

Clarkson Village Study Update

Community Meeting: Introduction and Policy Context

November 25, 2025



Welcome

Agenda

- Session Information
- Opening Remarks: Councillor Tedjo
- Presentation: Clarkson Village Study Update Background
- Q&A Session

Recorded Session & Closed Captioning

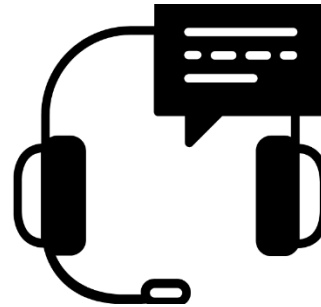


**Today's session is being
recorded**



**Press the CC icon at
the bottom left of
your device to turn
on closed
captioning**

Technical Support



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Taranjeet.Uppal@mississauga.ca

Ask Questions

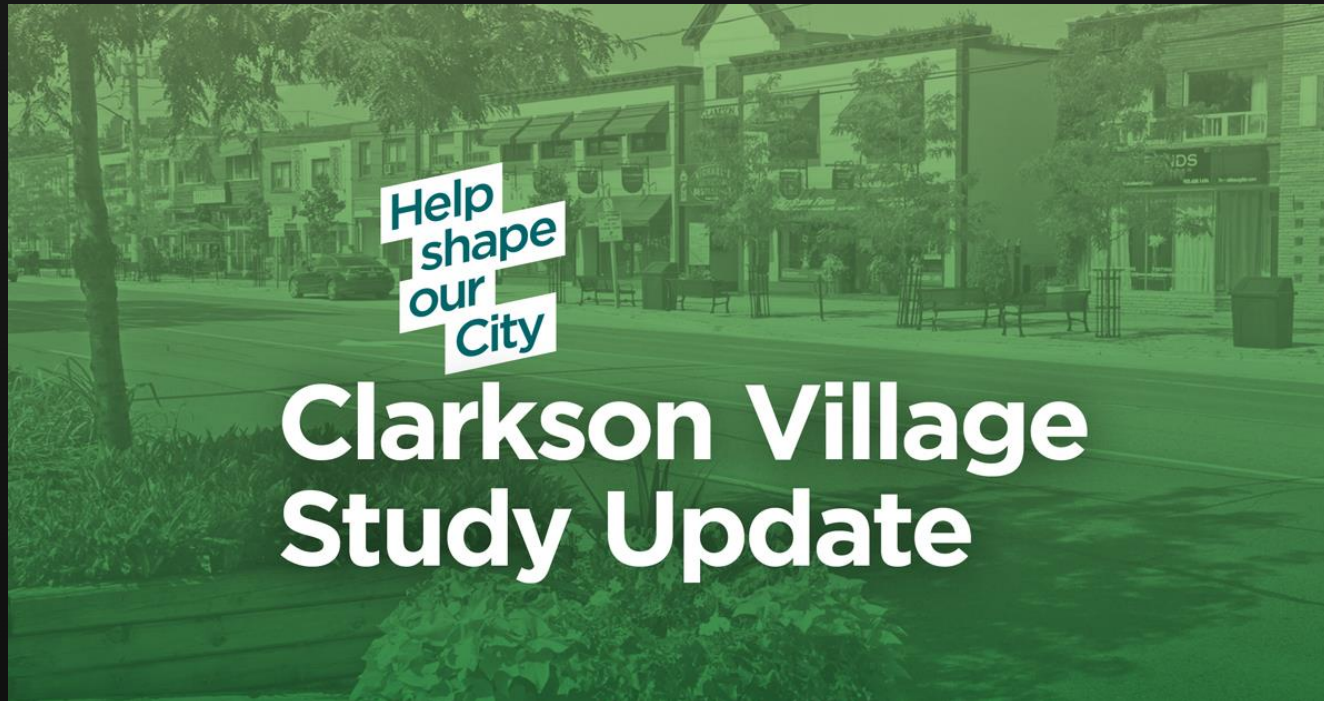


**Computer or
Mobile Phone:
Type in the
Slido Q&A Box**

Heliya Babazadeh...

Viewing Heliya Babazadeh-Olegi's shared content

100%



Slido

Slido

Q&A

Polls

Type your question



There are no questions asked yet.

Ask the first one!

