

Note: The slide deck includes the "Opportunities for Change" section and does not include Q&A or technical support slides.

Clarkson Village Study Update

Community Meeting #2: Opportunities for Change

April 30, 2026

Clarkson Village Study Update

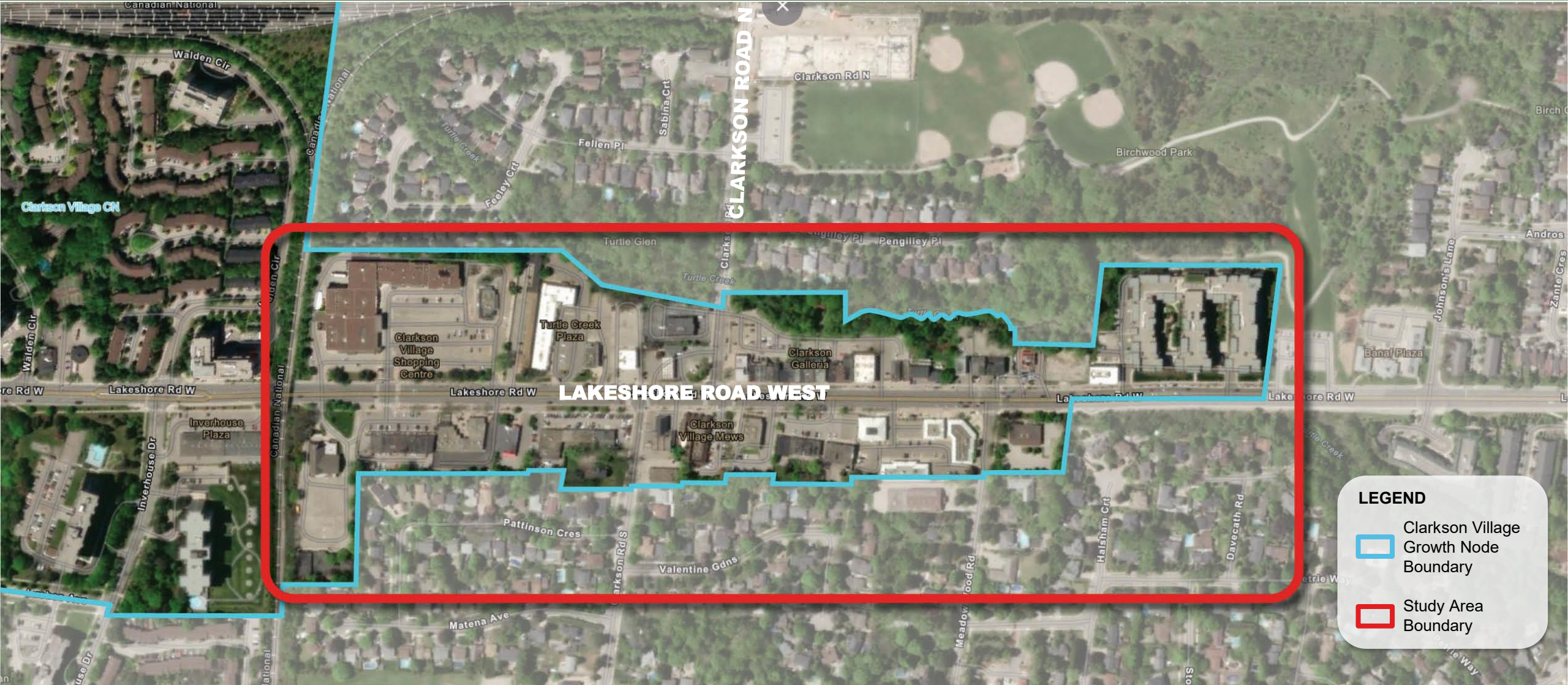
Agenda

- **Opening Remarks: Councillor Tedjo**
- **Presentation: Clarkson Village Study Update Opportunities for Change**
 - What We've Heard
 - Main Street Analysis
 - Proposed Opportunities for Change
 - Project Timeline and Next Steps
- **Q&A Session**



Clarkson Village Study Update Opportunities for Change

Study Area



Map of the study area for the Clarkson Village Study Update.

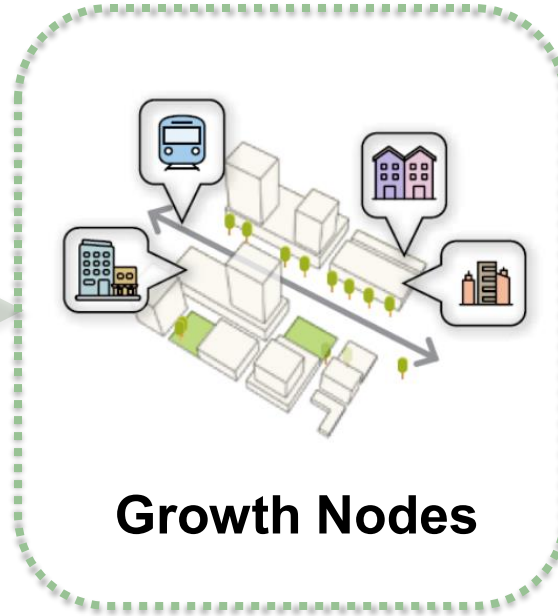
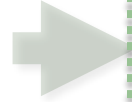
What is a Growth Node?



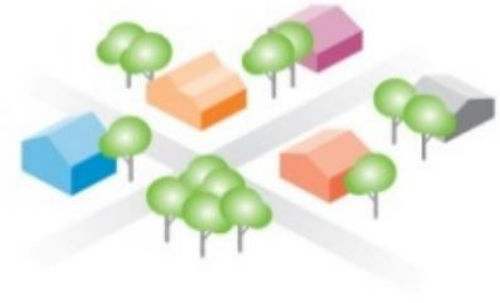
**Downtown
Core**



**Growth
Centres**



Growth Nodes



Neighbourhoods

- The Official Plan guides growth and development
- Areas of the City are planned to grow in different ways

Why Are We Studying This Area?



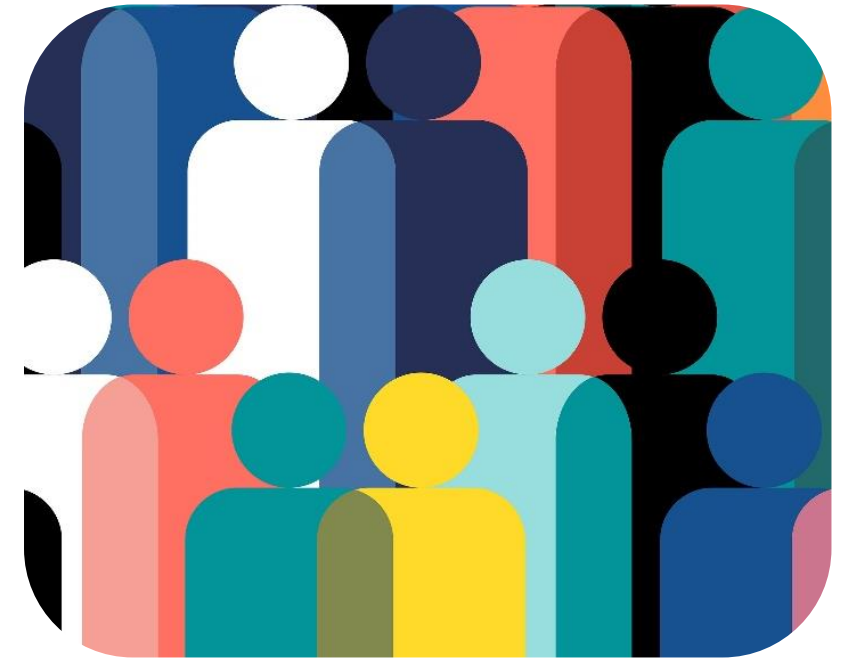
1. Clarkson Village study completed over 10 years ago and updated policies are needed
2. With the completion of the Clarkson GO MTSA Study and the City-wide Official Plan Review, the Village policies required an update
3. Opportunity to understand what's working well and areas for improvement, including more housing



