

13 Major Nodes

13.1 Introduction

There are two Major Node Character Areas in Mississauga:

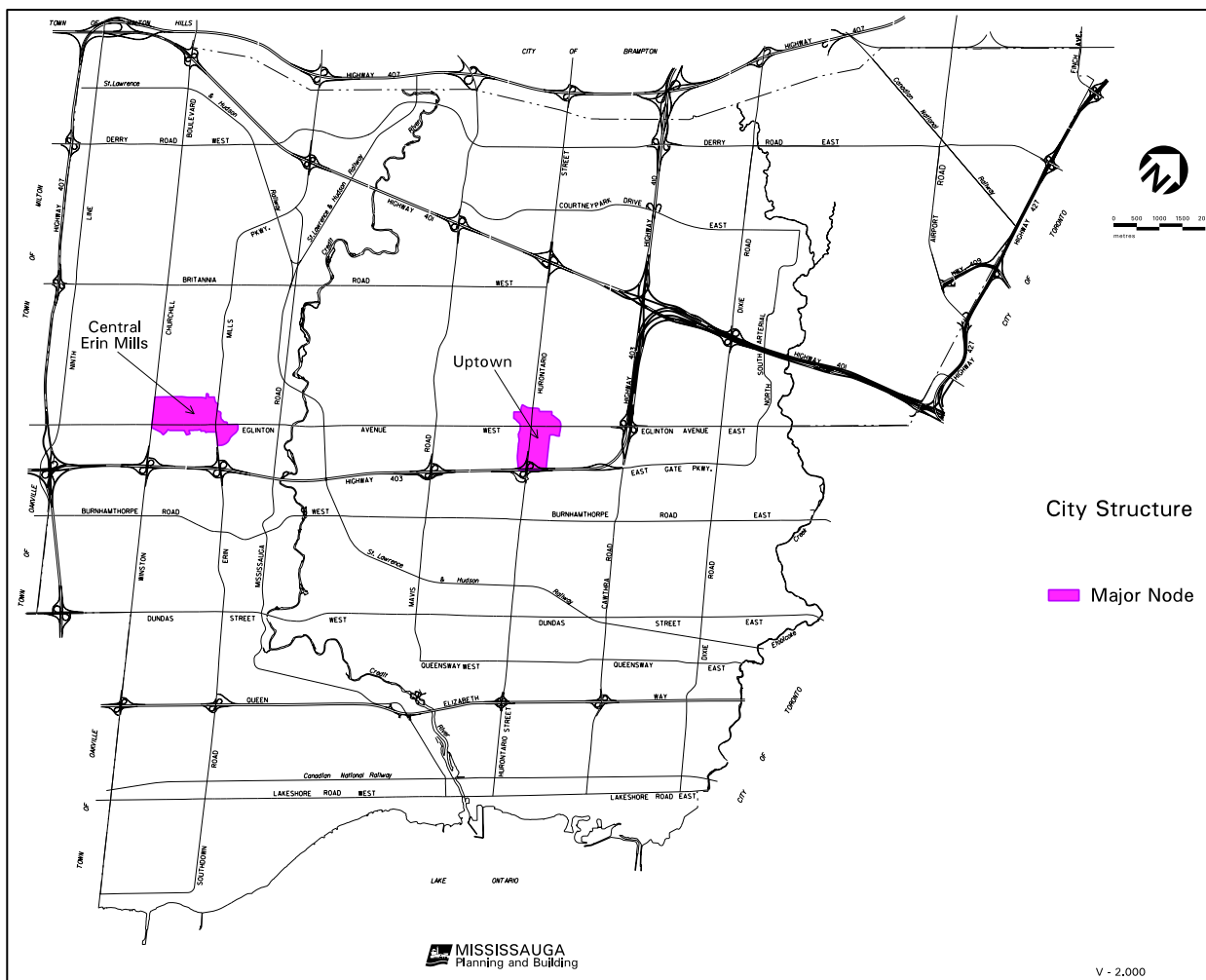
- Central Erin Mills; and
- Uptown.

