

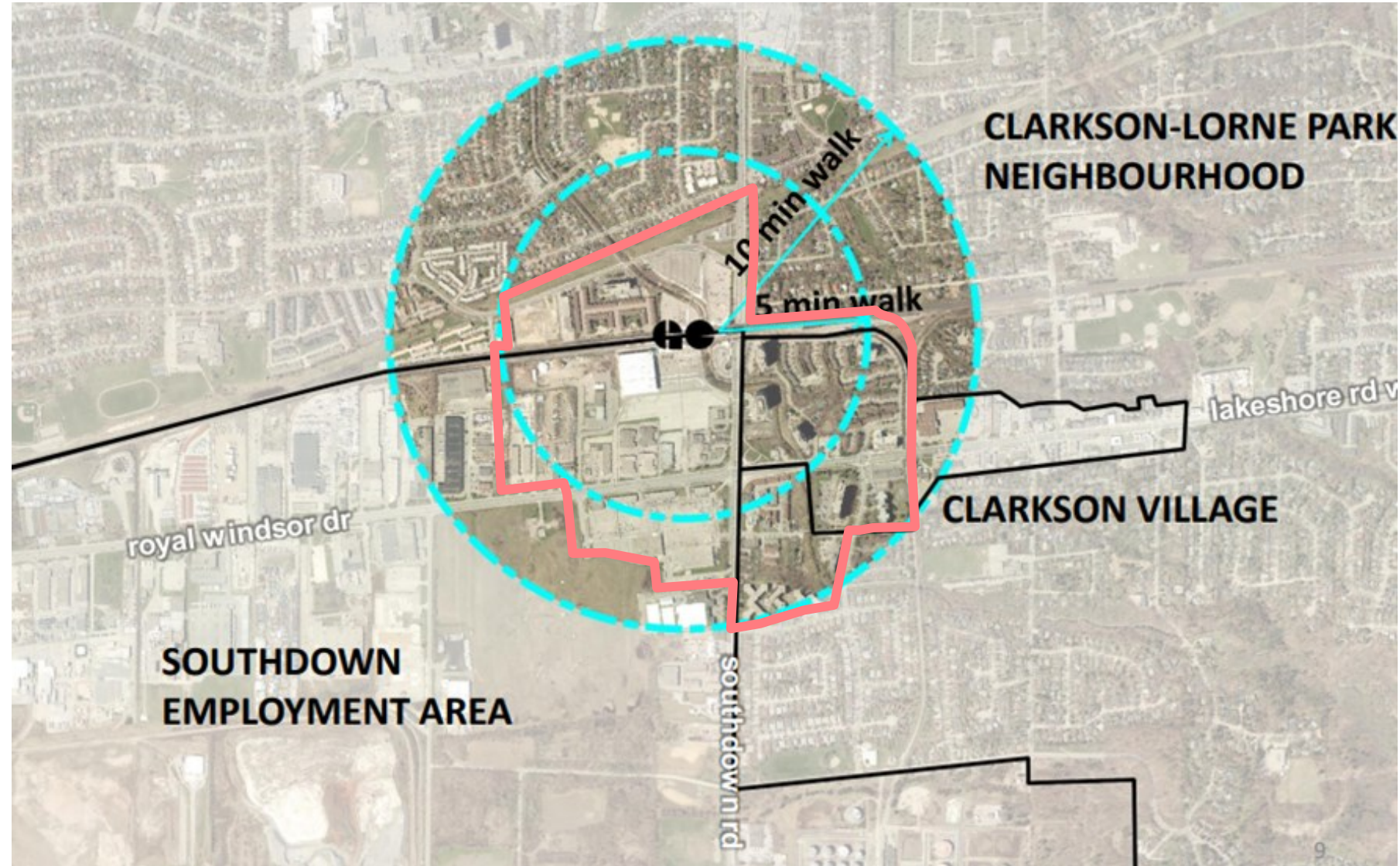
Clarkson GO Major Transit Station Area

Master Plan