What We've Heard

Consultation to Date

- Community Meeting #1 - November 25, 2025 (Businesses, Residents)
- Clarkson Village Business Improvement Area (Board, AGM)
- Ratepayers Associations
- Online “Ideas” Tool
- Emails



Questions Asked

IDEAS

Q&A

1 What do you like the most about Clarkson Village?

2 What kinds of improvement would you like to see in Clarkson Village?

3 Does this statement still reflect your vision for Clarkson Village? If not, what is missing?

Vision Statement: Clarkson Village Growth Node is to transition into a **pedestrian friendly** and **transit-supportive** community full of activity places and gathering spaces, with a **mainstreet atmosphere** found amidst new, contemporary, **mixed use**, development paying tribute to the Village's **heritage and character**.

4 What type of development and uses would you like to see more of in Clarkson Village (e.g., housing, parks, retail, restaurants, community services)?

5 What types of buildings should be in Clarkson Village and how tall should they be?

6 What are your thoughts on the existing parkland, trails, natural areas, and public spaces in Clarkson Village and the surrounding area?



Key Themes from Feedback



1 Community character and heritage

- Maintain small-scale character, village feel with heritage-sensitive design and a unique identity

2 Housing, building heights and density

- Support more housing options, affordability
- Mixed views on intensification
 - allow more heights; restrict heights to 8 storeys
 - no more buildings, density, people; no tall buildings; limit heights to 3 storeys

3 Local businesses and retail

- Street-level shops, patios and support for existing small businesses, including affordability

Key Themes from Feedback



4 Parks and public spaces

- Parks are valued, with a need for more gathering spaces (like a square) and better links to Turtle Glen Park
- Expand to allow for walking and biking

5 Climate resilience

- More greenery to mitigate heat island effects, manage flood risk
- Require high green standard

6 Transportation and safety

- Support Clarkson Road North realignment (long-term preferred solution)
- Concerns with traffic, pedestrian safety and cycling visibility

Key Themes from Feedback



7 Public realm and urban design

- Walkable streets with well-designed buildings

8 Community vision

- More green space, trees, public spaces, housing choice, attractive store fronts, and density balance (more/low density)

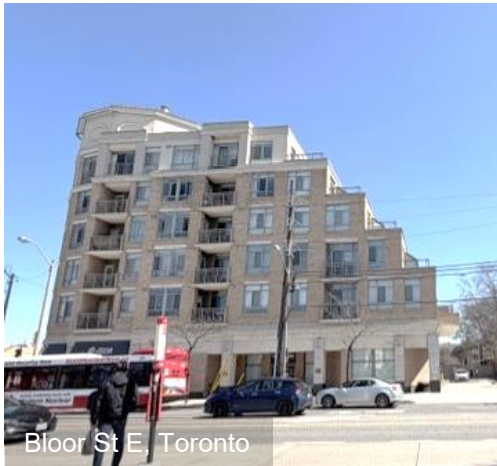


Main Street Analysis

What Makes a Great Main Street?



Downtown Oakville, Source: Ashley Hockenberry Photography



Bloor St E, Toronto



Byward Market, Ottawa, Source: Expedia

Built Form

- Buildings at street edge
- Consistent street wall
- Buildings transition down to neighbourhood

Animated sidewalks and patios

- Main entrances from sidewalk
- Landscaped areas, tree-lined streets & green spaces
- Open gathering spaces

Pedestrian-Friendly Environment

- Variety of services and amenities that attract people
- Street furniture (planters, trees, benches)
- Walkable and with places to sit, rest

What Makes a Great Main Street?



Destination Place

- Distinct architectural design
- A mix of land uses such as residential, retail, office, restaurants

Thriving Commercial Activity

- Frequent storefronts
- Variety of services and amenities
- Healthy commercial businesses
- Reinvestment and redevelopment in the area

Regulations and policies that support redevelopment

- Supportive policies and zoning
- Public and private investment in the area

Study Analysis for Clarkson Village

- 1 Lot pattern (size, configuration and restrictions)
- 2 Current official plan and zoning permissions
- 3 Development approvals
- 4 Existing main street character
- 5 Road network
- 6 Open space
- 7 Surrounding area

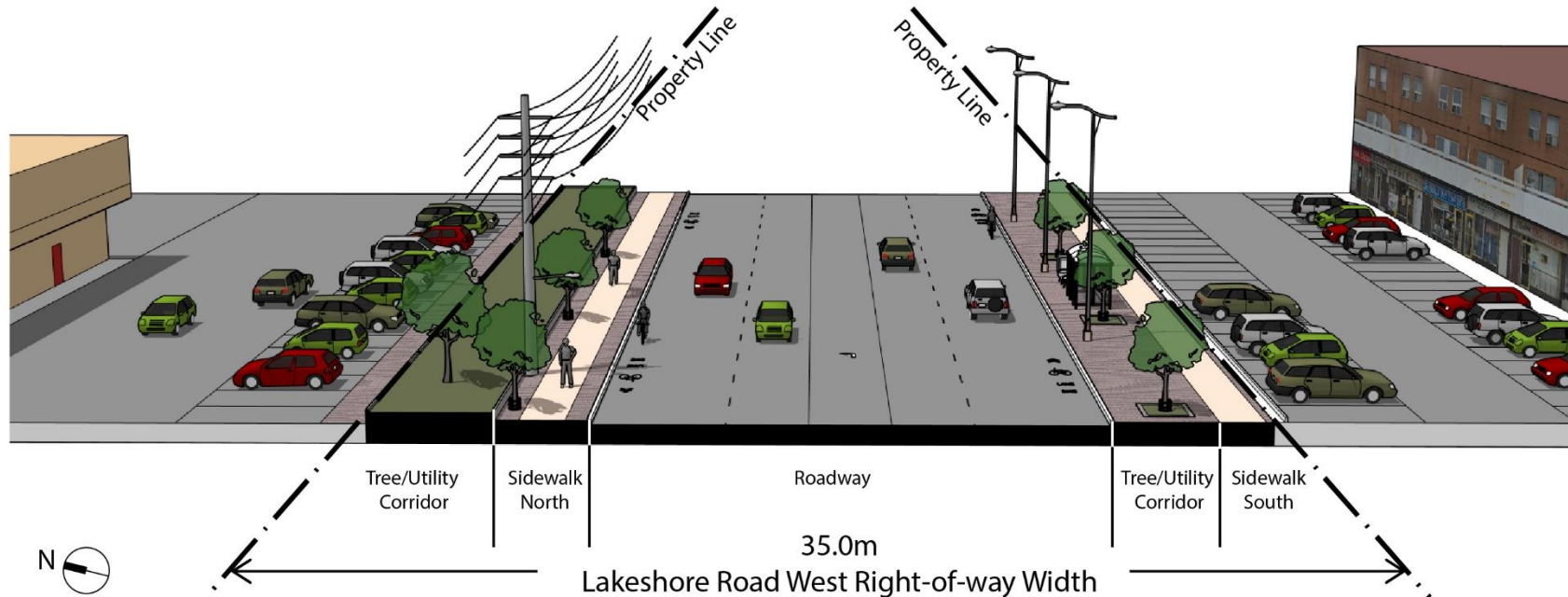
Clarkson Village - Opportunities and Constraints



