

**CBRE**

**6532-6544**

# Winston Churchill Blvd, Mississauga

DEVELOPMENT LAND FOR SALE



WINSTON CHURCHILL BLVD

# The Offering

On behalf of MNP Ltd., the Court-appointed Receiver of 1000199992 Ontario Corp., CBRE Limited ("CBRE") is pleased to present the sale of 6532 and 6544 Winston Churchill Boulevard in Mississauga (the "Property"). The Property consists of 1.54 acres of vacant land on the west side of Winston Churchill Blvd, just south of Aquitaine Ave in North Mississauga. 6532 and 6544 Winston Churchill Blvd is across the street from Meadowvale Town Centre which offers close to 400,000 sq. ft. of retail stores including Canadian Tire, Metro, LCBO, and Goodlife Fitness. In 2016, the Property was rezoned as RM3-4 permitting 20 semi-detached units and 1 detached unit with a private condominium road between Collista Crt and Ganymede Rd. The Property is being offered without an asking price.

## PROPERTY DETAILS

Land Size	1.54 Ac.
Frontage	282 Ft.
Depth	206 Ft.
Official Plan	Residential Low Density II
Zoning	RM3-4
Taxes	\$23,060 (2024)



## CONCEPTUAL RENDERINGS



Rezoned in 2016 to permit 20 semi-detached units and 1 detached unit with a private condominium road.



Across from Meadowvale Town Centre which is home to national retailers such as Canadian Tire, LCBO, Metro, and more.



Excellent accessibility to Highways 401, 403, and 407, as well as several transit routes connecting the immediate area.



# Zoning Overview

## 4.9 RM3 ZONE (SEMI-DETACHED ON A CEC - ROAD)

### 4.9.1 RM3 PERMITTED USES AND ZONE REGULATIONS

#### PERMITTED USES

<b>2.0</b>	Residential	
<b>2.1</b>	Semi-detached on a CEC-road	✓

#### ZONE REGULATIONS

<b>3.0</b>	<b>Minimum Lot Area</b>	
<b>3.1</b>	Interior lot	160 m <sup>2</sup>
<b>3.2</b>	CEC - corner lot	230 m <sup>2</sup>
<b>4.0</b>	<b>Minimum Lot Frontage</b>	
<b>4.1</b>	Interior lot	6.8 m
<b>4.2</b>	CEC - corner lot	9.8 m
<b>5.0</b>	<b>Maximum Lot Coverage</b>	45%
<b>6.0</b>	<b>Minimum Front Yard</b>	
<b>6.1</b>	Interior lot/cec - corner lot	4.5 m <sup>(2)</sup>
<b>6.2</b>	Minimum setback from a garage face to a street, cec - road or cec - sidewalk	6.0 m
<b>7.0</b>	<b>Minimum Exterior Side Yard</b>	
<b>7.1</b>	Lot with an exterior side lot line abutting a street	4.5 m <sup>(2)</sup>
<b>7.2</b>	Lot with an exterior side lot line abutting a cec - road	4.5 m <sup>(2)</sup>
<b>7.3</b>	Lot with an exterior side lot line abutting a cec - sidewalk	3.3 m <sup>(2)</sup>
<b>7.4</b>	Minimum setback from a garage face to a street, cec - road or cec - sidewalk	6.0 m
<b>8.0</b>	<b>Minimum Interior Side Yard</b>	
<b>8.1</b>	Attached side	0.0 m
<b>8.2</b>	Unattached side	0.9 m <sup>(2)</sup>
<b>8.3</b>	Where interior side lot line is the rear lot line of an abutting parcel	2.5 m <sup>(2)</sup>
<b>9.0</b>	<b>Minimum Rear Yard</b>	
<b>9.1</b>	Interior lot/cec - corner lot	7.5 m <sup>(2)</sup>
<b>10.0</b>	<b>Maximum Height</b>	10.7 m
<b>11.0</b>	<b>Encroachments, Projections and Setbacks</b>	
<b>11.1</b>	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	1.5 m <sup>(2)</sup>
<b>11.2</b>	Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards	0.6 m <sup>(2)</sup>
<b>11.3</b>	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey, or awning into the required rear yard	5.0 m <sup>(2)</sup>
<b>11.4</b>	For a lot with a semi-detached requiring a 0.0 M interior side yard, the setback to the interior side yard lot line from a porch or deck inclusive of stairs permitted in the rear yard, shall also be 0.0 M	✓
<b>11.5</b>	Maximum encroachment of a balcony, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard	1.0 m <sup>(2)</sup>
<b>11.6</b>	Minimum setback of a semi-detached to a cec - visitor parking space	3.3 m
<b>11.7</b>	Minimum setback of a semi-detached to a cec - amenity area	1.5 m