Planning and Development Committee

December 9, 2024

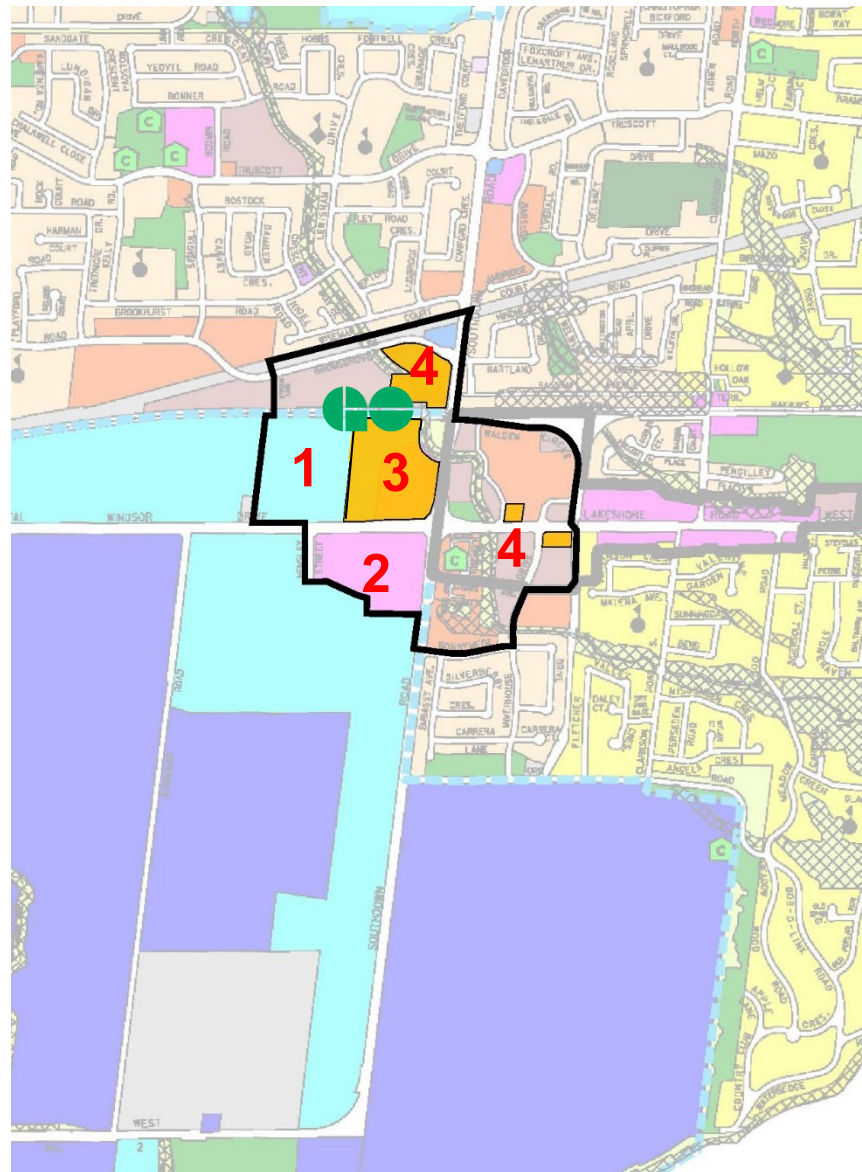
