

DOWNTOWN 21

MASTER PLAN



Creating an Urban Place in the Heart of Mississauga

Public Meeting
January 19, 2010





strategicplan

Our Future Mississauga





To achieve the goals of the Strategic Plan...



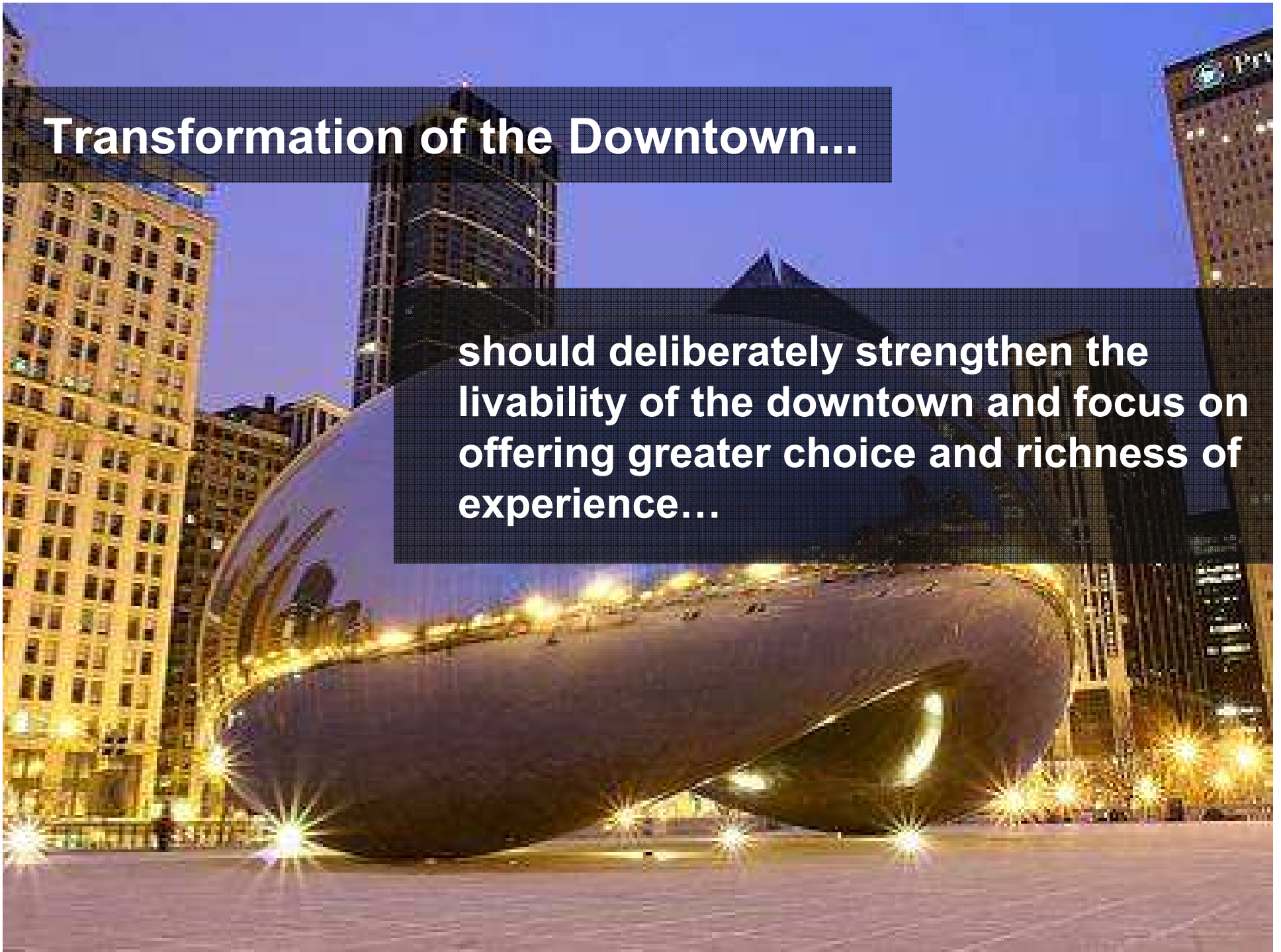
**Will require a significant transformation
for Downtown Mississauga**

A photograph of a lively urban street. In the foreground, a woman in a bright green top and grey skirt walks towards the camera. To her right, another woman in a patterned shirt and dark pants walks away. Further down the sidewalk, a woman in a white dress is visible. The street is lined with trees, casting shadows on the pavement. On the left, a building features a red sign that says "Daisy Queen". On the right, there are art displays on easels and a white canopy tent. A black lamppost stands in the foreground on the right.

**a transformation from
suburban to urban...**

Transformation of the Downtown...

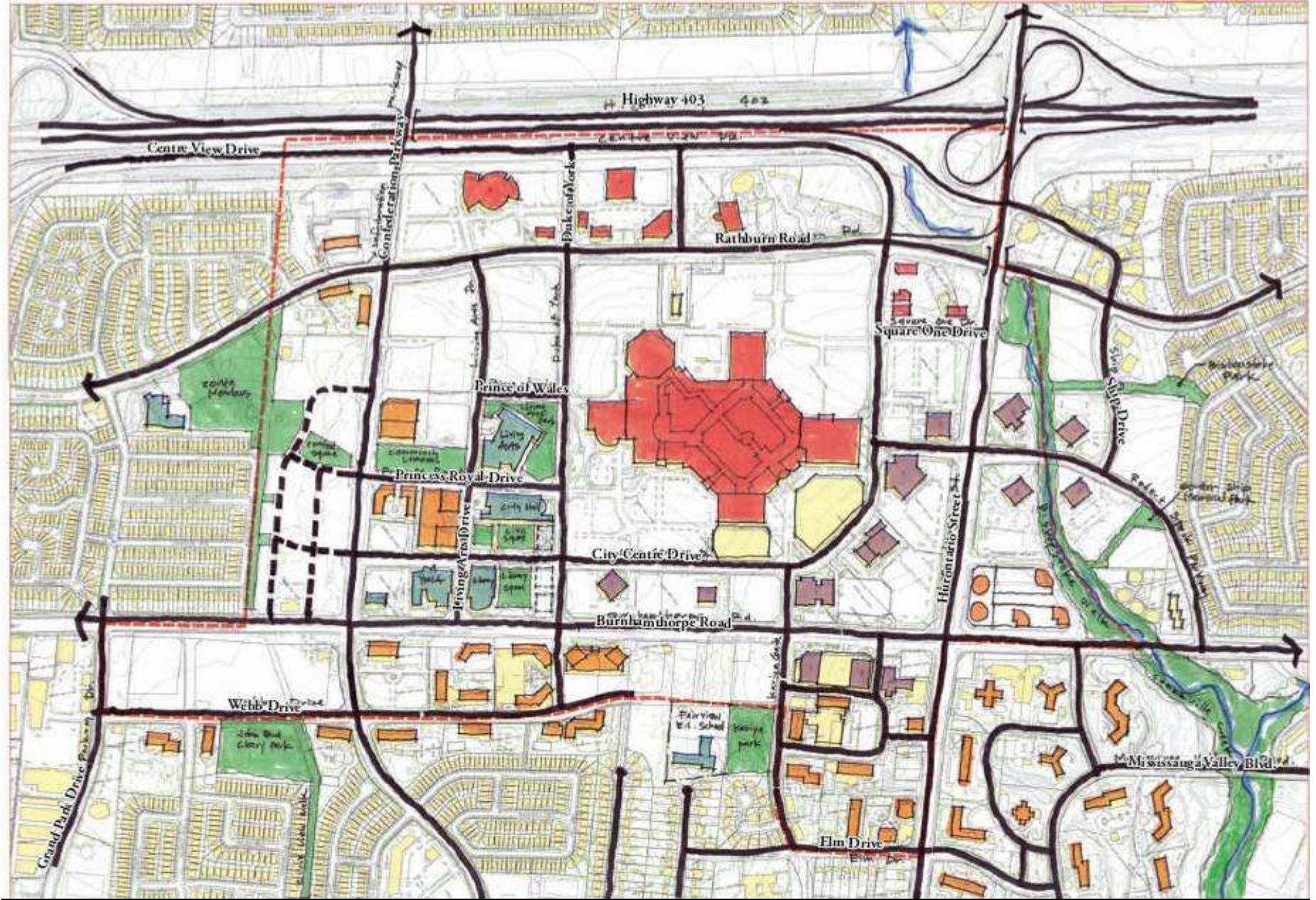
should deliberately strengthen the livability of the downtown and focus on offering greater choice and richness of experience...



A photograph of an outdoor cafe or restaurant scene. In the foreground, several people are seated at tables, their backs to the camera. A man in a red and white checkered shirt is prominent. To the right, a woman with short blonde hair and a man with grey hair and a mustache are looking towards the right. The background features large patio umbrellas, some with logos, and a building with a sign that says "30". The scene is brightly lit, suggesting a sunny day.

**Adds new elements to improve our overall
circumstance, our competitive advantage, and
our economic, social and cultural vitality...**

Downtown Context



DOWNTOWN21 PRINCIPLES





1

Catalyze Employment

The future of downtown has to strengthen existing office uses and attract new major employment to ensure long-term economic success and urban vitality.



2

Build Multi Modal

A successful, vibrant and active downtown will have to support and rely on a range of transportation modes including walking, cycling, transit and the car.



3

Create an Urban Place

A downtown cannot be derived from a suburban built form. Developing a walkable, urban downtown is critical to re-branding the downtown as a unique "GTA" location with a high quality-of-place. The multi-cultural diversity of Mississauga demands a downtown that is unique, authentic and memorable.



4

Living Green

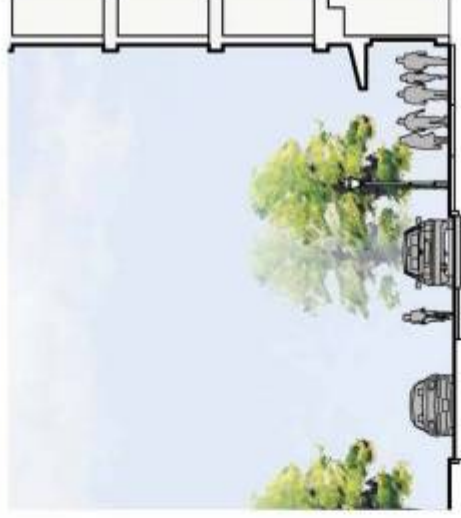
Downtown should showcase Mississauga's commitment to sustainability as both an economic development and resource consumption strategy.



