

Proposed Amendments to Mississauga Official Plan (2011) for the Gateway Corporate Centre Character Area

**Public Meeting - Planning and Development Committee
October 15, 2012**

Context

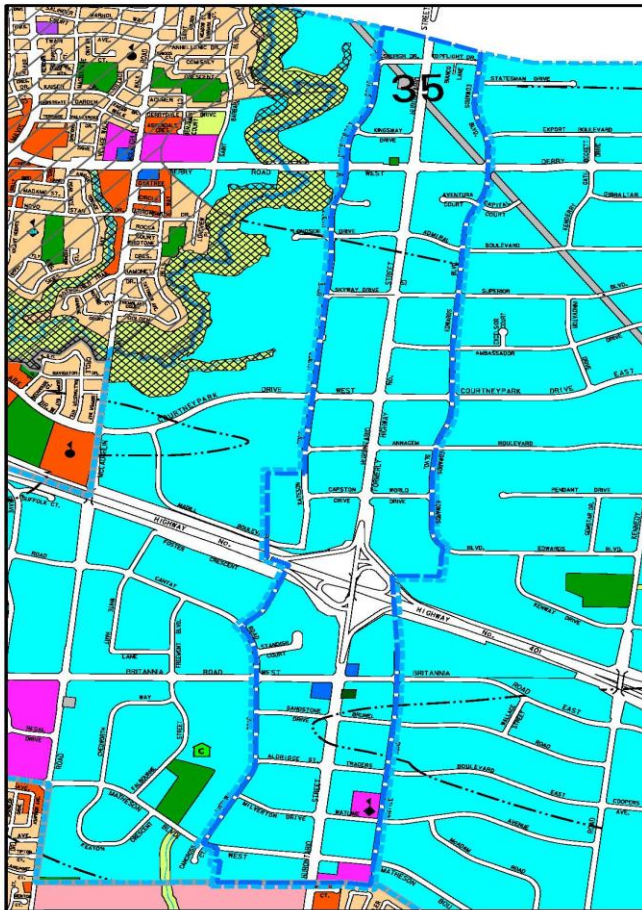
- Hurontario/Main Street Corridor Master Plan – Approved by Council in July 2010
- Authorization given to proceed with implementing land use framework
- Mississauga Official Plan – Approved by Region of Peel in September 2011 – subject to appeal to OMB
- Implementation of Planning and Urban Design Strategy from Hurontario Master Plan (LRT) into Mississauga Official Plan (2011)
- Phase II detailed design for LRT - ongoing

Rationale

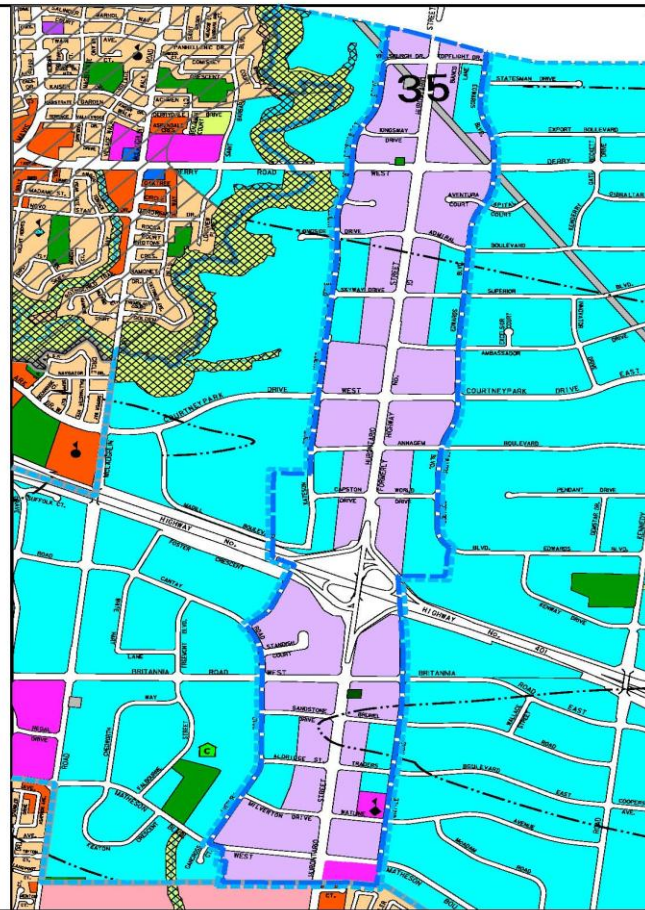
- **Implementing policies essential to achieving the vision for corridor and to support LRT**
- **Will protect for future office sites and built form**
- **Creation of critical mass of office concentrations at major transit stations to support infrastructure investment**