- | | | |
|--|---|--|
| 1 Wide road right-of-way width (35 m) | 5 Inconsistent sidewalk widths and building setbacks | 9 Fragmented ownership, narrow, deep lots/Constrained lotting pattern |
| 2 Public walkway | 6 Parking lot in front of building | 10 Traditional main street, restaurants and offices, but limited retail |
| 3 Rail spur line – setback requirements | 7 Turtle Glen Park | 11 Easements across multiple properties |
| 4 Greenlands - setback requirements | 8 Intersection improvement (realignment) | 12 Lack of development in the area |

Lakeshore Road West – Road Width

EXISTING CONDITION



Cross-section looking eastward at Lakeshore Road West, east of Walden Circle

Key Observations

- The village has an existing main street character that can be enhanced
- Lack of reinvestment in the area partially due to current policies and regulations
- Opportunities through redevelopment:

1 Improve the public realm

4 Increase housing

2 Bring buildings to the street edge

5 Cycling & walking infrastructure

3 Achieve additional open space



Proposed Opportunities for Change

Proposed Areas for Change

- 1 New community vision and guiding principles
- 2 Revised urban design standards (e.g., streetwall, building stepbacks)
- 3 Updated building heights
- 4 Land use changes
- 5 Updated transportation network
- 6 Locations for future open spaces

Proposed Changes - New Precincts and Districts

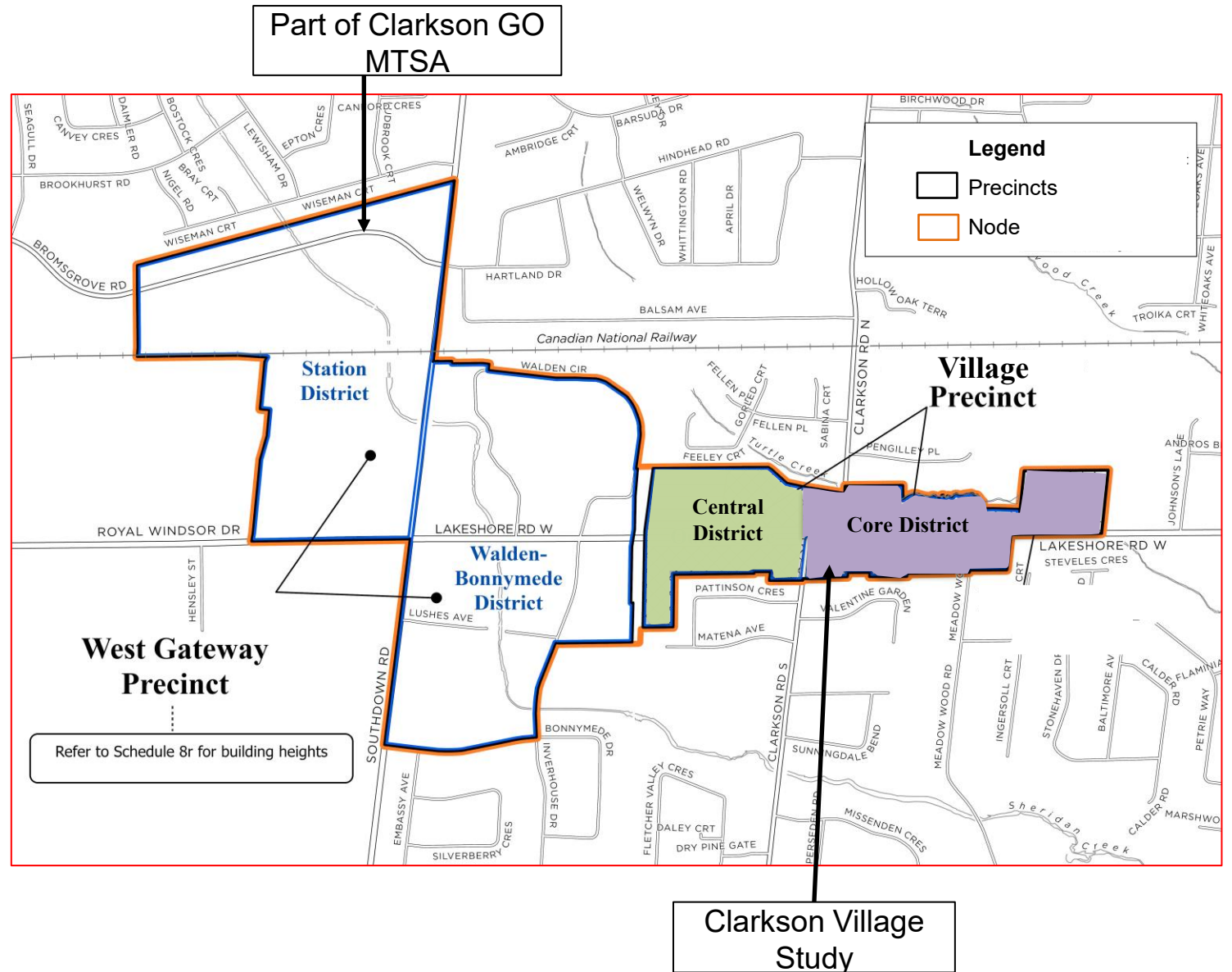
- The Village is different than Clarkson GO MTSA in character, scale and density of development
- **Separate vision** with distinct districts

