

DRAFT

# Sheridan Centre Official Plan Amendment and Rezoning Application

Public Information Meeting  
April 4, 2023



# Agenda

---

DRAFT

- 1 About Dunpar Homes**
- 2 Proposal**
- 3 Site History**
- 4 Site and Context**
- 5 Surrounding Context**

- 6 Land Use**
- 7 Zoning**
- 8 Traffic Circulation**

# Who Are We?

---



DRAFT

For over 30 years, Dunpar Homes has been a prominent player in the development and construction industry in the GTA, building a remarkable portfolio of diverse properties, including mid-rises, luxury townhomes, and industrial complexes

Dunpar's communities are distinguished by elegant design, contemporary features and high-quality finishes.

# Sheridan Mall History

---

DRAFT

- Sheridan Mall opened its doors in 1972 and was one of the first indoor malls in the area. It was built on the site of a former drive-in theater, and it quickly became a popular destination for shopping and socializing.
- Over the years, Sheridan Mall has undergone several renovations and expansions. In the 1980s, it was expanded to include a second level, and a new food court was added. In the 1990s, a Zellers store was added, which later became a Target.
- Sheridan Mall's attempts to attract shoppers and retain tenants were not successful, despite their efforts. In 2017, however, like other mall sites across the Greater Toronto Area (GTA), the mall's challenges presented an opportunity to create a complete community with new housing options and accessible public parks. This would transform the site into a vibrant, multi-purpose development that could benefit the entire community.

# Proposal

## Current Proposal

- The proposed development is a high-density residential project that has been master-planned. The current application contemplates **two 15-story mid-rises**, totalling **620 units**.
- Units range from 1-3 Bedroom – Family-friendly sizes
- 713 Parking Spaces
- Green network throughout the site
- Landscaped areas and tree plantings



DRAFT

SPRINGBANK MEADOWS PARK

**Legend**

- Phase 1
- Phase 2

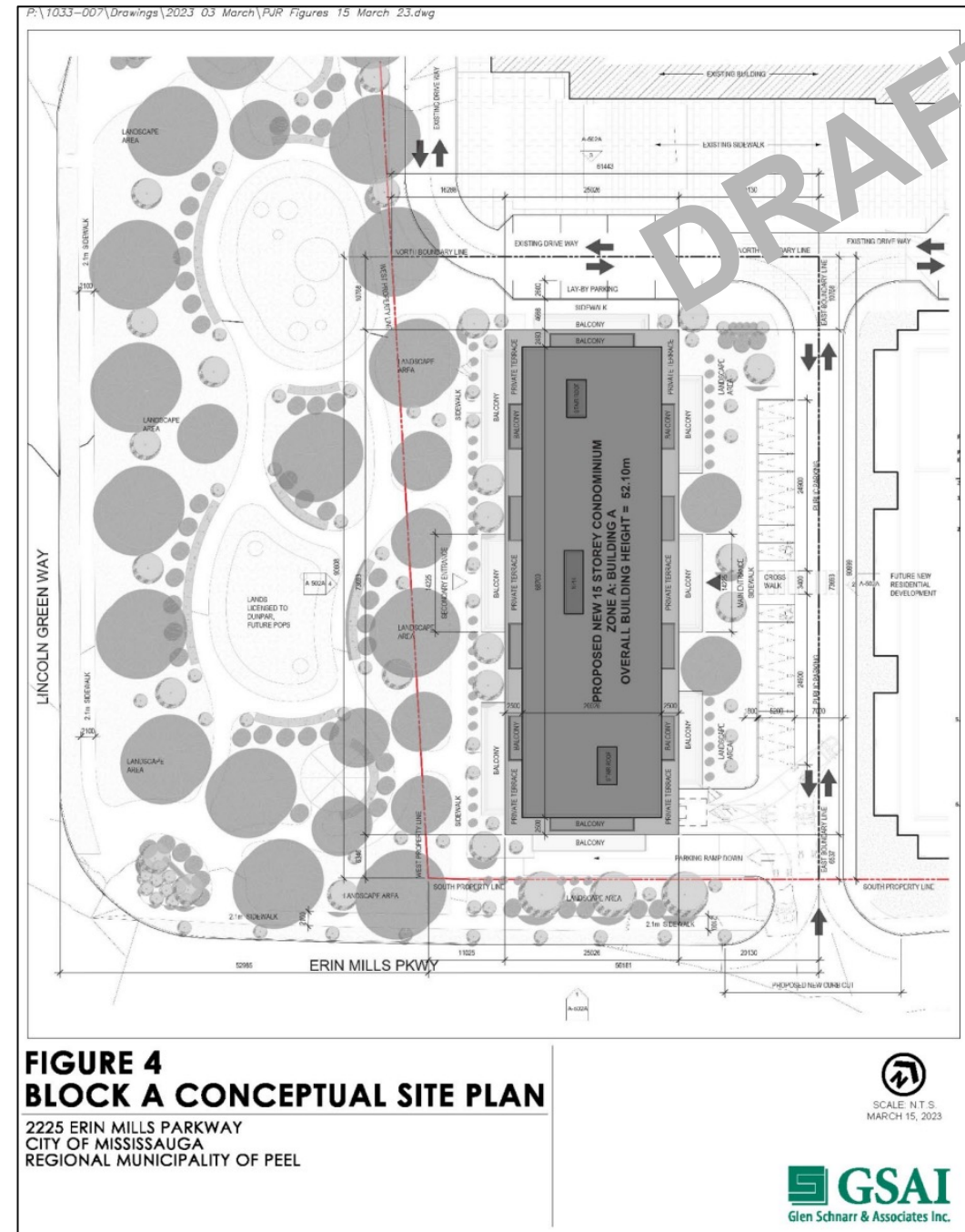


# Proposal Overview — Blk A

- Block A, 249 residential units
- Located at southwest corner of the Erin Mills and Lincoln Greenway
- 15 storey mid-rise with a 6-storey podium