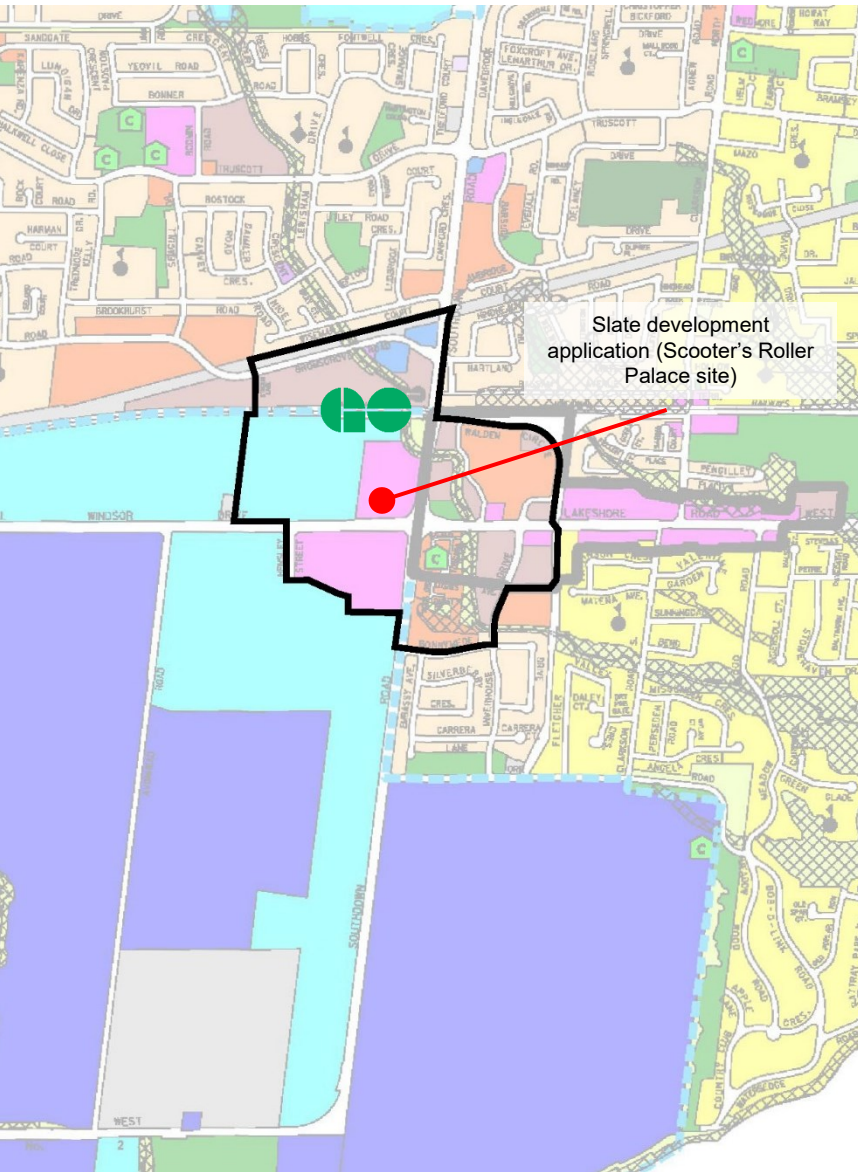
In 2019, the City started the Clarkson GO Major Transit Station Area Study