Report Highlights

- Identify Hurontario Street Intensification Corridor
- Identify additional road network to create a fine-grained grid network of roads to increase connectivity to Hurontario corridor
- Identify major transit station locations and direct largest concentration of employment to these areas
- Redesignate majority of lands from “Business Employment” to “Office” to ensure appropriate form of development at major transit stations to support LRT
- Prohibit land intensive uses directly on corridor (manufacturing, warehousing) and continue to prohibit drive-throughs



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEP Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

CITY STRUCTURE

Elements

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

ND2 Region of Peel Non-Decision

AREA OF AMENDMENT NO.

FROM:

- BUSINESS EMPLOYMENT
- MOTOR VEHICLE COMMERCIAL

TO:

- OFFICE
- MIXED USE

DRAFT

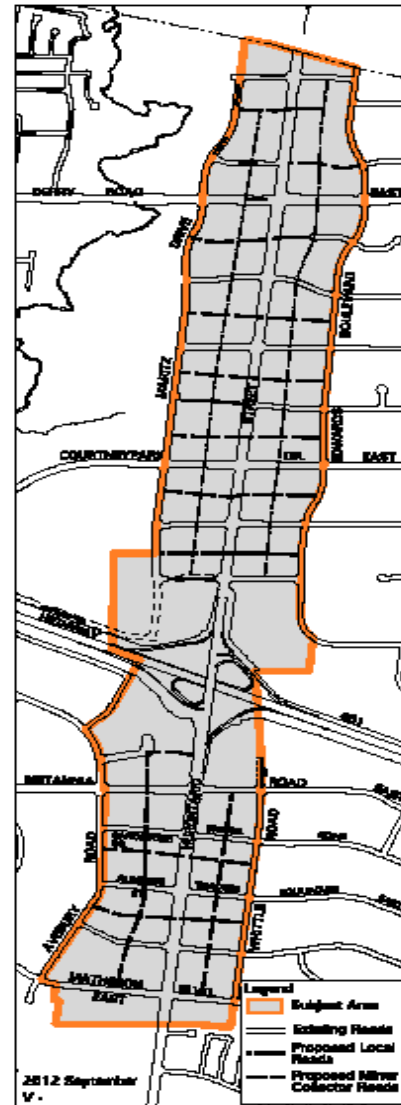
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Part of Schedule 10
Land Use Designations
of Mississauga Official Plan
City of Mississauga 2012 September