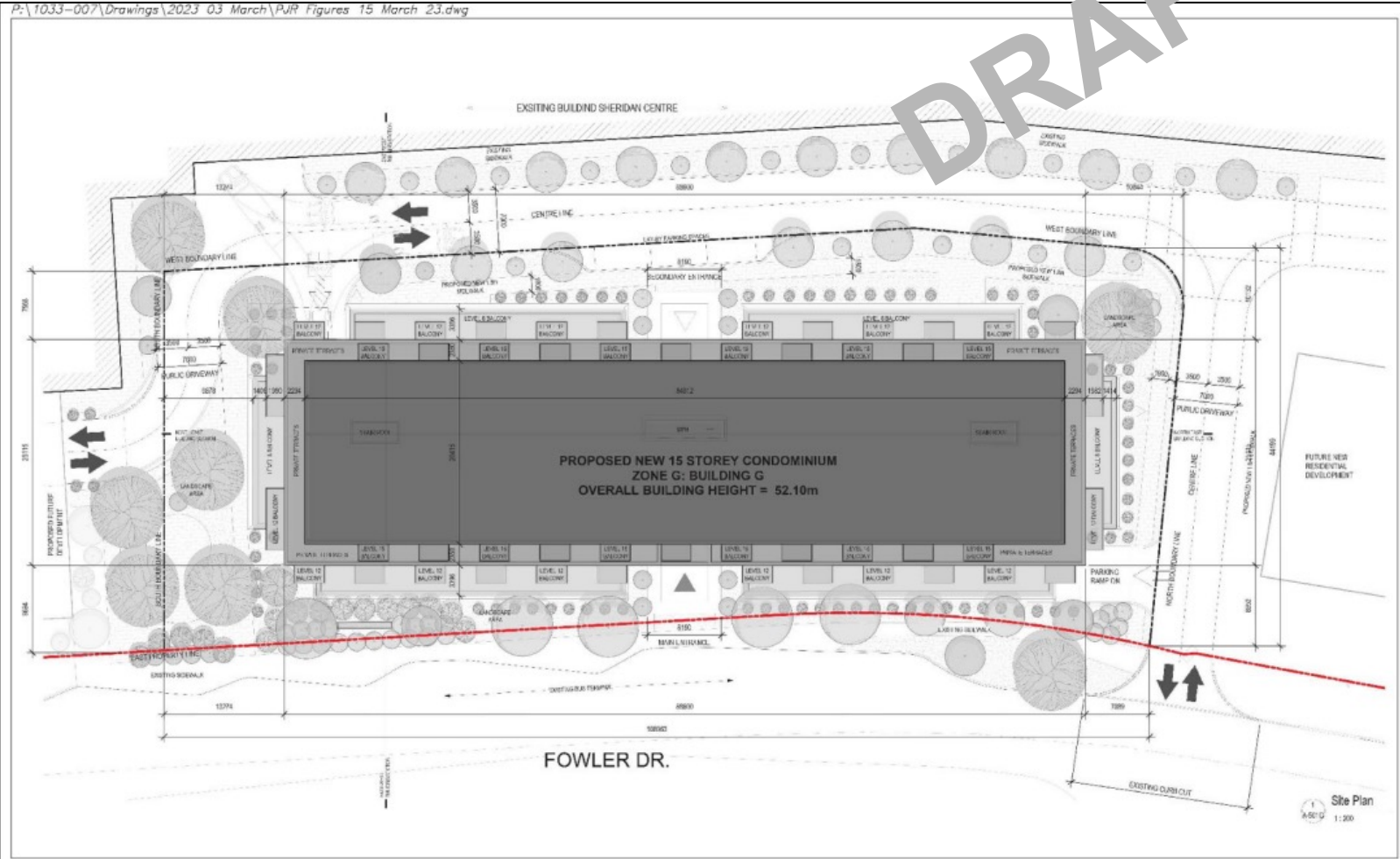
## Green Space

- The development features open landscaped spaces and multi-use trails, providing opportunities for outdoor recreation and exercise.



# Proposal Overview — Blk G

- Block G, 371 residential units
- Located at northeast perimeter of North Sheridan way, fronting Fowler Drive
- 15-storey mid-rise with a 7-storey podium



DRAFT

**FIGURE 5**  
**BLOCK G CONCEPTUAL SITE PLAN**  
2225 ERIN MILLS PARKWAY  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL



# Zone A — Perspective View

---

DRAFT



# Zone G — Perspective View

DRAFT



# Proposal

Development Characteristic	Description
<b>Total Site Area</b>	12.12 hectares (29.95 acres)
Block 'A' Site Area	0.54 hectares (1.32 acres)
Block 'G' Site Area	0.47 hectares (1.16 acres)
<b>Proposed GFA</b>	52,962 square metres
Block 'A'	22,422 square metres
Block 'G'	30,540 square metres
<b>Proposed Block 'A' Density</b>	4.19 Floor Space Index ('FSI')
<b>Proposed Block 'G' Density</b>	6.49 FSI
<b>Proposed Dwelling Units</b>	620 units
Block 'A' Units	371 units
Block 'G' Units	249 units
<b>No. of 1-Bedroom Units</b>	221 units
<b>No. of 2-Bedroom Units</b>	369 units
<b>No. of 3-Bedroom Units</b>	30 units

