

Welcome To Our 3403 to 3445 Fieldgate Drive (Fieldgate Plaza) Community Meeting



Chris
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City Councillor • Ward 3



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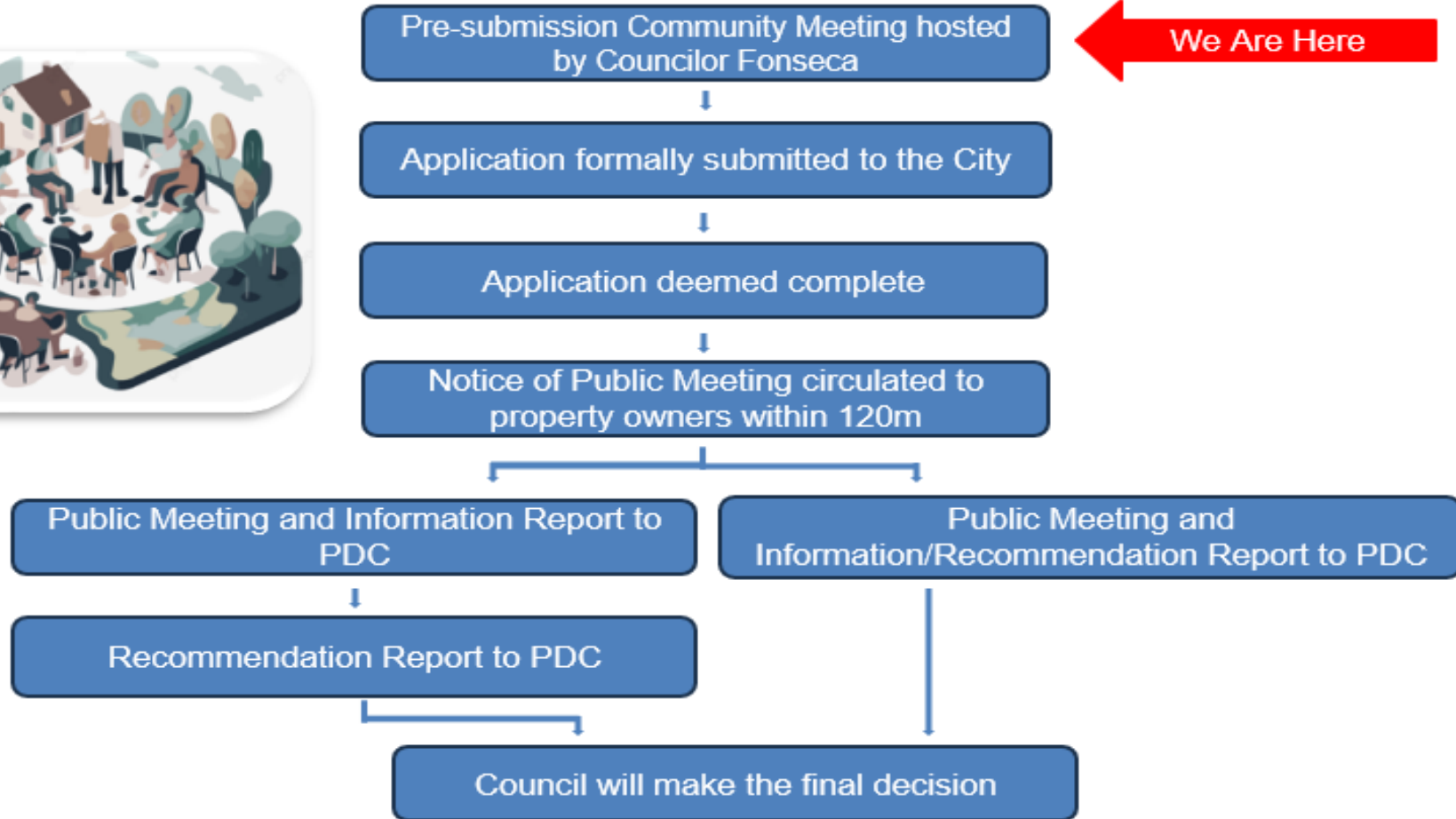
MISSISSAUGA

Region of Peel
Working for you

AGENDA

1. City of Mississauga Presentation
2. Applicant Presentation
3. Q/A
4. Conclusion of Presentation

Public Process



Community Meeting Presentation

3403-3445 Fieldgate Drive (Fieldgate Plaza)

November 26th, 2024





Agenda

1. Existing Site Context
2. Planning Policy Context
3. Overall Planning Process
4. Proposal
5. Comments/Questions



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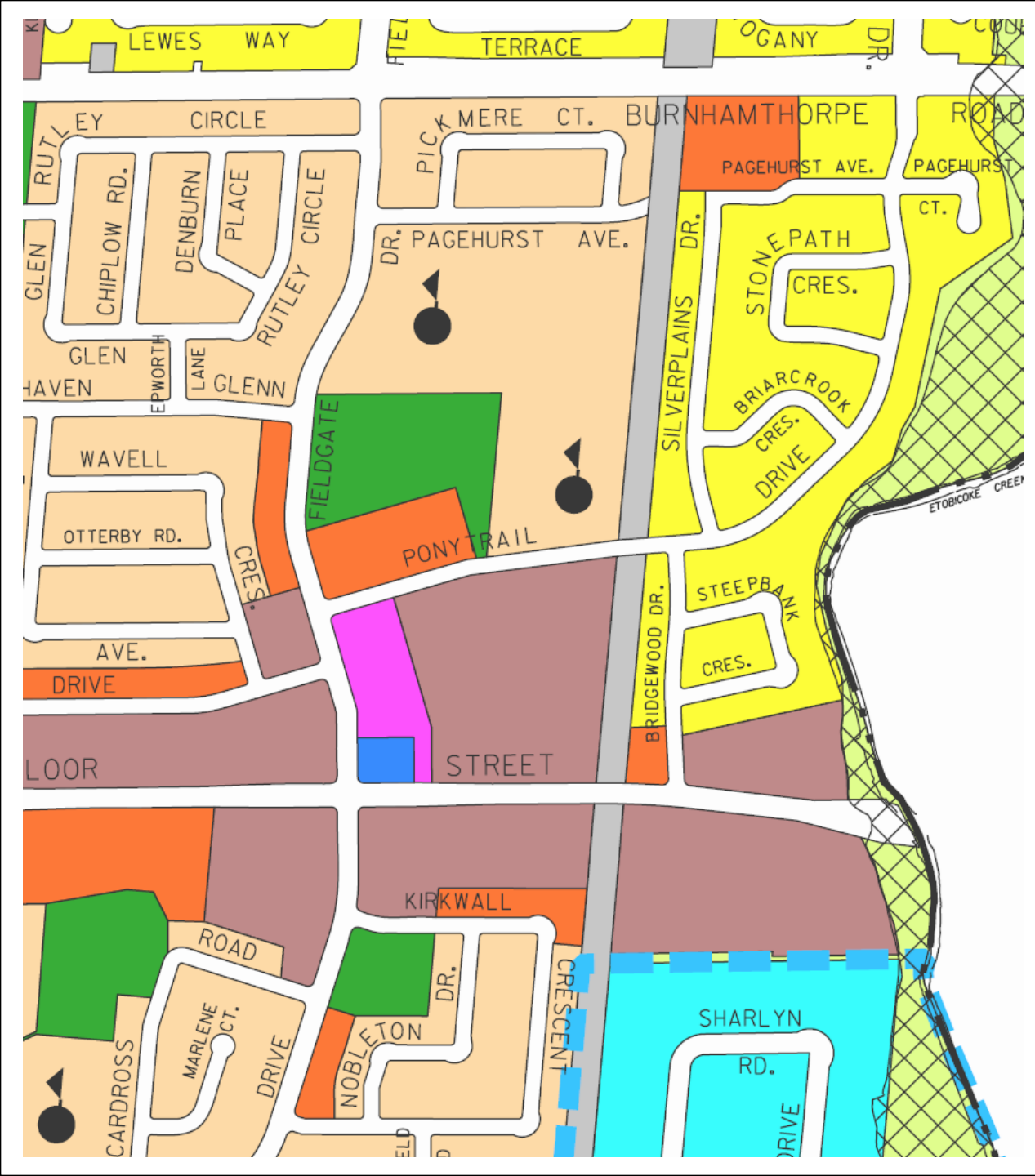
Existing and
Proposed Context

