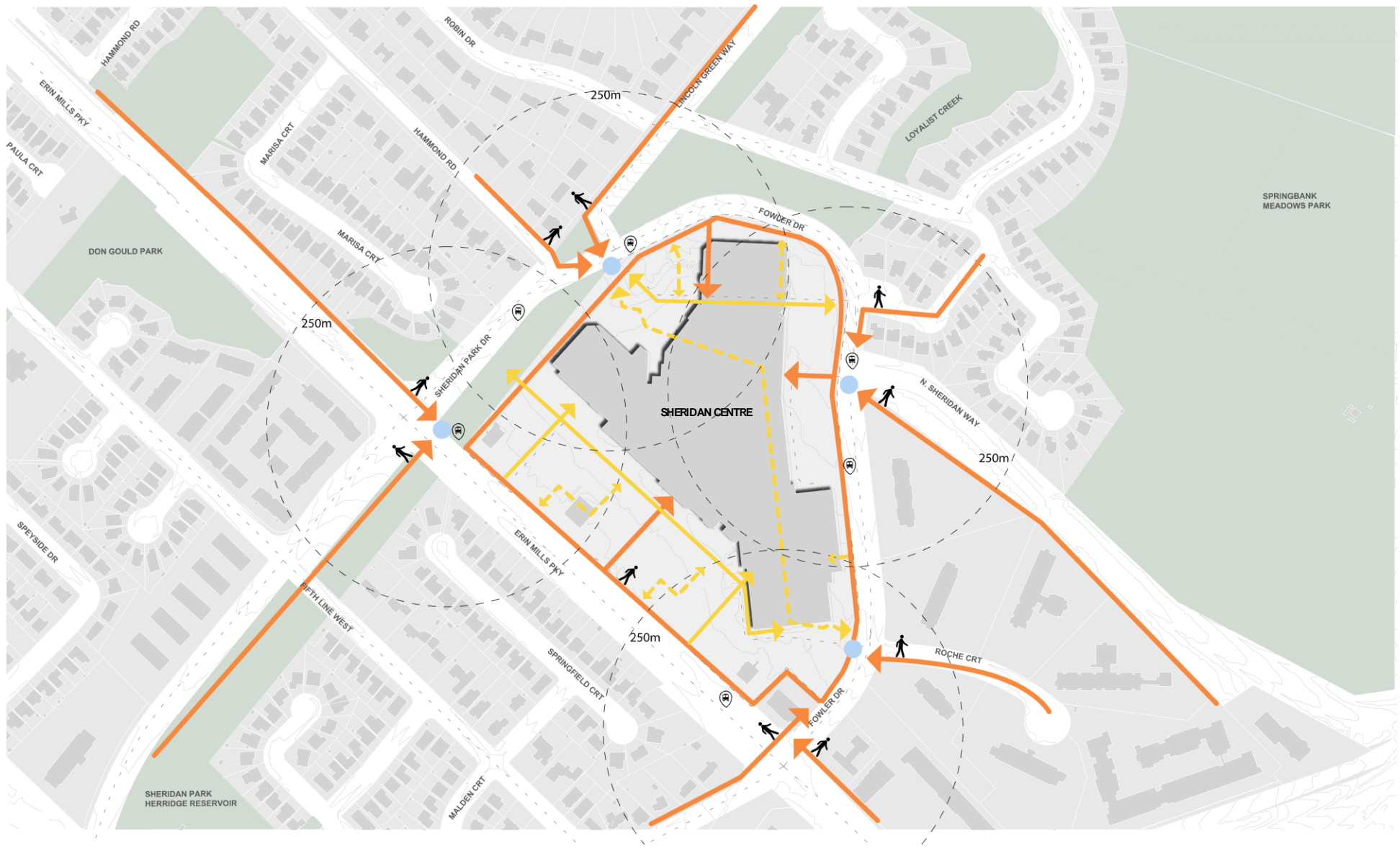
- Existing parcels
- Existing buildings
- Existing Mall
- Existing green network

- Proposed green network
- Proposed green nodes
- Podiums & Midrise building
- Tower
- Proposed green rooftop
- Proposed green & open spaces

GREEN NETWORK

Pedestrian Network

Two horizontal lines are positioned below the title. The top line is grey and the bottom line is red. Both lines are slightly shorter than the width of the title text.



Existing parcels
Existing buildings

- Primary pedestrian path
- Proposed pedestrian path
- Pedestrian Gateway
- Bus station

PEDESTRIAN NETWORK

Questions and Discussion