1) Central District

- Provides transition in scale of development from Clarkson MTSA

2) Core District

- Focal point of community with lowest building heights

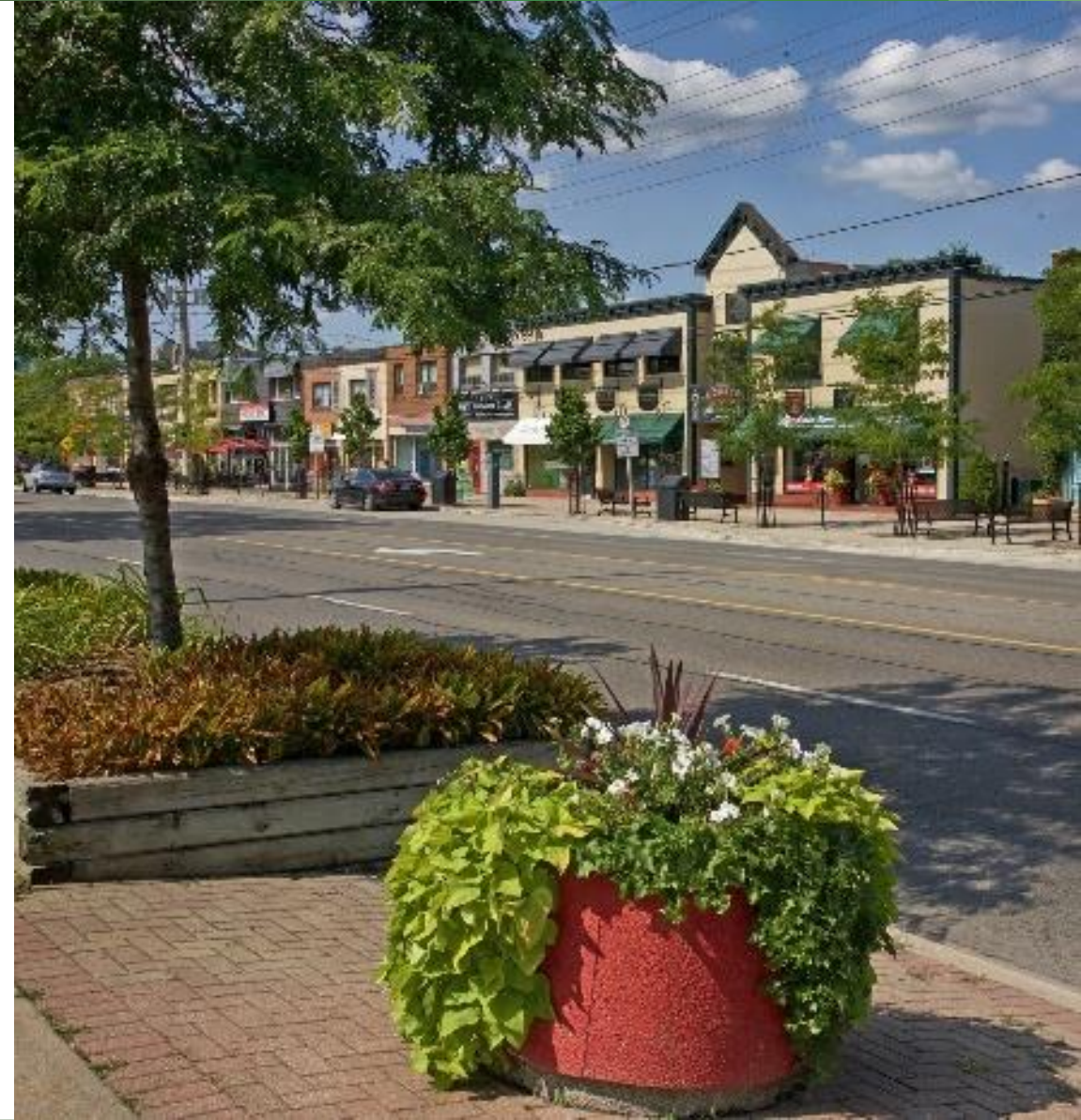


Proposed Changes - Vision

Vision:

The Village Precinct will be a **destination** for shopping, dining, commerce, recreation and culture. It will provide for a **diverse mix** of housing types and community amenities that support daily needs for residents, workers, and visitors, while respecting Clarkson Village's **heritage and character**.

Lakeshore Road will serve as a safe, **pedestrian-oriented main street** with a **vibrant public realm**, characterized by **attractive storefronts**, mixed-use buildings, and generous green spaces to support an active street life.

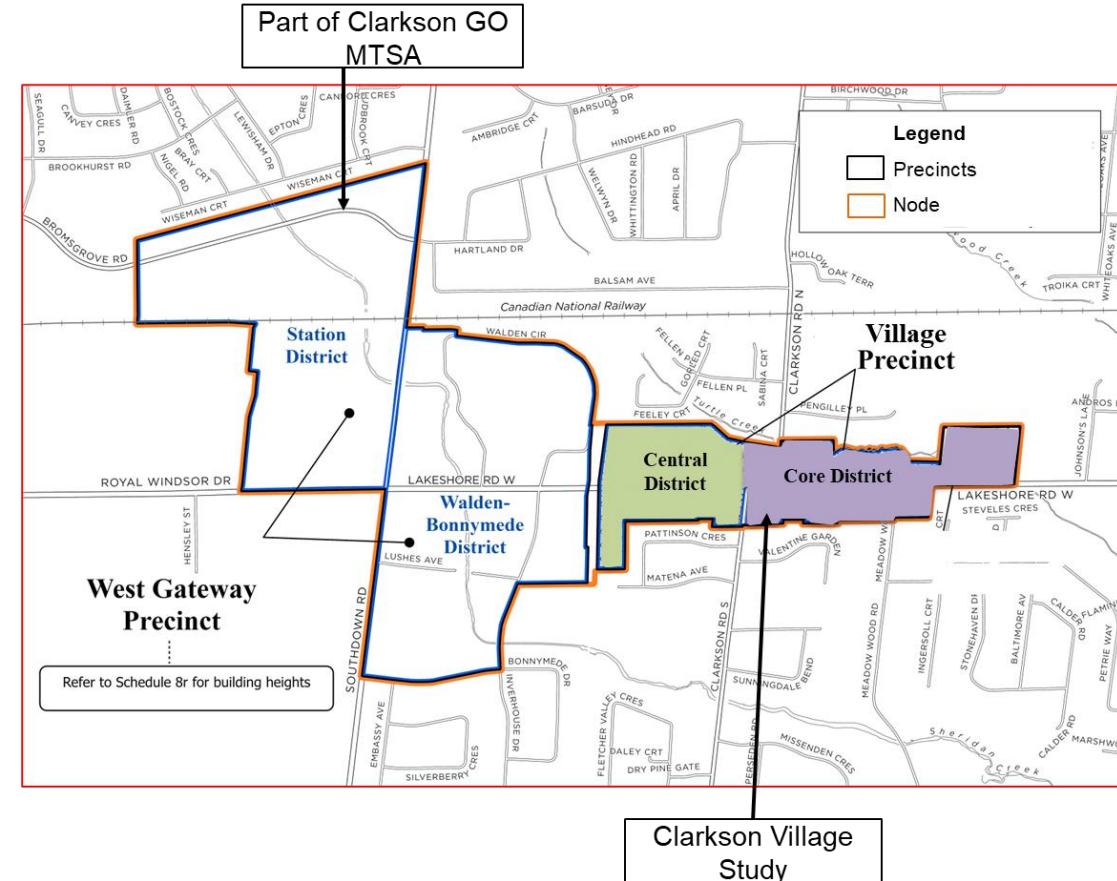


Proposed Changes - Guiding Principles

Guiding Principles:

Development of the **Village Precinct** is based on the following key guiding principles:

1. The Central District will have buildings that **transition down in** height and scale from the Walden-Bonnymede District in a mid-rise form.
2. The Core District will have the lowest heights and densities. Development will build upon and further **enhance the existing main street character**.
3. Additional green spaces and pedestrian connections will provide attractive gathering spaces for a range of social and recreational activities.



Proposed Changes – Urban Design

Illustration showing the ground floor design

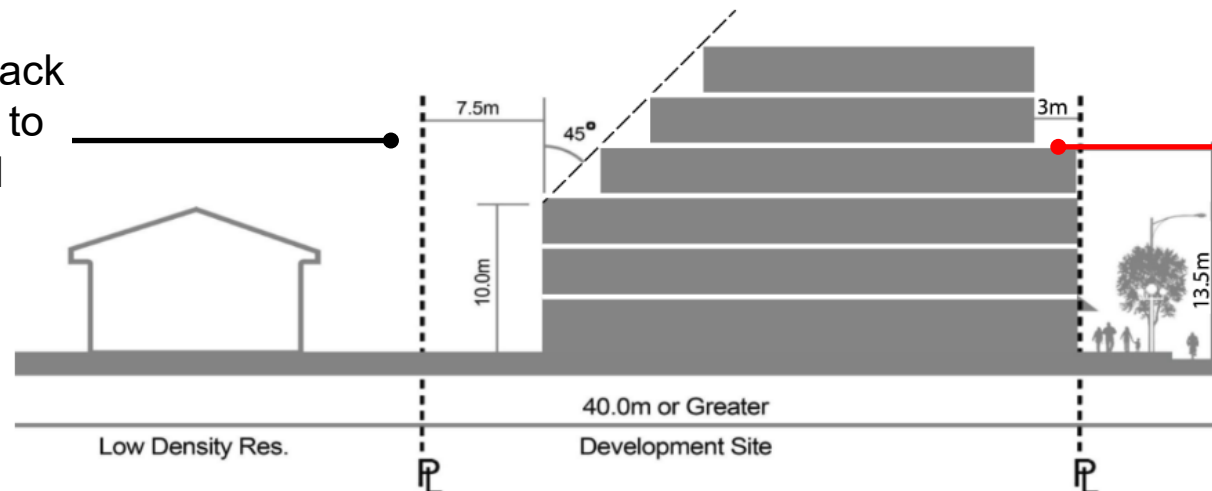
Maintain building at street edge (0 m front yard set back)