5

Establish a Focus

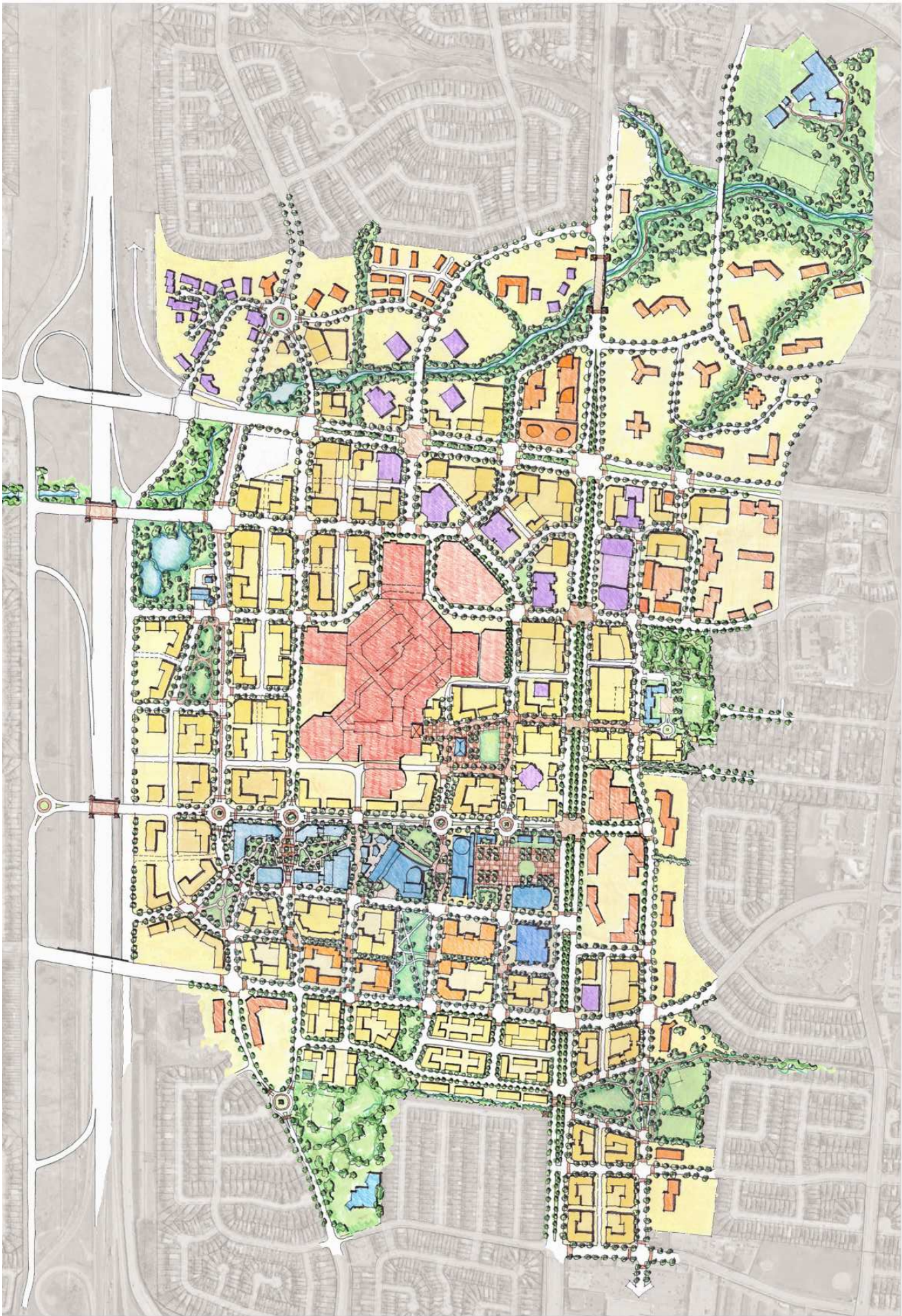
The geography of downtown is too large to start just anywhere or everywhere. The limited resources of the City and participation of private stakeholders should be initially focused in a small, *indicated location*.

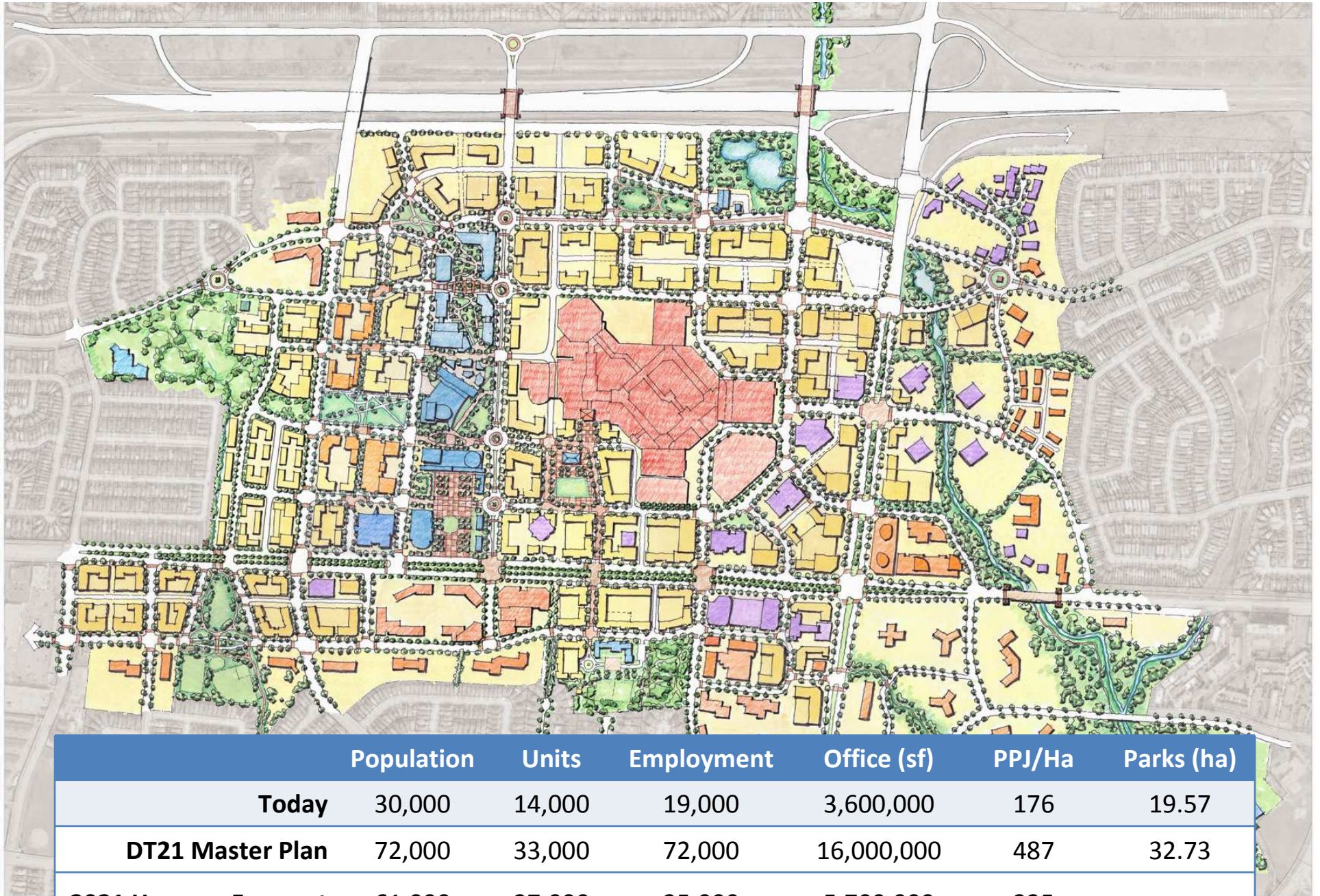


6

Create a Development Framework with Predictability

The current development policy framework lacks necessary guidance, is an unpredictable planning regime, and does not incentivize or direct the kind of coordinated urban development necessary to create a vibrant and walkable Downtown.





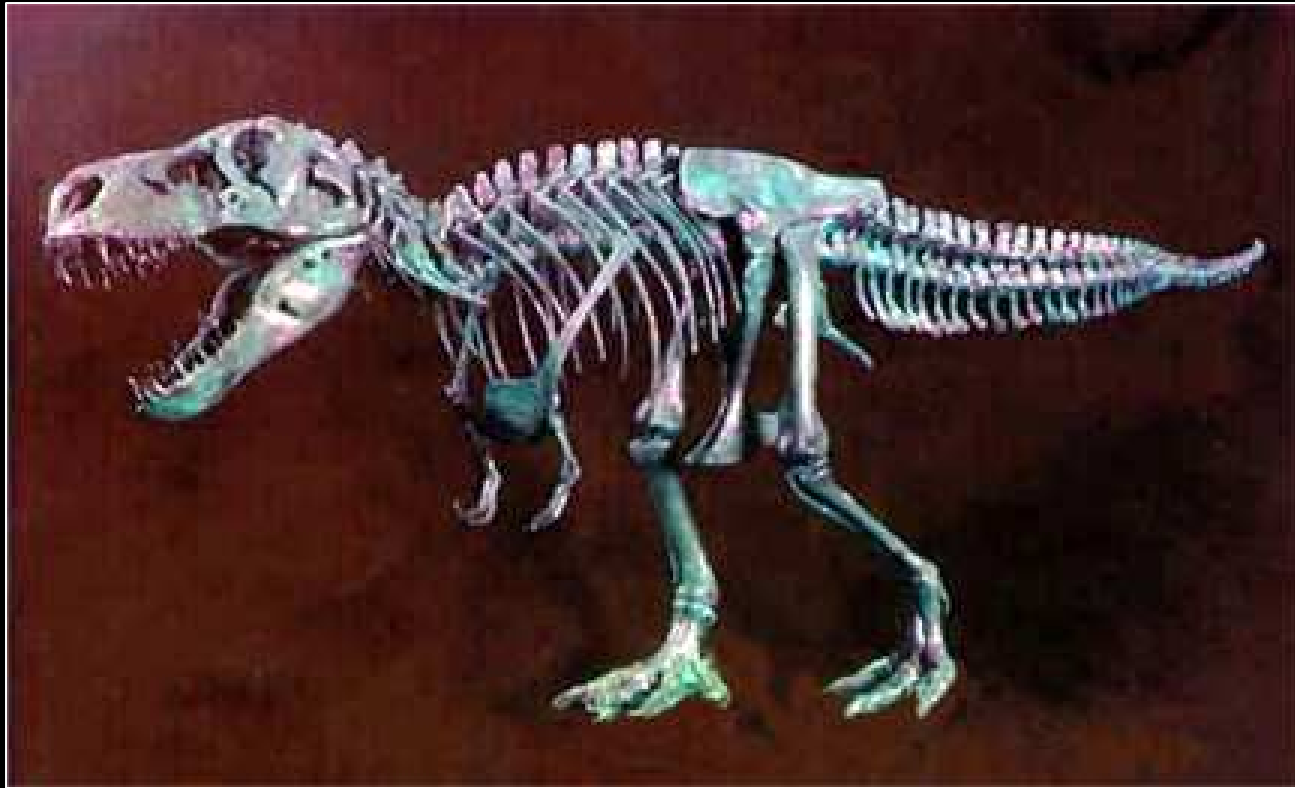
	Population	Units	Employment	Office (sf)	PPJ/Ha	Parks (ha)
Today	30,000	14,000	19,000	3,600,000	176	19.57
DT21 Master Plan	72,000	33,000	72,000	16,000,000	487	32.73
2031 Hemson Forecast	61,000	27,000	35,000	5,700,000	325	

STREET FRAMEWORK



WHY DO CITIES
EXIST?





Great Cities need Great Bones.....

