

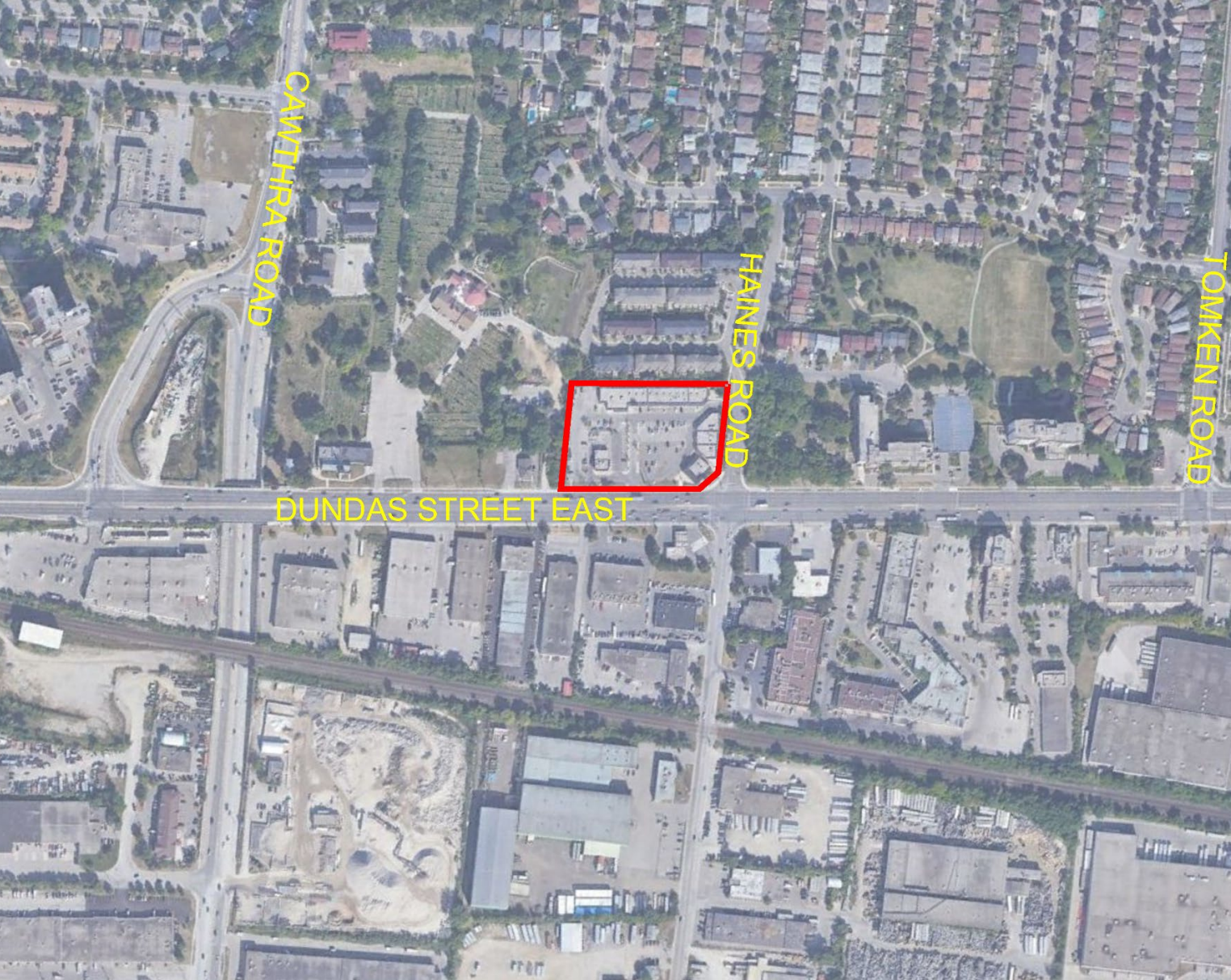


805 Dundas Street East **VIRTUAL COMMUNITY MEETING**

APPLICATION TO AMEND
THE MISSISSAUGA OFFICIAL PLAN
AND CITY OF MISSISSAUGA ZONING BY-LAW

KJC Properties Inc.

