

A Draft Plan for the Site at Dixie Outlet Mall

PLAN DIXIE
#PlanDixie

Land Acknowledgment

We acknowledge the lands on which Dixie Outlet Mall (*the site*) is located is part of the Treaty Lands and Territory of the Mississaugas of the Credit. For thousands of years, Indigenous peoples inhabited and cared for this land. We acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee, Ojibway/Chippewa peoples; the land that is home to the Metis; and the territory of the Mississaugas of the Credit First Nation who are direct descendants of the Mississaugas of the Credit. **We are grateful to have the opportunity to work on this land, and by doing so, give our respect to its first inhabitants.**

Planning & Process Timeline





Plan Dixie is a *new garden community*. A place which cultivates **sustainable, healthy and happy living**. Inspired by its ‘natural’ surroundings, the design blurs the line between the built environment and landscape, providing a variety of **productive green spaces**. New connections both inside the site and to the region allow this **vibrant mixed use neighbourhood** to be a hub for its residents and the City of Mississauga.

The Vision for Plan Dixie

Guiding Principles

The Vision



01
Create a Vibrant Mixed-Use
Neighbourhood



02
Reprogram Retail Mix: from
Outlet Mall to right size
Neighbourhood Retail



03
Create a Robust and Diverse
Public Realm

Guiding Principles

The Vision



04

Provide a variety of housing types and tenures



05

Provide Opportunities for Active Transportation



06

Create a mix of green spaces and leverage natural context

The background of the slide is a collage of architectural renderings. It includes a modern building with curved balconies and greenery, a park with large trees and a path, a modern building with a glass facade, a park with people walking, a child on a scooter, a street with trees and cars, and a path with people walking. A semi-transparent text box is centered over the collage.

The urban design approach strives to create a ***new suburban model***. A contemporary blend of Garden City principles which the surrounding context personifies through a new urbanist lens. It strives to create a ***fresh, relaxed and gracious solution*** for this suburban intensification.

Garden Concept

The Vision

Green Context

The Vision



Green Network & Open Space Site Plan

TO HYDRO
CORRIDOR

CONNECTION
TO HAIG BLVD

TO WATERFRONT

Legend

- Property Line
- Pedestrian Trail Network
- Creek
- CVCA Regulation Limit
- CVCA Regulation Area
- Underground Culvert
- Gardens
- Green Buffer
- Parks + Green Connection
- Square / Plaza

Master Plan

Site Plan

LEGEND

- Property Line
- ⬅️➡️ Pedestrian Connection
- ↔️ Multi-Use Trail
- Planned Bike Trail
- Existing Bike Trail
- ↔️ Primary Public Roads
- ↔️ Secondary Public Roads
- ↔️ Driveway
- CVCA Regulation Limit
- Underground Culvert
- Pedestrian Crosswalk
- 🚦 Signalized Intersection
- ◆ Potential Transit Hub
- Open Space
- Green Buffer
- Park
- Low Rise / Podium Residential
- Mid Rise Residential
- High Rise Residential
- Low Rise / Podium Commercial
- Hardscape
- Enhanced Paving



PLAN DIXIE

A Vibrant Retail Square

Places to
gather
with family
& friends

Pharmacy

Grocery
store

Safer
routes to
access
retail

More
dining
options

Splash
Pad

Made for
walking



PLAN DIXIE

An Animated Garden Community

Safer shared streets

Better walkable connections

Elegant neighbourhood transitions

Unique gathering spaces

A variety of housing options

Human scale design



PLAN DIXIE

Active Parks & Pathways

Podium
use on
mid-rise
buildings

Safe
access to
transit hub

Height located
away from
existing
neighbourhoods

Pathways
& trails
for your
everyday

Generous
green
streets

Walking
distance
to a park

A central
park for
shade &
relaxation