Design File

City of Mississauga Planning Department





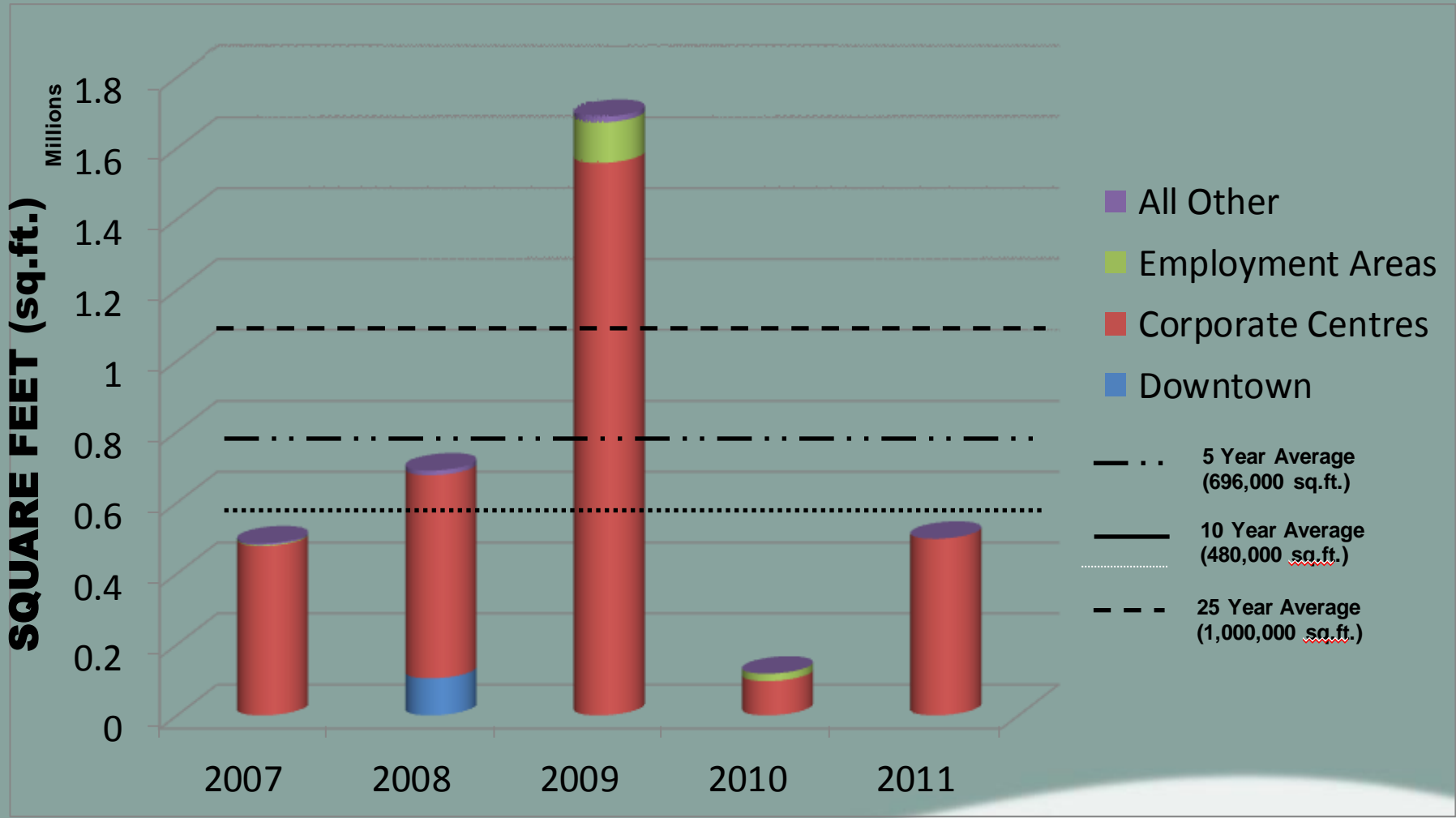
Map 16.2-1: Gateway Corporate Centre Character Area Road Network

ENVIRONMENTAL
 RISK
 SUSTAINABILITY
 STRATEGIC
 HERITAGE
 INCLUSIVITY
 COMPLETE
 ENERGY
 BUILDING
 STABLE
 TRANSPORTATION