Site Context



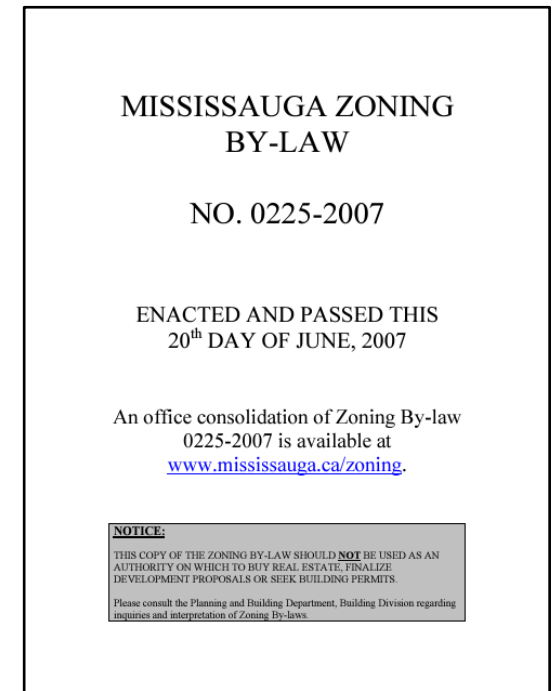
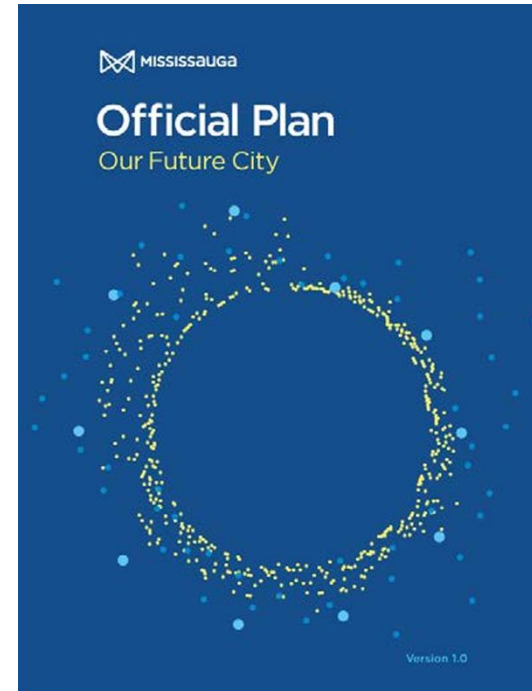
Property Address	3403-3445 Fieldgate Drive, Mississauga, ON
Area (m²)	15,842 m ²
Existing Conditions on Site	A Commercial Plaza with separate commercial building and surface parking.
Land Use Designation	Mixed Use
Zoning (IZBL)	C2

#-Storeys Approved
 #-Storeys Existing
 #-Storeys Proposed



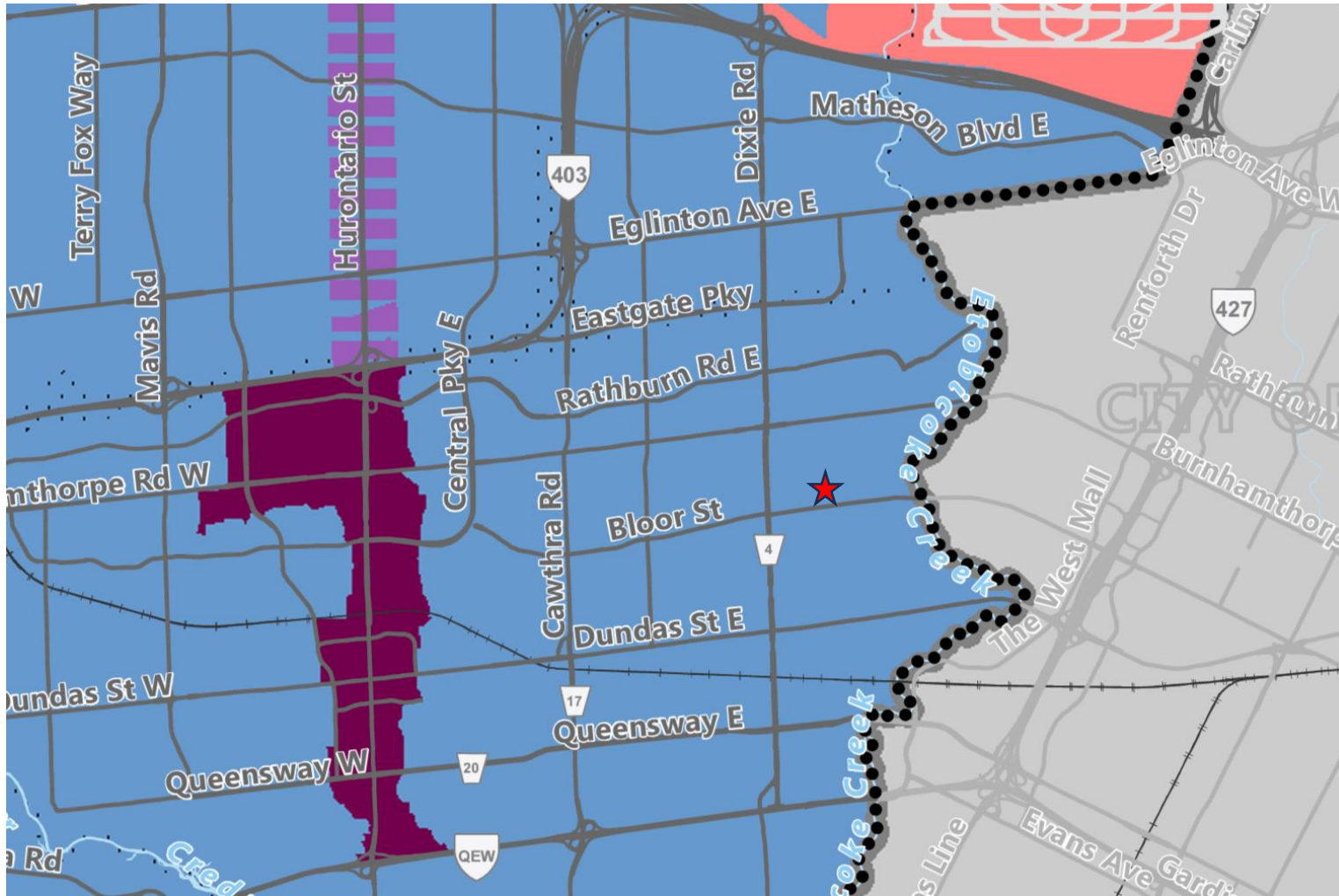
2 Planning Policy Context

Relevant Land Use Policy Documents



Policy Context

Region of Peel Official Plan (2022)