Building streetwall
4 storeys (from 2 to 3 prior)

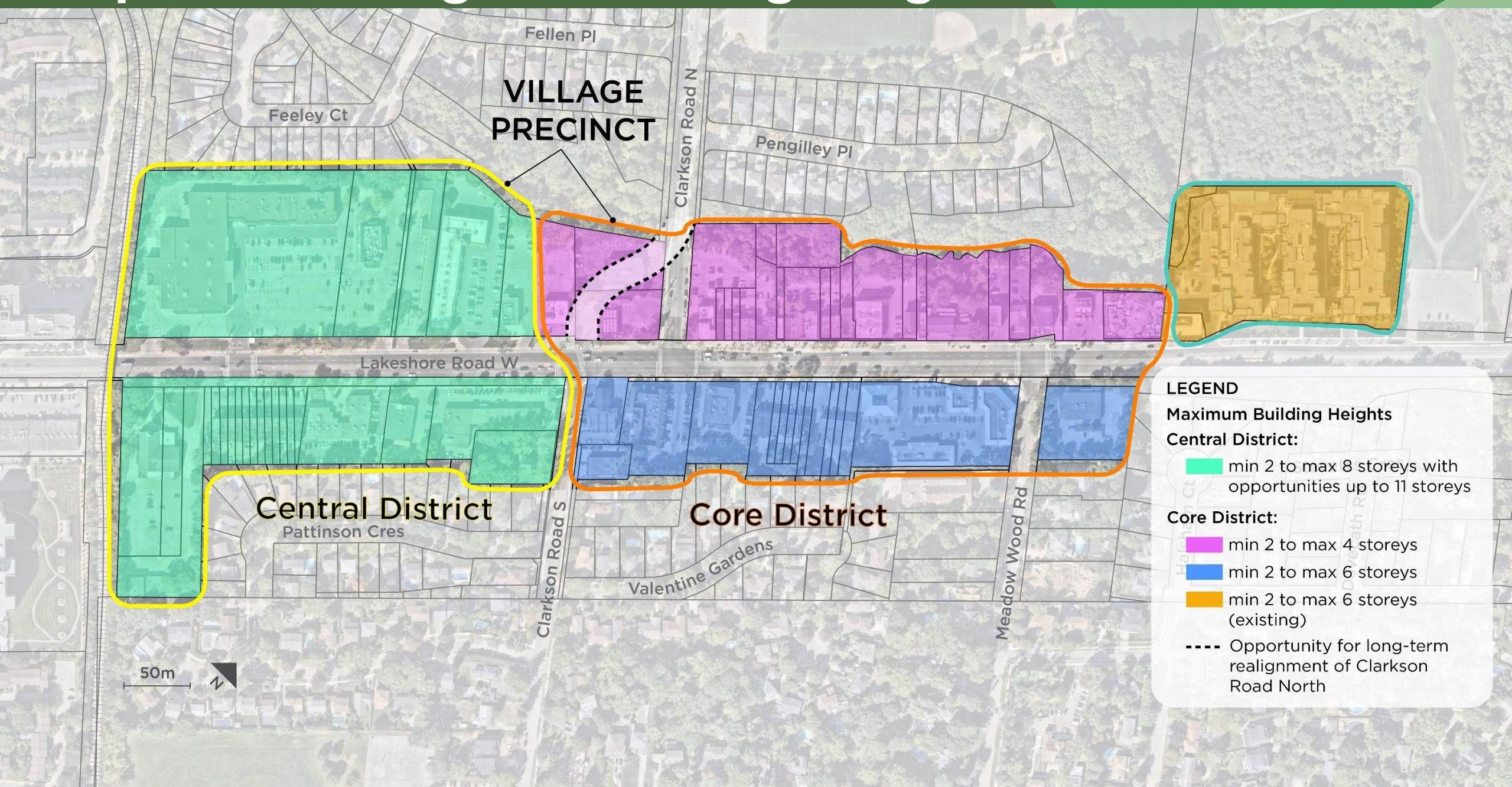
Illustration of a building adjacent to low density residential