Port Credit

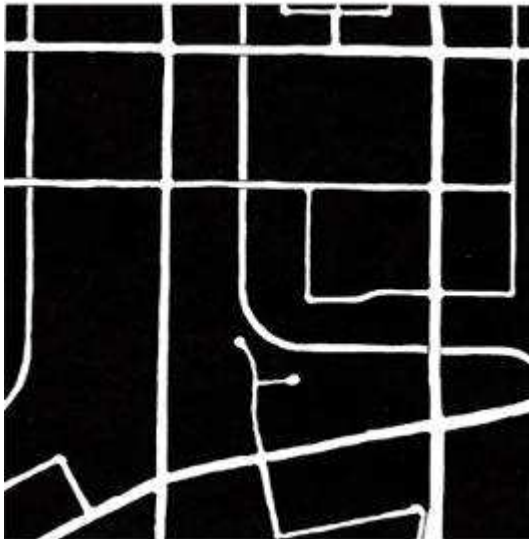


1954



2010

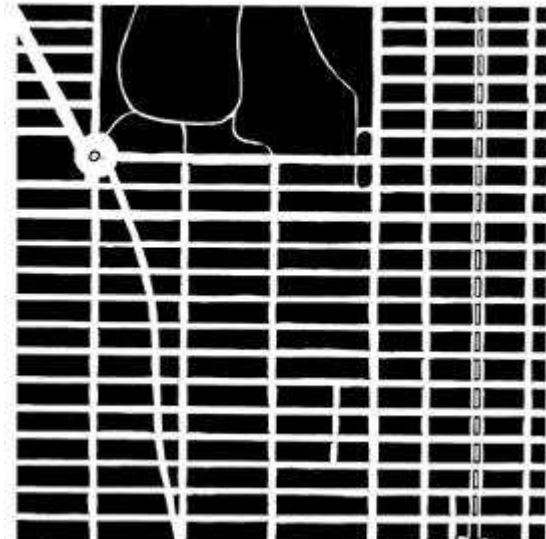
Irvine



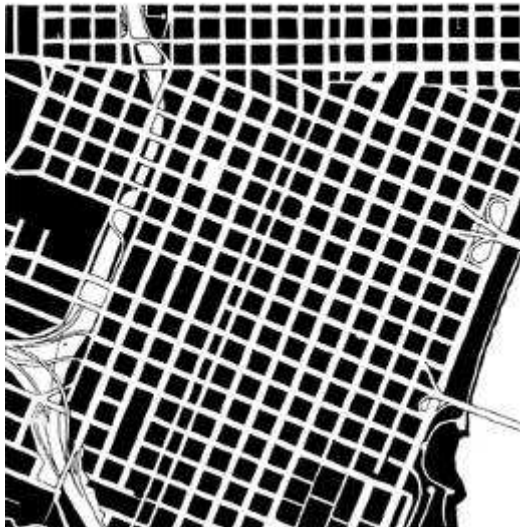
Los Angeles, CA



Manhattan, NY



Portland, OR

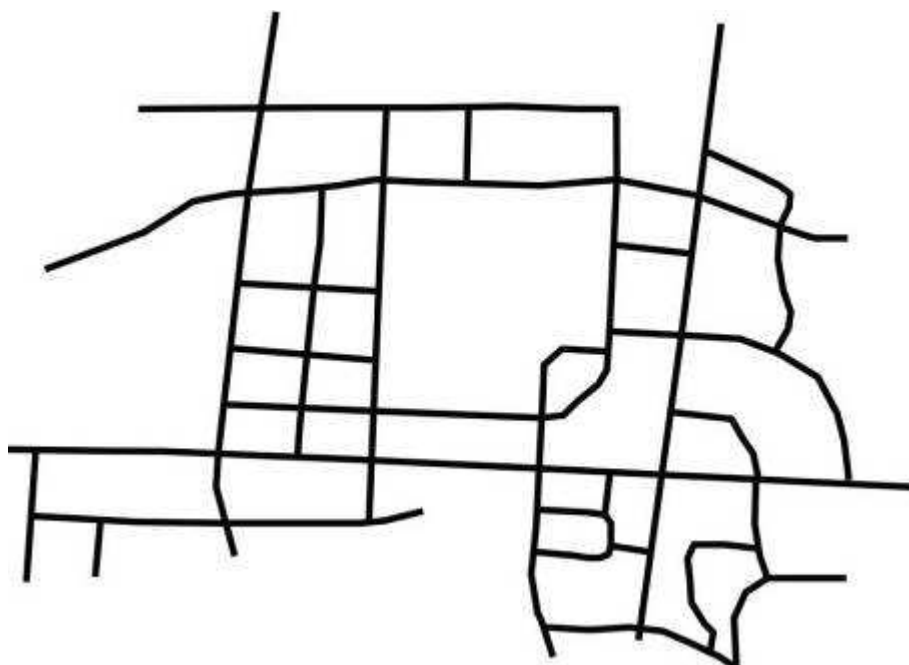


Mississauga: City Centre

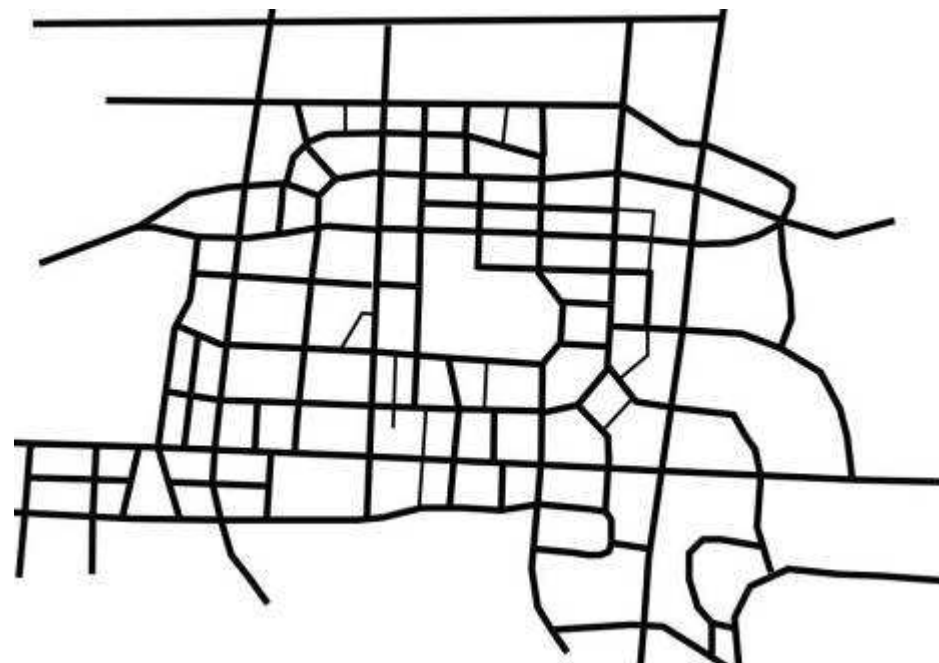


Mississauga: Port Credit



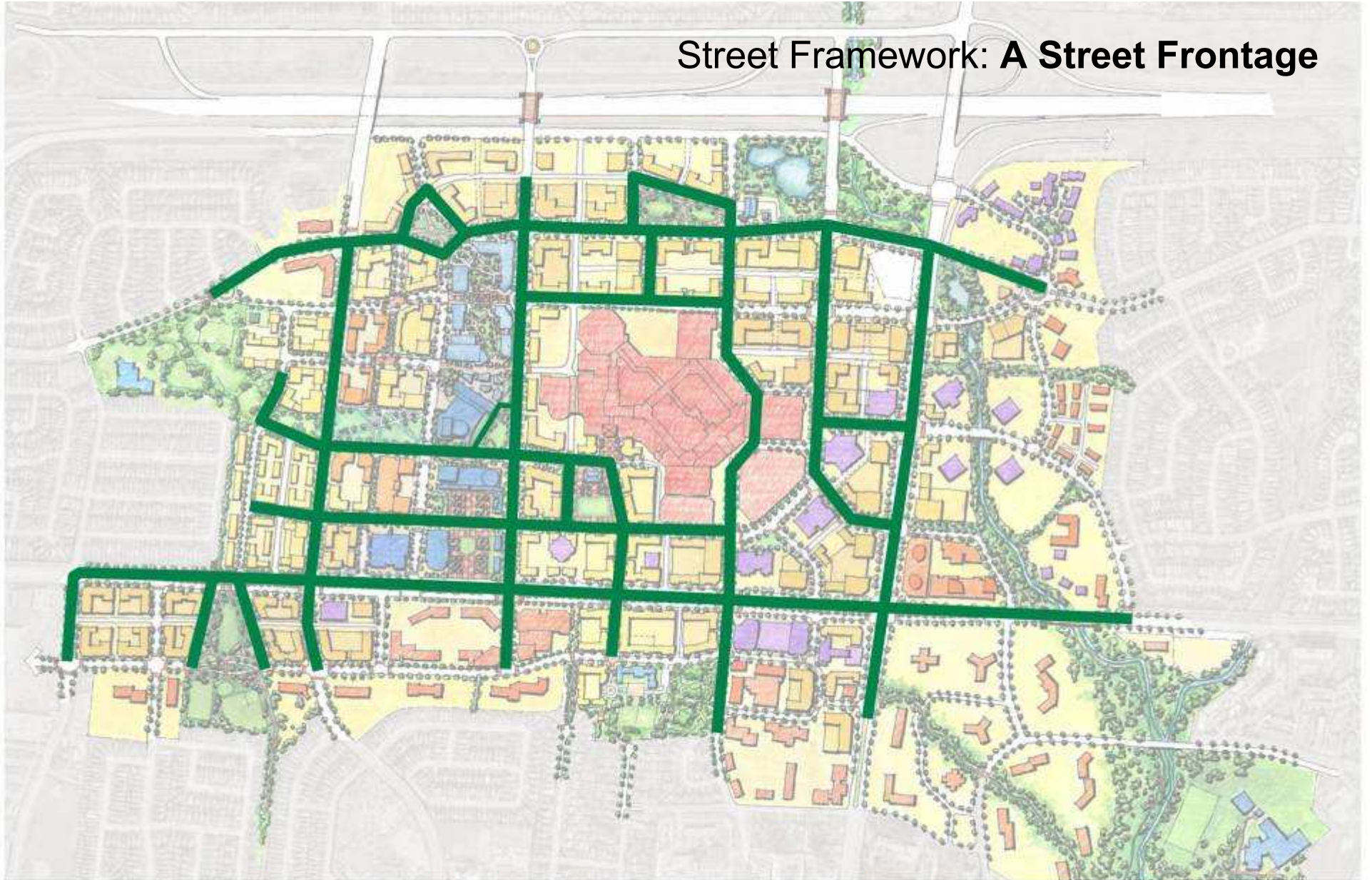