Apps

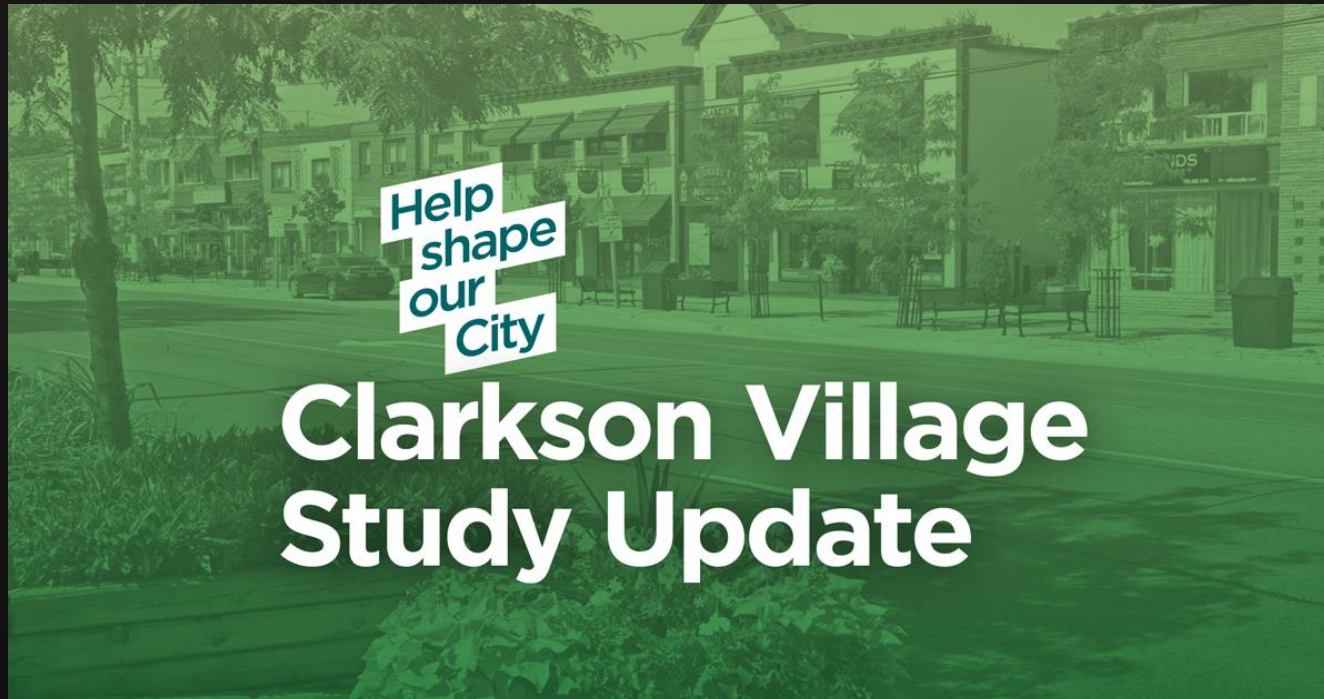
Participants

Chat

Heliya Babazade...

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Q&A

Polls

Type your question

Popular

Recent

2 questions

Attendee
8 minutes ago

Waiting for review

Will the slides be available after the meeting?

Attendee
8 minutes ago

Waiting for review

Is this meeting recorded?



Unmute

Apps

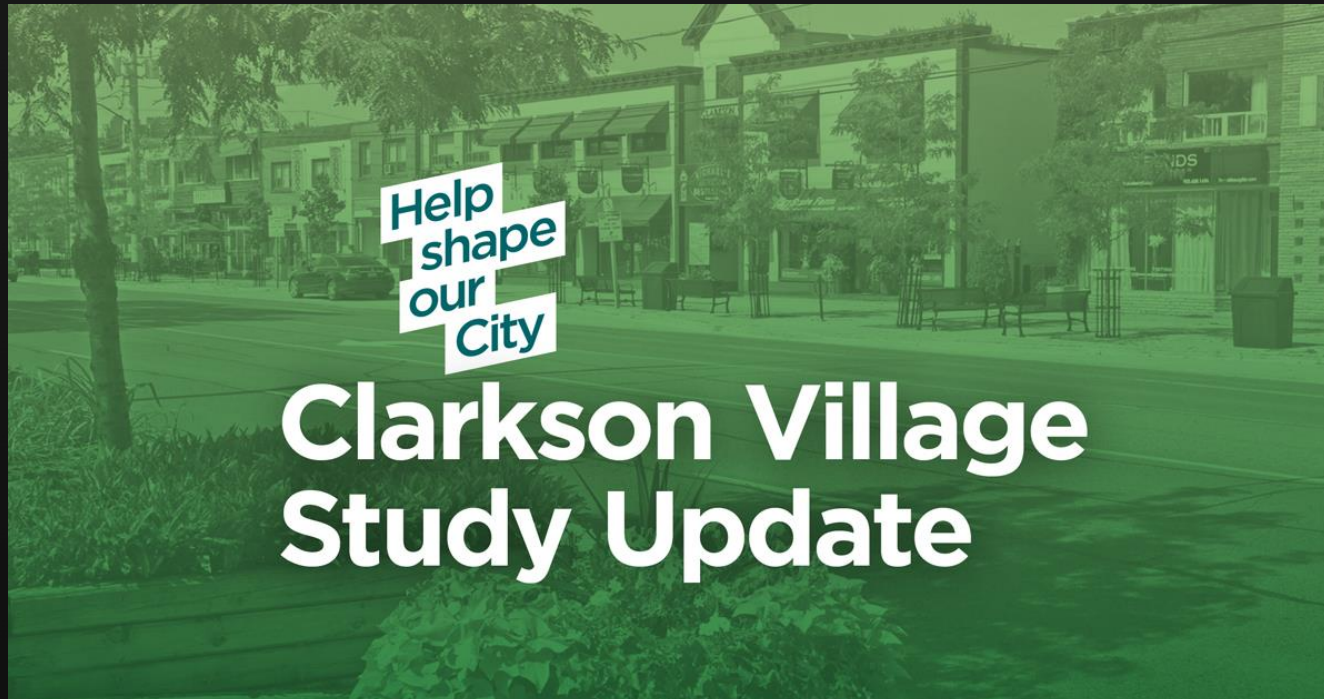
Participants

Chat

Heliya Babazadeh...

Viewing Heliya Babazadeh-Olegi's shared content

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Slido

Slido

Q&A

Polls

Do you live in the City of Mississauga?