<b>12.0</b>	<b>Attached Garage, Parking and Driveway</b>	
<b>12.1</b>	Attached garage	Required <sup>(3)</sup>
<b>12.2</b>	Deleted by 0379-2009	
<b>12.3</b>	Minimum parking spaces	✓ <sup>(4)</sup>
<b>12.4</b>	Minimum visitor parking spaces	✓ <sup>(4) (5)</sup>
<b>12.5</b>	Maximum driveway width	4.3 m <sup>(6)</sup>
<b>13.0</b>	<b>CEC - Road, Aisles and Sidewalks</b>	
<b>13.1</b>	Minimum width of a cec - road	7.0 m <sup>(7)</sup>
<b>13.2</b>	Minimum width of a cec - road with an abutting parallel common visitor parking space	6.0 m <sup>(7)</sup>
<b>13.3</b>	CEC - roads means a private right-of-way, for vehicular travel over common elements that are maintained by a common element condominium corporation. (0297-2013), (0181-2018/ Lpat order 2019 february 15) and aisles are permitted to be shared with abutting lands with the same base zone and/or exception zone	✓
<b>13.4</b>	Minimum width of a sidewalk	2.0 m
<b>14.0</b>	<b>Accessory Buildings and Structures</b>	✓ <sup>(8)</sup>

#### 4.9.2.4 EXCEPTION: RM3-4

##### 4.9.2.4 Exception: RM3-4 Map # 56

By-law: 0082-2016, 0174-2017, 0181-2018/LPAT Order 2019 February 15

In a RM3-4 zone the permitted uses and applicable regulations shall be as specified for a RM3 zone except that the following uses/regulations shall apply:

#### ADDITIONAL PERMITTED USE

**4.9.2.4.1** (1) Detached dwellings on a CEC - road

#### REGULATIONS

<b>4.9.2.4.2</b>	Minimum rear yard for semi-detached on CEC - corner lot	6.5 m
<b>4.9.2.4.3</b>	Minimum setback of a dwelling unit to a CEC - visitor parking space	2.8 m
<b>4.9.2.4.4</b>	Minimum setback of a dwelling unit to a CEC - amenity area	1.2 m
<b>4.9.2.4.5</b>	Minimum number of CEC - visitor parking spaces to be provided within the common element area	2
<b>4.9.2.4.6</b>	Maximum driveway width for semi-detached	5.2 m
<b>4.9.2.4.7</b>	Maximum driveway width for detached dwellings	5.6 m

**Notes:** (1) deleted by 0018-2021.  
 (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.  
 (3) See also Subsection 4.1.12 of this By-law.  
 (4) See also Part 3 of this By-law.  
 (5) See also Article 4.1.14.1 of this By-law.  
 (6) See also Article 4.1.9.1 of this By-law.  
 (7) See Article 4.1.14.2 of this By-law.  
 (8) See Subsection 4.1.2 of this By-law.

# Location Overview





Meadowvale Town Centre


<b>metro</b>	<i>Tim Hortons</i>
<b>CIBC</b>	<b>MR.SUB</b>
<b>BMO</b>	<b>SHOPPERS DRUG MART</b>
<b>LCBO</b>	<b>TD Bank</b>
<b>GoodLife FITNESS</b>	<b>COBS BREAD</b>

## DEMOGRAPHICS

within a 5km radius

 **182,107**  
Population

 **\$156,994**  
Average Household Income

 **70%**  
Employment Rate

**OFFERS TO BE CONSIDERED AS OF OCTOBER 8TH, 2024.**

**CBRE Limited, Real Estate Brokerage**  
**2005 Sheppard Avenue West, Suite 800, Toronto, ON , M2J 5B4**

**Brad Walford\***  
Senior Vice President  
+1 416 495 6241  
brad.walford@cbre.com

**Sean Comiskey\***  
Senior Vice President  
+1 416 495 6215  
sean.comiskey@cbre.com

**Brett Taggart\***  
Associate Vice President  
+1 416 495 6269  
brett.taggart@cbre.com

**145 King Street West, Suite 1100, Toronto, ON, M5H 1J8**

**Ed Seagram\***  
Vice President  
+1 416 815 2377  
edward.seagram@cbre.com

**Taylor Clements\***  
Associate Vice President  
+1 647 943 4510  
taylor.clements@cbre.com

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\*Sales Representative | All Outlines Are Approximate | CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | [www.cbre.ca](http://www.cbre.ca)

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