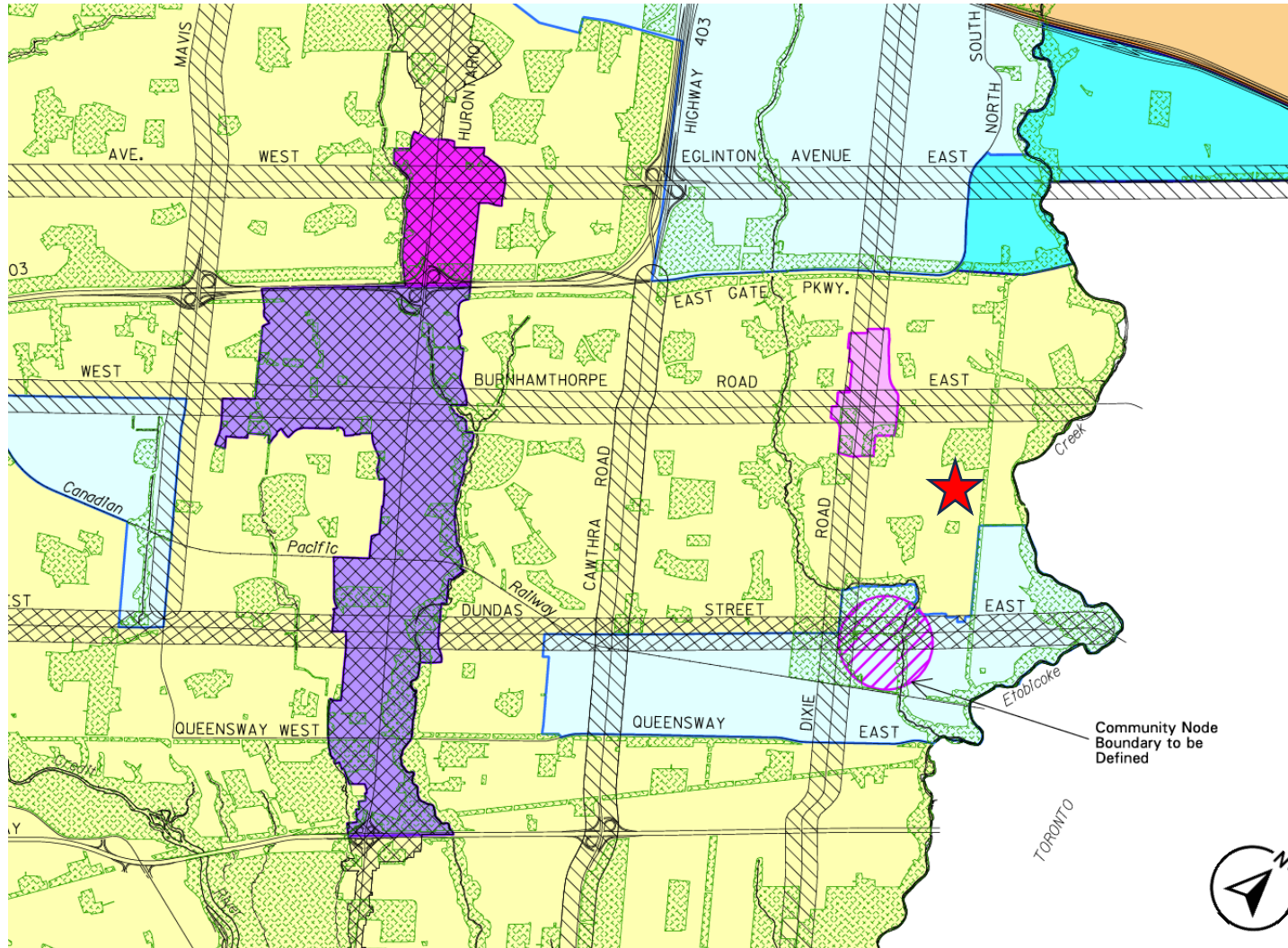
Schedule E-1 Regional Structure



★ Subject Site

Policy Context

City of Mississauga Official Plan August 7th, 2024 Consolidation



Schedule 1 Urban System

Green System

Green System

City Structure

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

Corridors

- Corridor
- Intensification Corridor
- Subject Site

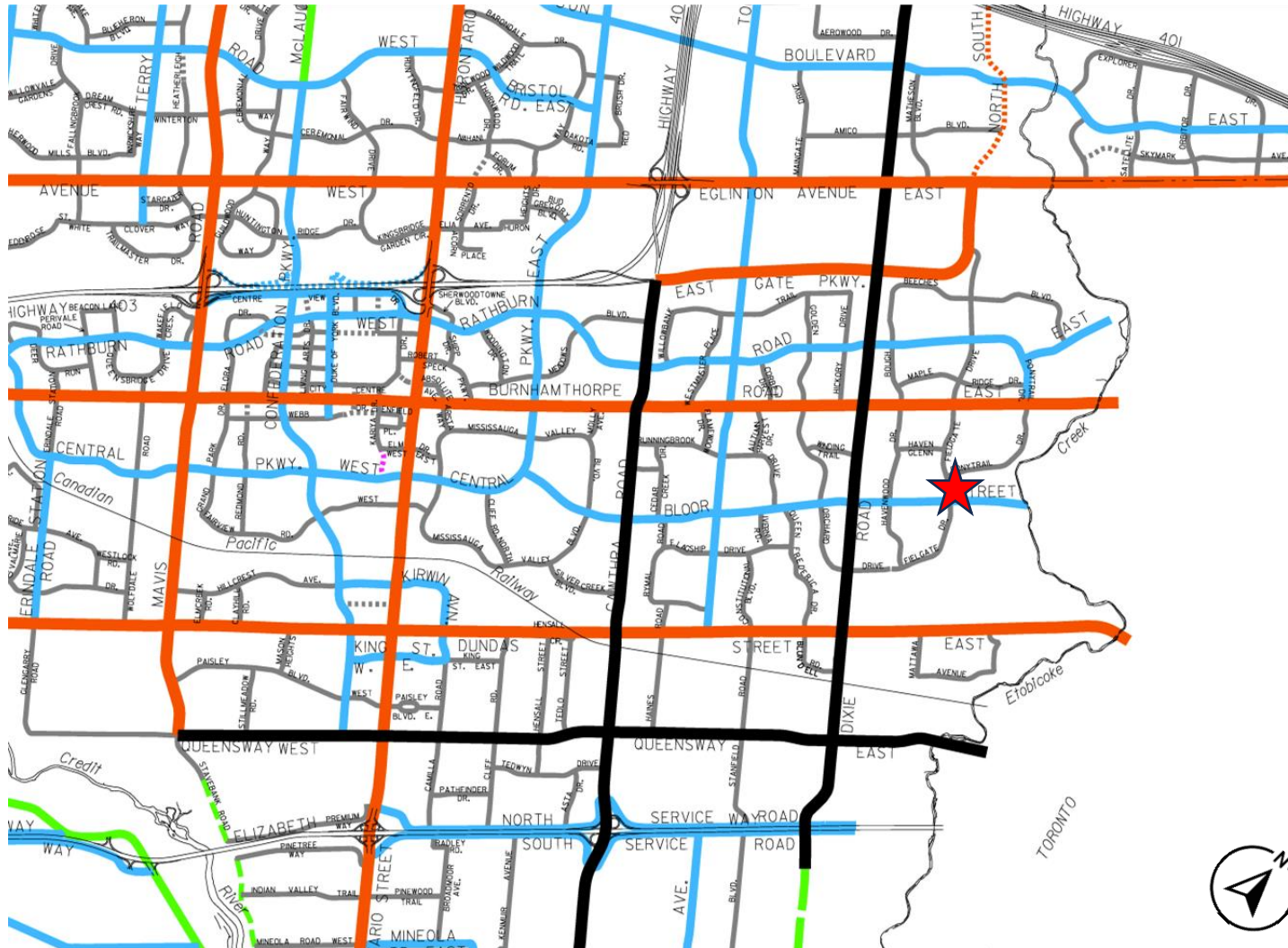
Policy 5.3.5.2 states:

"Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas."
















Policy Context

City of Mississauga Official Plan August 7th, 2024 Consolidation

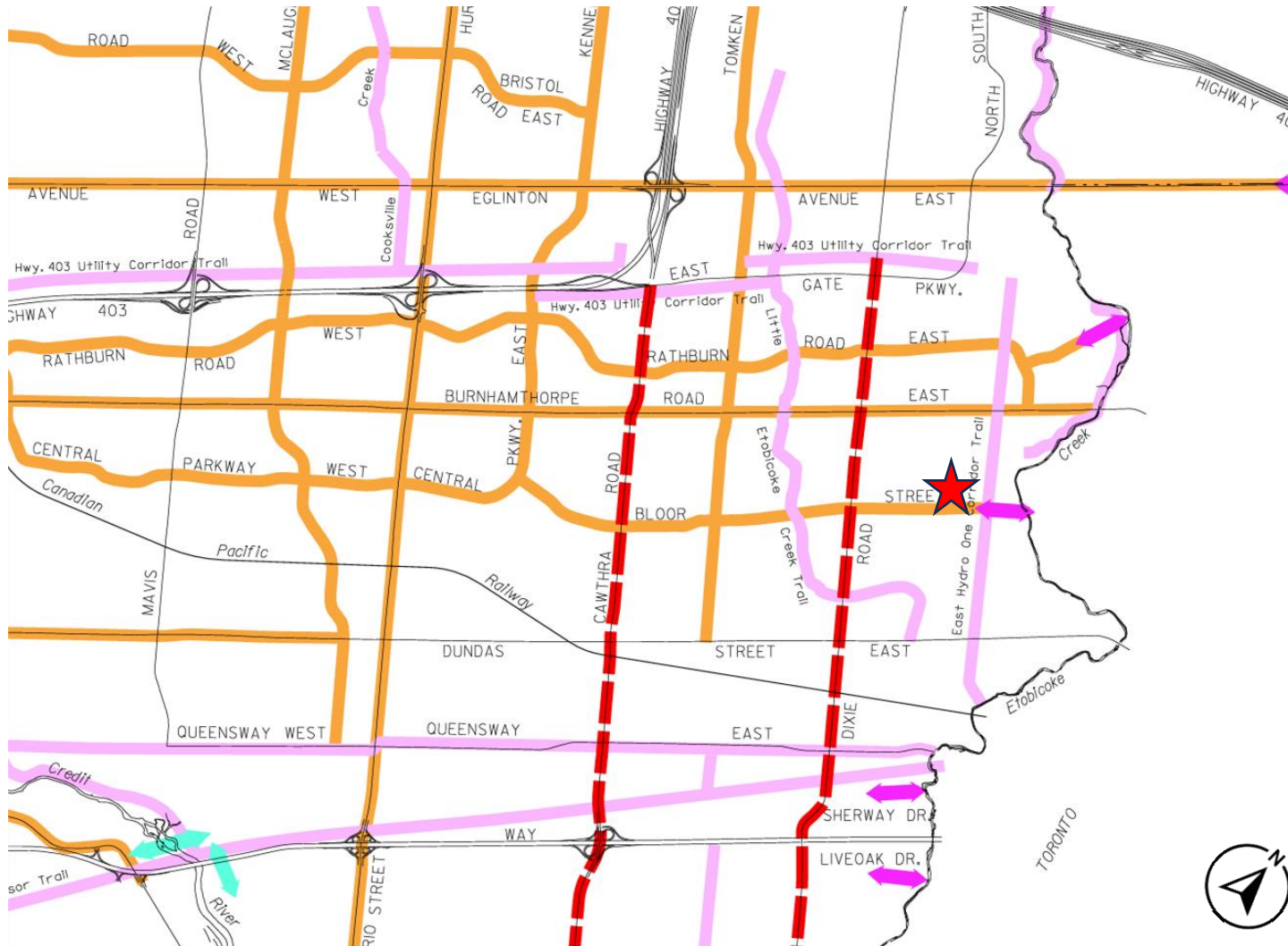


Schedule 5 Long Term Road Network

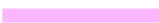





-  Provincial Highway and Interchange
-  Regional Arterial
-  Arterial
-  Future Arterial (conceptual)
-  Major Collector
-  Future Major Collector (conceptual)
-  Major Collector (Scenic Route)
-  Regional Major Collector (Scenic Route)
-  Minor Collector
-  Future Minor Collector
-  Minor Collector (Scenic Route)
-  Future Road Link to be added.
-  Subject Site