- Official Plan Amendment & Zoning By-law Amendment
- April 19, 2023



 SUBJECT LANDS

Aerial Context



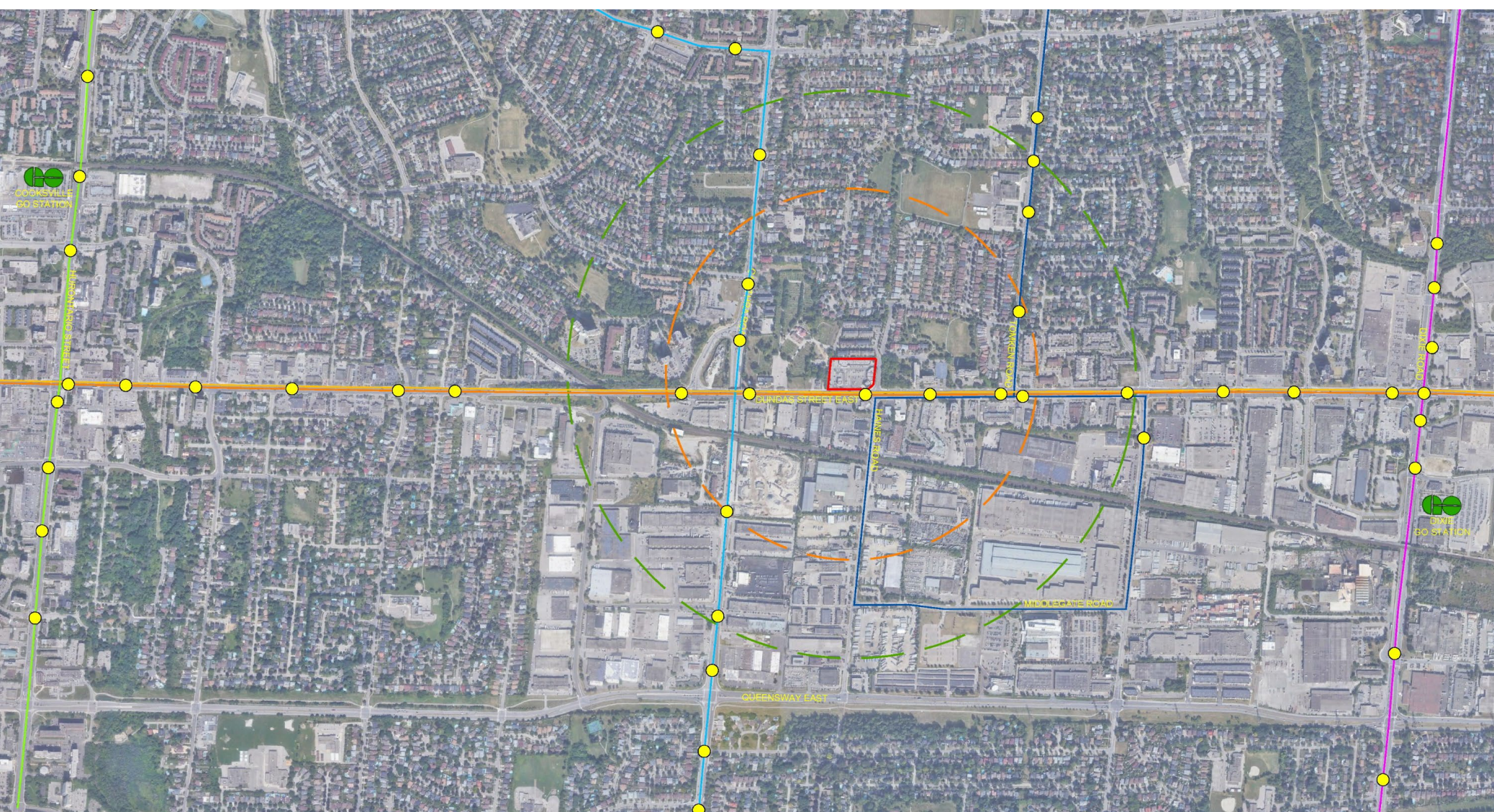
Surrounding Context



Surrounding Context



Surrounding Context



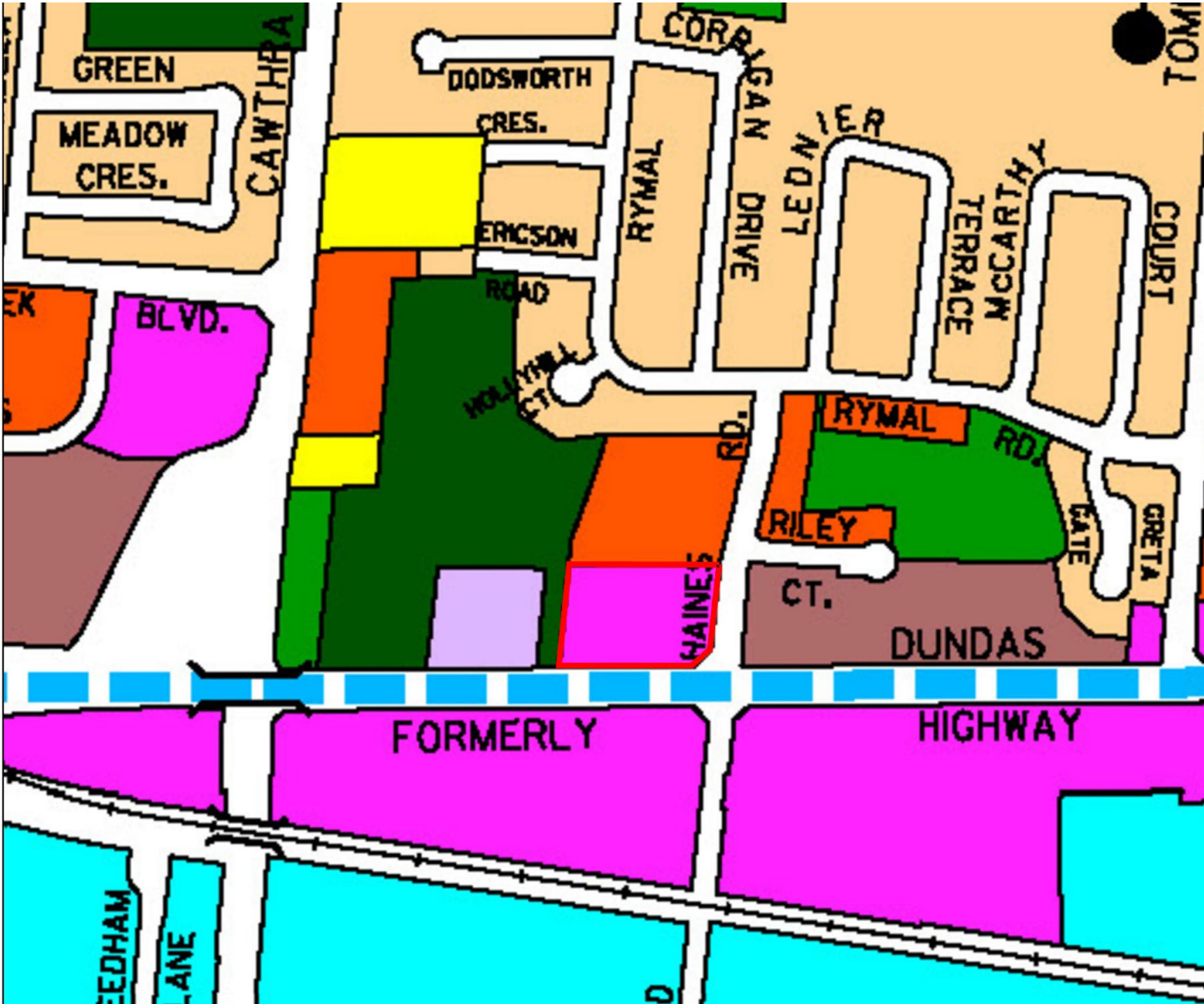
LEGEND

- Subject Lands
- 500m Buffer
- 800m Buffer
- Route 1/1C (Dundas/Dundas-Collegeway)
- Route 2 (Hurontario)
- Route 5 (Dixie)
- Route 8 (Cawthra)
- Route 51 (Tomken)
- Bus Stops
- GO Station
- Express Route 101/101A (Dundas)