Existing Network

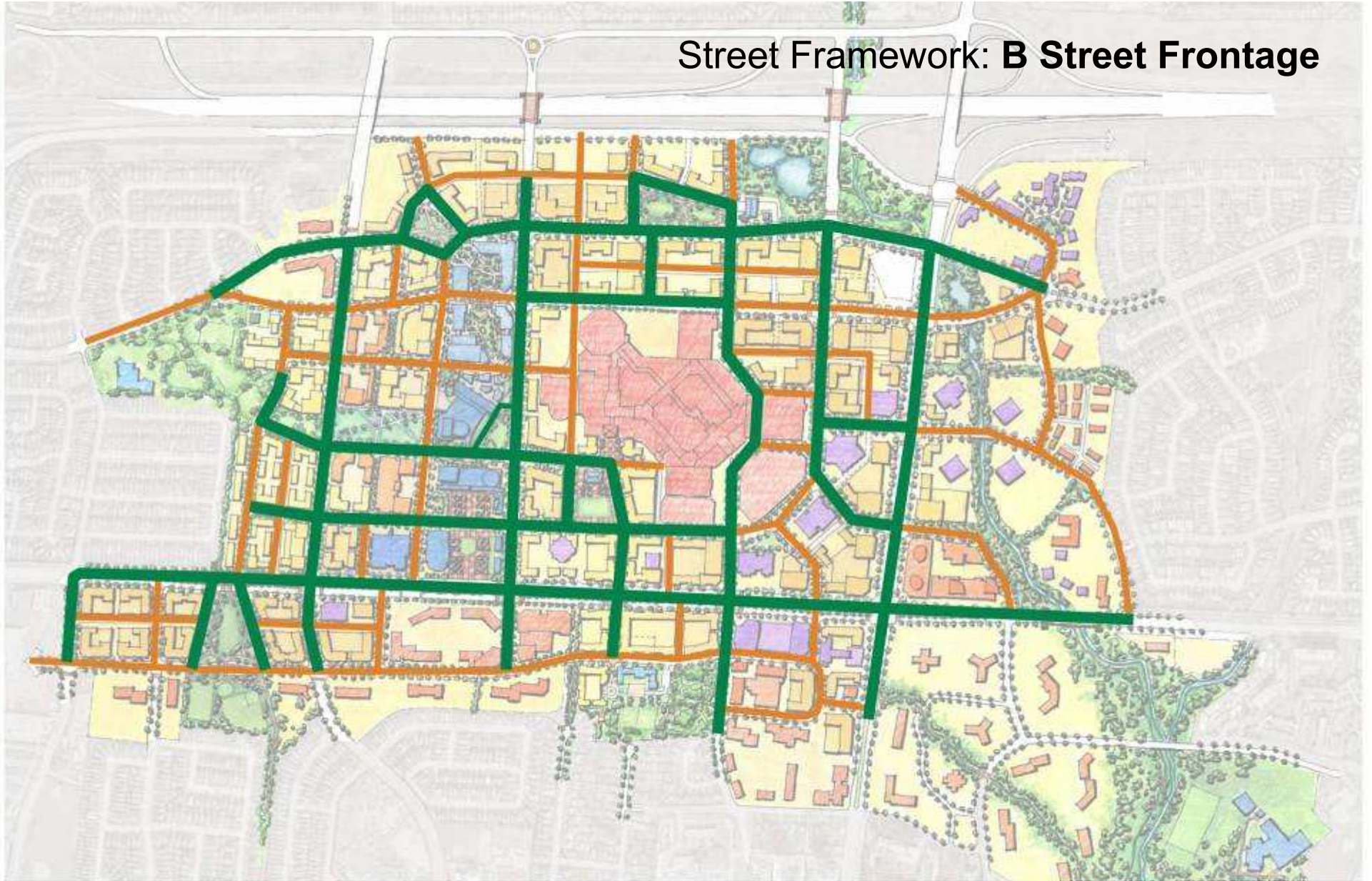


Overall New Street Network

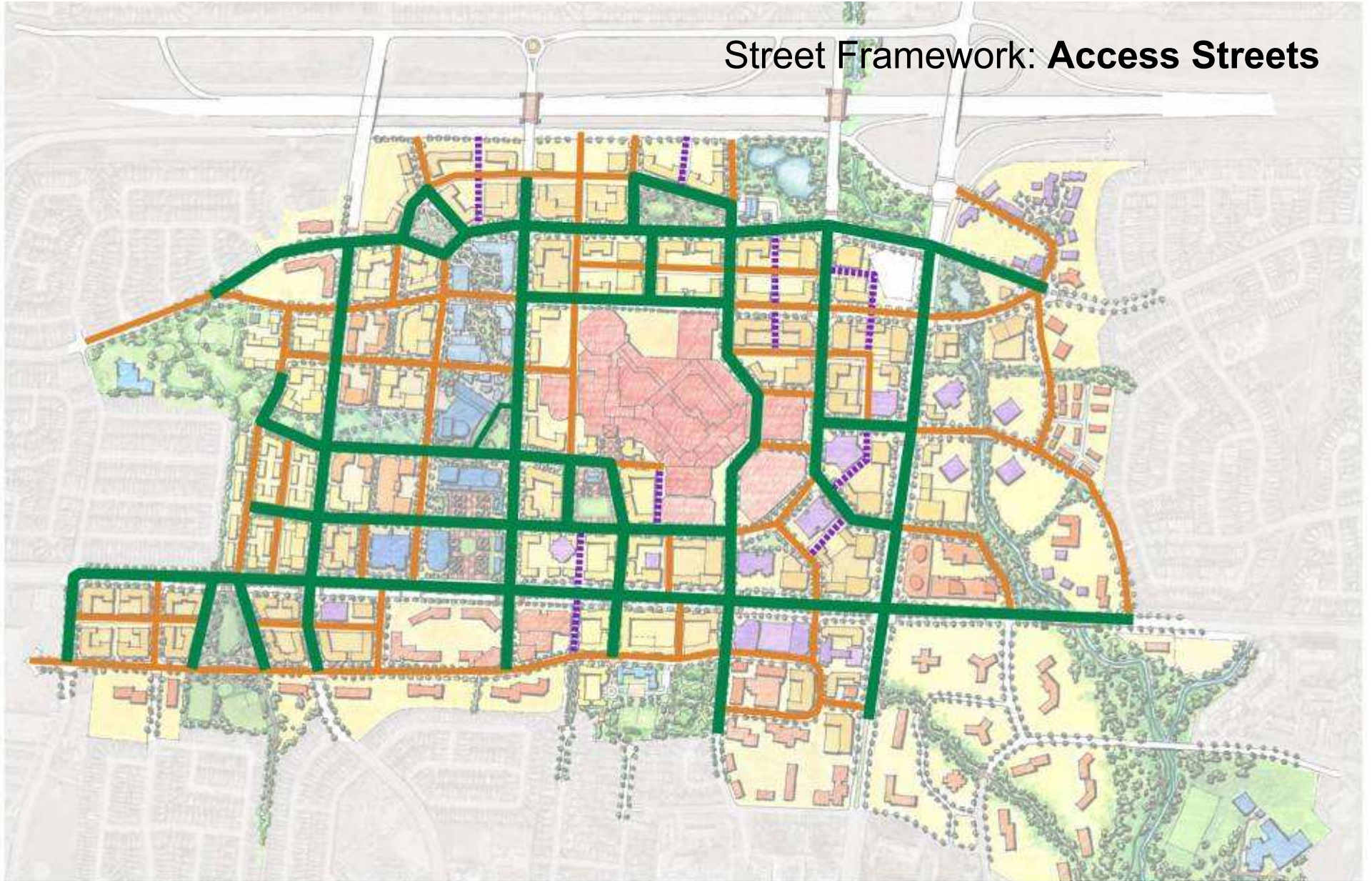
Street Framework: A Street Frontage

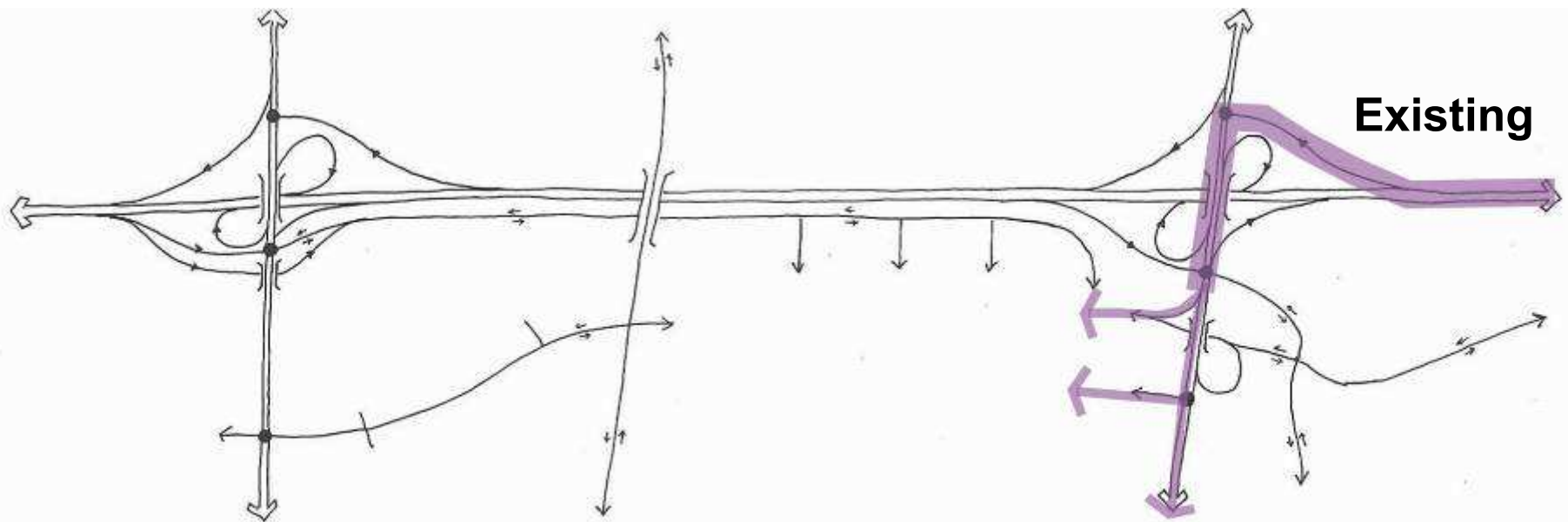


Street Framework: **B** Street Frontage

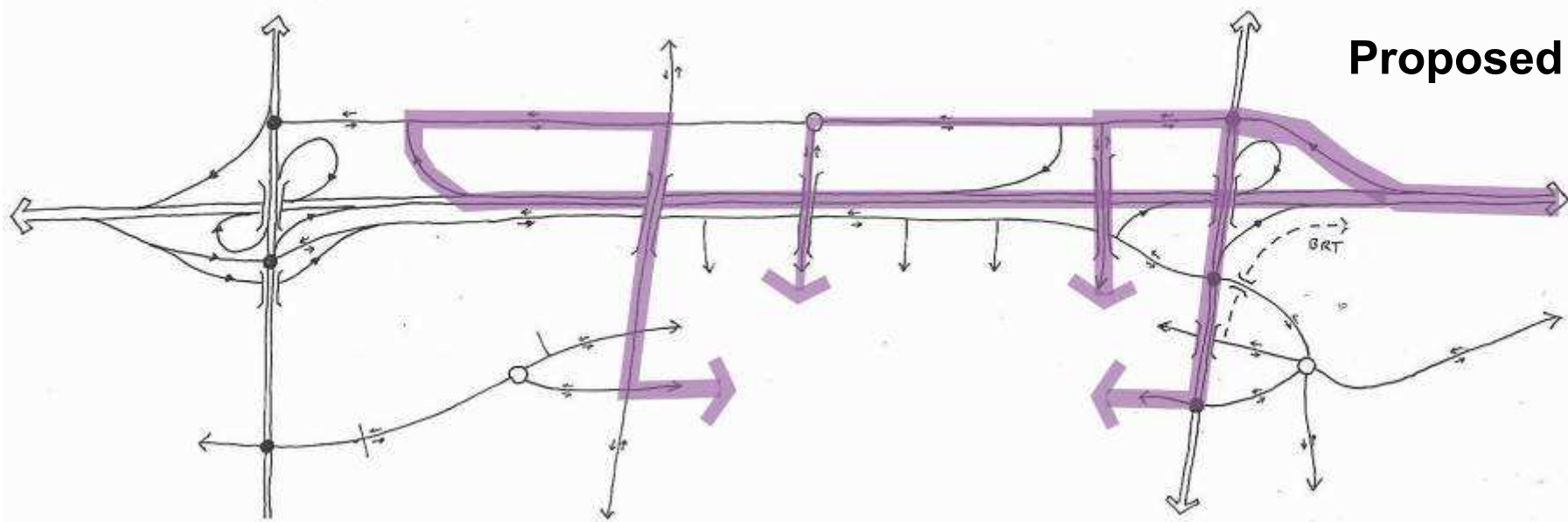


Street Framework: **Access Streets**





Existing

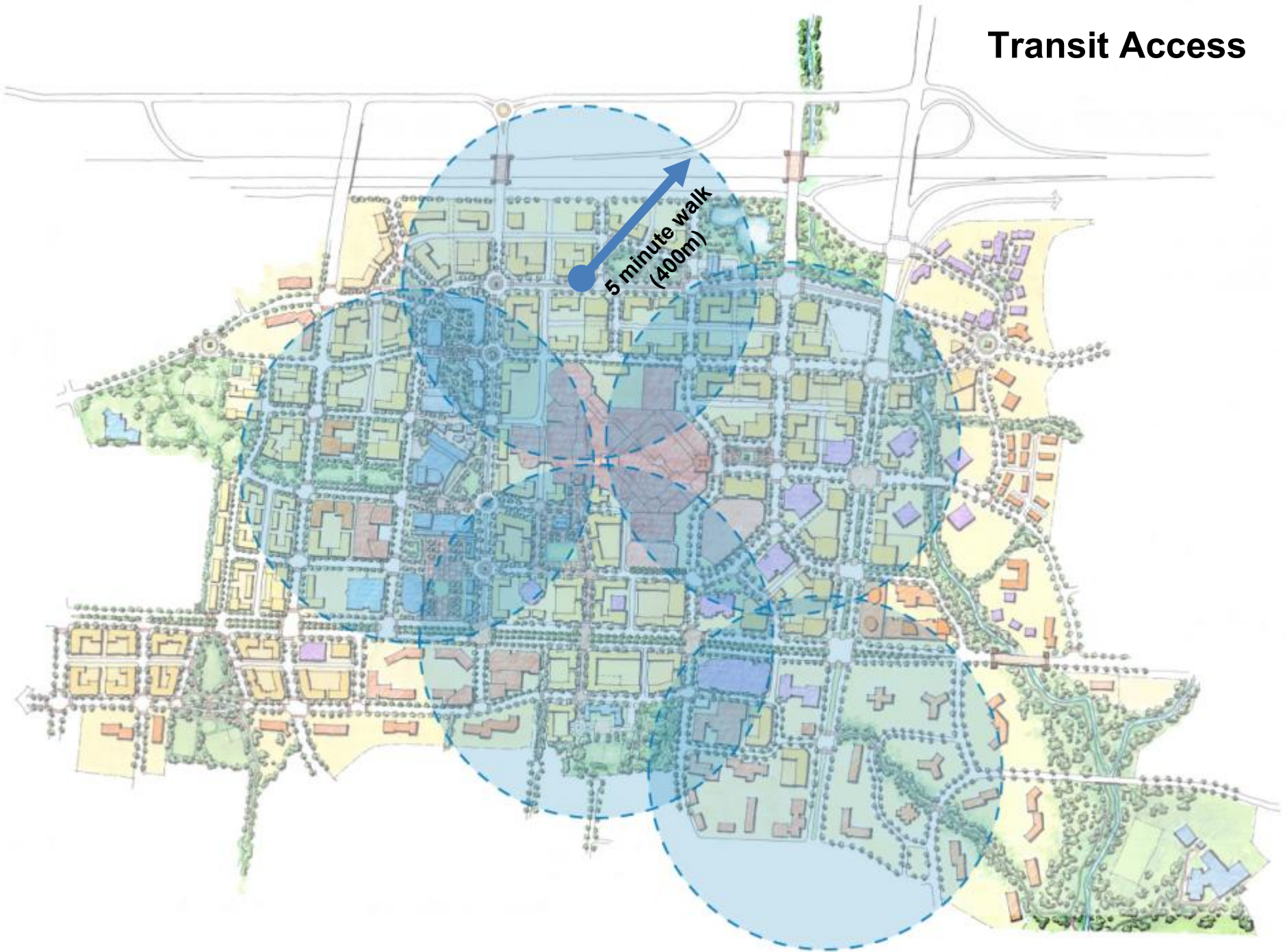