Policy Context

City of Mississauga Official Plan August 7th, 2024 Consolidation

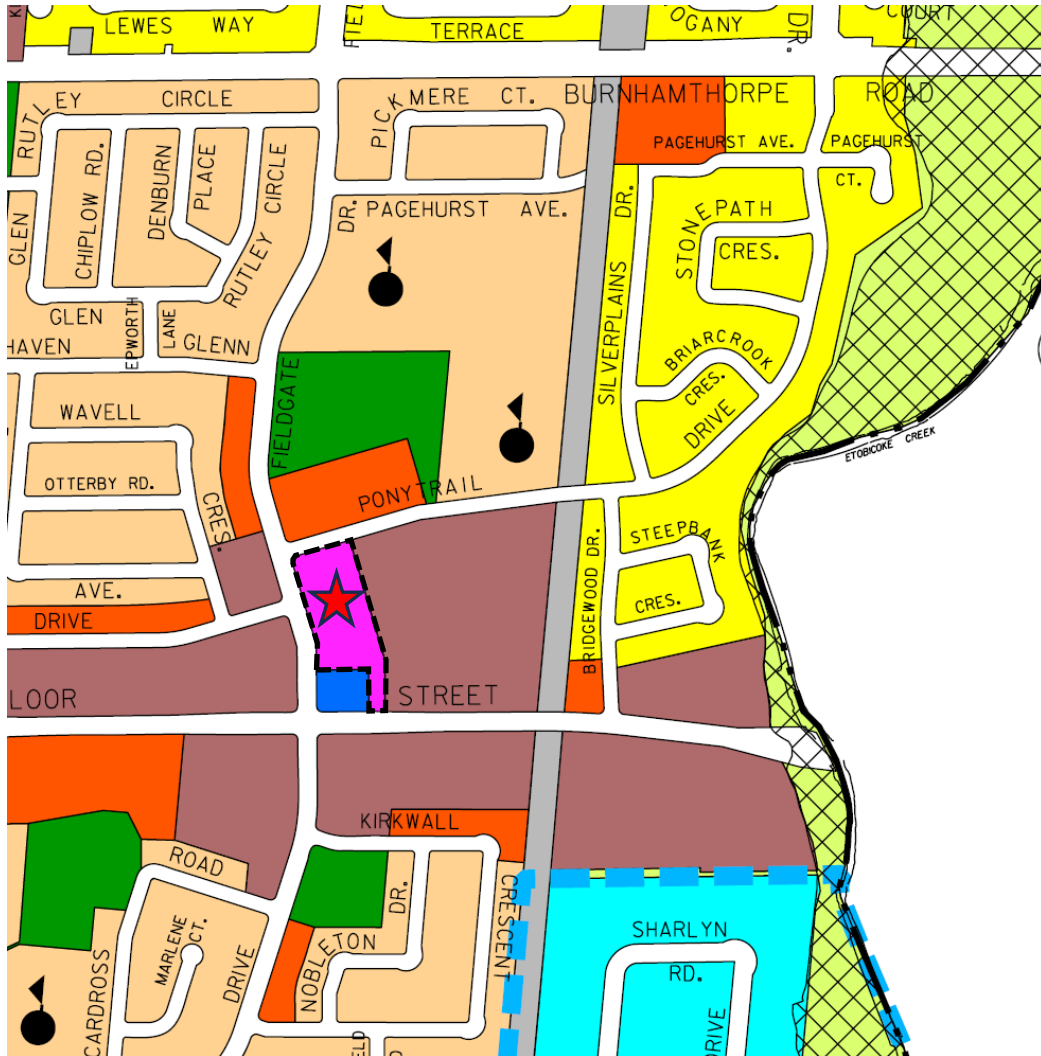


Schedule 7 Long Term Cycling Routes





















-  Primary Off-Road Routes
-  Primary On-Road / Boulevard Routes
-  Primary On-Road / Boulevard Routes (Regional)
-  Crossings
-  Connections to Adjacent Municipalities
-  Subject Site

Policy Context

City of Mississauga Official Plan August 7th, 2024 Consolidation

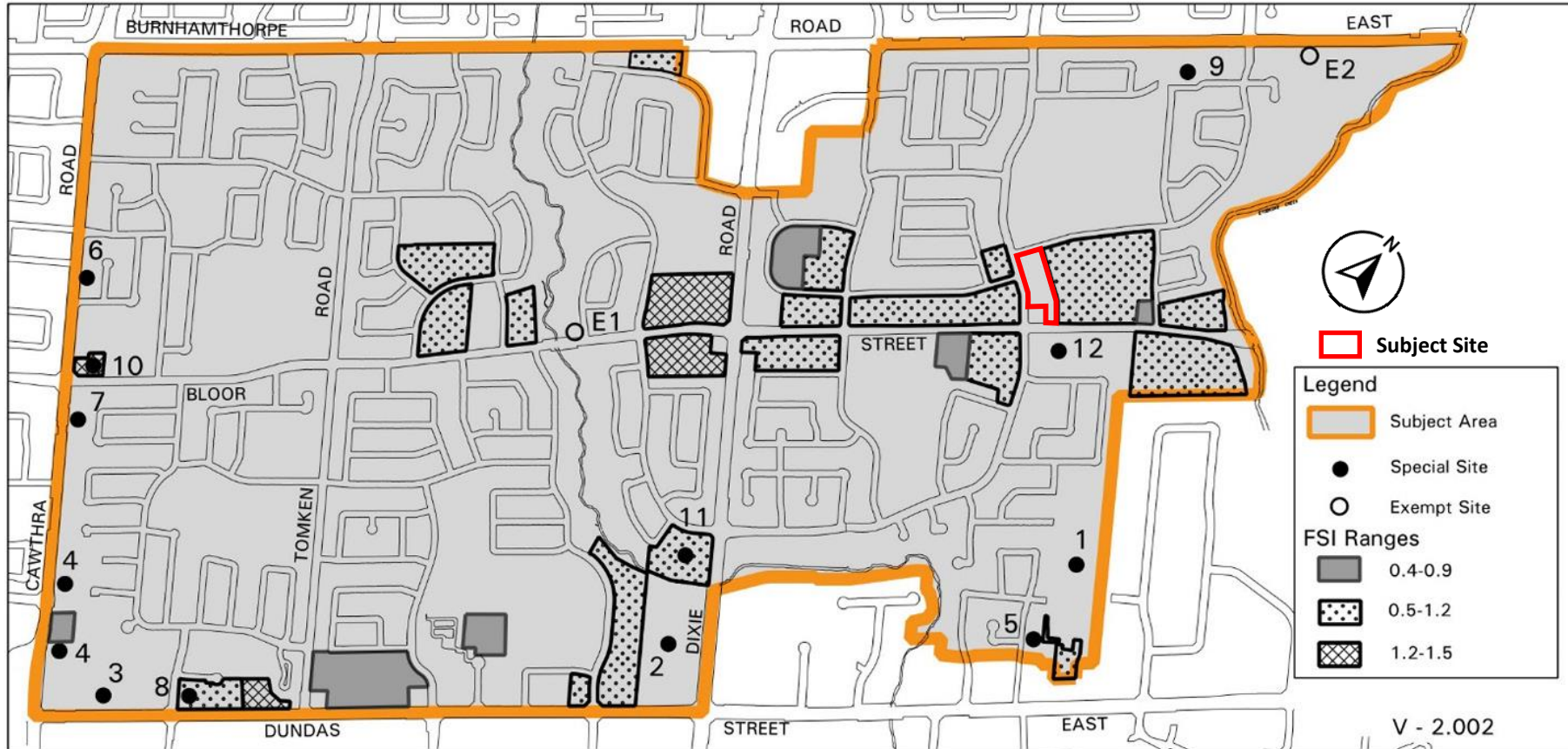


Schedule 10 Land Use Designations

- | | | | |
|---|----------------------------|---|---------------------|
|  | 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 | | |
|  | Subject Site | | |

Policy Context


City of Mississauga Official Plan August 7th, 2024 Consolidation



Map 16-2 Applewood Neighbourhood Character Neighbourhood

City of Mississauga By-law 25-2007



 Subject Site



3 Planning Process

Process Completed

Process to Come



DARC: Development Application Review Committee

4 Proposal



Project Statistics



Site Area

15,840 m² (170,500.34 ft²)



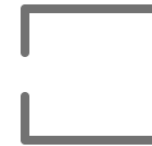
Height

13-storeys (43.40 m)
18-storeys (58.90 m)
22-storeys (71.40 m)



Floor Space Index (FSI)

2.91



592 Dwelling Units

13 townhouses
30 Studios (6%)
319 one-bedrooms (53%)
211 two-bedrooms (35%)
32 three-bedrooms (6%)



Residential

43,140.38 m²
(464,359.18 ft²)



Retail

2,884.31 m²
(31,046.45 ft²)

Total Gross Floor Area

46,024.69m²
(495,409.75 ft²)