Maintain building setback and general transition to low density residential



Building steps back 3 m after the fourth storey facing Lakeshore Road West

Proposed Changes- Building Heights



Urban Design – Demonstration Concept



BEFORE – EXISTING CONDITION



AFTER – DEMONSTRATION CONCEPT *

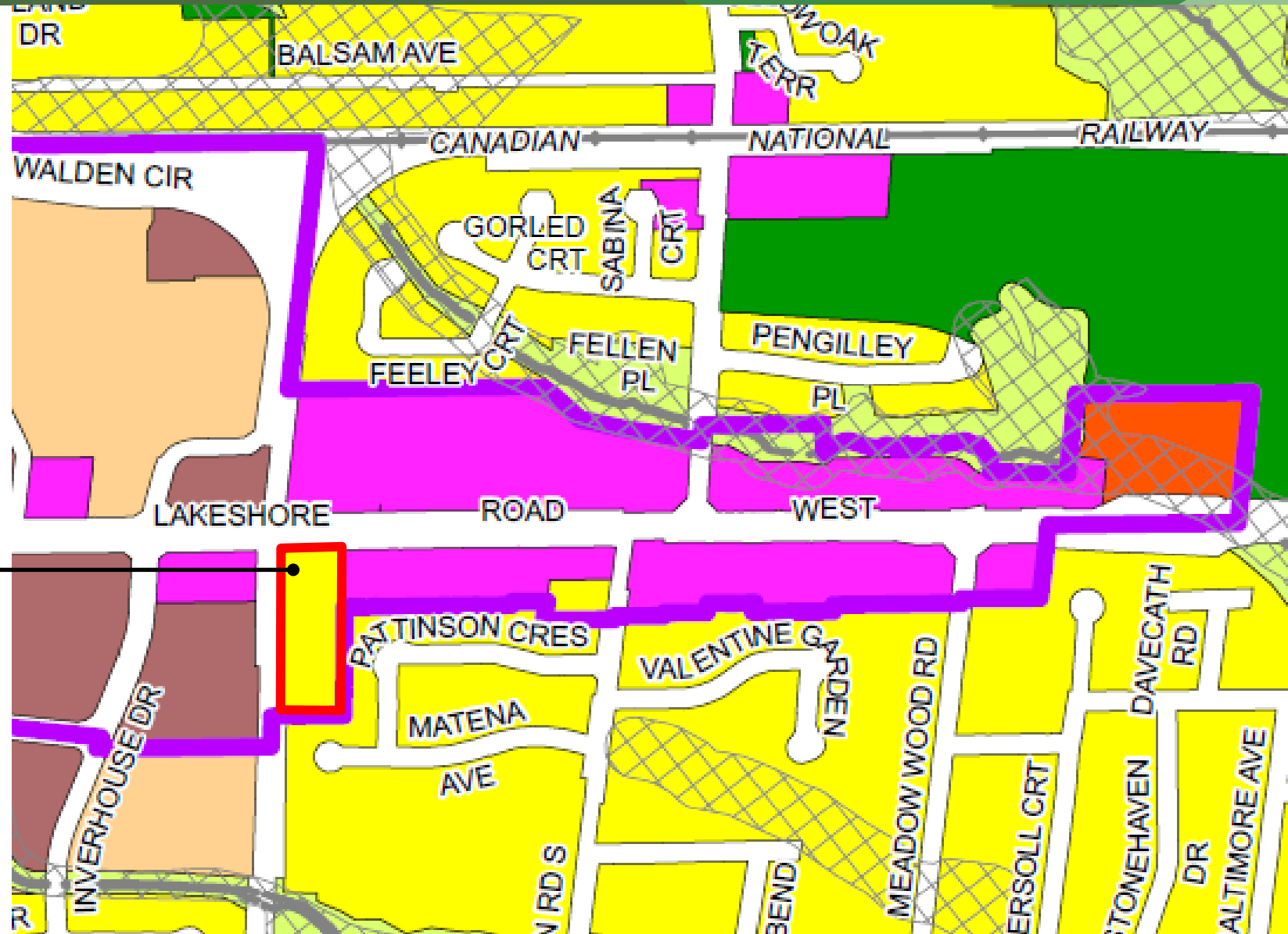


Street section looking eastward at Lakeshore Road West, east of Walden Circle

* Demonstration concept for illustrative purposes only.

Proposed Changes - Land Uses

1872, 1880, 1884
Lakeshore Rd W
Redesignate from
Residential Low-Rise I to
Mixed Use

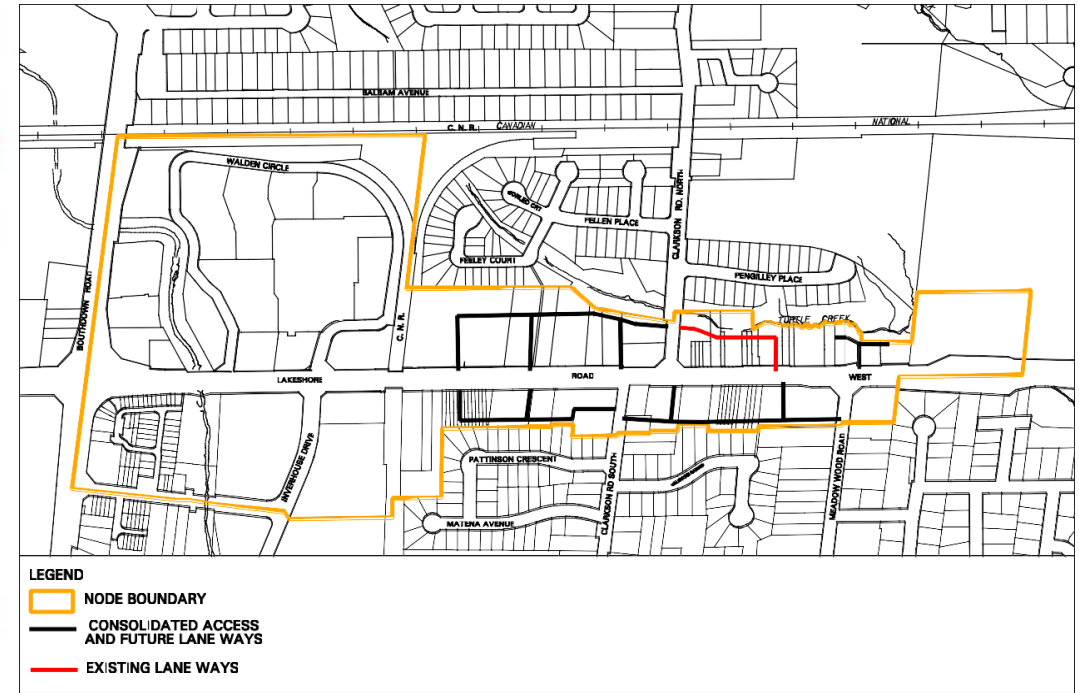


Proposed Changes - Transportation Updates



Clarkson Road and Lakeshore Road Intersection - Long-Term Preferred Solution

Source: Clarkson Road and Lakeshore Road Intersection, Municipal Class Environmental Study

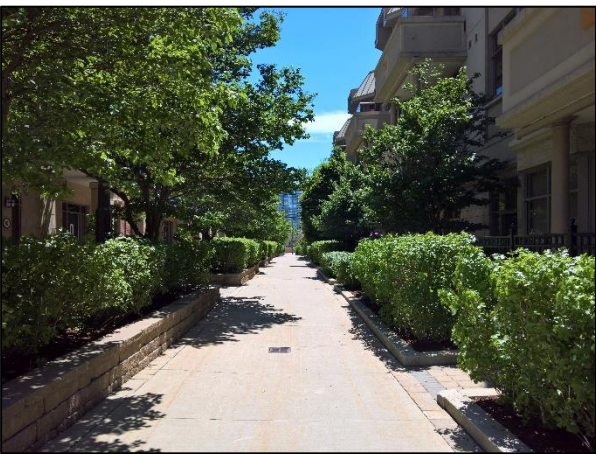


Map 14-2.2.2: Access Management Plan-Clarkson Village Growth Node Character Area

Source: Mississauga Official Plan 2051

- Short and medium-term operational issues at Clarkson Roads North and South addressed through interim preferred solution
- Incorporate the long-term realignment of Clarkson Road North in policy changes
- Create flexible policy language for rear public lane access in place of a map