# Proposal

Development Characteristic	Description
<b>Proposed Building Height</b>	15 storeys
Block 'A'	15 storeys, 52.10 metres
Block 'G'	15 storeys, 52.10 metres
<b>Proposed Parking Spaces</b>	713 spaces
Block 'A' Resident Spaces	249 spaces
Block 'G' Resident Spaces	371 spaces
Block 'A' Visitor Spaces	37 spaces
Block 'G' Visitor Spaces	56 spaces
<b>Proposed Loading Spaces</b>	2 spaces
Block 'A' Loading Spaces	1 space
Block 'G' Loading Spaces	1 space
<b>Proposed Amenity Areas</b>	1240 sq. m
Proposed Block 'A' Indoor Amenity Area	498 sq. m
Proposed Block 'G' Indoor Amenity Area	742 sq. m
<b>Proposed POPS</b>	9230.00 sq. m

DRAFT

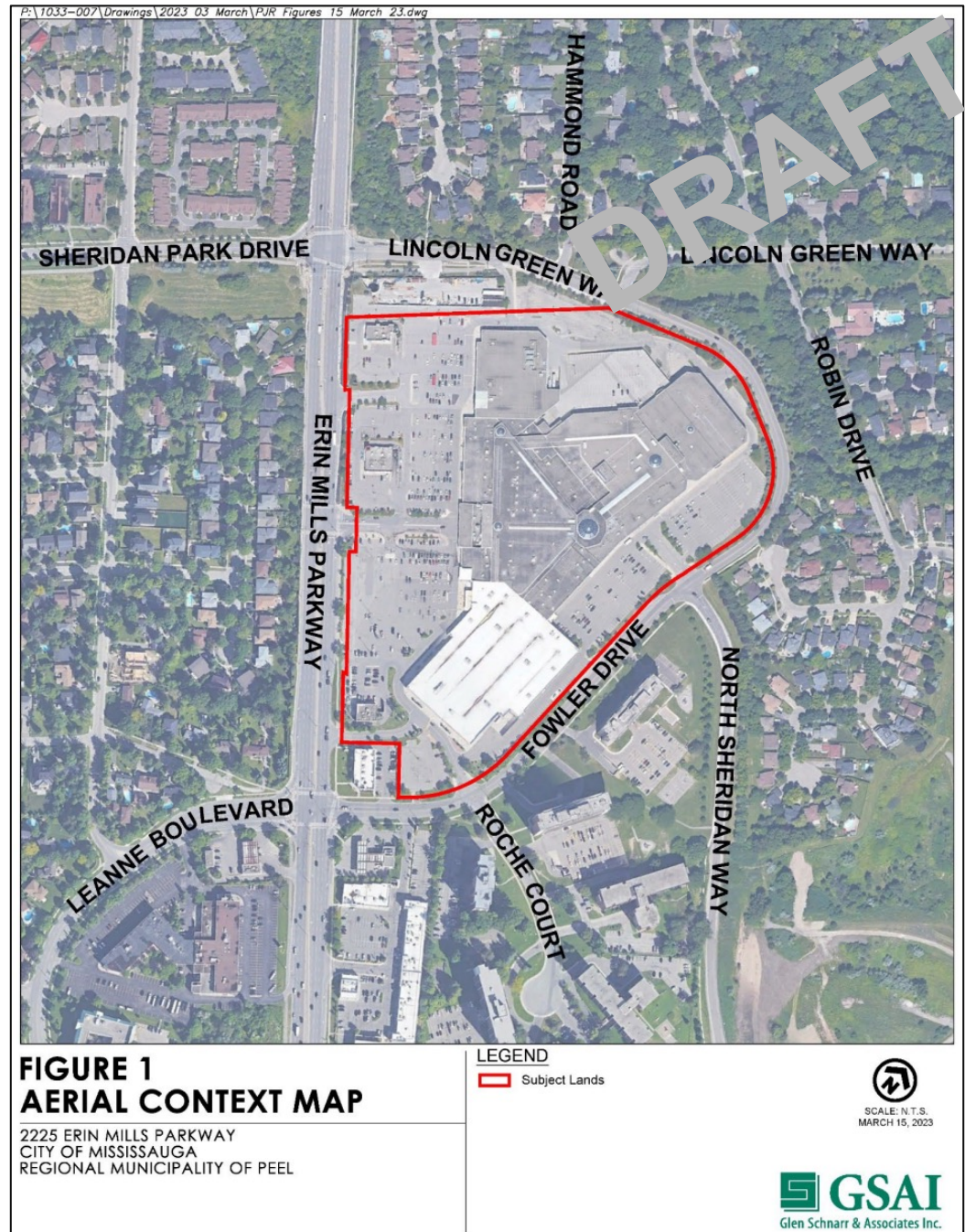
# Site and Surrounding Context

---

---

# Site and Context

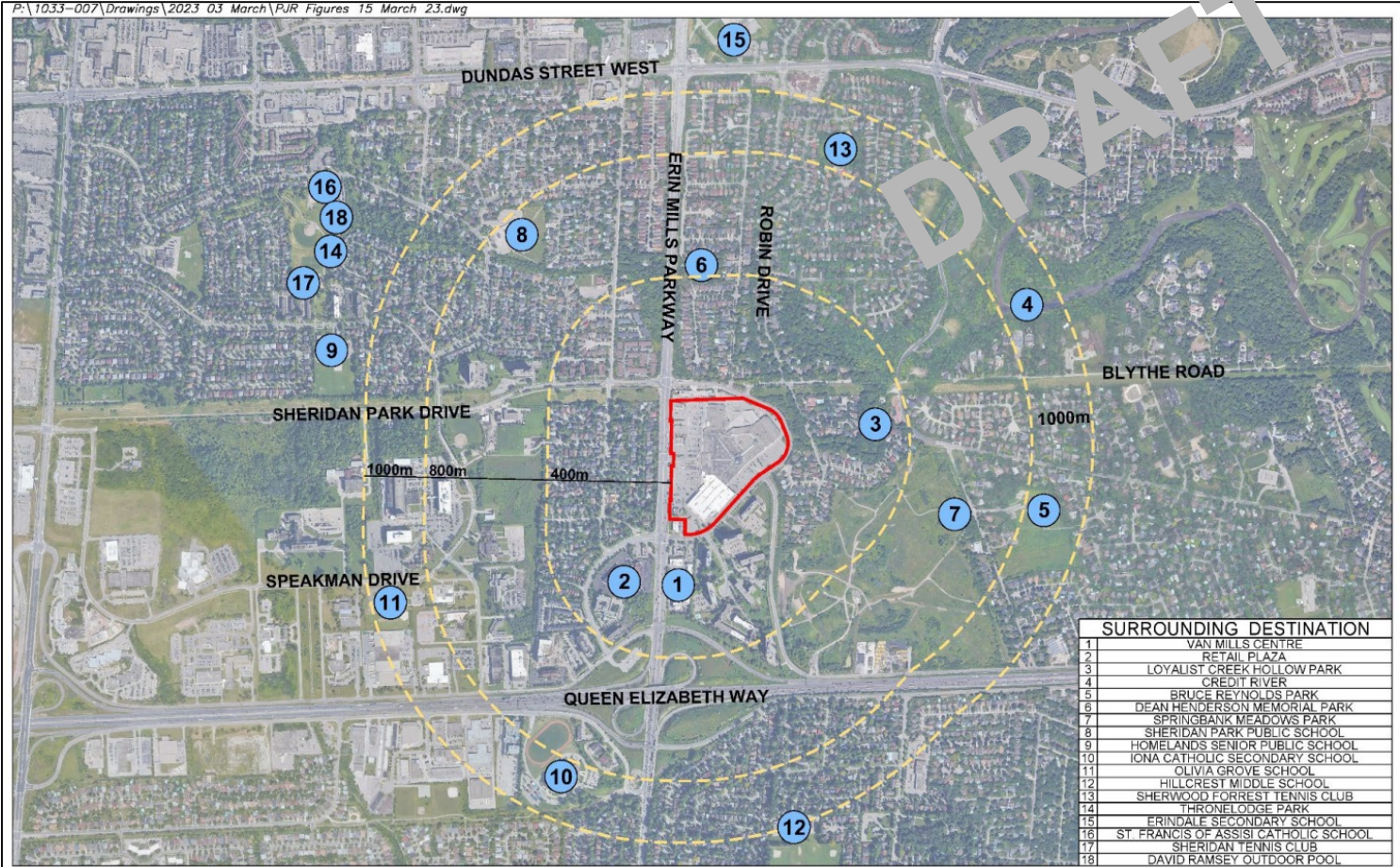
- Total area: 12.12 hectares (29.95 acres)
- Frontage of 283.47 metres along Erin Mills Parkway and 688.26 metres along Fowler Drive