597 parking spaces

454 resident
143 visitor/retail



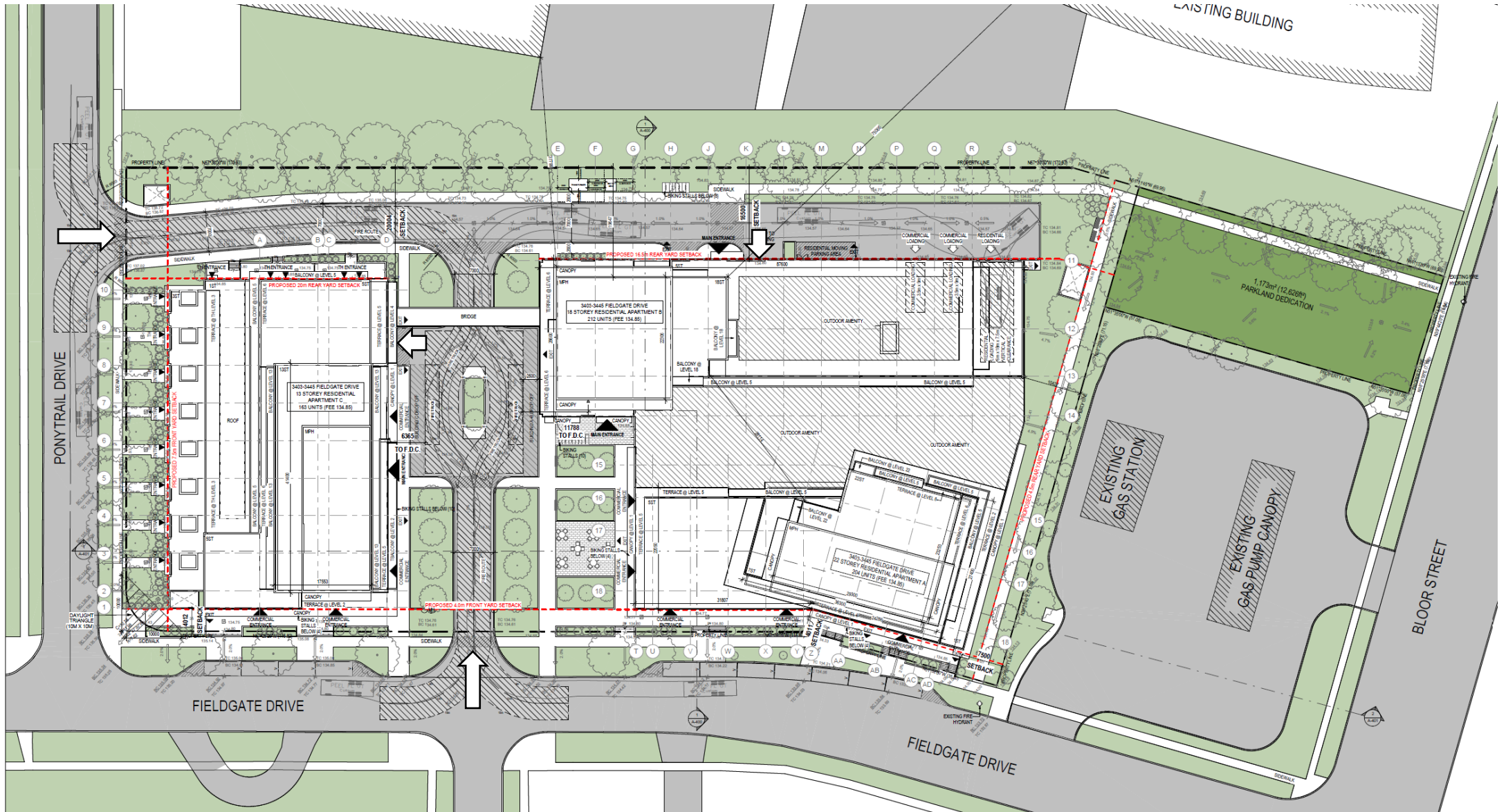
401 Bicycle
parking spaces
361 Long-term
40 Short-term



Amenity Space

Indoor: 1,433.10 m² (15,425 ft²)
Outdoor: 1,906.91 m² (20,525 ft²)
Total: 3,340.01m² (35,951 ft²)
Collective 5.64/unit