Proposed

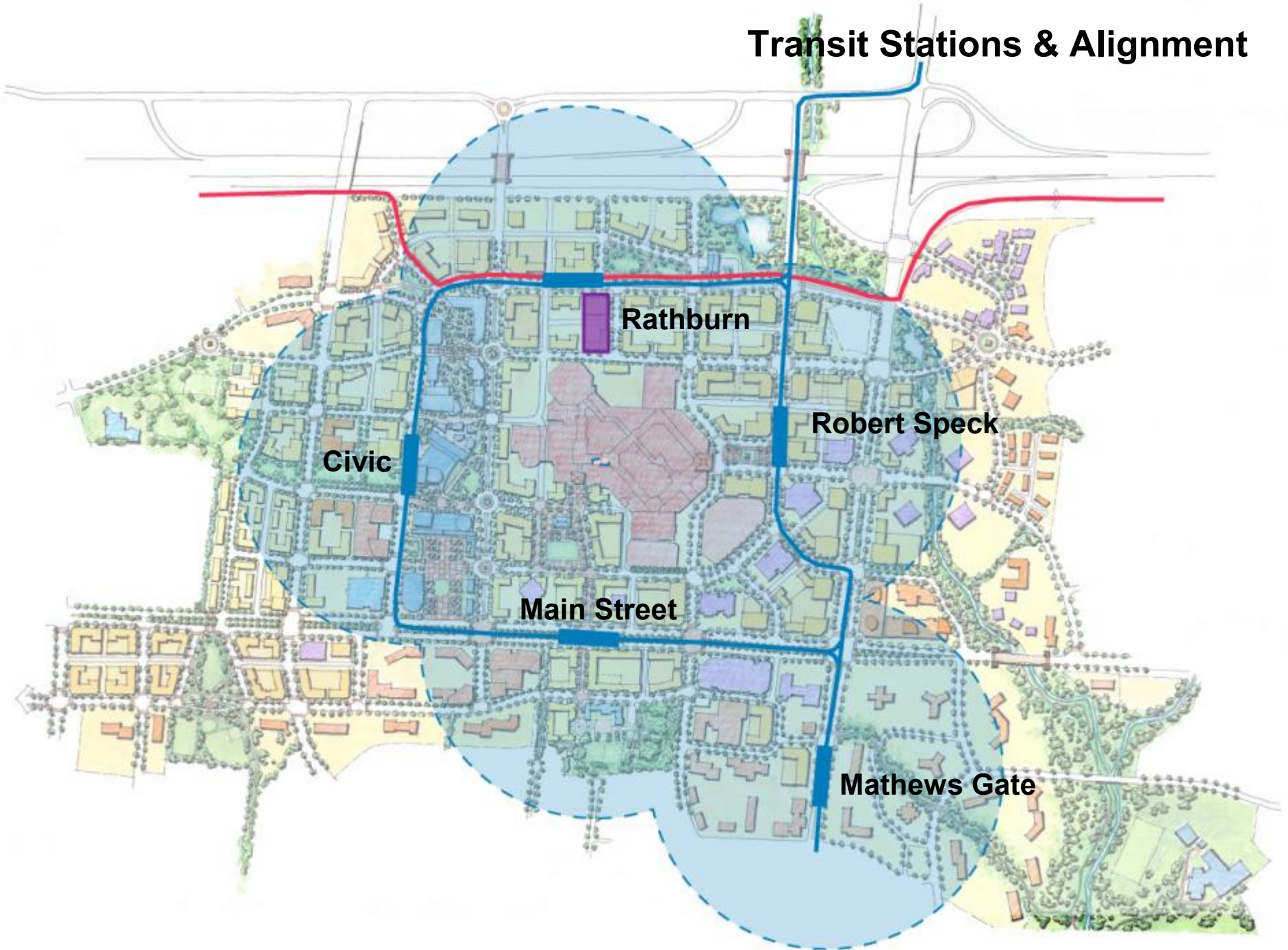
HIGHER ORDER TRANSIT



Transit Access



Transit Stations & Alignment



PARKS & OPEN SPACE and CYCLING

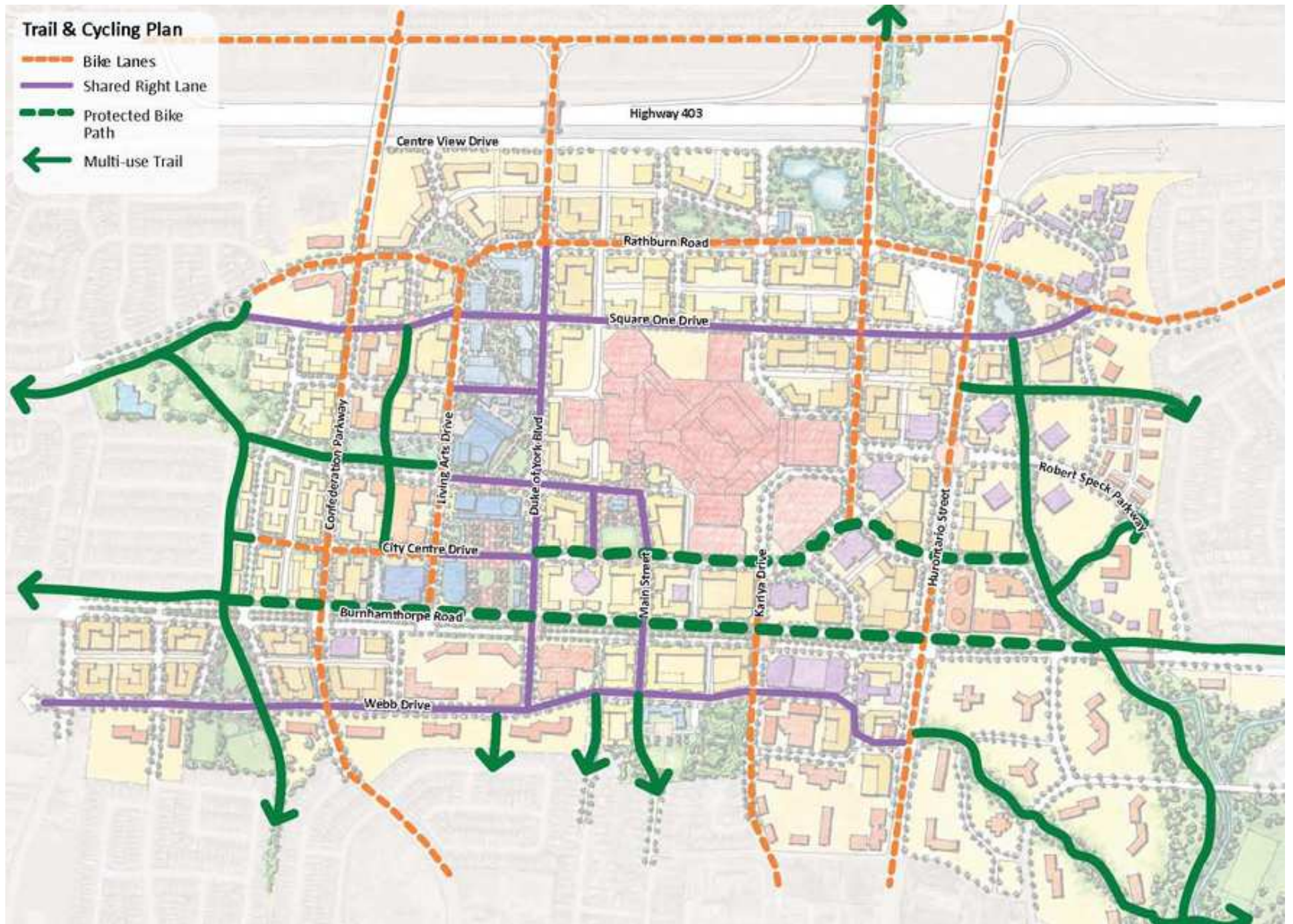


Parks & Open Space



Trail & Cycling Plan

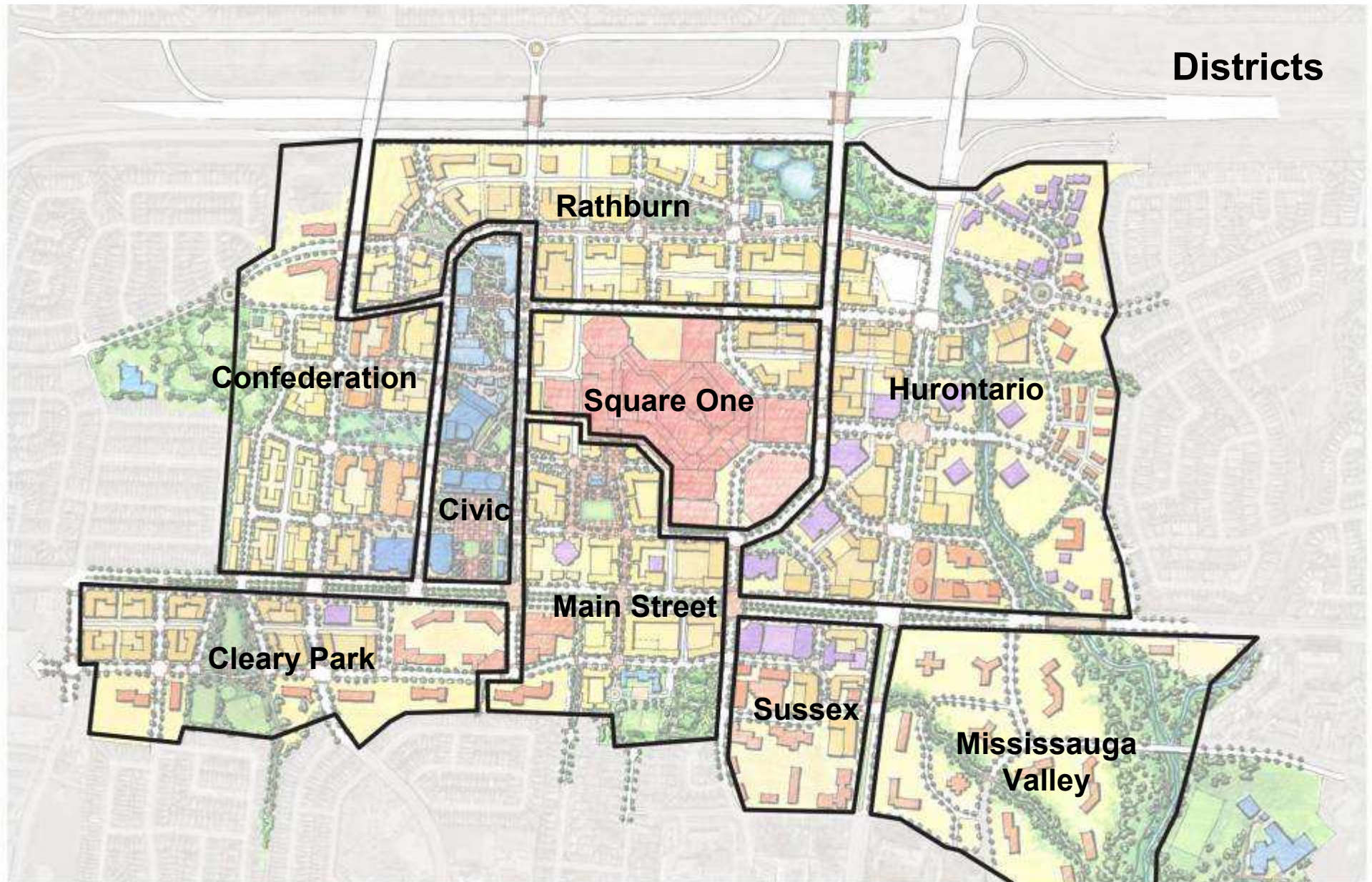
- Bike Lanes
- Shared Right Lane
- Protected Bike Path
- Multi-use Trail



