

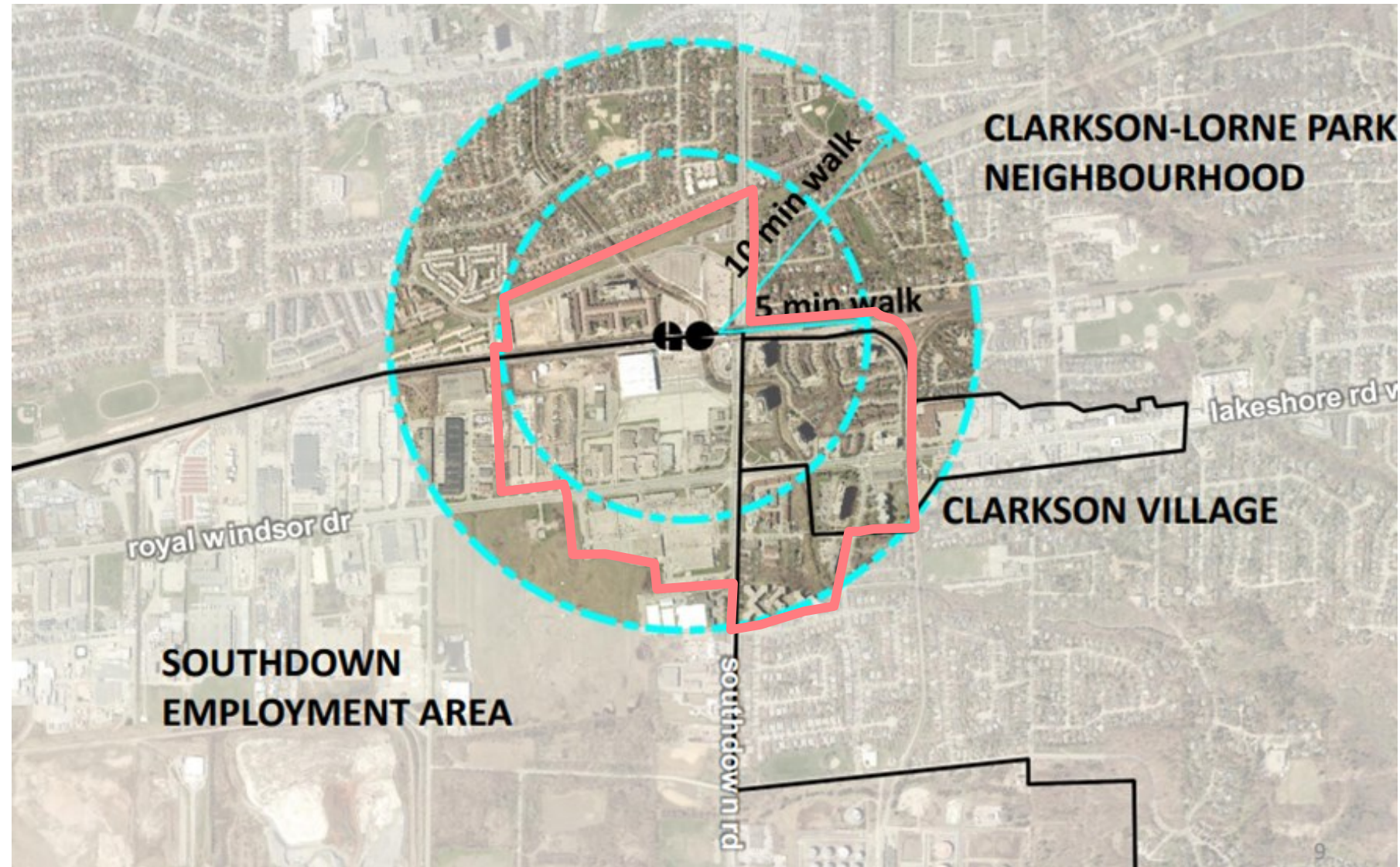
# Clarkson GO

## Major Transit Station Area

Planning and Development Committee  
April 28, 2025



In 2018, the City started the Clarkson GO Major Transit Station Area Study



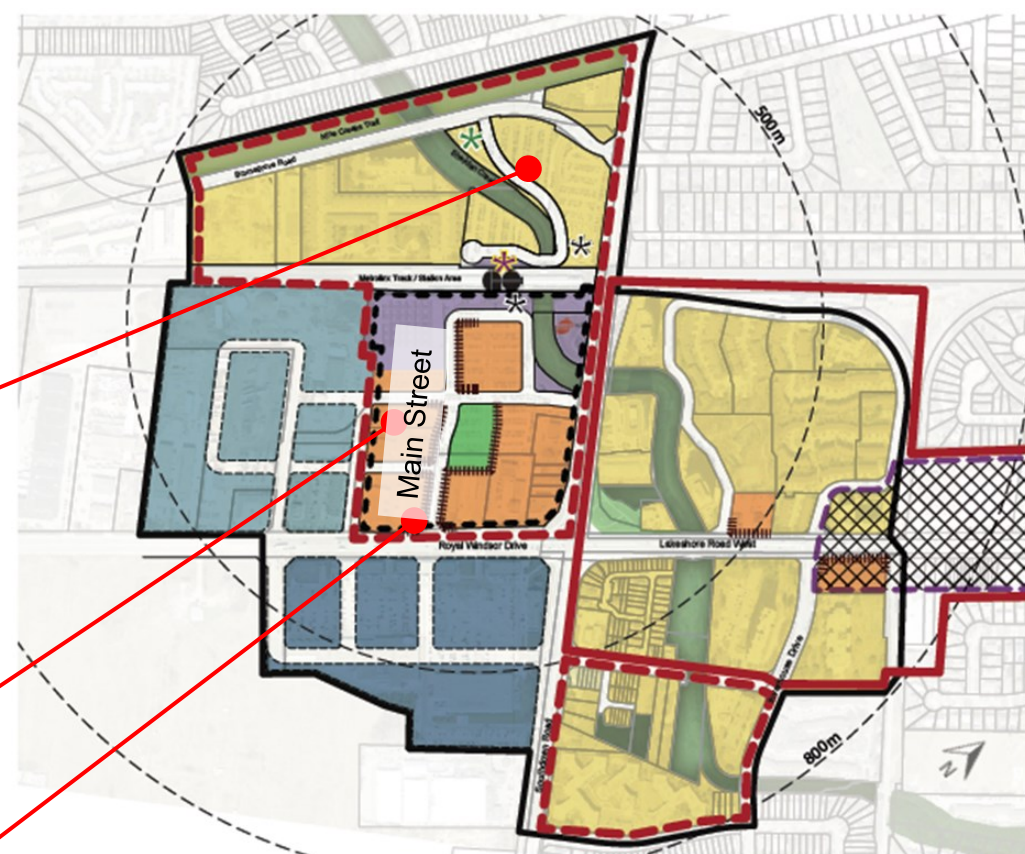
- Area surrounding 500-800m of the Clarkson GO Station





# Master Plan | Complete Community

- 10+ hectares recommended for conversion
- Allows for 5,000+ additional homes
- New road network and 'Main Street' with retail and commercial spaces on the ground floor of new buildings
- New and improved parks to serve a growing community



MAP 9 - CONCEPT PLAN

<b>LAND AREA</b>	
MTSA Total Land Area	82 ha.
<b>POPULATION</b>	
Existing (2021 Census)	4,080
New	11,120
Total Population	15,200
<b>EMPLOYMENT</b>	
Existing (2022 Mississauga Employment Database)	1,850
New Commercial	560
New Office	380
Minus Existing	90
Total Jobs	2,400
<b>DENSITY</b>	
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



# Clarkson GO MTSA Master Plan

## Key Issues

1. Additional requests for conversion
2. Re-locating the Clarkson Works Yard
3. Economic Health of Southdown Employment Area
4. Increase height permissions for 913, 923 & 927 Southdown Rd
5. Industry concerns with technical models used in an air quality study



## Clarkson GO MTSA – Staff Recommendations

- Approval of conversion requests and re-locating Clarkson Works Yard are not recommended
  - Staff recommend that the City initiate a local area review if significant changes occur in the makeup of businesses
- Monitor the economic health of the Southdown Employment Area
- 913, 923 and 927 Southdown Road policies should allow for a mid rise building
- New air quality studies should use the most advanced model approved by the Province

# Next Steps





# Clarkson GO Major Transit Station Area