- Access provided via driveways off of Fowler Drive, Lincoln Green Way, and Erin Mills Parkway
- Existing sidewalks along Fowler Drive, Lincoln Green Way, and Erin Mills Parkway



# Surrounding Context

## Parks

- Dean Henderson Memorial Park
- Loyalist Creek Hollow Park
- Springbank Meadows Park
- Bruce Reynolds Park
- Sheridan Park



SURROUNDING DESTINATION	
1	VAN MILLS CENTRE
2	RETAIL PLAZA
3	LOYALIST CREEK HOLLOW PARK
4	CREDIT RIVER
5	BRUCE REYNOLDS PARK
6	DEAN HENDERSON MEMORIAL PARK
7	SHERIDAN PARK PUBLIC SCHOOL
8	SPRINGBANK MEADOWS PARK
9	HOMELANDS SENIOR PUBLIC SCHOOL
10	IONA CATHOLIC SECONDARY SCHOOL
11	OLIVIA GROVE SCHOOL
12	HILLCREST MIDDLE SCHOOL
13	SHERWOOD FORREST TENNIS CLUB
14	THRONELODGE PARK
15	ERINDALE SECONDARY SCHOOL
16	ST. FRANCIS OF ASSISI CATHOLIC SCHOOL
17	SHERIDAN TENNIS CLUB
18	DAVID RAMSEY OUTDOOR POOL