DOWNTOWN DISTRICTS



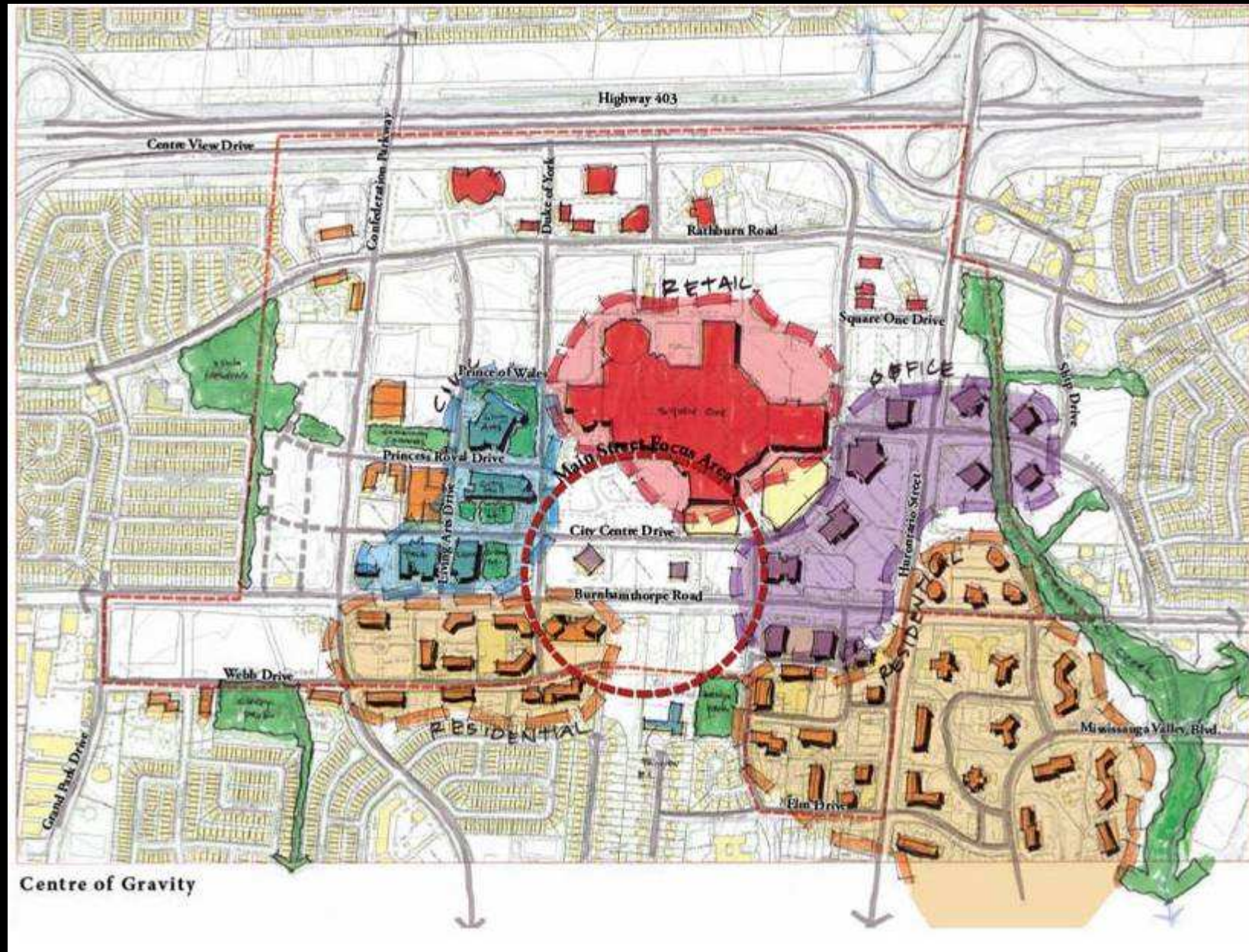
Districts



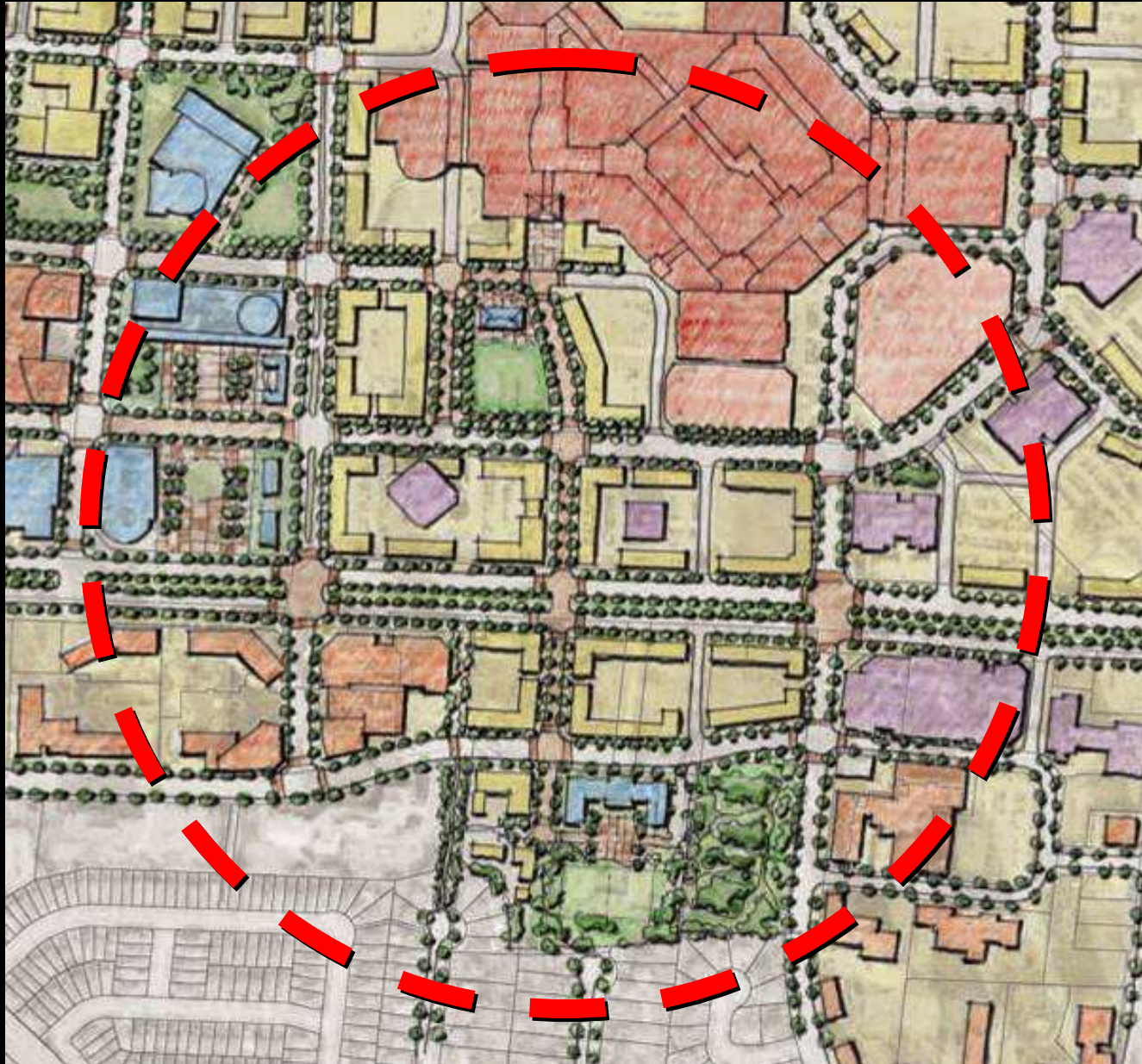
Focus Area: **Why Focus?**



Focus Area: **Where?**



Focus Area: **Main Street District**



Focus Area: **The Vision**



Focus Area: **The Vision**







Focus Area: Main Street District



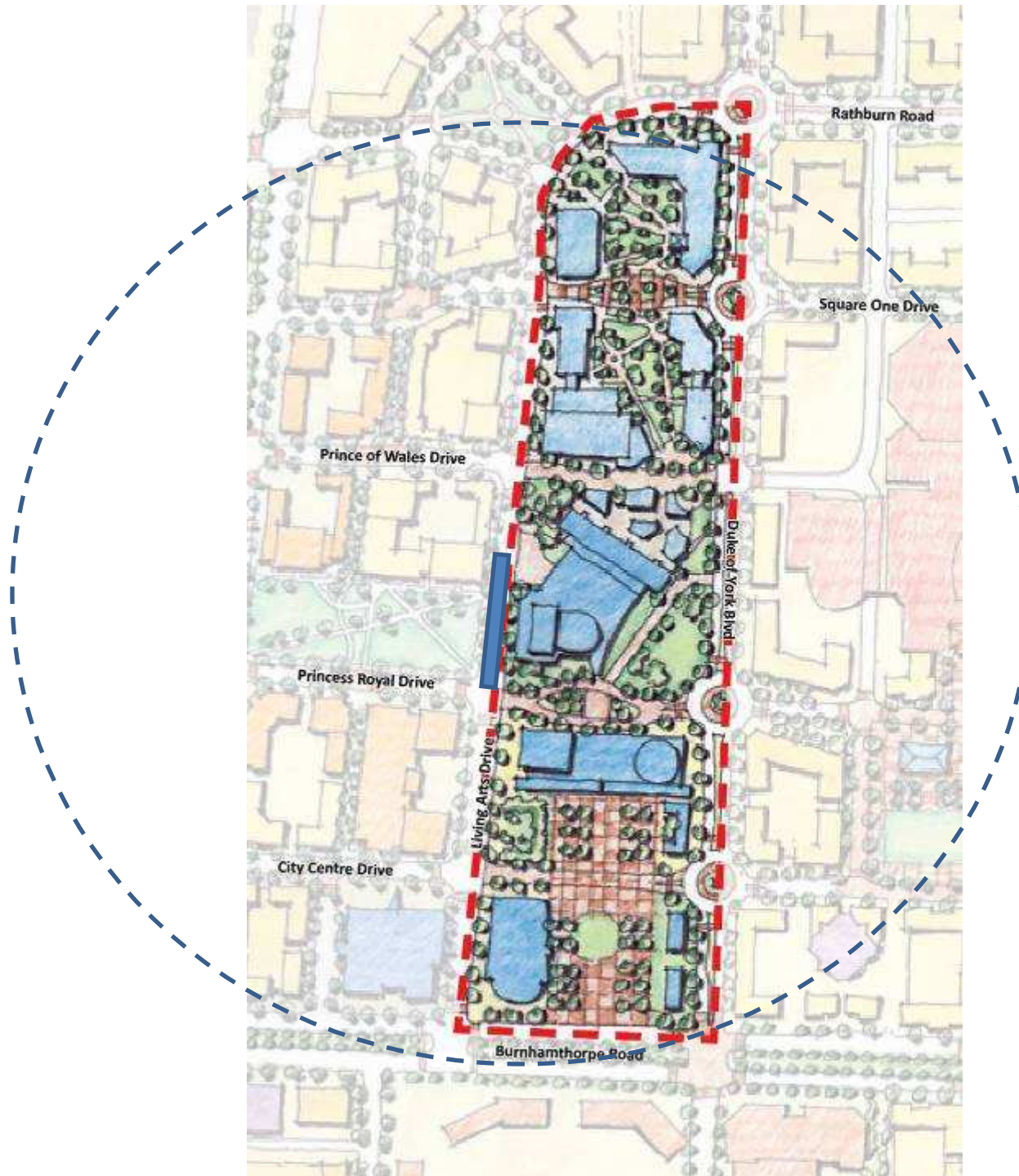
Focus Area: Main Street Cross Section







Districts: **Civic**



Sheridan College





Square One Drive - "Flush Street" Concept



Districts: **Civic**



Districts: **Cleary Park**

	2031	DT21
Pop	12,288	16,004
Emp	2,841	603
Ppj/ha	515	565