0

☐ Yes

☐ No

Send

Voting as Attendee



Unmute

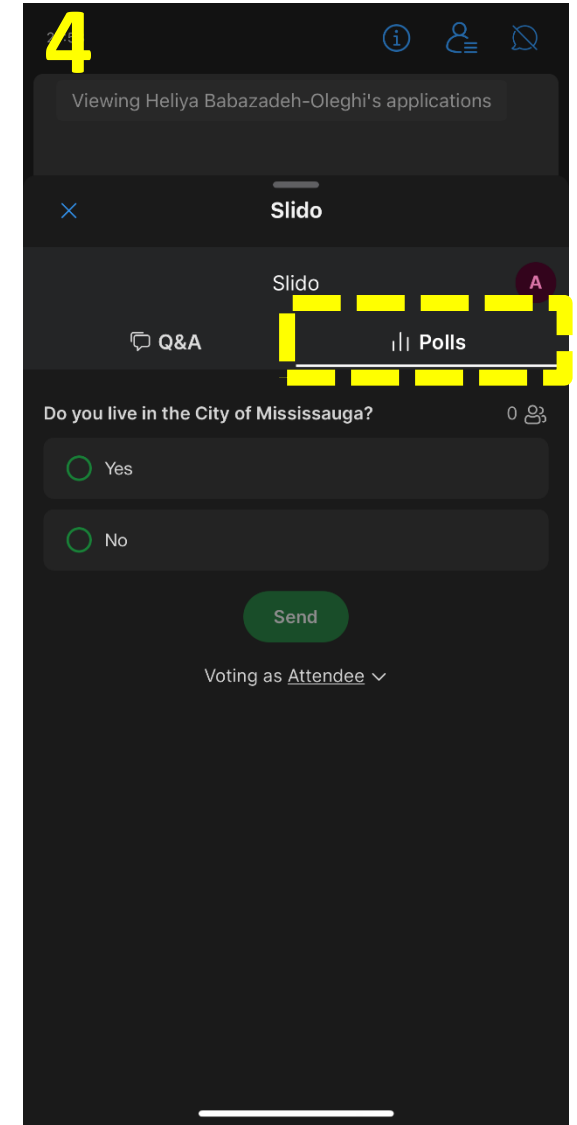
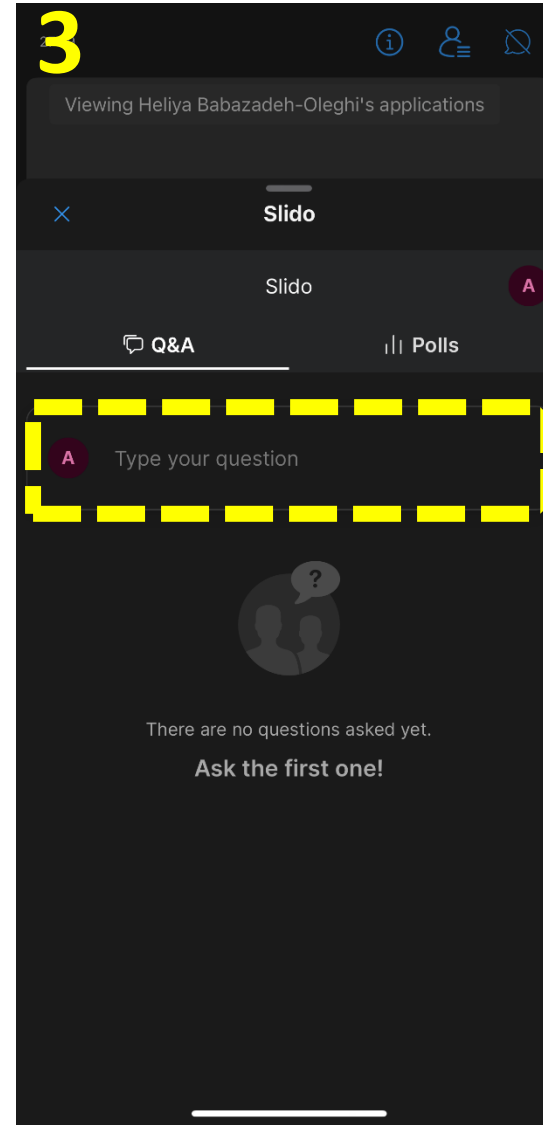
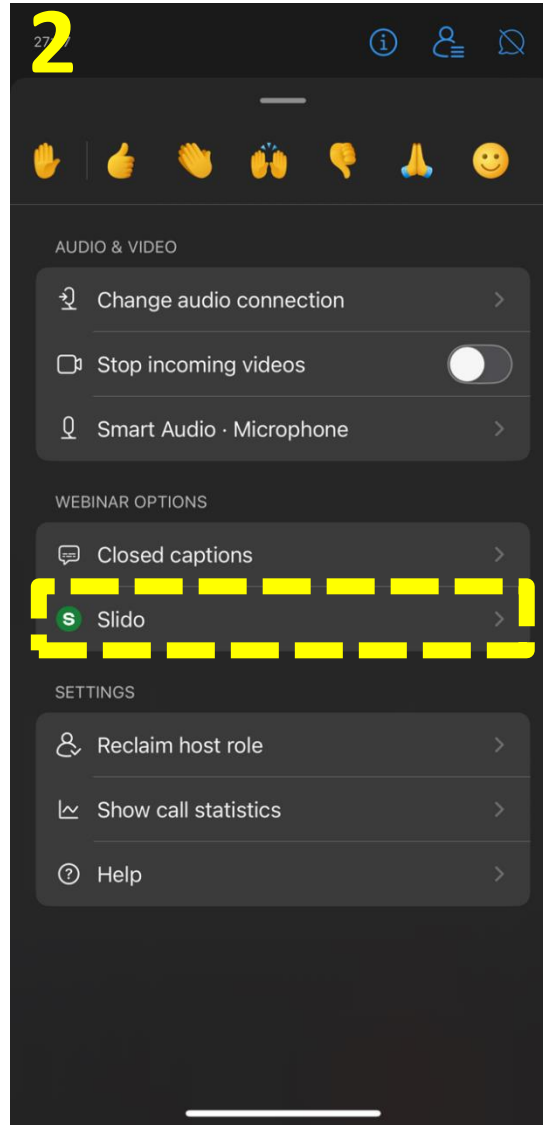
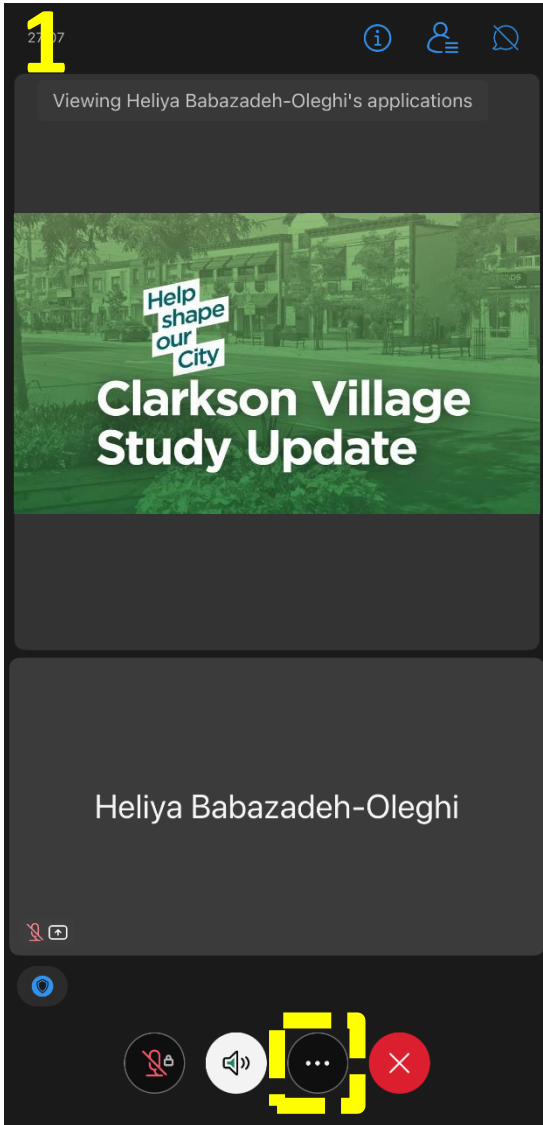