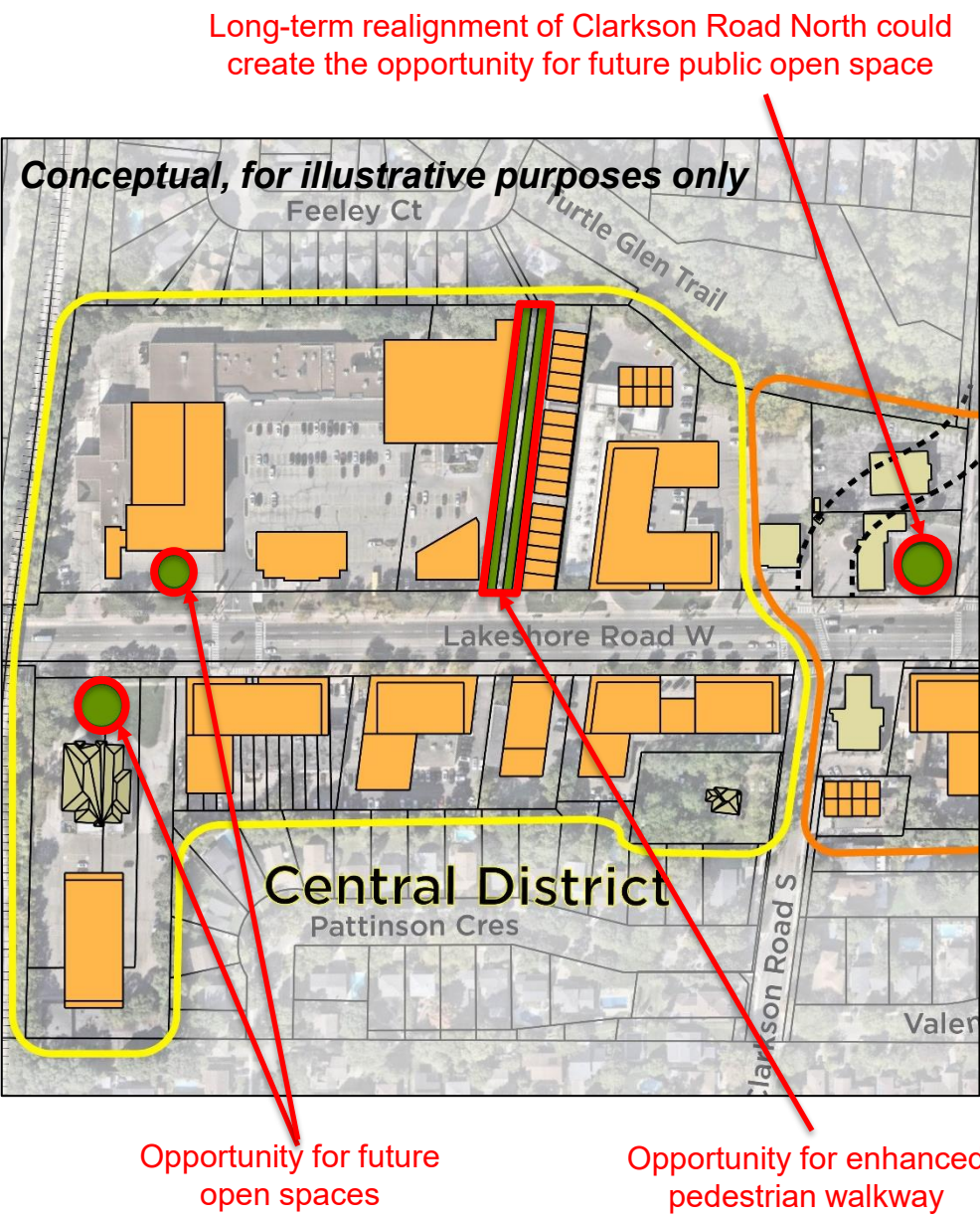
Opportunities for Future Open Space



Pedestrian mews
(Mississauga - Downtown Core)



Pedestrian connection linking open spaces (Toronto – Regent Park)