Districts: **Confederation**



Districts: **Confederation & Cleary Park**

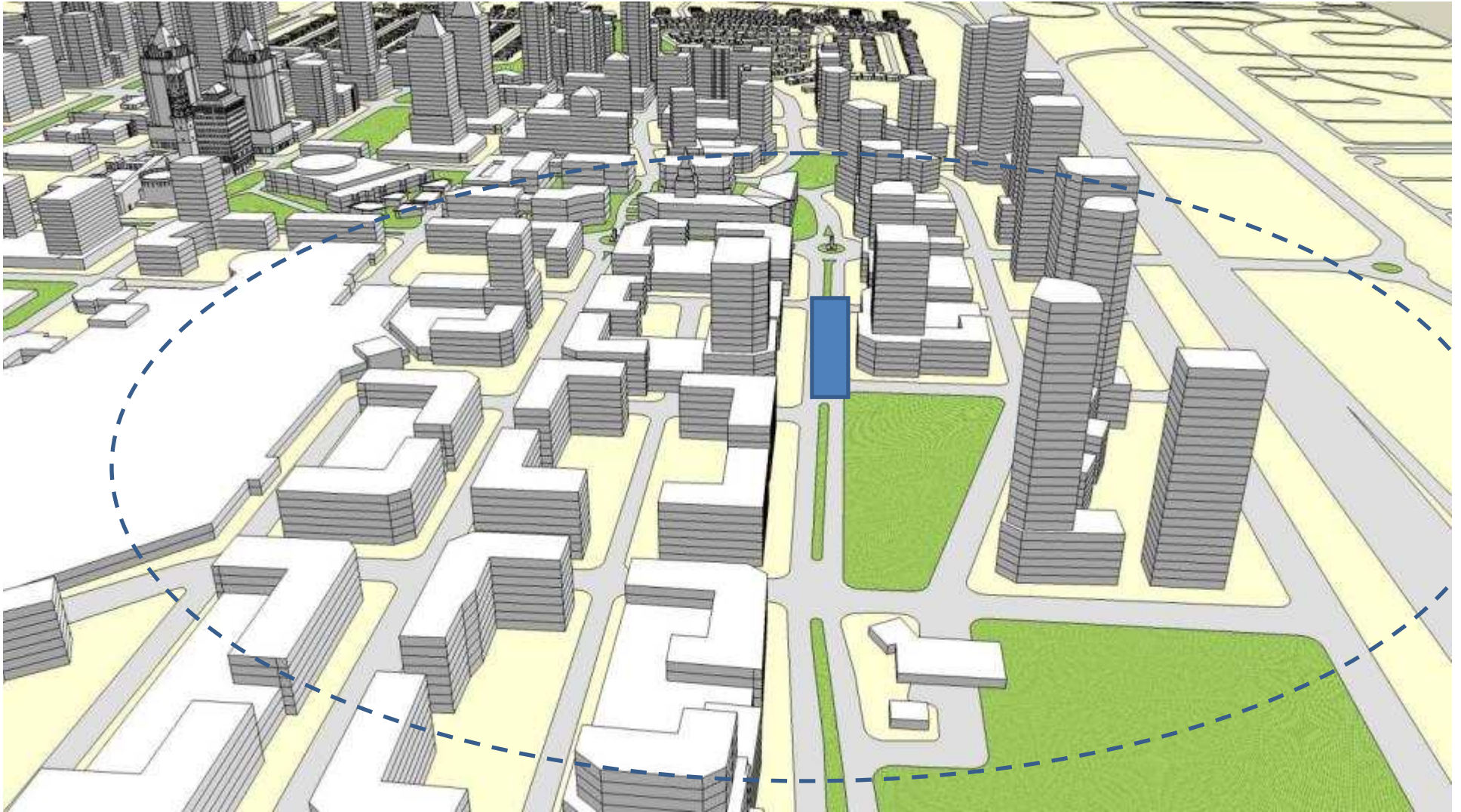


	2031	DT21	DT21 (Alt)
Pop	932	0	15,462
Emp	1,106	28,636	13,949
Ppj/ha	52	727	746

Districts: **Rathburn**

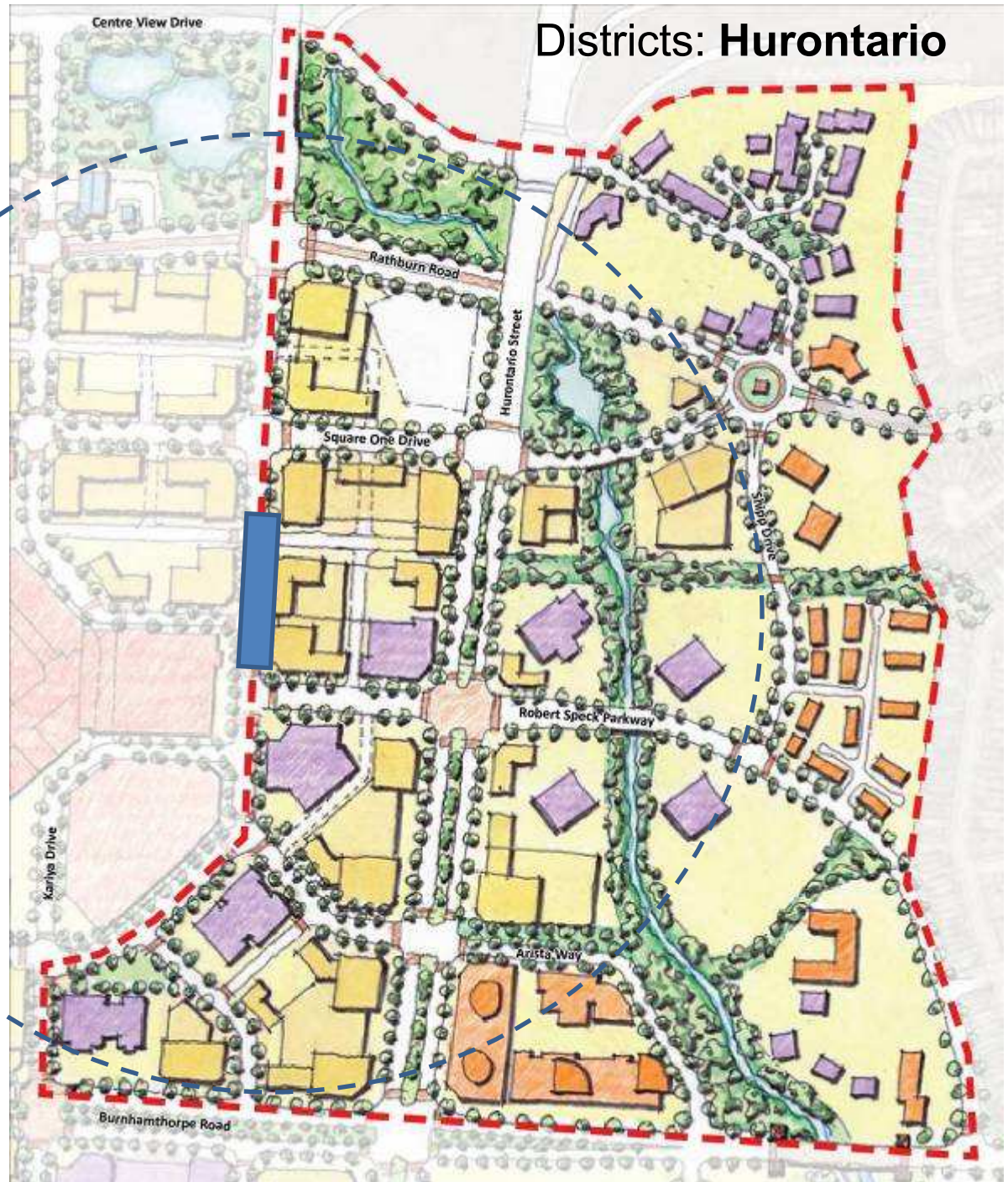


Districts: **Rathburn**



	2009	DT21
Pop	7,397	6,057
Emp	13,892	25,423
Ppj/ha	311	460

Districts: Hurontario



Districts: Hurontario



Districts: **Sussex**



	2031	DT21
Pop	5,383	6,402
Emp	3,488	5,574
Ppj/ha	576	778

Districts: Mississauga Valley



Conceptual District Plan



Detailed District Plan

TRANSIT INTEGRATION & STREET DESIGN



“Complete Streets”