**FIGURE 2**  
**SURROUNDING DESTINATIONS**

2225 ERIN MILLS PARKWAY  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

**LEGEND**  
 Subject Lands  
 Buffer



SCALE: N.T.S.  
MARCH 15, 2023



# Surrounding Context

## Retail

- Van Mills Centre
- Retail Plaza

## School

- Sheridan Park Public School

## Public Transit

- The site is well serviced by existing regional transit networks





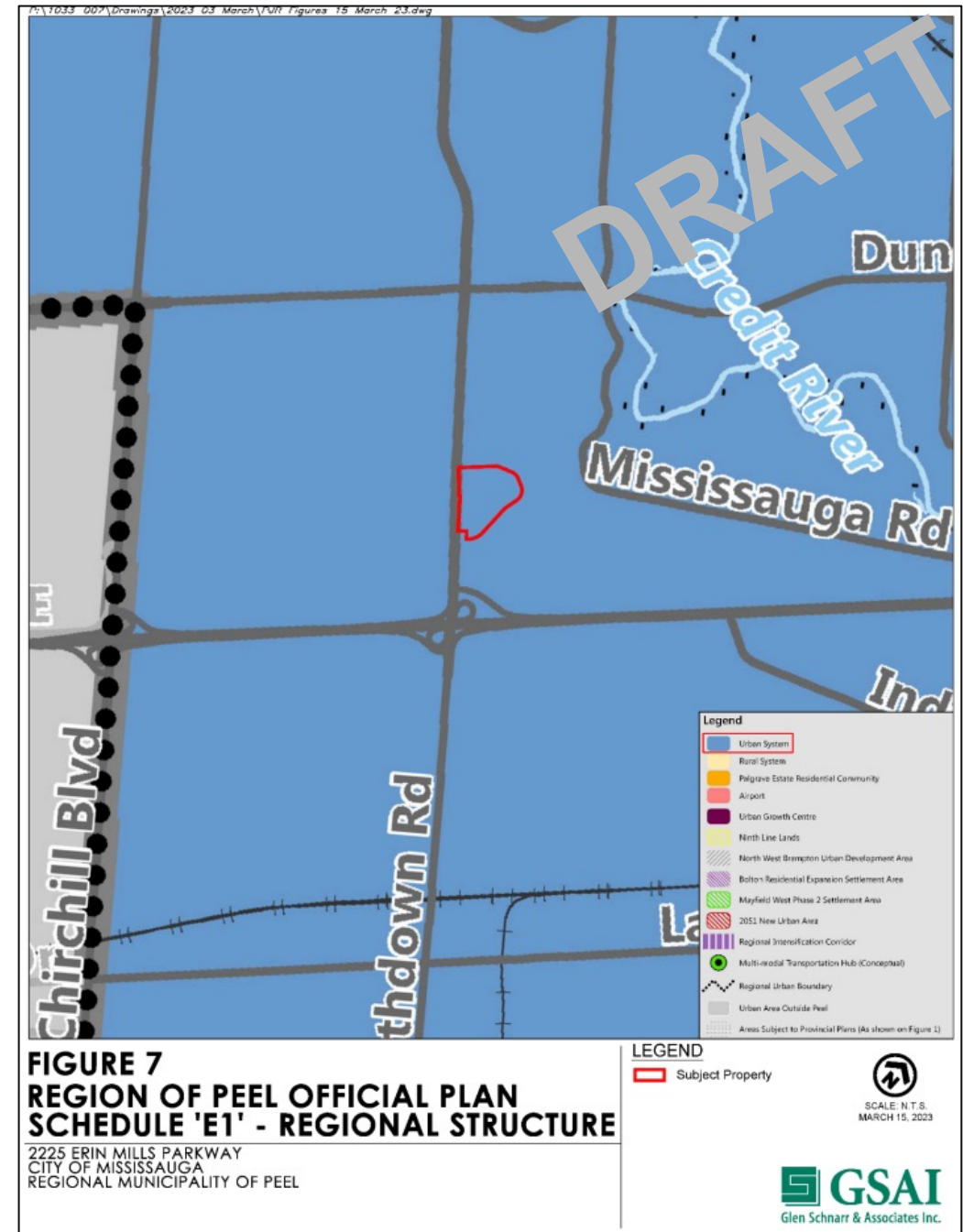
DRAFT

# Policy Framework



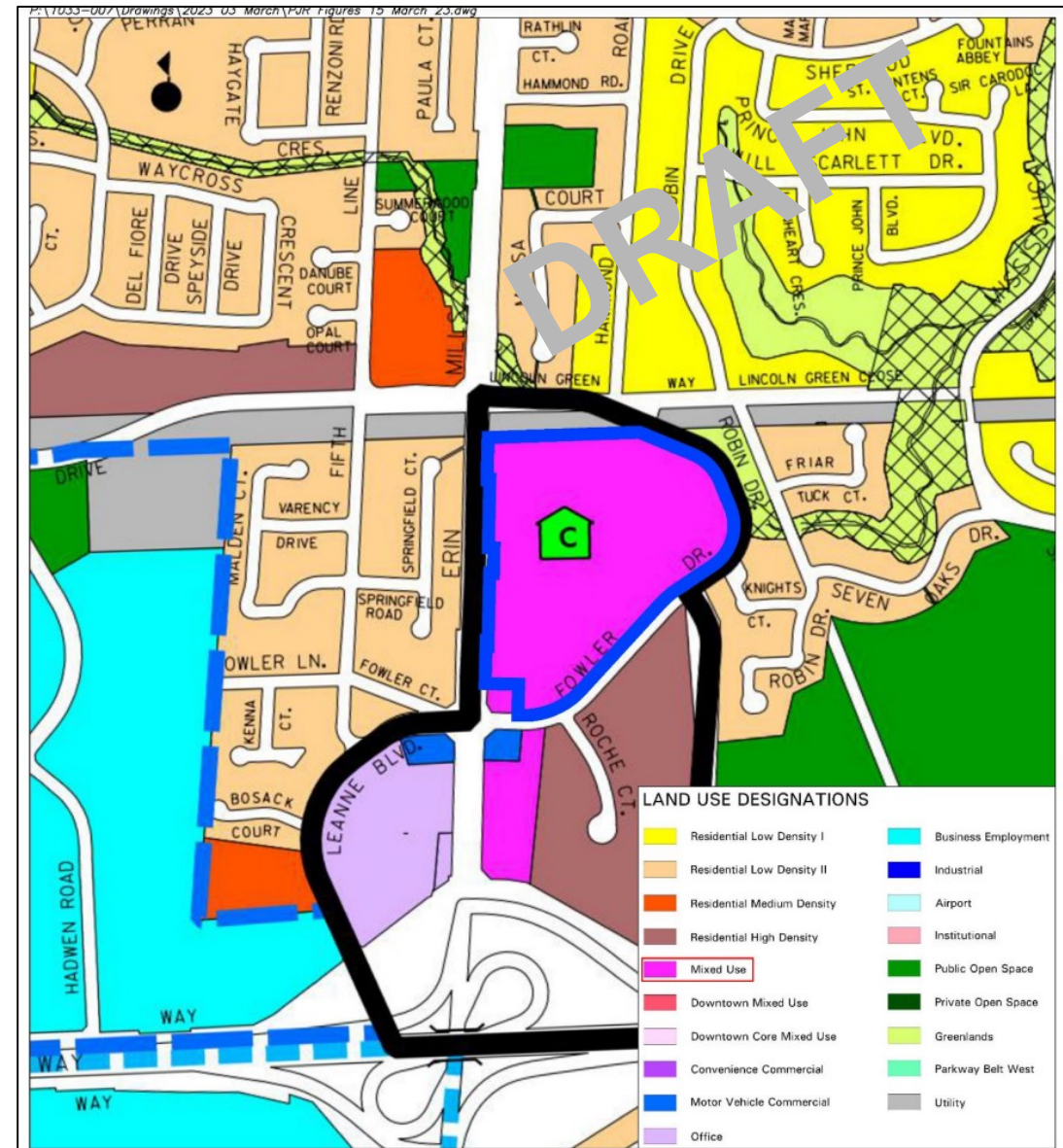
# Region of Peel Official Plan

- **Designation: *Urban System***
  - The proposal supports Urban System objectives by supporting growth and high-density development
- **Strategic Growth Area:** Area is identified as an area for growth
- **Rapid Transit Corridor:** Area is accessible through public transit