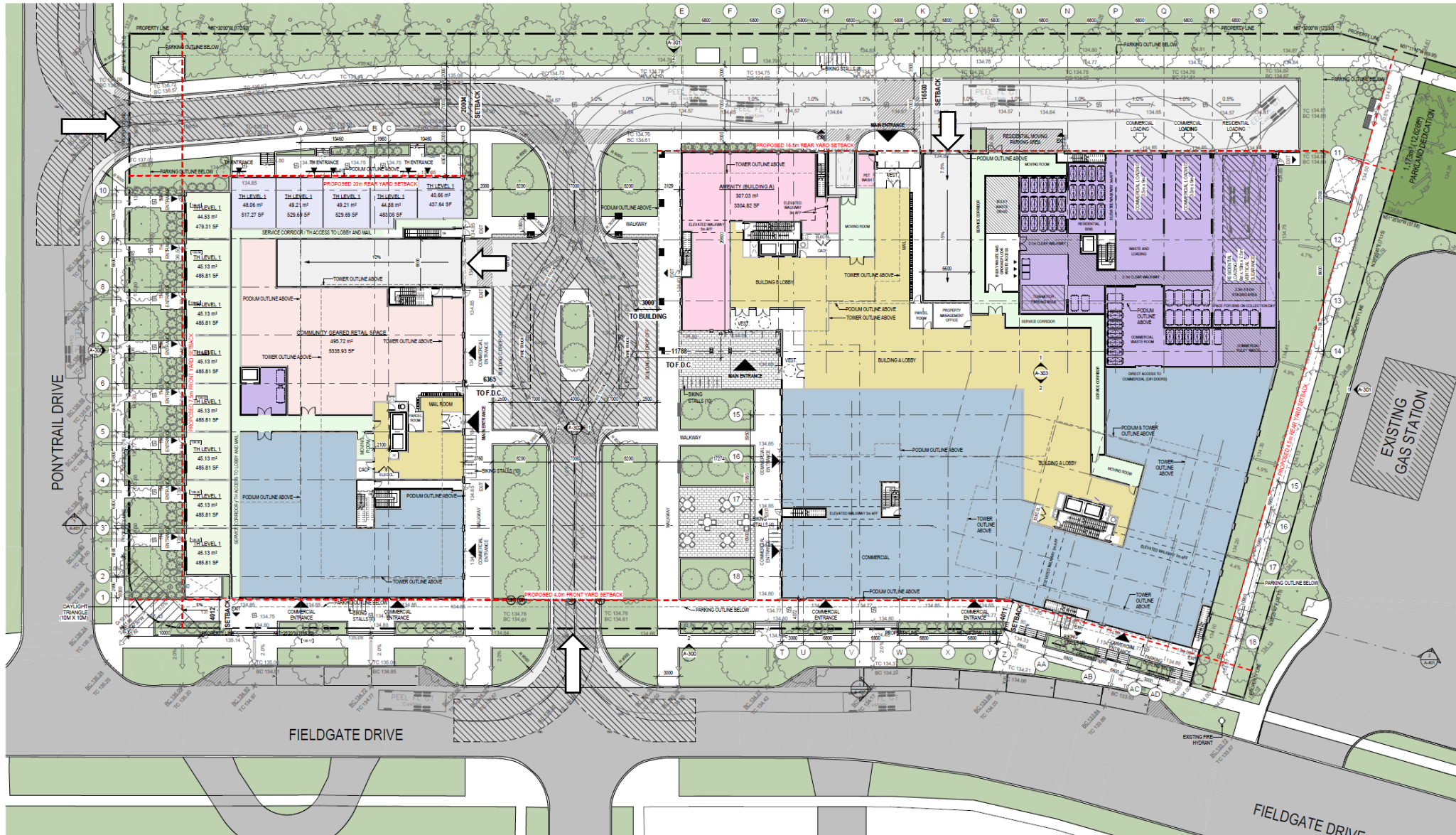
Site Plan



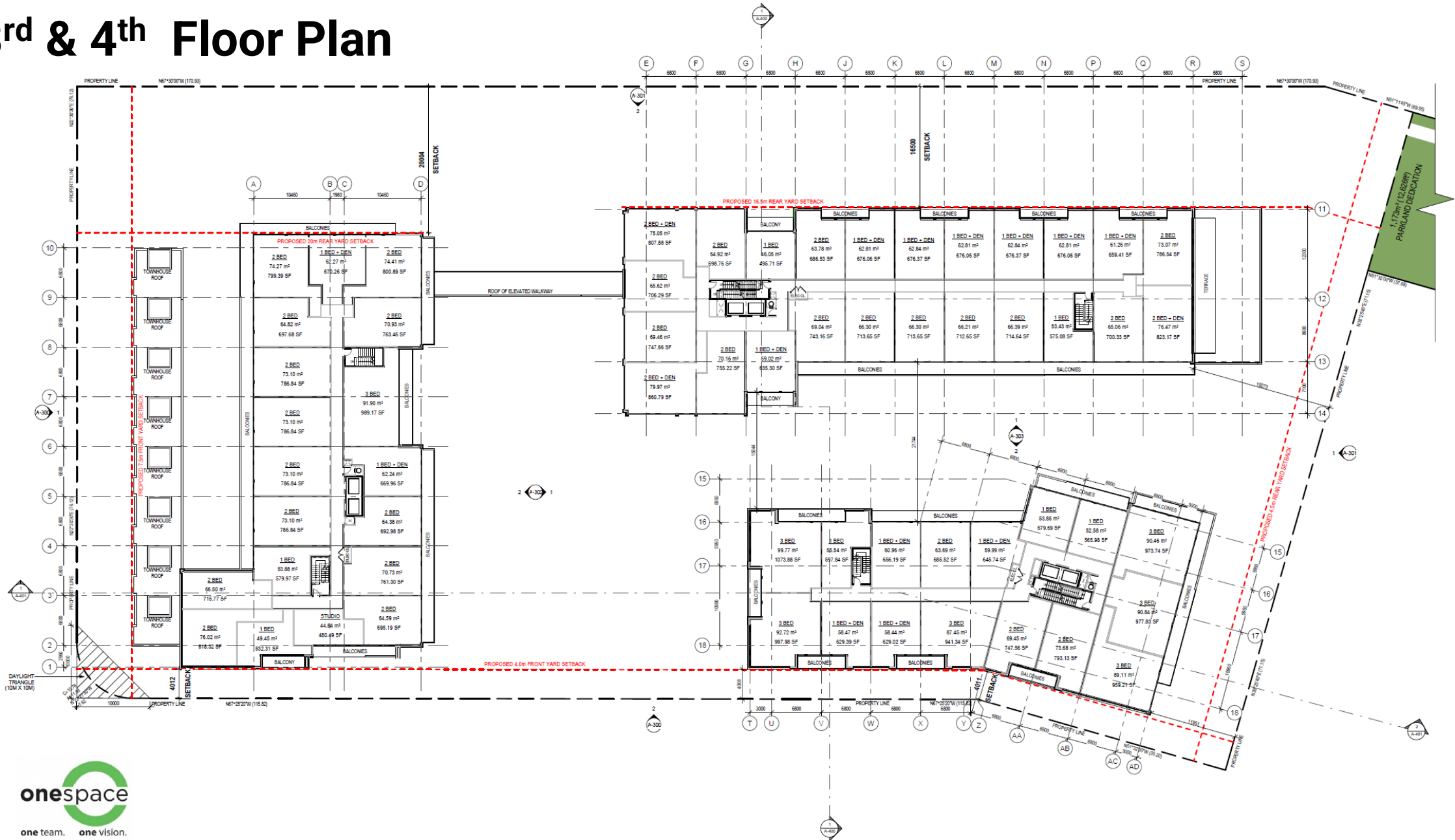
P1 Level Plan



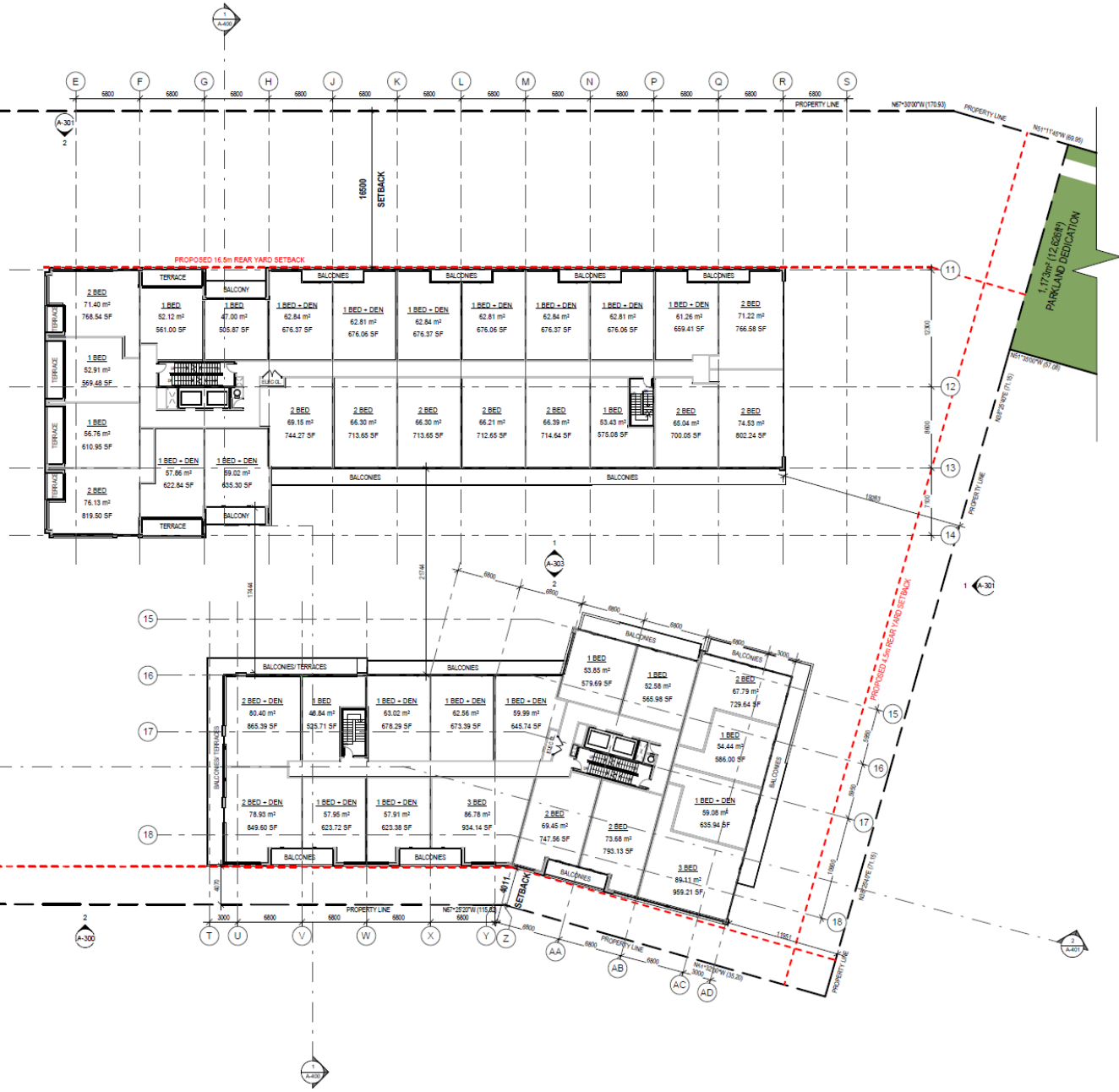
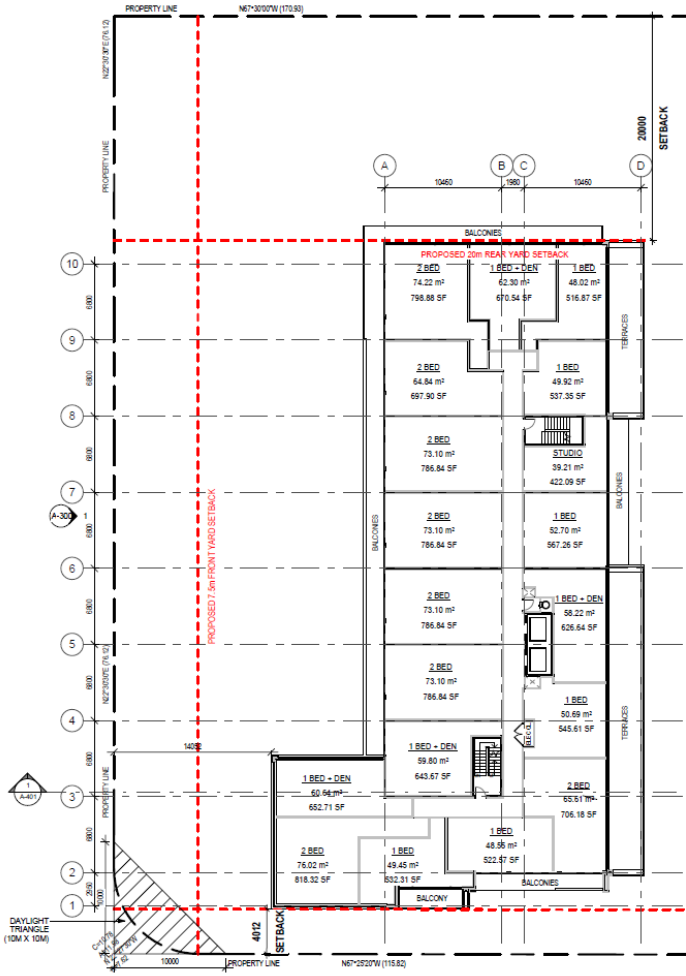
Ground Floor Plan