This section identifies the modifications to the General Land Use designations in Chapter 11 that apply to all Major Nodes.

13.1.1 General

13.1.1.1 Proponents of development applications within a Major Node may be required to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio.

13.1.1.2 For lands within a Major Node, a minimum building height of two storeys to a maximum building height of 25 storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.



Map 13-1: City Structure – Major Nodes

13.1.1.3 Proposals for heights less than two storeys, more than 25 storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City's satisfaction, that:

- a. an appropriate transition in heights that respects the surrounding context will be achieved;
- b. the development proposal enhances the existing or planned development;
- c. the City Structure hierarchy is maintained; and
- d. the development proposal is consistent with the policies of this Plan.

13.1.2 Residential

13.1.2.1 The Residential Low Density I and Residential Low Density II designations will not be permitted, except for lands designated Low Density I and Residential Low Density II at the time this Plan comes into effect.

13.1.2.2 Notwithstanding the Residential Medium Density policies of this Plan, the following additional uses will be permitted:

- a. low-rise apartment dwellings.

13.1.3 Mixed Use

13.1.3.1 Notwithstanding the Mixed Use policies of this Plan, the following additional uses will be permitted:

- a. Major office.

13.1.4 Office

13.1.4.1 Notwithstanding the Office policies of this Plan, the following additional uses will be permitted:

- a. Post-secondary educational facilities.

13.1.5 Motor Vehicle Commercial

13.1.5.1 The Motor Vehicle Commercial designation will not be permitted, except for lands designated Motor Vehicle Commercial at the time this Plan comes into effect.