# Mississauga Official Plan

- Current Land use: *Mixed-Use*
- Proposed: *Residential High Density*



**FIGURE 8**  
**MISSISSAUGA OFFICIAL PLAN**  
**SCHEDULE '10' - LAND USE**

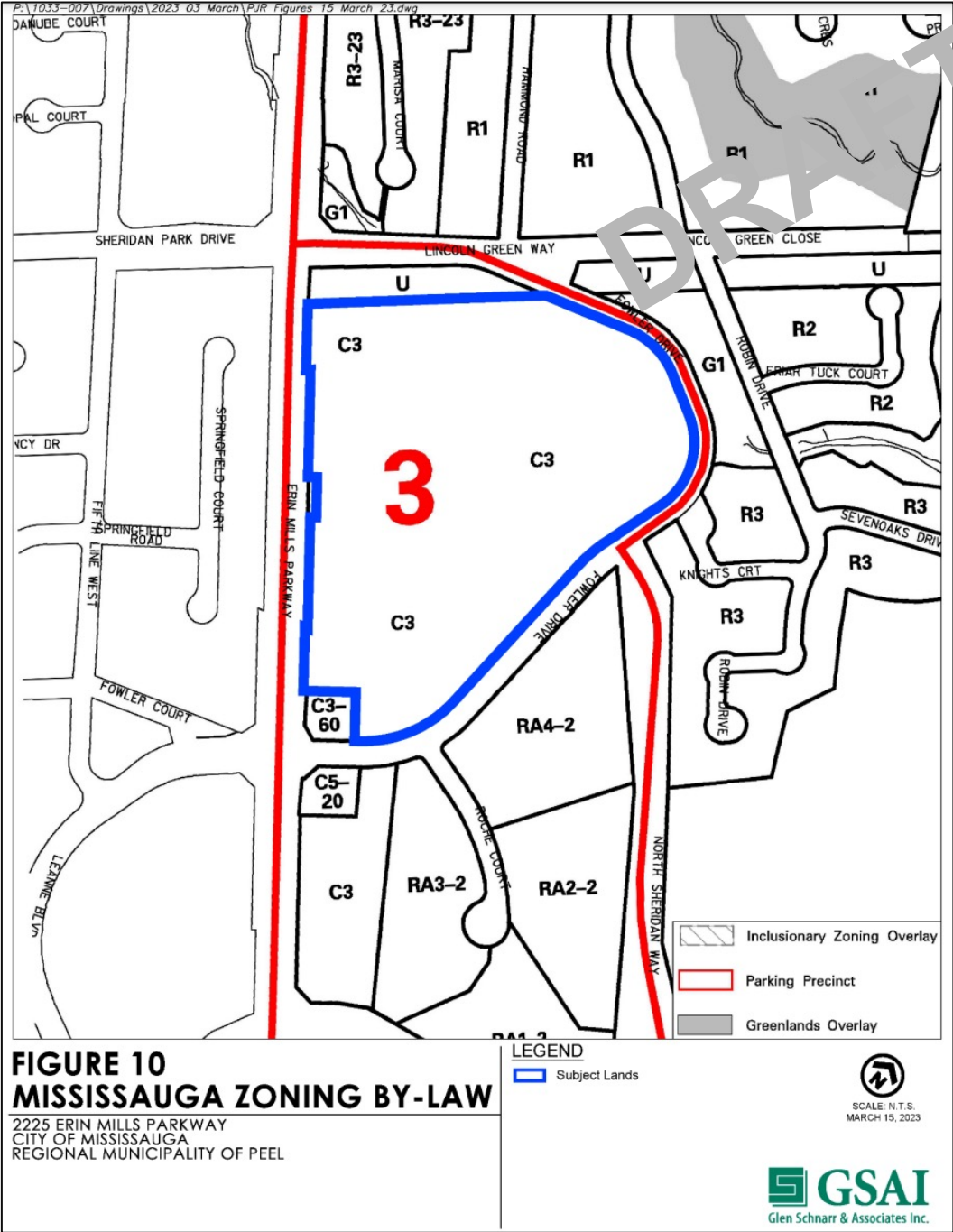
2225 ERIN MILLS PARKWAY  
 CITY OF MISSISSAUGA  
 REGIONAL MUNICIPALITY OF PEEL

**LEGEND**  
 Subject Lands

SCALE: N.T.S.  
 MARCH 15, 2023

# Zoning

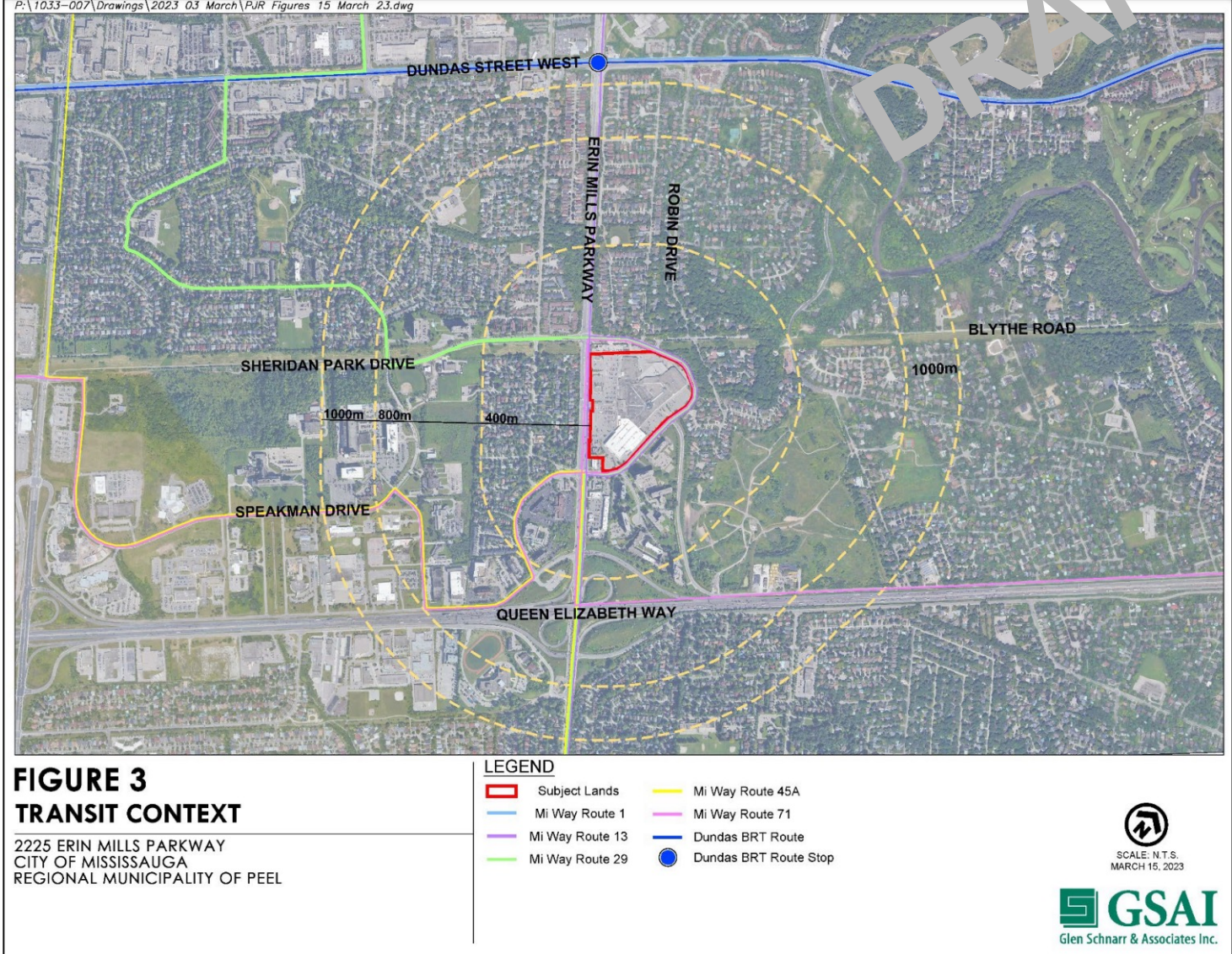
- **Current Zoning:** *General Commercial (C3)*
- **Proposed Zoning:** Residential Apartment (RA4) — Site-specific rezoning