 SUBJECT LANDS

Cawthra Major Transit Station Area

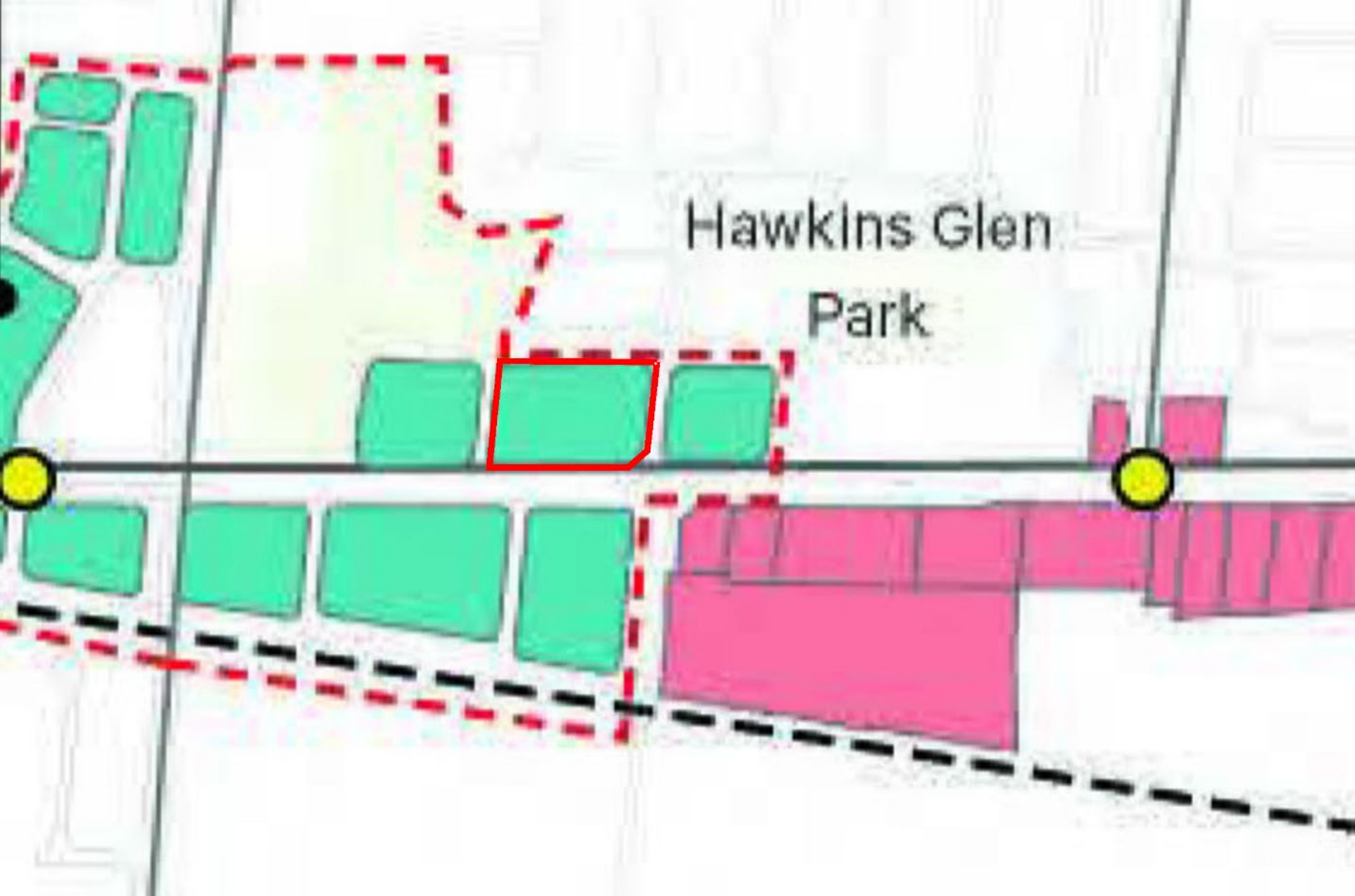


SUBJECT LANDS

LAND USE DESIGNATIONS

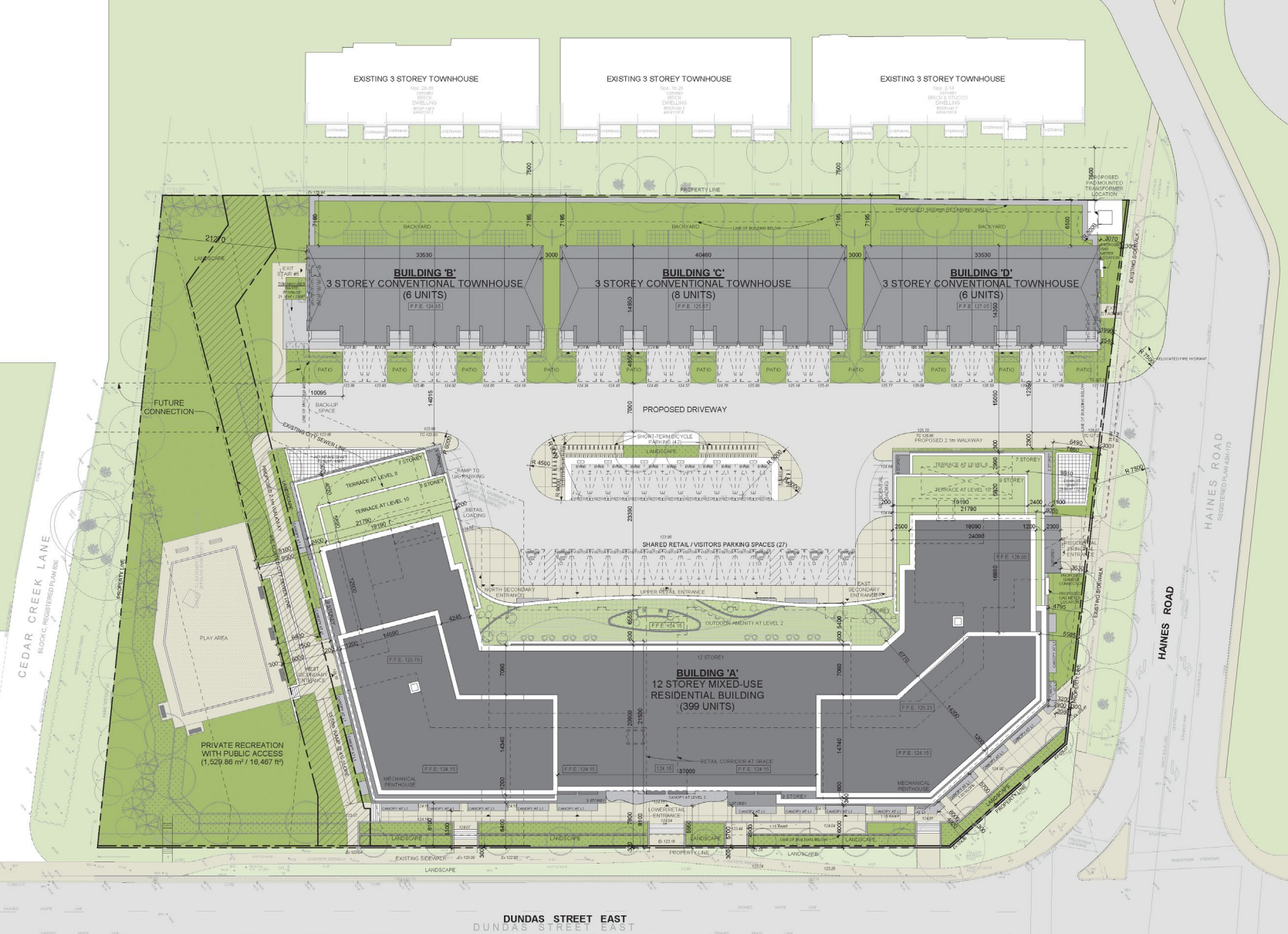
 Residential Low Density I	 Business Employment
 Residential Low Density II	 Industrial
 Residential Medium Density	 Airport
 Residential High Density	 Institutional
 Mixed Use	 Public Open Space
 Downtown Mixed Use	 Private Open Space
 Downtown Core Mixed Use	 Greenlands
 Convenience Commercial	 Parkway Belt West
 Motor Vehicle Commercial	 Utility
 Office	

Mississauga Official Plan, Schedule 10 – Land Use



 **SUBJECT LANDS**

-  Minimum 3 Storeys, Maximum 25 Storeys
-  Minimum 3 Storeys, Maximum 20 Storeys
-  Minimum 3 Storeys, Maximum 12 Storeys
-  Minimum 3 Storeys, Maximum 9 Storeys
-  Minimum 3 Storeys, Maximum 8 Storeys
-  Minimum 3 Storeys, Maximum 6 Storeys
-  Natural Hazard Lands
-  Proposed BRT Stop Location