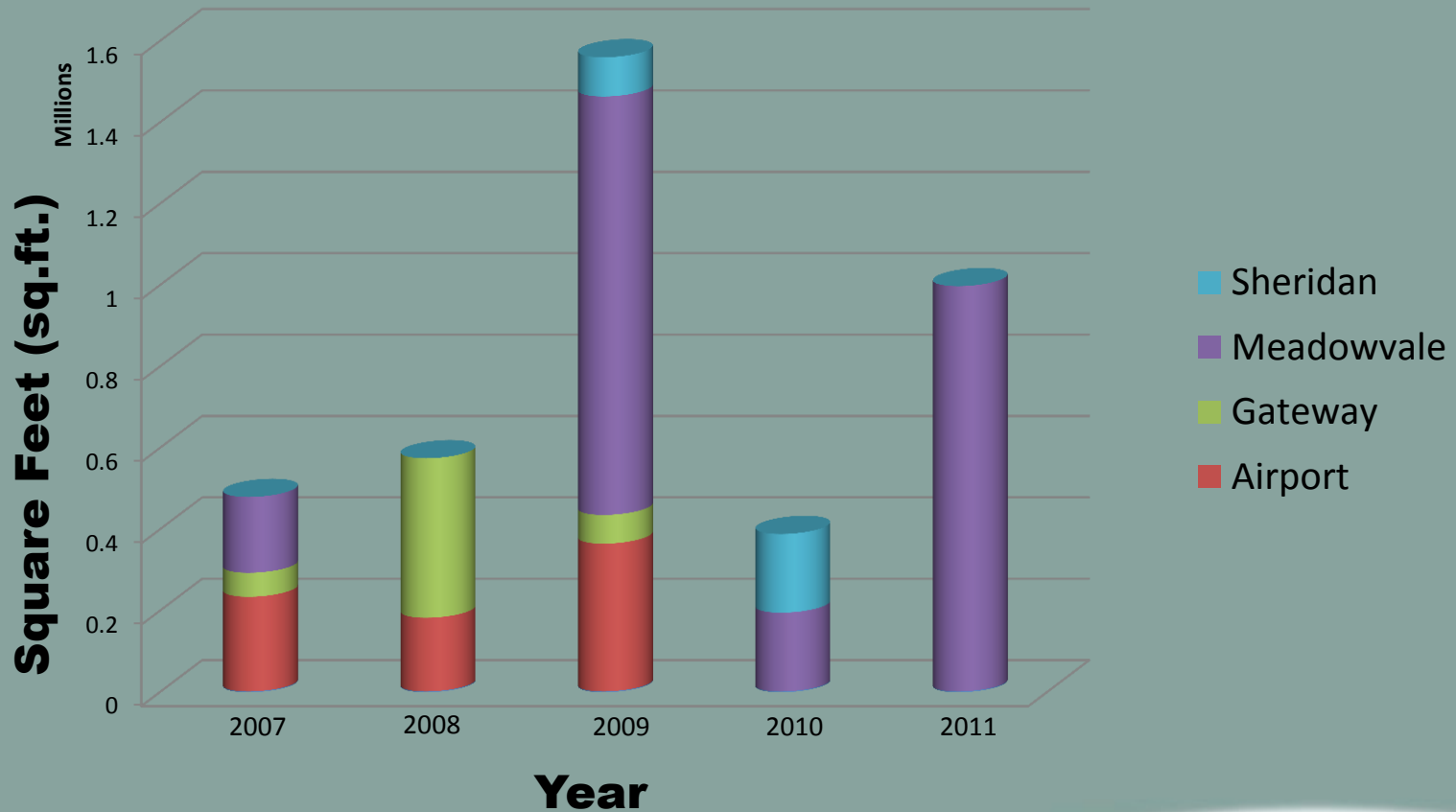
Office Development and Trends

- Mississauga has been a leader in office development and dominates the GTA office market
- Gateway Corporate Centre is ideally located to attract significant office development – proximity to LBPIA, 400 series highways, Hurontario is central north-south spine of Mississauga
- 5 year average growth has been approximately .7 million sq.ft.
- 10 year average growth has been approximately .5 million sq.ft.
- 25 year average growth has been 1 million sq.ft.

Five Year Office Development Trend 2007-2011



New Office Development in Corporate Centres 2007-2011



25 Watline Avenue

(n/e Watline Avenue and Hurontario Street)

- Location is further removed from Major Transit Station
- 6 storeys
- 56,000 sq.ft.
- .3 f.s.i.
- surface parking



6605 Hurontario Street

(n/e Courtneypark Drive East and Hurontario Street)

- Location at the Major Transit Station
- 6 storeys
- 59,000 sq.ft.
- .5 f.s.i.
- surface parking



“Hurontario has many vacant sites close to key intersections that could support high-quality transit-oriented development. With firm planning controls, innovative design guidelines, and appropriate incentives, Hurontario could be transformed into an irresistibly attractive environment for new investment in the next generation of office development.”

(City of Mississauga Office Strategy 2006 – Canadian Urban Institute)

Next Steps

- Staff will review all comments received and meet with stakeholders
- PDC Report on Comments to follow – will also incorporate findings of LRT detailed design work scheduled to be completed in 2013
- Prepare implementing zoning
- Finalize and release Draft Built Form Standards and Public Realm Plan for comment