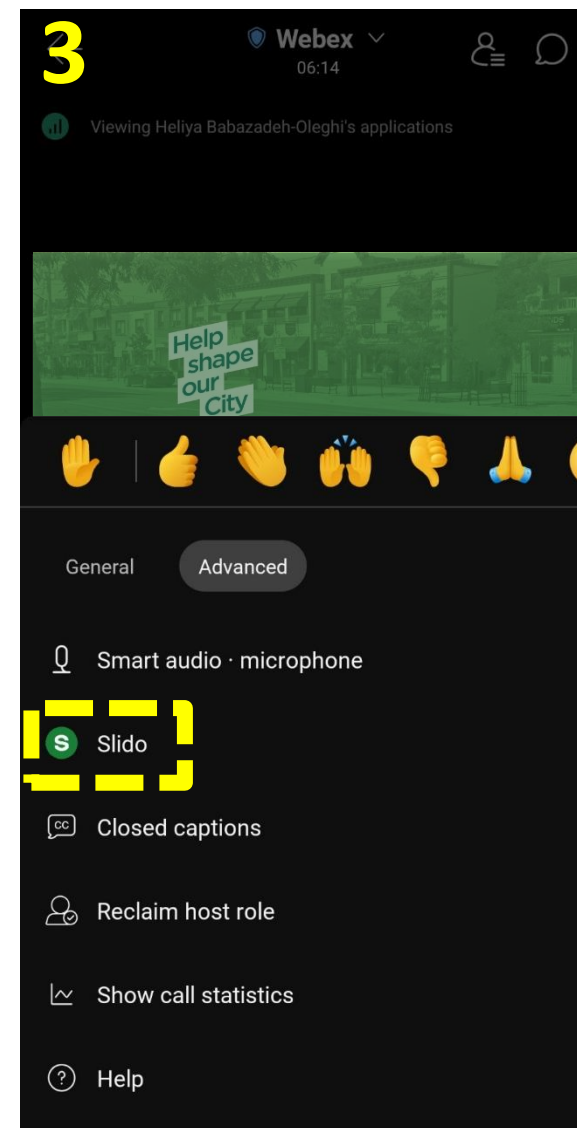
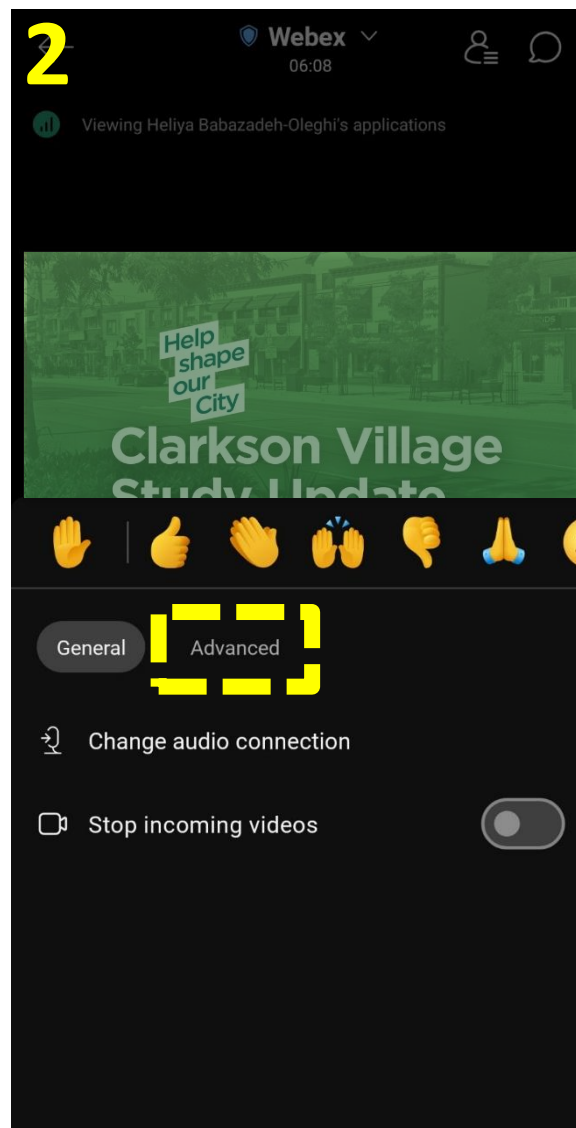
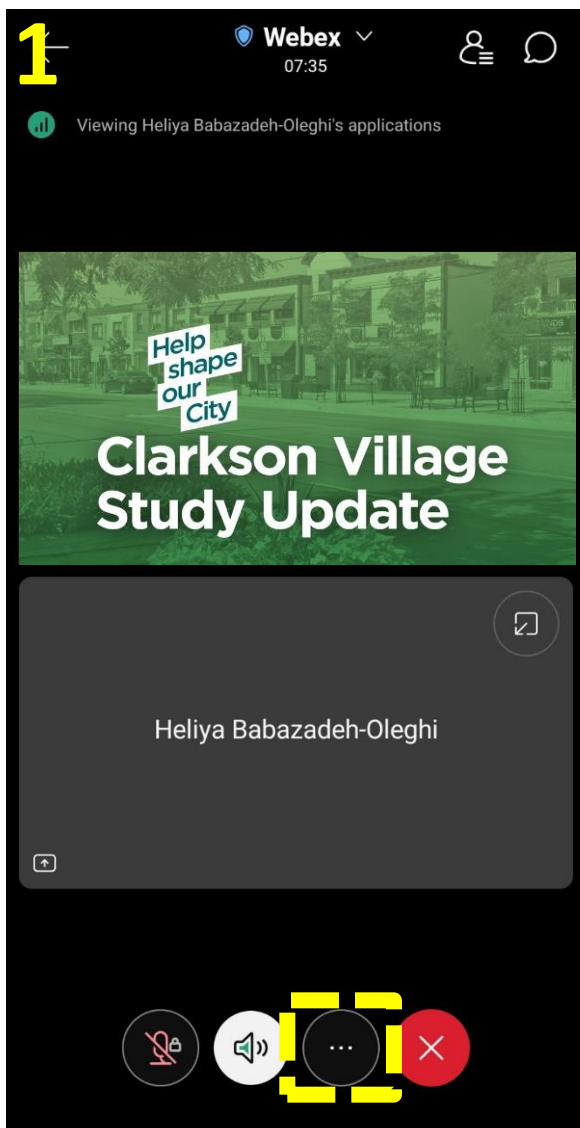
Apps

Participants

Chat







Who is in the room?