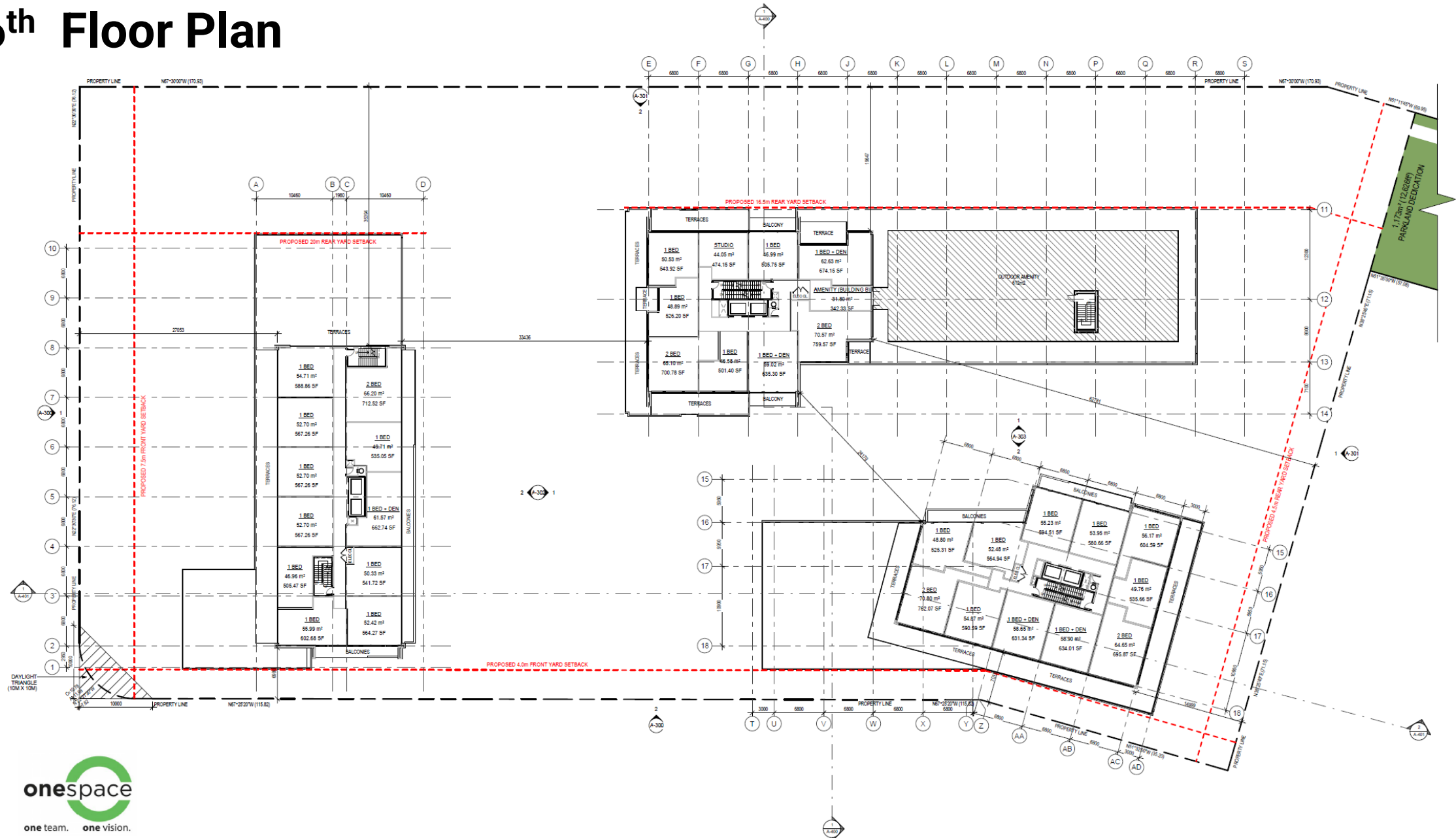
3rd & 4th Floor Plan



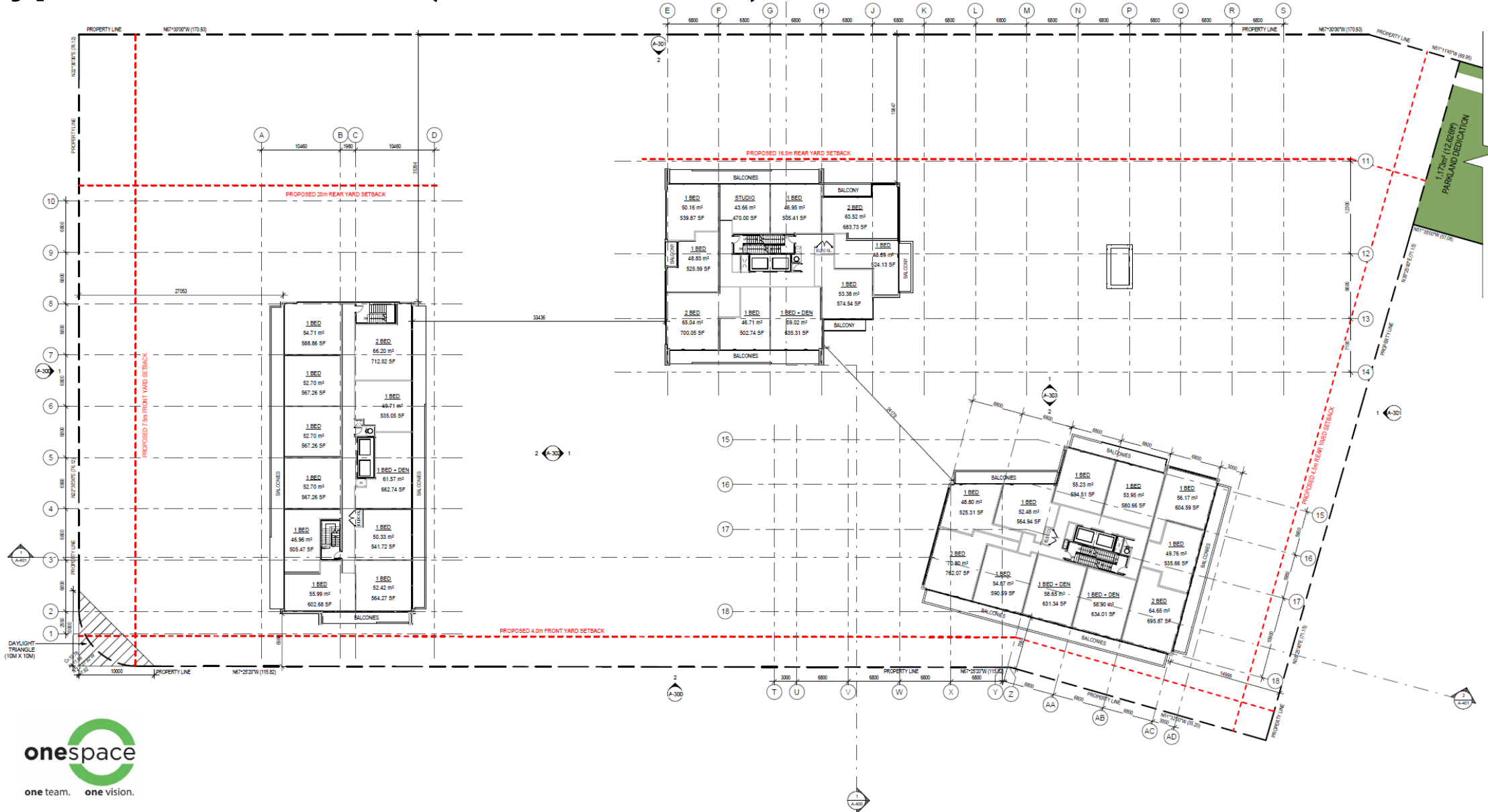
5th Floor Plan



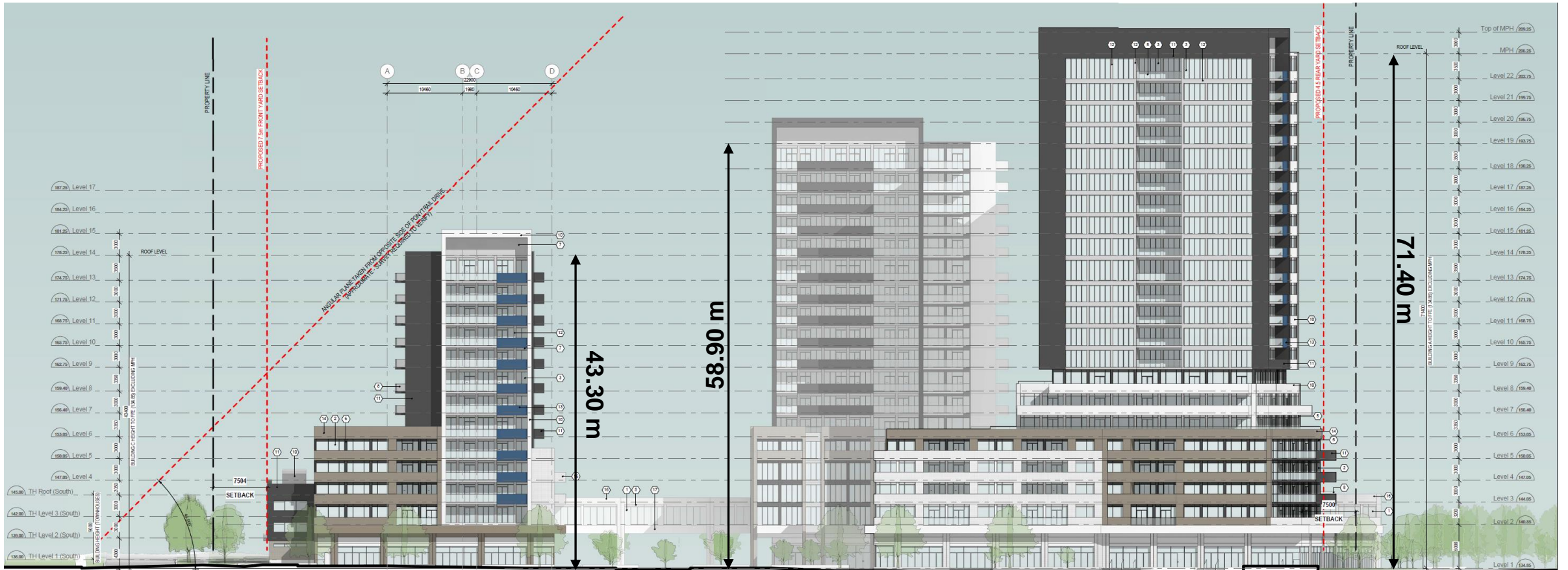
6th Floor Plan



Typical Floor Plans (Floors 7 to 22)