- Area surrounding 500-800m of the Clarkson GO Station



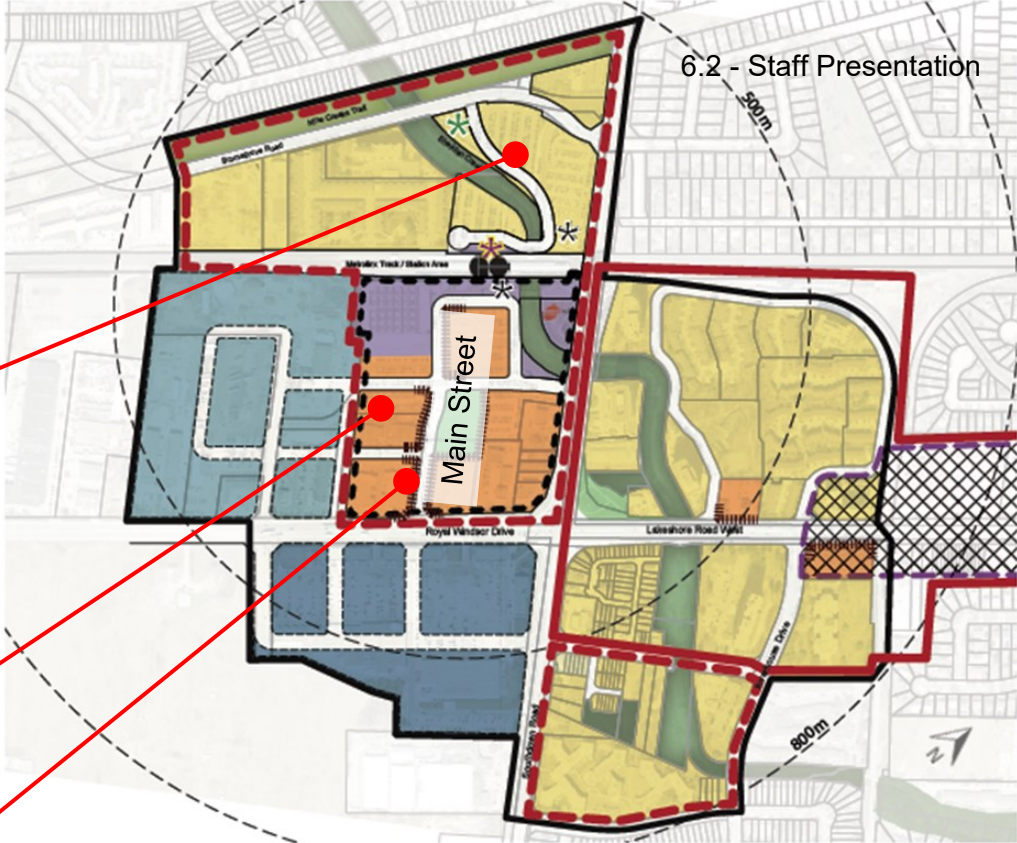
Master Plan | Key Changes



1. Lands west of GO Station parking structure to remain in employment area
2. Clarkson Crossing shopping centre (RioCan) south of Royal Windsor Drive will continue to provide retail and service commercial uses for the community
3. Lands to be removed from Employment Area to allow for new residential uses
4. Increases in building heights for additional housing

Master Plan | Mix of Uses

- Mix of uses and housing types to serve the community, transit users and residents
- Allows for 5,000+ additional homes
- A new ‘Main Street’ to act as a north-south spine with retail and commercial spaces on the ground floor of new buildings



MAP 9 - CONCEPT PLAN

LAND AREA	
MTSA Total Land Area	82 ha.
POPULATION	
Existing (2021 Census)	4,080
New	11,120
Total Population	15,200
EMPLOYMENT	
Existing (2022 Mississauga Employment Database)	1,850
New Commercial	560
New Office	380
Minus Existing	90
Total Jobs	2,400
DENSITY	
Existing	72 Persons + Jobs per Hectare
Future*	215 Persons + Jobs per Hectare
* Future density assumes full build out of sites identified in the Demonstration Plan (Map 14).	

LEGEND

Clarkson MTSA Boundary	Existing Clarkson Village Community Node
Residential Area	Proposed Clarkson Village Community Node Boundary Expansion
Mixed Use Area	Clarkson Village Main Street Commercial Area
Employment Area - Business	Non-residential Uses At-grade
Employment Area - Commercial	Future Park
Transit Facility (GO/MiWay)	Potential Pick-Up / Drop-Off Location
Natural System	Potential Station Plaza
Utility Corridor/ Nine Creeks Trail	Lands to be Removed from Employment Area
Existing Park	GO Transit
New Park	Mississauga Transit

Master Plan | Building Heights



- Greatest heights focused around the Clarkson GO Station
- A range of building heights are proposed based on surrounding context
- Full built out will exceed Province's minimum density targets for the Clarkson GO MTSA
- Informed by air quality study that considered sensitive uses with heights up to 25 storeys