City of Mississauga

Heliya Babazade...

Viewing Heliya Babazadeh-Olegi's shared content

100%



Unmute

Slido

Q&A

Who is in the room?

Resident

Business Owner/Tenant

Agency Staff

Land Developer/ Consultant

Other

Send

All Questions and Polls in this slido are sent

Apps

Participants

Chat



Councillor Alvin Tedjo
Ward 2

Presenters



Karin Phuong, Policy Planner
City Planning Strategies



Sarah Elliott, Policy Planner
City Planning Strategies



Clarkson Village Study Update

Scoped Study Area



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

Why are we studying this area?



1. Clarkson Village study completed over 10 years ago and updated policies are needed
2. September 24, 2025 – Council directed staff to undertake study
3. Opportunity to understand what's working well and areas for improvement, including more housing

Development Context

1575 Lakeshore Rd W

Built 2019

- Residential apartment
- 4-6 storeys
- 324 units
- 870 m² retail space

Birchwood Park

Lakeshore Rd W

1865 Lakeshore Rd W

Approved for:

- Residential apartment
- 8 storeys
- Commercial at grade

1639 Lakeshore Rd W

Under Construction:

- Affordable housing
- 4 storeys
- 51 units
- 217 m² retail at grade

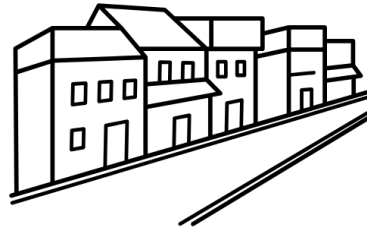
Properties Listed on Heritage Register

Properties Designated under the terms of the Ontario Heritage Act

Planning Study Objectives



Assess existing
conditions



Investigate
ways to
promote
**mixed-use
development**



Provide
opportunities
for meaningful
**community
engagement**



Prepare
modifications
to the Official
Plan, Zoning
By-law, and
Urban Design
Guidelines

Study Components

Background
Review



Ideas and
Direction



Analysis

Community
Feedback



Draft Policies,
Zoning Changes
and Urban
Design
Guidelines

Policy
Recommendations



Project Timeline

Phase 1: Project Kick-Off – Ideas and Direction

- Community meeting

November
2025

We are
here

Phase 2: Draft Official Plan, Zoning Regulations and Urban Design Guidelines

- Community meeting on draft policies, zoning regulations and urban design guidelines
- Consultation with BIA and other interested parties

Phase 3: Final Recommendations

- Report to Planning and Development Committee
- Endorsement of urban design guidelines

Phase 4: Adoption of Official Plan and Zoning Amendments

- Council adoption of draft policies and zoning regulations

2026 - 2027

Slido Question 1

What do you like the most about Clarkson Village?





Existing Context

What are these?

Official Plan

Overarching document that directs how the City will grow to meet the future needs of residents and businesses.

Policies address land uses, transportation, heritage, community services, housing, the environment, and the economy.

Zoning By-law

Implement Official Plan.

Specifies what uses are permitted on a property and how they are to be developed.

Sets out development standards (setbacks, parking, heights, lot dimensions, building size, etc.).

Urban Design Guidelines

Illustrates concepts in the Official Plan and establishes design expectations for developments.

Includes built form standards for setbacks, building material, and streetscaping.

Mississauga Official Plan 2051 (MOP 2051)

- The existing Clarkson Village policies have been included in the new Official Plan.
- No changes have been made to these policies.
- New MOP 2051 is with the Province for approval
- mississauga.ca/officialplan



MOP 2051

2014 Clarkson Village Study

Identified:

- A community vision
- Expanded village boundary
- New policies on land uses, transportation and urban design policies



2014 Clarkson Village Study –
[Phases 1 & 2](#)

Current Community Vision

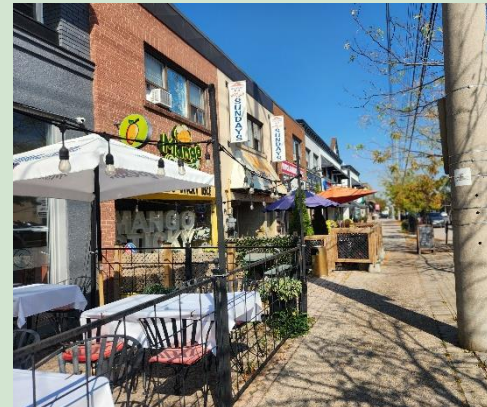
Pedestrian friendly



Transit-oriented



Mixed Use Development



Heritage and character



Slido Question 2

Does this statement still reflect your vision for Clarkson Village?

“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**.”