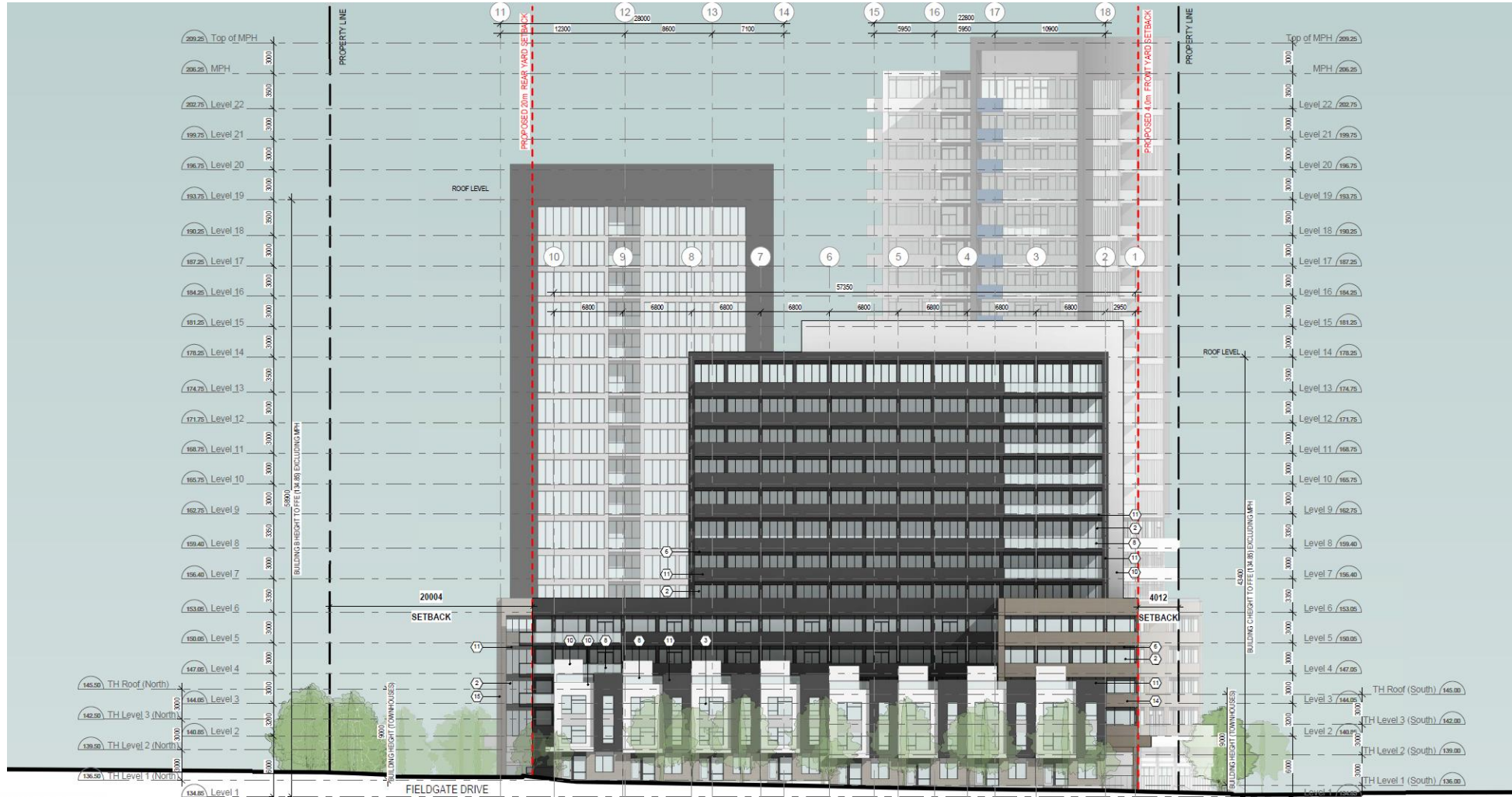


Elevations



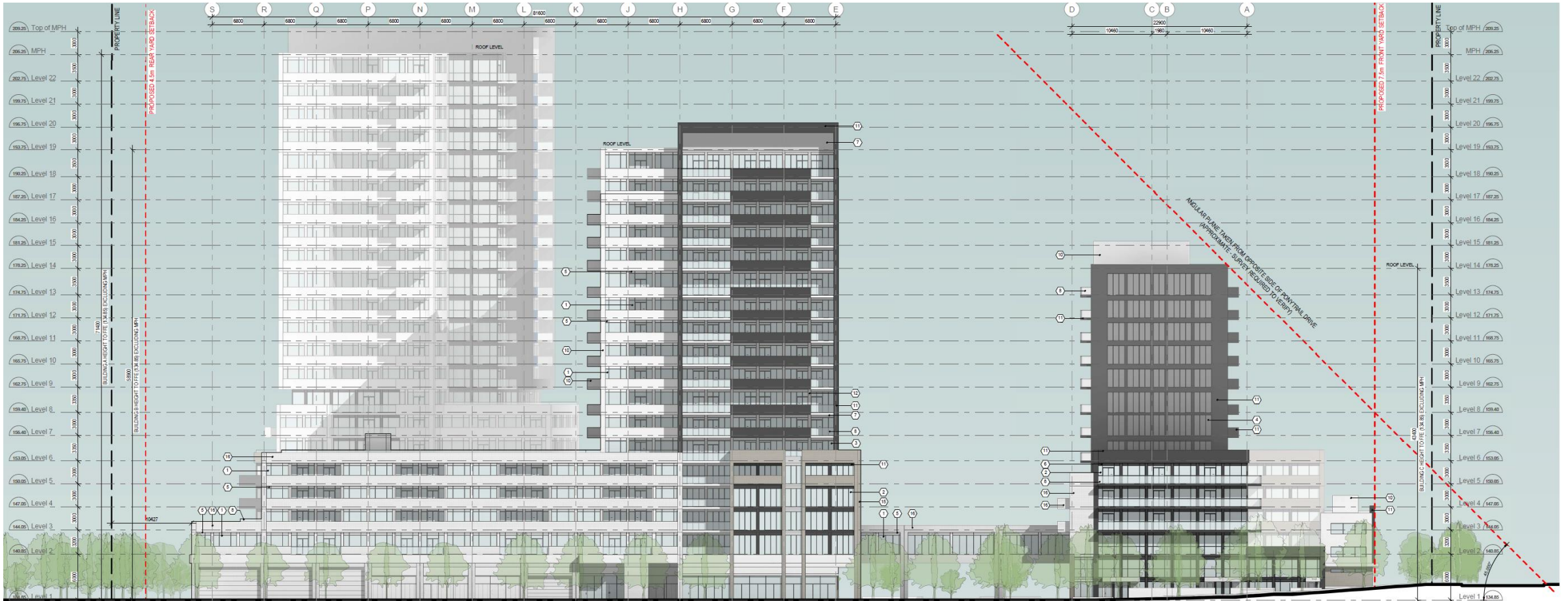
South Elevation

Elevations



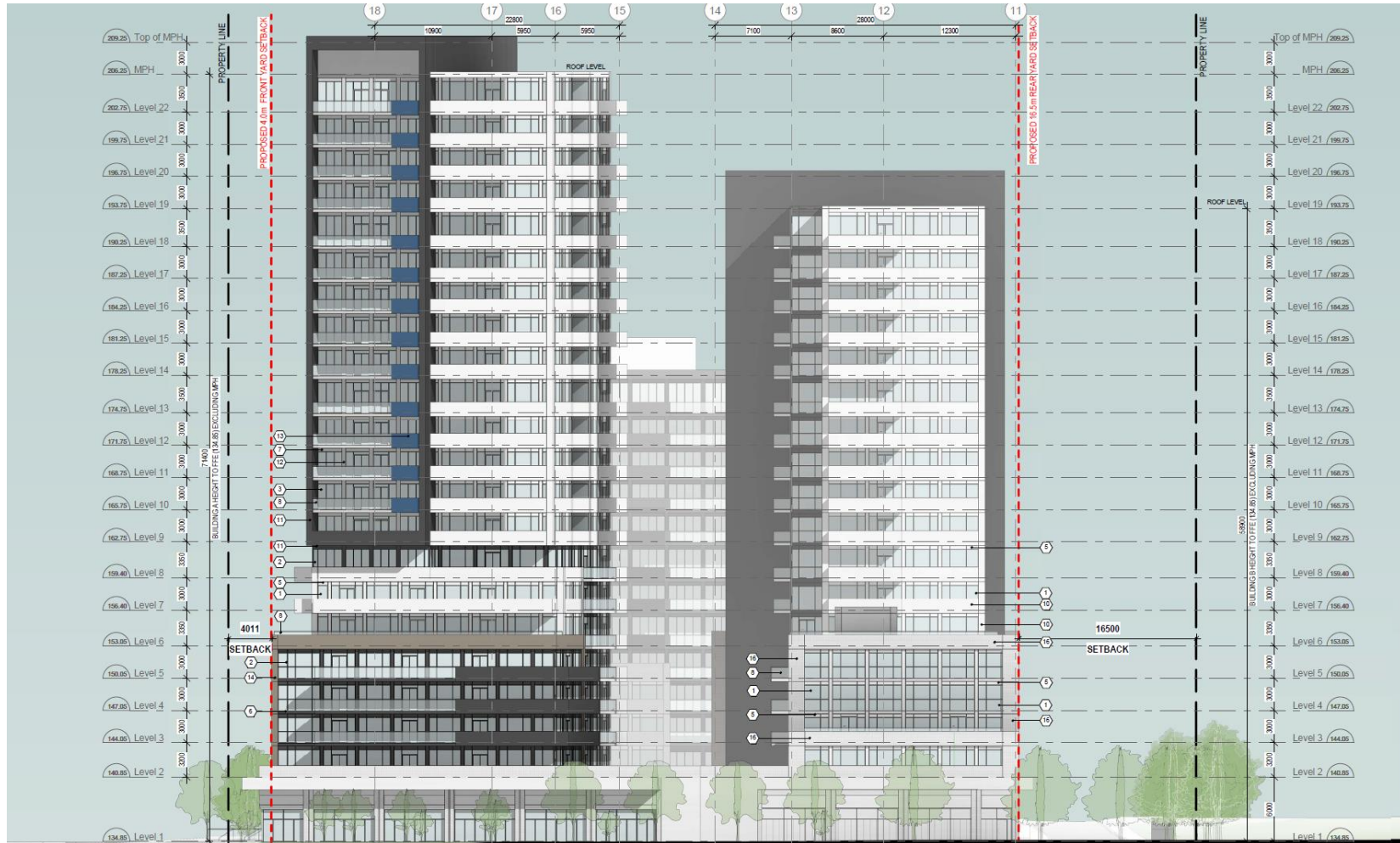
West Elevation

Elevations



North Elevation

Elevations



East Elevation

Renderings



View looking northeast



View looking northwest



Views of central internal courtyard

Thank you for your time!

Q/A's

CONTACTS

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Thank You For Attending!

If I can be of assistance with municipal issues you are dealing with, my team and I are always here to help.

CONTACT INFO

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