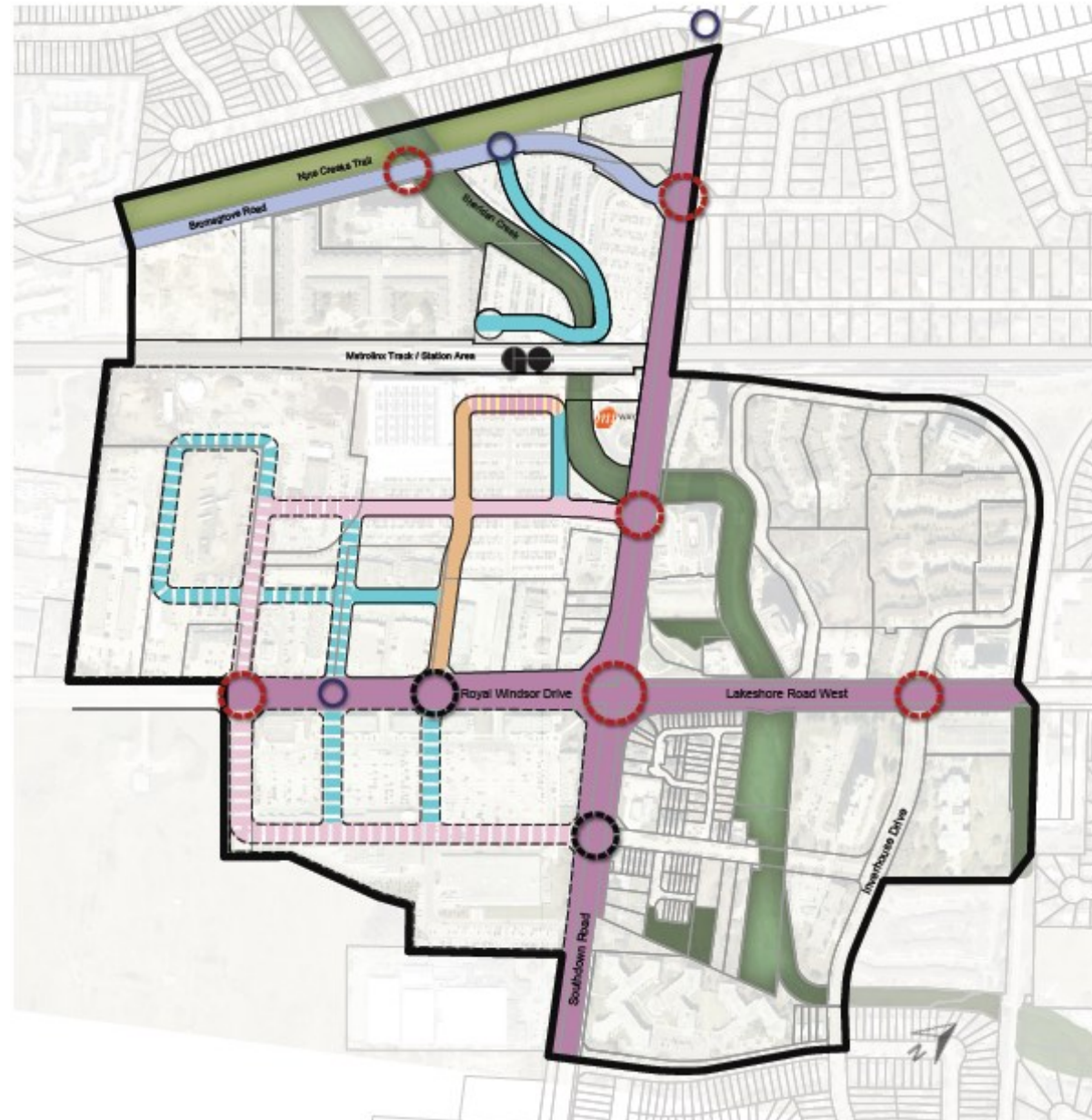
LEGEND

- Clarkson MTSA Boundary
- Employment Area - Min. 2 storeys or 11m
- GO Transit
- Mississauga Transit