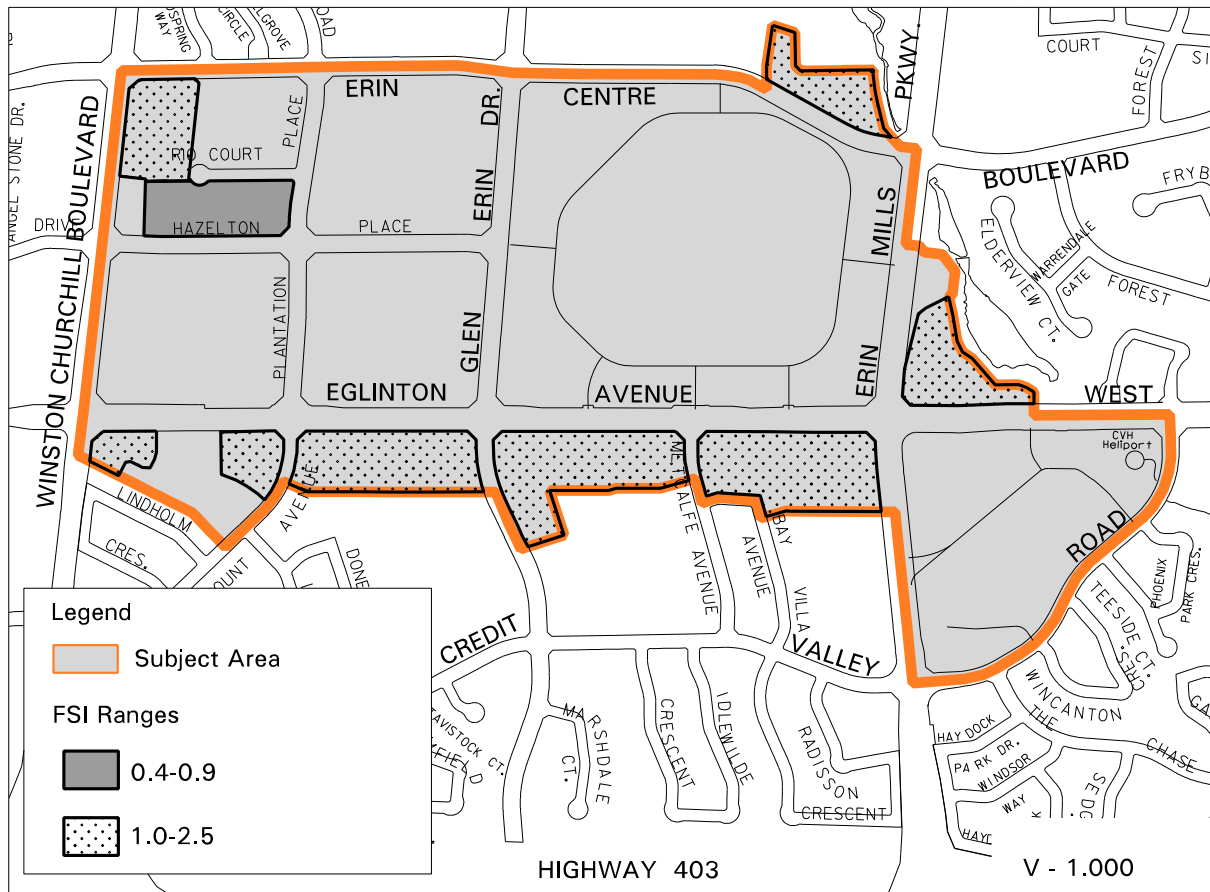
13.1.6 Business Employment

13.1.6.1 The Business Employment designation will not be permitted.

13.1.7 Industrial

13.1.7.1 The Industrial designation will not be permitted.

13.2 Central Erin Mills



Map 13-2: Central Erin Mills Major Node Character Area

13.3 Uptown



Map 13-3: Uptown Major Node Character Area

13.3.1 Urban Design Policies

13.3.1.1 To enhance a sense of community, it is proposed that a number of major **streetscapes** be developed in a manner that will impart a sense of character and identify major geographic areas of the Character Area.

13.3.1.2 Community Form and Structure Uses along Hurontario Street should be integrated with the overall community design by providing for:

- a graduated transition in development intensity and building scale; and
- orientation of buildings, related open spaces and service functions to minimize visual and functional conflicts on abutting lands.

13.3.2 Land Use

13.3.2.1 For lands designated Residential Medium Density, building heights will not exceed three storeys.

13.3.3 Transportation

13.3.3.1 South of the Character Area between the utility corridor and Highway 403, a new east-west roadway is proposed to provide access to the Downtown area. The proposed Highway 403 North Collector would be connected to Highway 403 west of Hurontario Street and east of Mavis Road and would be developed within the Parkway Belt West corridor as a one-way westbound two lane roadway with grade separations at Hurontario Street, Duke of York Boulevard, Confederation Parkway, the Highway 403/Mavis Road westbound off-ramp, and Mavis Road. In addition, ramp connections would be provided at Duke of York Boulevard and Confederation Parkway to provide access to and from the Downtown road network.

13.3.4 Special Site Policies

There are sites within the Character Area that merit special attention and are subject to the following policies.

13.3.4.1 Site 1



13.3.4.1.1 The lands identified as Special Site 1 are located east of Hurontario Street and south of Elia Avenue.

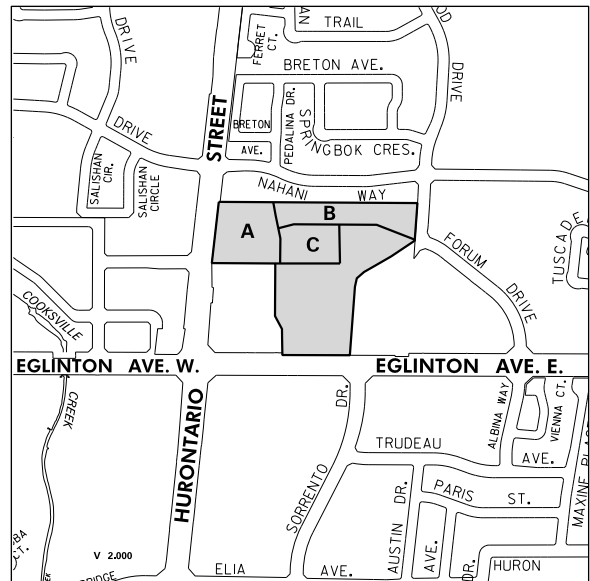
13.3.4.1.2 Notwithstanding the provisions of the Residential High Density and Office designations, the following additional policies will apply:

- a. Residential High Density development in combination with office uses will also be permitted, either within one building or in separate buildings. When in combination within a building or on a single site, an integrated development will be required;
- b. the preferred location of office development will be adjacent to Hurontario Street;
- c. architectural building and site plan solutions will be developed to create an interesting and identifiable street edge along Hurontario Street;
- d. special consideration may be given to reducing building setbacks and other requirements of the

Zoning By-law as a means of increasing the opportunities for creative development; and

- e. in order to achieve a continuous street frontage, buildings will be encouraged to minimize setbacks from street lines.

13.3.4.2 Site 2



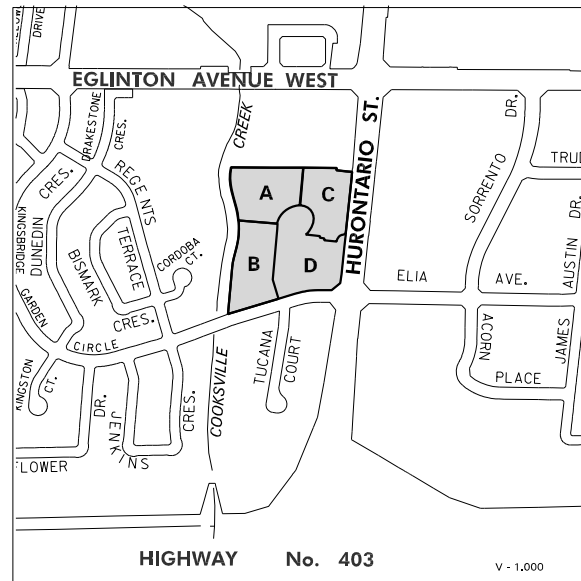
13.3.4.2.1 The lands identified as Special Site 2 are located east of Hurontario Street and north of Eglinton Avenue East.

13.3.4.2.2 Notwithstanding the provisions of this Plan, the following additional policies will apply:

- a. a concept plan will be required to address, among other matters: compatibility of building form and scale with existing and proposed surrounding land uses; and acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive;
- b. a maximum of 1 323 dwellings units will be permitted collectively on areas identified as 2A and 2C;
- c. a minimum of 2 750 m² and a maximum of 6 300 m² of retail commercial and office space will be provided, contained within the first three floors of the apartment buildings within Area 2A;

- d. notwithstanding the provision of the Residential High Density designation, the lands identified as Area 2A will be permitted to develop to maximum **Floor Space Index (FSI)** of 6.13, and have a maximum building height of 30 storeys; and
- e. notwithstanding the provision of the Residential Medium Density designation, semi-detached dwellings will also be permitted on the lands identified as Area 2B.

13.3.4.3 Site 3



13.3.4.3.1 The lands identified as Special Site 3 are located west of Hurontario Street, north of Kingsbridge Garden Circle.

Area 3A

13.3.4.3.2 Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 3A will be permitted to develop to a maximum **floor space index (FSI)** of 3.9.

Area 3B

13.3.4.3.3 Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 3B will be permitted to develop to a maximum **floor space index (FSI)** of 3.6.