Slido Question 3

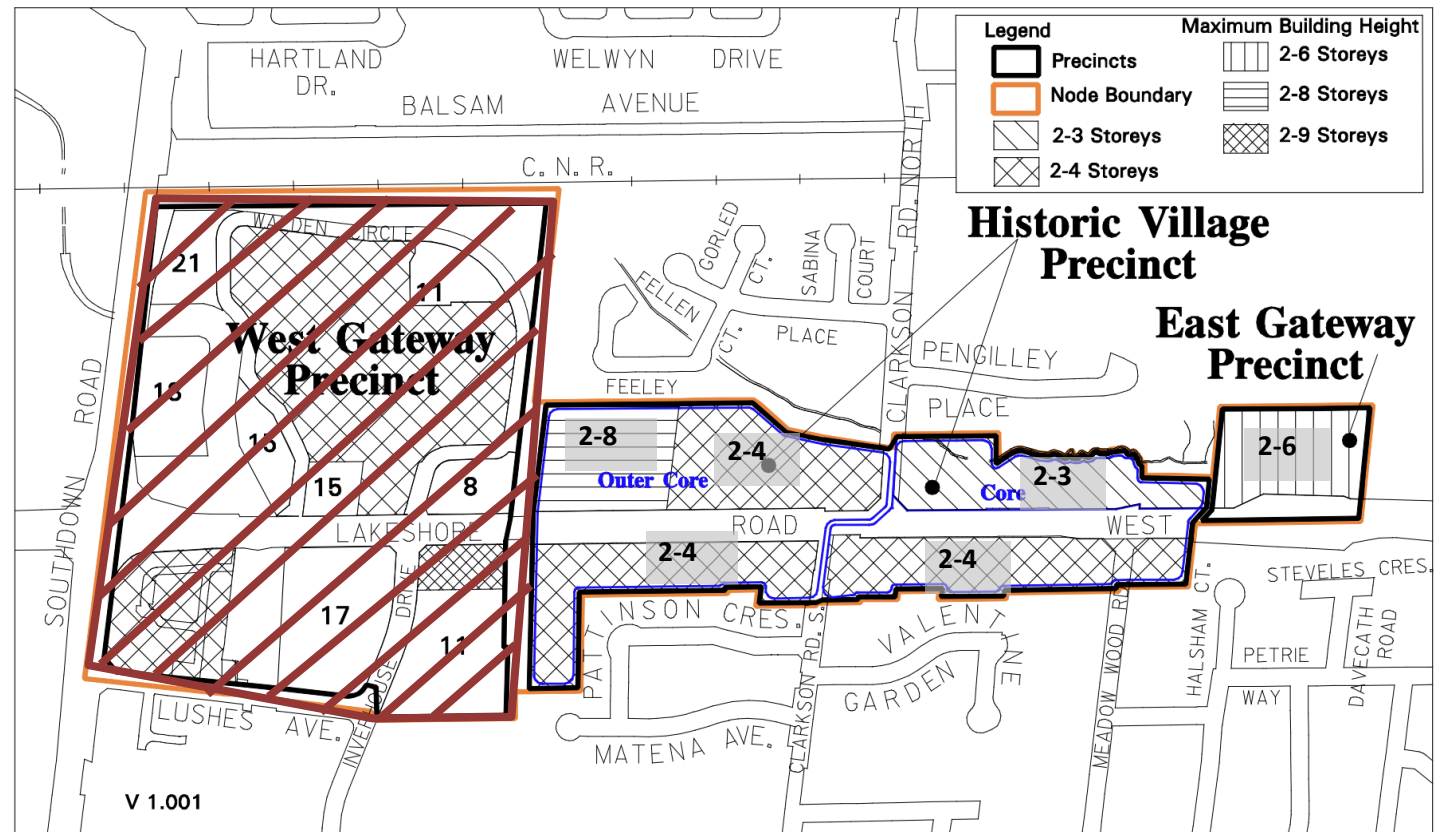
What's missing?

“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.**”



Current Clarkson Village Policies

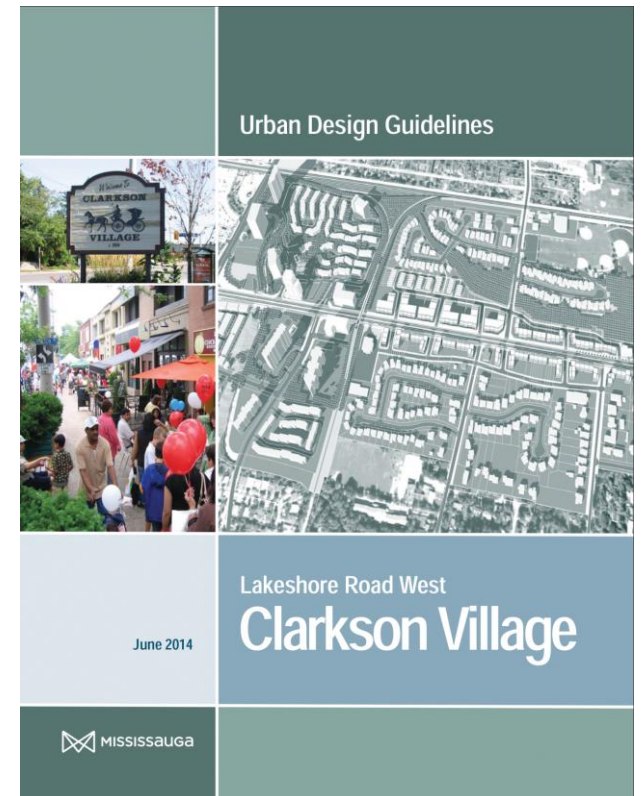
- Community Vision
- Land Uses (mixed use and residential designations)
- Min and Max Building Heights
- Urban Design
- Transportation (parking, access management and cycling route)



Map 14-2.2.1: Precinct Areas-Clarkson Village Growth Node Character Area

Urban Design Guidelines

- Built form standards
 - Building envelope and transition
 - Building step backs/setbacks, angular plane requirements
 - Building street wall, ground floor design, entrances
- Public realm
 - Streetscape and landscaping
 - Streetscape components



[Clarkson Village Urban Design Guidelines](#)