Conceptual Site Plan



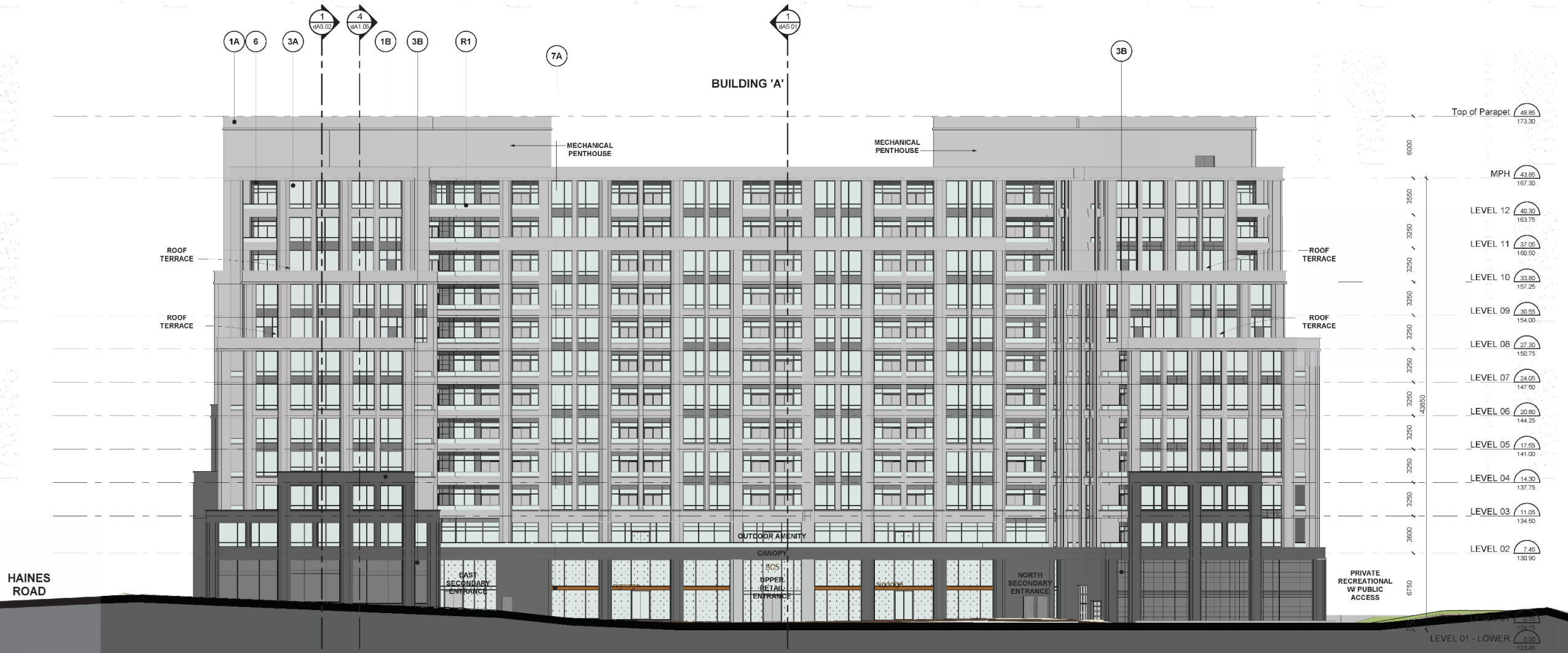
STATISTICS TABLE

SITE AREA	1.27 hectares (3.14 acres)
GROSS FLOOR AREA (GFA)	36,647.01 sq m (394,465 sq ft)
<i>Residential GFA</i>	32,905.77 sq m (354,195 sq ft)
<i>Non-Residential GFA</i>	1,969.31sq m (21,197 sq ft)
EXISTING COMMERCIAL GFA	2,513 sq m (27,054 sq ft)
DENSITY	2.88 FSI
HEIGHT	3 – 12 storeys
<i>Building ‘A’</i>	12 storeys
<i>Building ‘B’</i>	3 storeys
<i>Building ‘C’</i>	3 storeys
<i>Building ‘D’</i>	3 storeys
# OF UNITS	419
# OF PARKING SPACES	514 Shared Spaces
# OF BICYCLE SPACES	461 Shared Spaces

Proposed Development



Conceptual Rendering



Conceptual Elevation – Building 'A' (Rear)



Conceptual Side Elevation



Conceptual Townhouse Front Elevation





THANK YOU