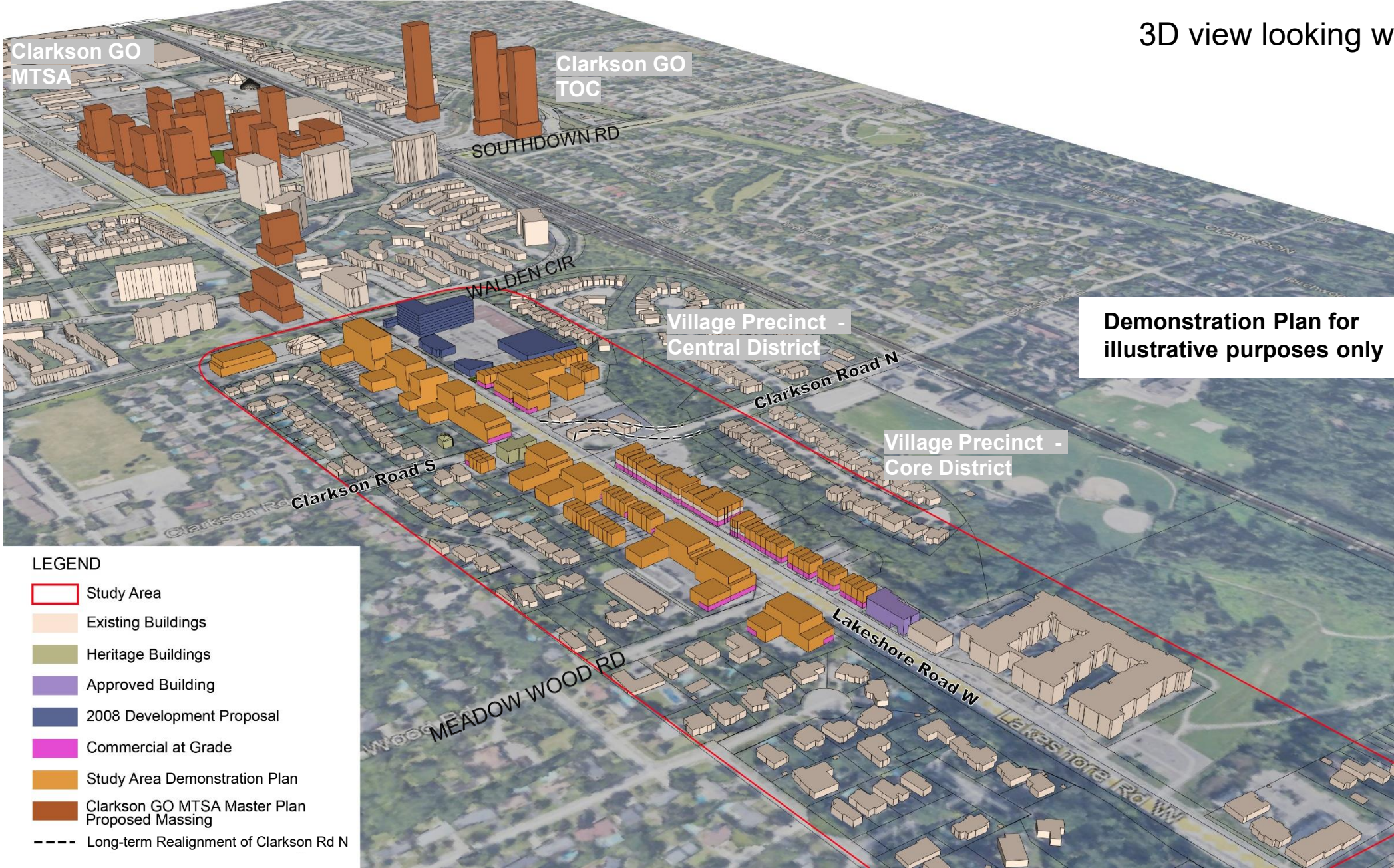
Streetsville Village Square



Alexander the Great Parkette, Toronto
Source: urbantoronto.ca

Demonstration Plan

3D view looking westward



What Would These Changes Enable

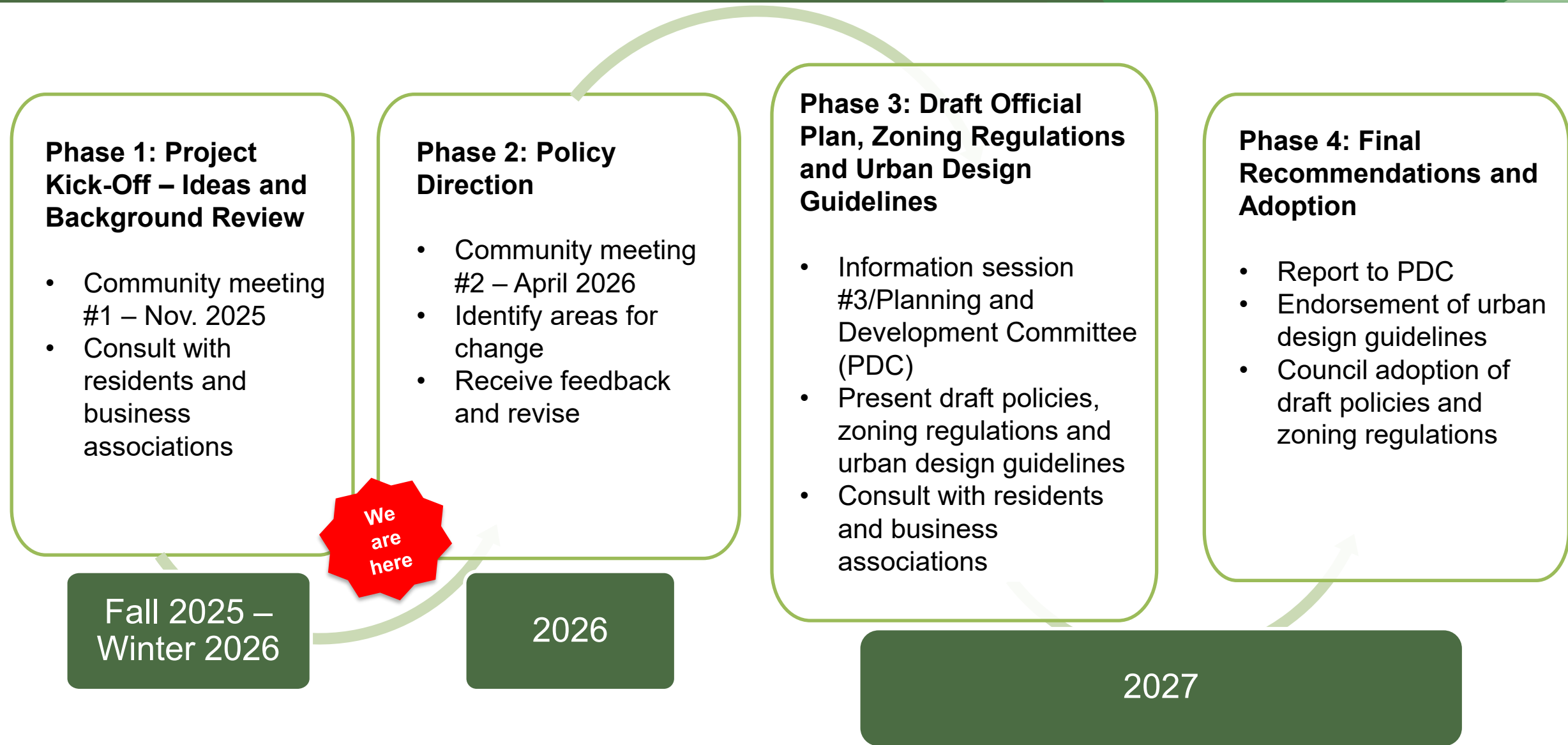


- Provides for an updated vision to guide growth
- Supports a livelier main street
- Greater variety of amenities and services to support daily needs
- Additional housing that aligns with provincial priorities
- Supports opportunities for new open spaces, such as a public square
- Implements current building design practices
- Supports re-investment



Project Timeline and Next Steps

Project Timeline and Next Steps





We want to hear from you

Ideas Tool- New Questions

IDEAS

Q&A

- 1 **Does this vision reflect what you want Clarkson Village to become? Is there anything you would change or add?**

Proposed vision statement: The Village Precinct will be a destination for shopping, dining, commerce, recreation and culture. It will provide for a diverse mix of housing types and community amenities that support daily needs for residents, workers, and visitors, while respecting Clarkson Village's heritage and character.

Lakeshore Road will serve as a safe, pedestrian-oriented main street with a vibrant public realm, characterized by attractive storefronts, mixed-use buildings, and generous green spaces to support an active street life.

- 2 **Guiding principles are intended to support thoughtful growth through appropriate building heights, active streets, welcoming public spaces and strong pedestrian connections. Do these principles capture your thinking about how the Village should grow and redevelop – are there other changes to be considered?**

Proposed guiding principles: Development of the Village Precinct is based on the following key guiding principles:

1. The Central District will have buildings that transition down in height and scale from the Walden-Bonnymede District in a mid-rise form.
2. The Core District will have the lowest heights and densities. Development will build upon and further enhance the existing main street character.
3. Additional green spaces and pedestrian connections will provide attractive gathering spaces for a range of social and recreational activities.

Ideas Tool- New Questions

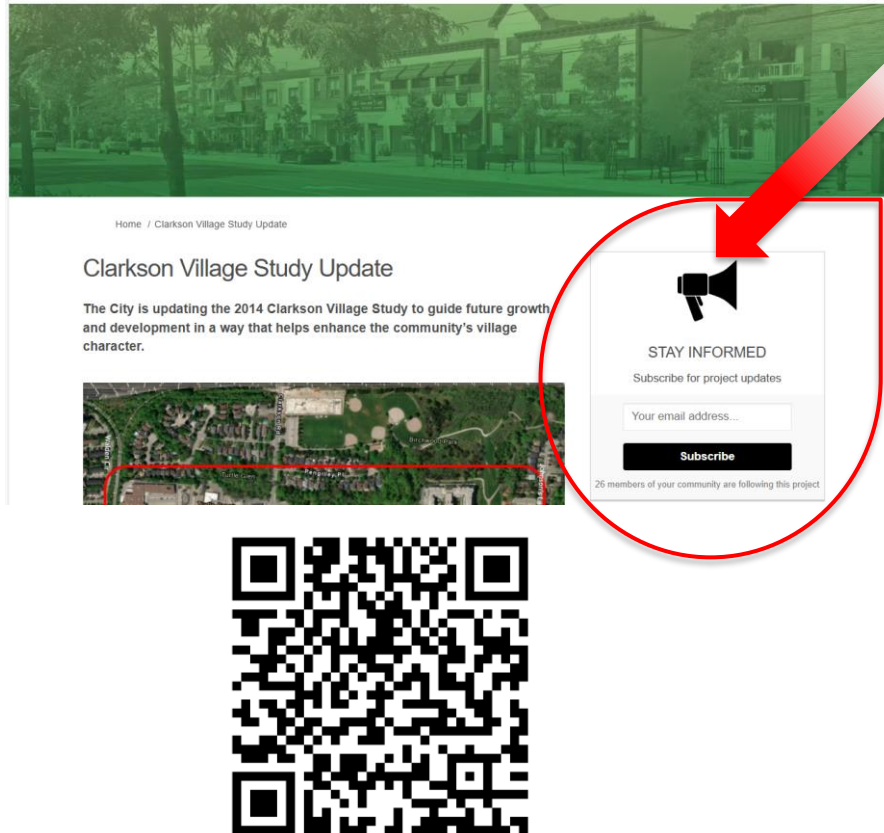
IDEAS

Q&A

- 3 Are the building heights proposed for each district appropriate? If not, where would you make changes and why?
- 4 We are proposing two urban design changes to help create a more inviting and successful main street. These include the building streetwall and building stepback. Are there any other ideas we are missing?
- 5 Will the enhanced pedestrian walkway improve connectivity in the community? Why or why not?
- 6 Are the proposed open spaces in the right locations? Why or why not?



Stay Informed and Share Your Ideas



- Subscribe for project updates:
www.mississauga.ca/clarksonvillage
- Submit your questions or comments on-line or to

Karin Phuong, Policy Planner:
 - 905-615-3200 ext. 3806
 - Karin.Phuong@mississauga.ca
- Ideas Tool

A green-tinted photograph of a street scene. In the background, there are multi-story buildings with various storefronts and signs. Some signs are partially legible, such as "ALABAMA" and "VICTORY". There are trees in the foreground and along the street. A white rectangular box is overlaid on the lower right portion of the image, containing the text "Thank you for your participation!".

Thank you for your participation!