# Regional Transit

## Access to Regional Transit

- The Clarkson GO Station, located approximately 2 kilometres south of the Subject Lands
- MTSA: "Major Transit Station Area"



DRAFT

# Traffic Circulation & Street Network

---

---



- Existing parcels
- Existing buildings
- Existing Main

DRAFT

- Primary vehicle road
- Secondary vehicle road
- Potential vehicle road
- Gateway
- Podiums & Midrise building
- Tower
- Proposed green rooftop
- Proposed green & open spaces

# STREET NETWORK

DRAFT

# Green Network







- Existing parcels
- Existing buildings
- Existing green network

DRAFT

- Proposed green network
- Proposed green nodes

# GREEN NETWORK



- Existing parcels
- Existing buildings
- Existing Main
- Existing green network

- Proposed green network
- Proposed green nodes
- Podiums & Midrise building
- Tower
- Proposed green rooftop
- Proposed green & open spaces

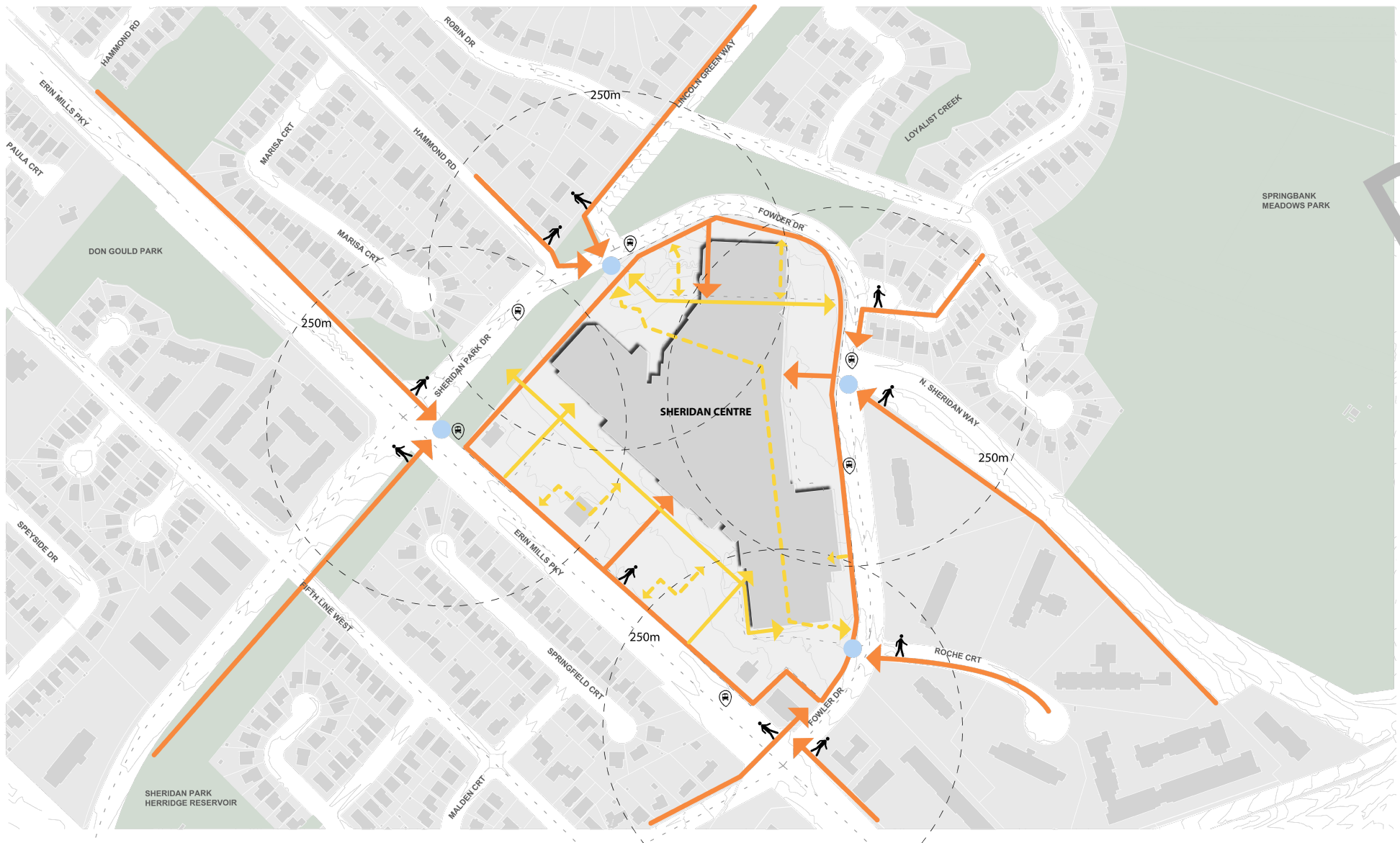
DRAFT

# GREEN NETWORK

DRAFT

# Pedestrian Network





**DRAFT**

- Existing parcels
- Existing buildings
- Primary pedestrian path
- Proposed pedestrian path
- Pedestrian Gateway
- BUS
 Bus station

# PEDESTRIAN NETWORK

DRAFT

# Questions and Discussion

---

---