* Numbers on map show minimum and maximum heights in storeys per block/area



Master Plan | Improved Mobility



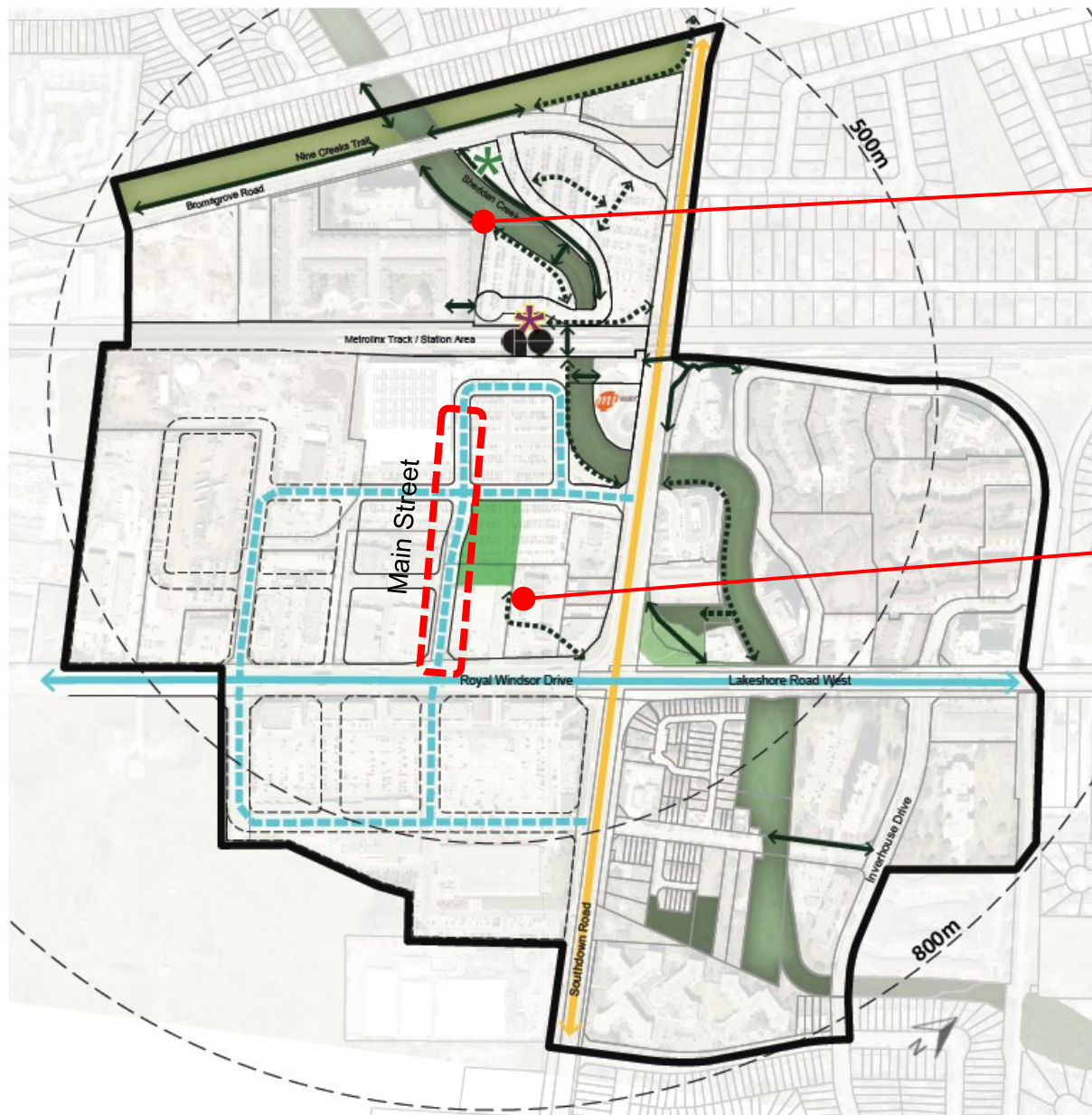
- Completes the public street network
- Improves public access to the GO Station
- Transportation network to accommodate all road users including pedestrians, cyclists, transit riders, cars and trucks
- Intersection improvements (potential signalized intersection at Main Street and Royal Windsor Dr.)

LEGEND

	Clarkson MTSA Boundary		Street for Future Consideration *
	Arterial Street		Existing Signalized Intersection
	Proposed Collector Street		New Signalized Intersection
	Existing Collector Street		Enhanced Intersection
	Proposed Main Street		GO Transit
	Proposed Local Street		Mississauga Transit
	Proposed Station Street		

* Streets for future consideration are identified should lands in Employment Areas redevelop to other uses

Master Plan | Parks and Connections



- New centrally-located community park
- Additional pedestrian and trail connections
- Additional cycling infrastructure
- Improved edges along Sheridan Creek

LEGEND

	Clarkson MTSA Boundary		Existing Pedestrian Connection
	Existing Park		Future Pedestrian Connection
	New Central Community Park		Planned Separated Bike Lane
	Future Park		Recommended Separated Bike Lane
	Potential Station Plaza		Multi-Use Trail
	Natural System		GO Transit
	Utility Corridor/Nine Creeks Trail		Mississauga Transit

Clarkson GO Major Transit Station Area Master Plan