



2175 ROYAL WINDSOR DRIVE

CLARKSON GO MTA
SEPTEMBER 22 PDC

P R E S E N T A T I O N B Y :



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

INTRODUCTION & AGENDA

Innovative Planning Solutions is acting on behalf of 1252705 Ontario Inc. for the property known as 2175 Royal Windsor Drive.

Agenda

- Context of the Subject Lands & Proposed Development
- Context of the Planning Framework
- Address the History of Clarkson GO Master Plan & MTSA
- Goal: Seek Council Motion to Modify Proposed Modifications to
MOP 2051
- Call to Action

SUBJECT LANDS

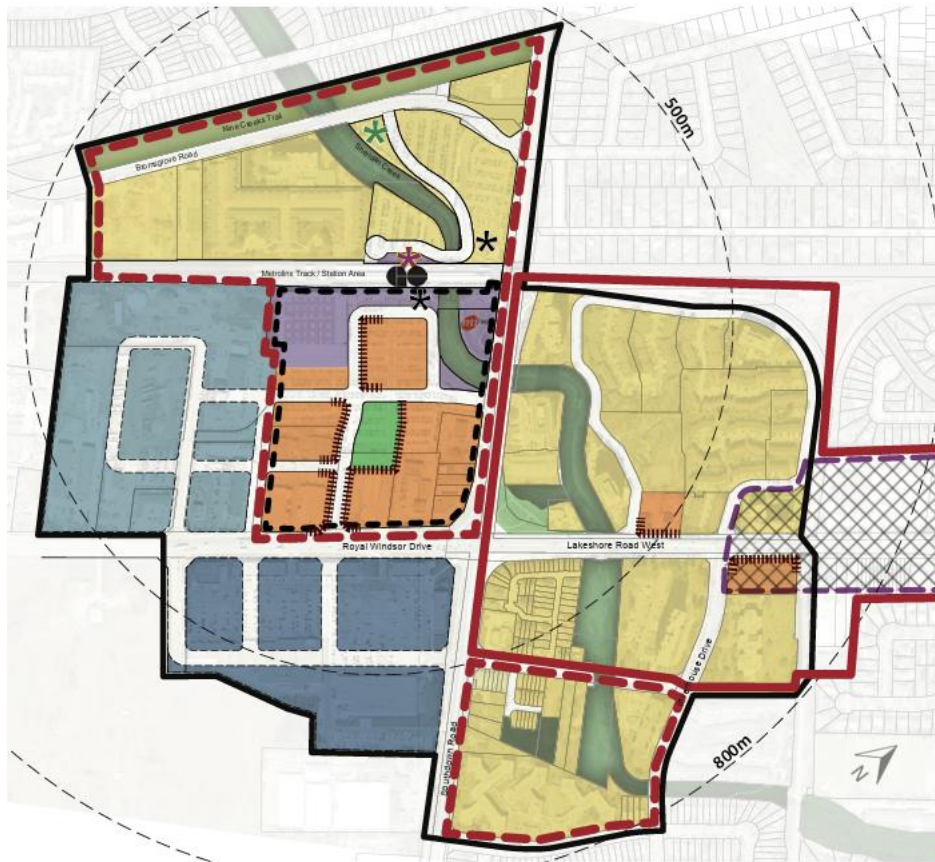


- Site Area: 3695.8 m²
- Frontage: 61 m
- Current Uses: Automotive Service use & Car Rental Establishment (Midas)
- Site Access: Royal Windsor Drive & City-owned unnamed road