Urban Design Guidelines



Illustration showing the ground floor design

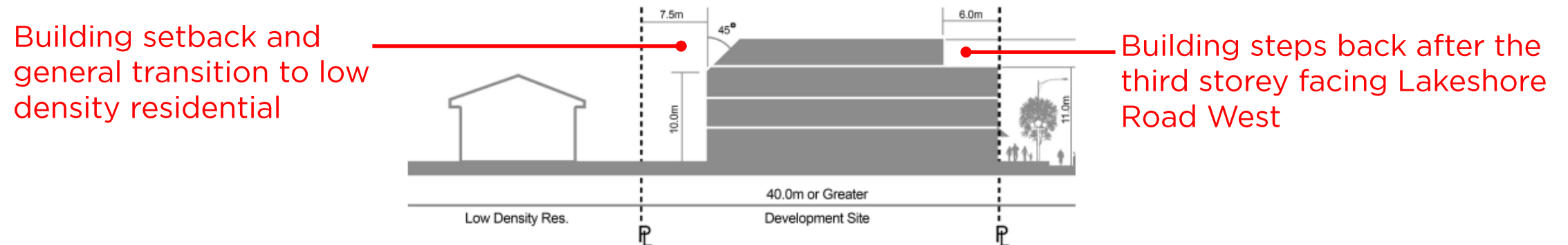


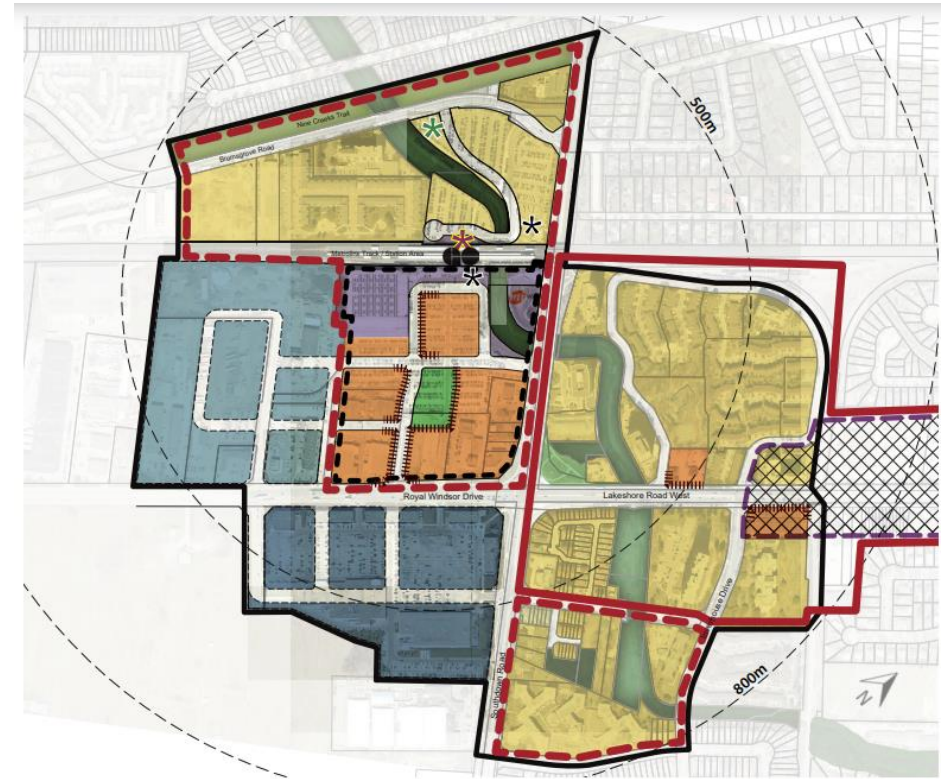
Illustration of a section in the Village Core Area



Other Projects in the Area

Clarkson GO Major Transit Station Area (MTSA) Study

- Master Plan endorsed by Council ([PDC April 28, 2025](#))
- Draft Official Plan Amendment to PDC September 22, 2025
- Requires Provincial approval
- Link to project page: yoursay.mississauga.ca/Clarkson



Lakeshore Road and Clarkson Road Intersection Improvement

Short Term Condition (Interim)

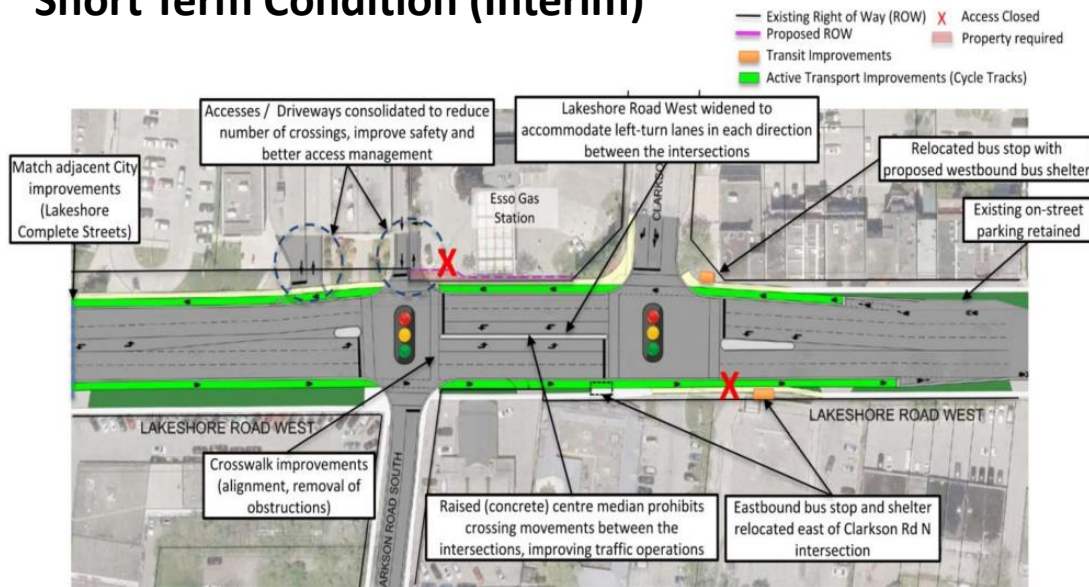


Exhibit E-1: Interim Preferred Solution

Long Term Condition (Final)

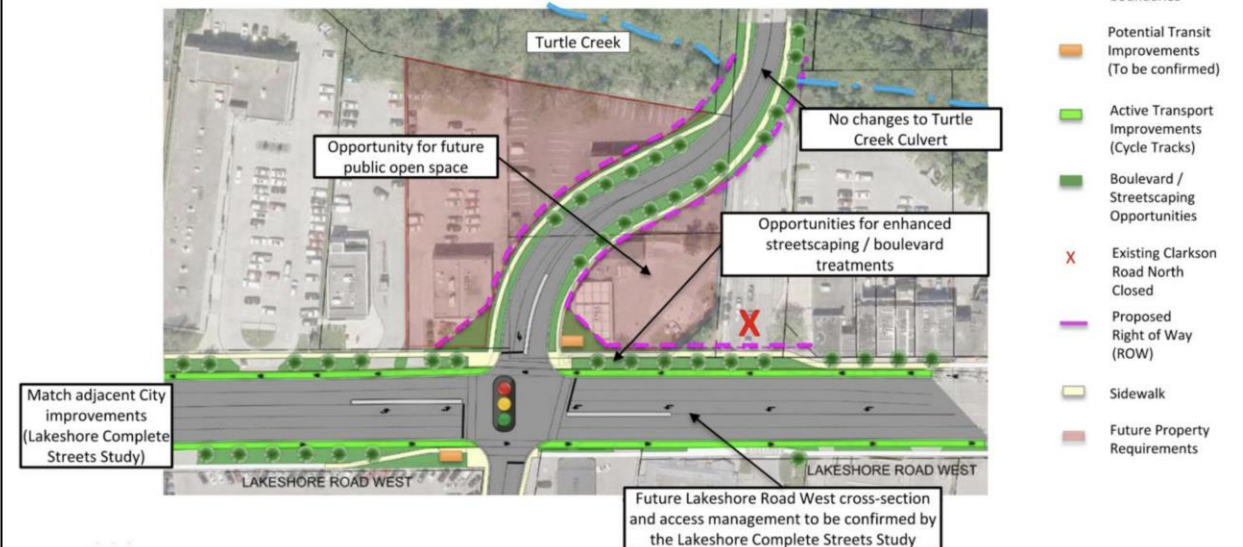


Exhibit E-2: Preferred Solution

[Lakeshore Road and Clarkson Road intersection improvement](#)