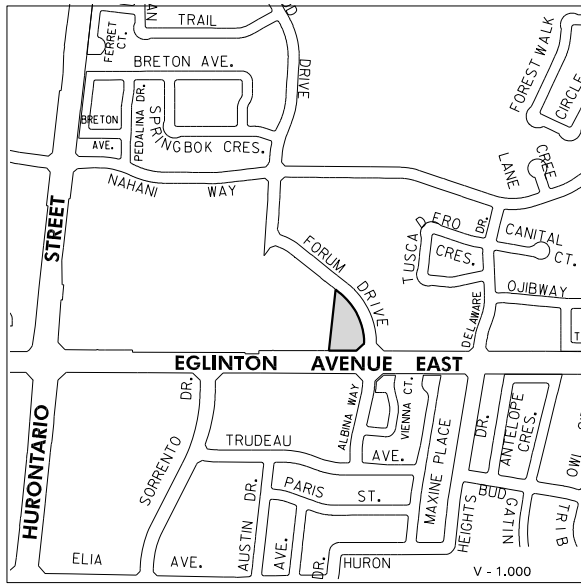
Area 3C

13.3.4.3.4 Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 3C will be permitted to develop to a maximum **floor space index (FSI)** of 3.6. Offices will also be permitted.

Area 3D

13.3.4.3.5 Notwithstanding the provisions of the Residential High Density designation, on the lands identified as Area 3D offices will also be permitted.

13.3.4.4 Site 4



13.3.4.4.1 The lands identified as Special Site 4 are located at the northwest corner of Eglinton Avenue East and Forum Drive.

13.3.4.4.2 Notwithstanding the provisions of the Residential High Density designation, an apartment building to a maximum **floor space index (FSI)** of 3.7 and a maximum height of 20 storeys, will be permitted.

13.3.4.5 Site 5

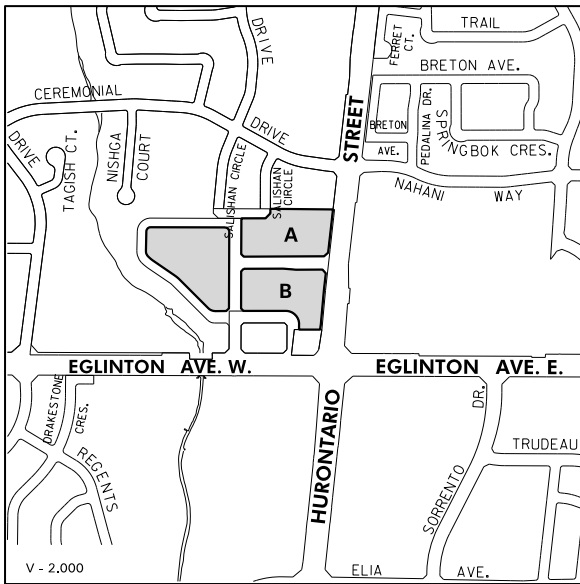


13.3.4.5.1 The lands identified as Special Site 5 are located on the north side of Eglinton Avenue West, west of Hurontario Street.

13.3.4.5.2 Notwithstanding the provisions of the Residential High Density designation, the maximum **floor space index (FSI)** permitted for all development shall be 7.5.

13.3.4.5.3 Notwithstanding the maximum height provisions, a maximum height of 28 storeys will be permitted.

13.3.4.6 Site 6



13.3.4.6.1 The lands identified as Special Site 6 are located within the northwest quadrant of Eglinton Avenue West and Hurontario Street.

13.6.4.6.2 Notwithstanding the provisions of this Plan, the following additional policies will apply:

- a. a maximum of 1 969 dwelling units will be permitted;
- b. a minimum of 11 000 m² and a maximum of 25 200 m² of retail commercial and office space will be provided, contained within the first three floors of the apartment buildings within Area 6A and 6B;
- c. notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A will be permitted to develop to a maximum **floor space index (FSI)** of 5.19. Townhouse dwellings will also be permitted; and
- d. notwithstanding the provision of the Residential High Density designation, the lands identified as Area 6B will be permitted to develop to a maximum **floor space index (FSI)** of 7.11 and a height of 34 storeys.

13.3.4.7 Site 7



13.3.4.7.1 The lands identified as Special Site 7 are located east of Hurontario Street and south of Nahani Way.

13.3.4.7.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. a minimum retail commercial floor space of 313 m² will be permitted;
- b. an apartment building to a maximum **floor space index (FSI)** of 5.1 will be permitted; and,
- c. a maximum building height of 33 storeys will be permitted.