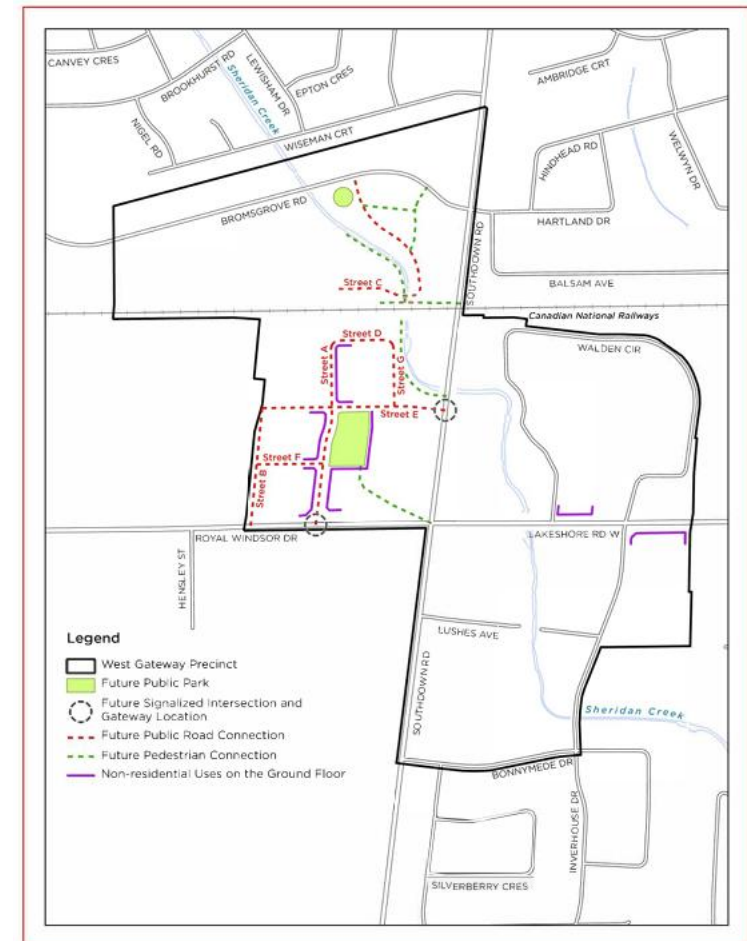
Surrounding Lands:

- North – Clarkson Yard & Transport Storage Facilities
- East – Commercial Plazas and Residential
- South – Utilities, Industrial and Employment Uses
- West – Commercial, Industrial, and Offices buildings

CLARKSON GO MTA MASTER PLAN



Council Endorsed Master Plan



Map 14-2.2.2: The West Gateway Precinct will include future signalized intersections and gateways, public parks, roads, pedestrian connections and non-residential uses on the ground floor.

Proposed Map 14-2.2.2: West Gateway Precinct

MOP 2051



User: pmehraie

5/6/2025

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- LEGEND**
- LAND USE DESIGNATIONS**
- Airport
 - Business Employment
 - Convenience Commercial
 - Downtown Core Mixed Use
 - Downtown Mixed Use
 - Greenlands
 - Industrial
 - Institutional
 - Residential Low-Rise I
 - Residential Low-Rise II
 - Residential Mid-Rise
 - Residential High-Rise
 - Mixed Employment
 - Mixed Use
 - Mixed Use Limited
 - Motor Vehicle Commercial
 - Office
 - Public Open Space
 - Parkway Belt West
 - Private Open Space
 - Utility

- STRATEGIC GROWTH AREAS**
- Downtown Core
 - Employment Area
 - Growth Centre
 - Growth Node
 - Special Purpose Area

- BASE MAP INFORMATION**
- Natural Hazards

- Area of Amendment**
- FROM:**
- Motor Vehicle Commercial
 - Convenience Commercial
 - Business Employment
 - Mixed Employment
 - Residential Low-Rise II
- TO:**
- Residential High-Rise
 - Mixed Use
 - Residential Mid-Rise