Parking Spaces in Clarkson Village Business Improvement Area (BIA)

- Report presented to PDC [November 10, 2025](#)
- Reviewed parking requirements for some commercial properties within Clarkson Village
- Proposed zoning changes to recognize number of parking spaces already existing on site
- Changes would reduce barriers for businesses



We want to hear from you

Slido Question 4

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



Slido Question 5

How do you usually get around?



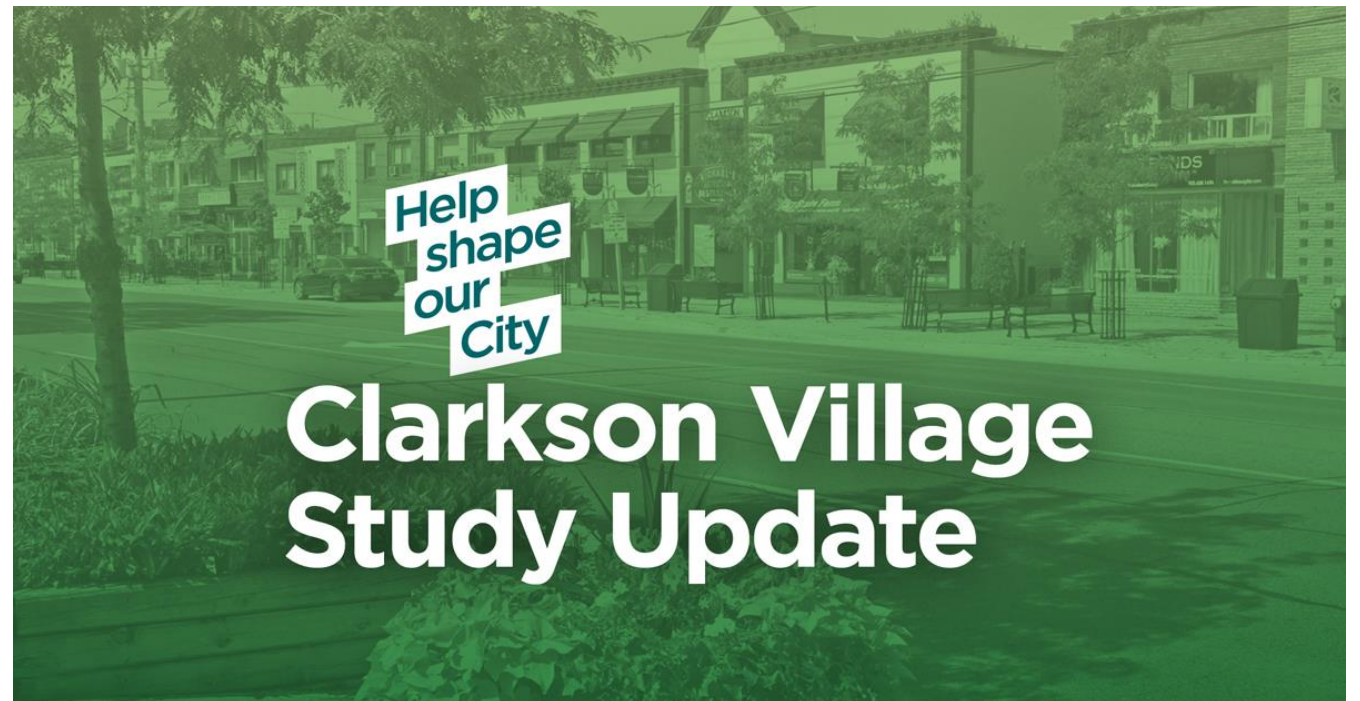
Slido Question 6

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



Slido Question 7

What format would you prefer for a future community meeting?

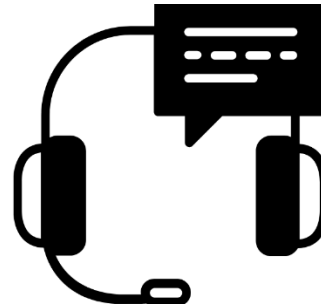


Ask Questions



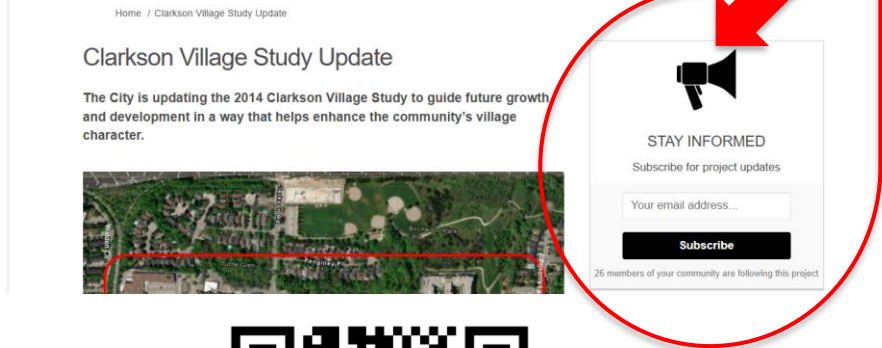
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Stay Informed and Share Your Ideas



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

Sarah Elliott, Policy Planner:

- 905-615-3200 ext. 4674
- Sarah.Elliott@mississauga.ca

Or

Karin Phuong, Policy Planner:

- 905-615-3200 ext. 3806
- Karin.Phuong@mississauga.ca

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!