Part of Schedule 7
Land Use Designations
of Mississauga Official Plan 2051



EXISTING LAND USE DESIGNATION

PROPOSED LAND USE DESIGNATION

MOP 2051



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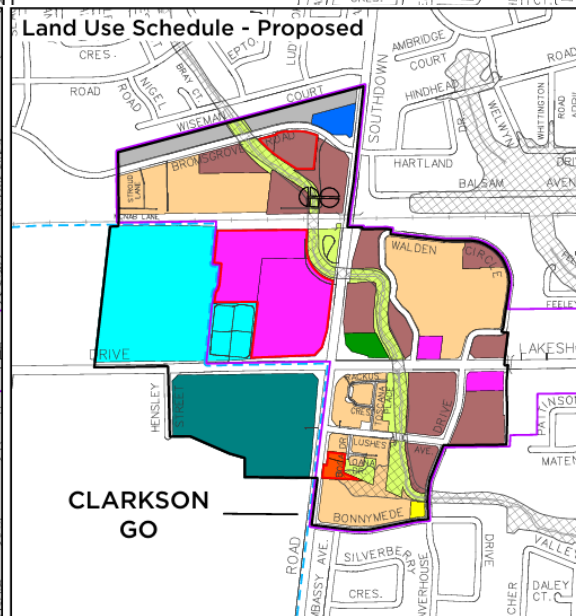
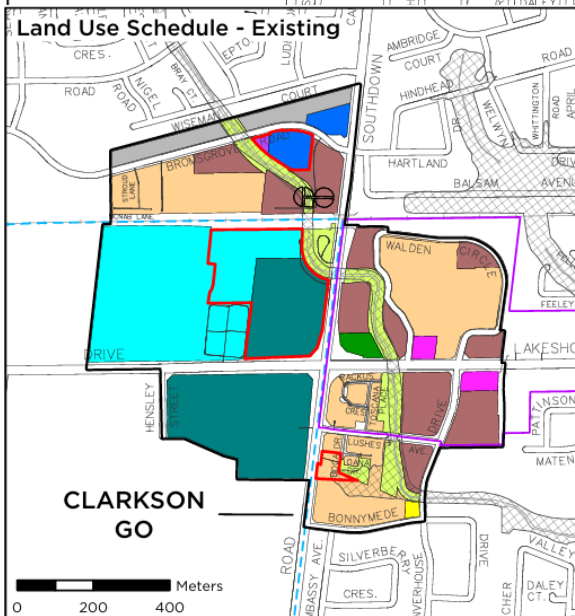
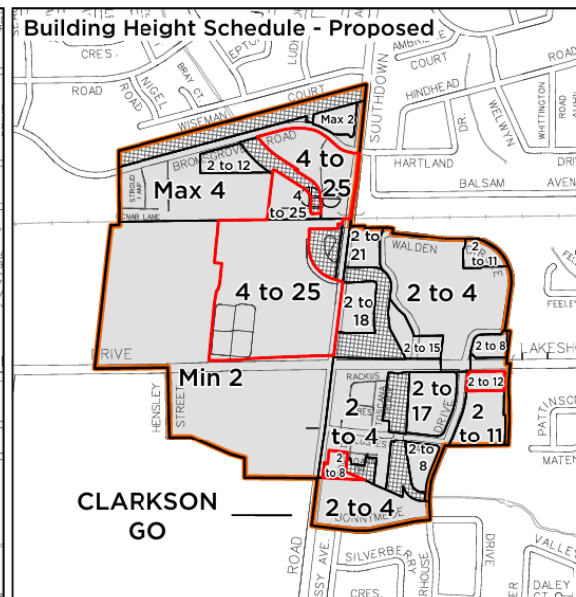
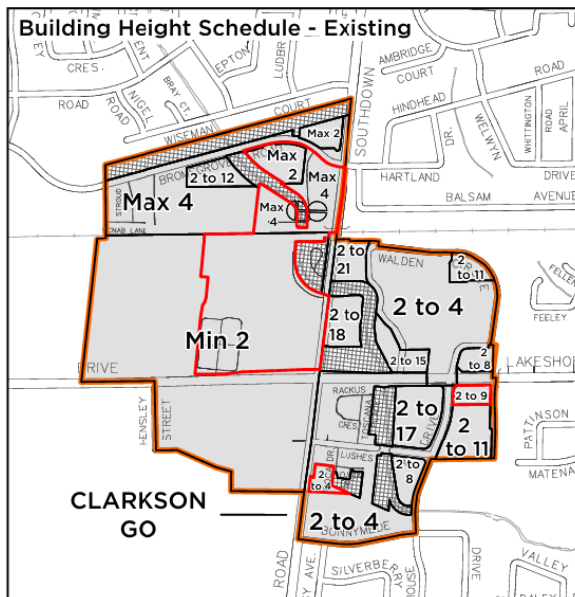
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MOP 2051



- Changes to Permitted Height
 - Transition of heights to surrounding uses
 - Disregards the vision of MTSAs as areas of intensification.

- Changes to Land Use
 - Maintains the previous land use
 - Does not align with the vision of the MTSA



REQUEST OF COUNCIL

With respect to Items 1 to 3 on page 2 of the IPS letter, dated September 19, 2025, we request either one of the following be endorsed:

1. A modification to Schedule 1 – Strategic Growth Areas to include the Subject Lands and the entirety of the Clarkson GO MTSA as part of the Clarkson Village Community Node and/or conversion of the Clarkson Village Community Node to a Major Node under the City of Mississauga's City Structure; to re-designate the Subject Lands as Mixed Use Limited in Schedule 7, 7L and 8r; and, to permit a maximum building height of 25-storeys on the Subject Lands; or,
2. Maintain the Clarkson Village Community Node boundary east of Southdown Road, but establish a new, independent Growth Node designation for the Clarkson GO MTSA west of Southdown Road, recognizing the distinct urban structure and land use context of this area; and, re-designate the Subject Lands from Business Employment to Mixed Use Limited in Schedules 7, 7L, and 8r, to enable a compatible mix of residential, commercial, and community uses in proximity to higher-order transit; or,
3. Council modify Recommendations #2 and #3 in the September 3, 2025, Staff Report to defer adoption of Staff's policy and schedule changes to MOP 2051

QUESTIONS AND FEEDBACK

IPS
CONSULTING



THANK YOU

Questions and Comments
Welcome

Email: info@ipsconsultinginc.com