It's all about **“Access”**



Streets: **Burnhamthorpe**



Streets: Burnhamthorpe



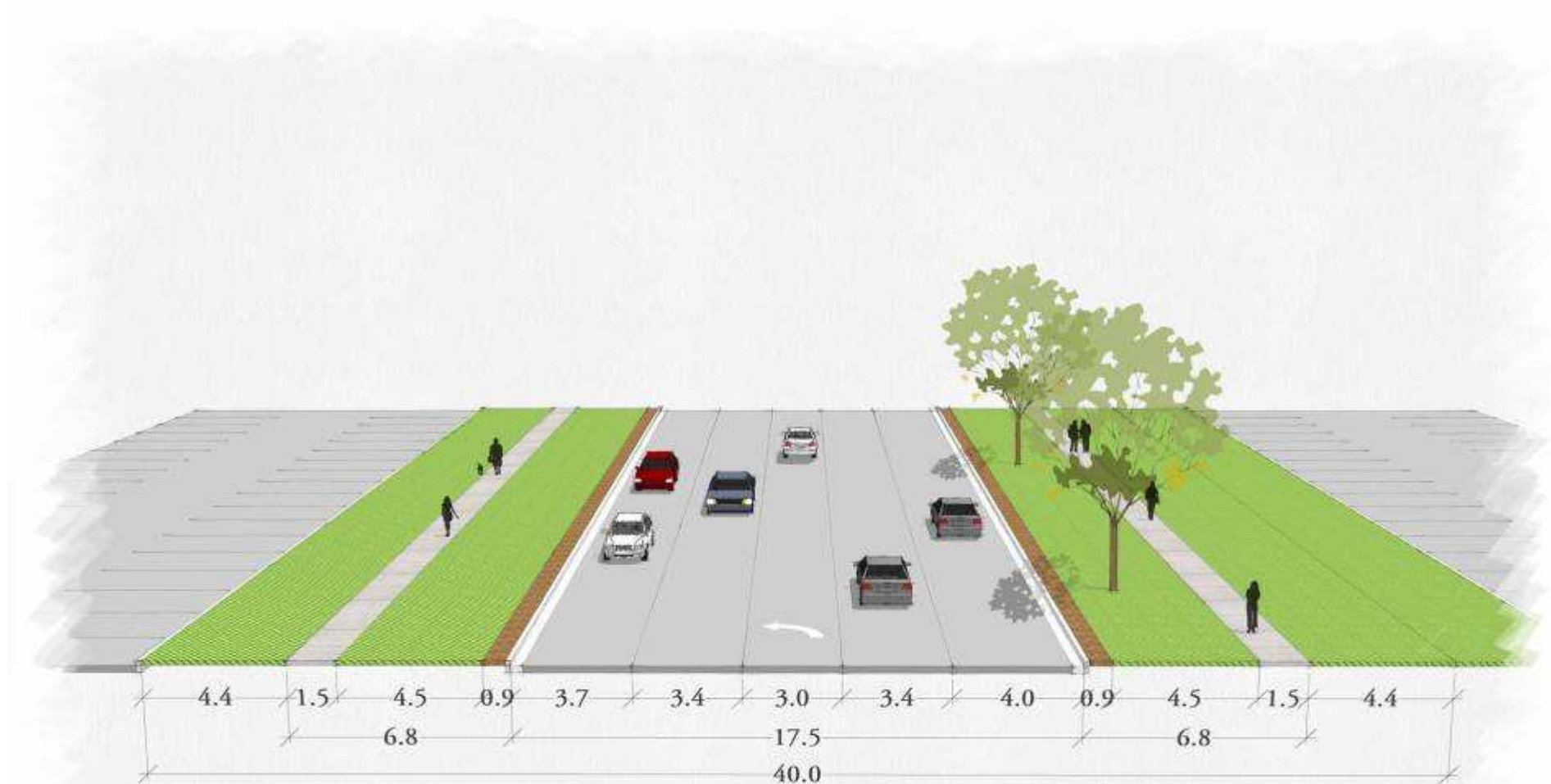
Streets: **Burnhamthorpe**



Streets: **Burnhamthorpe**



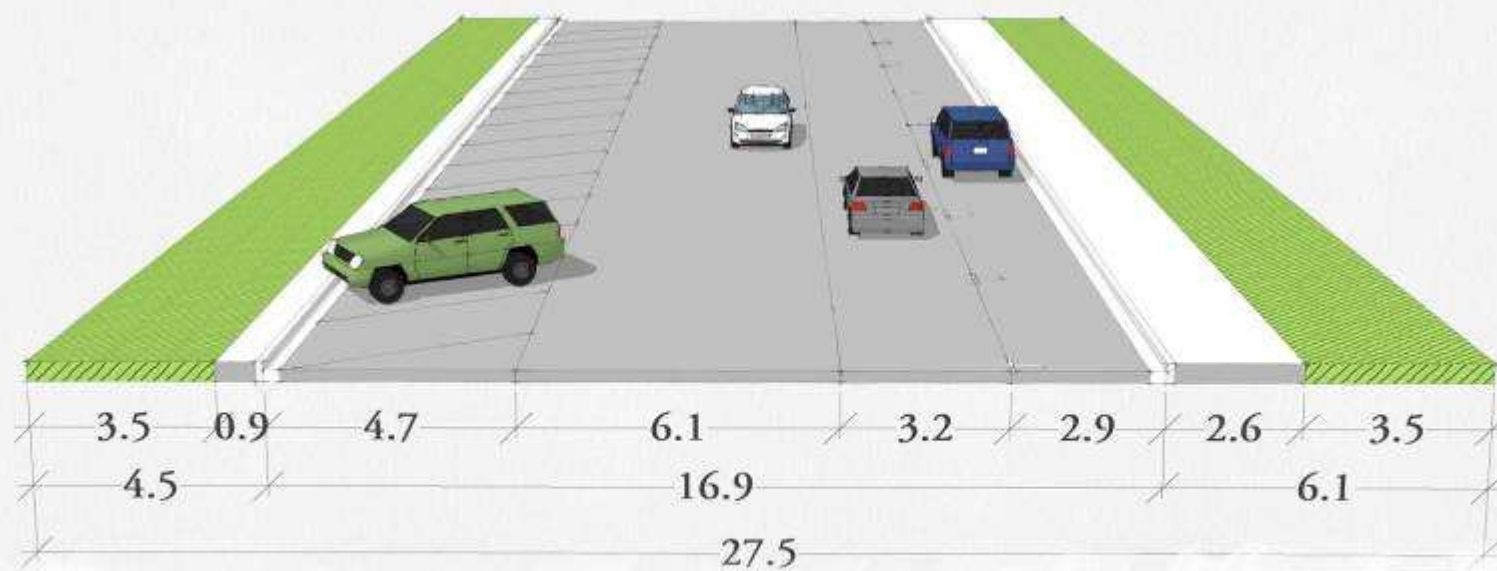
Streets: Rathburn



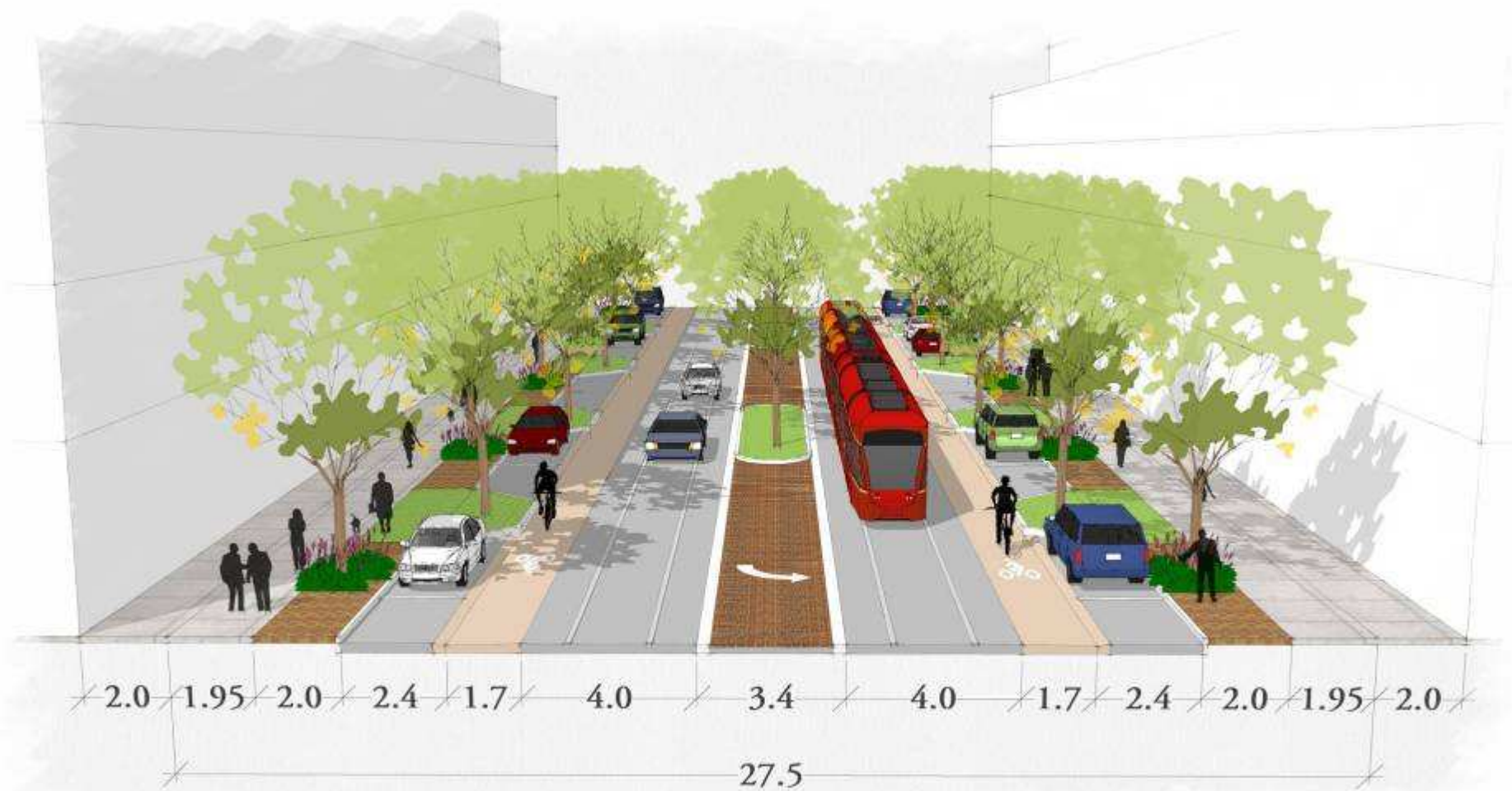
Streets: Rathburn



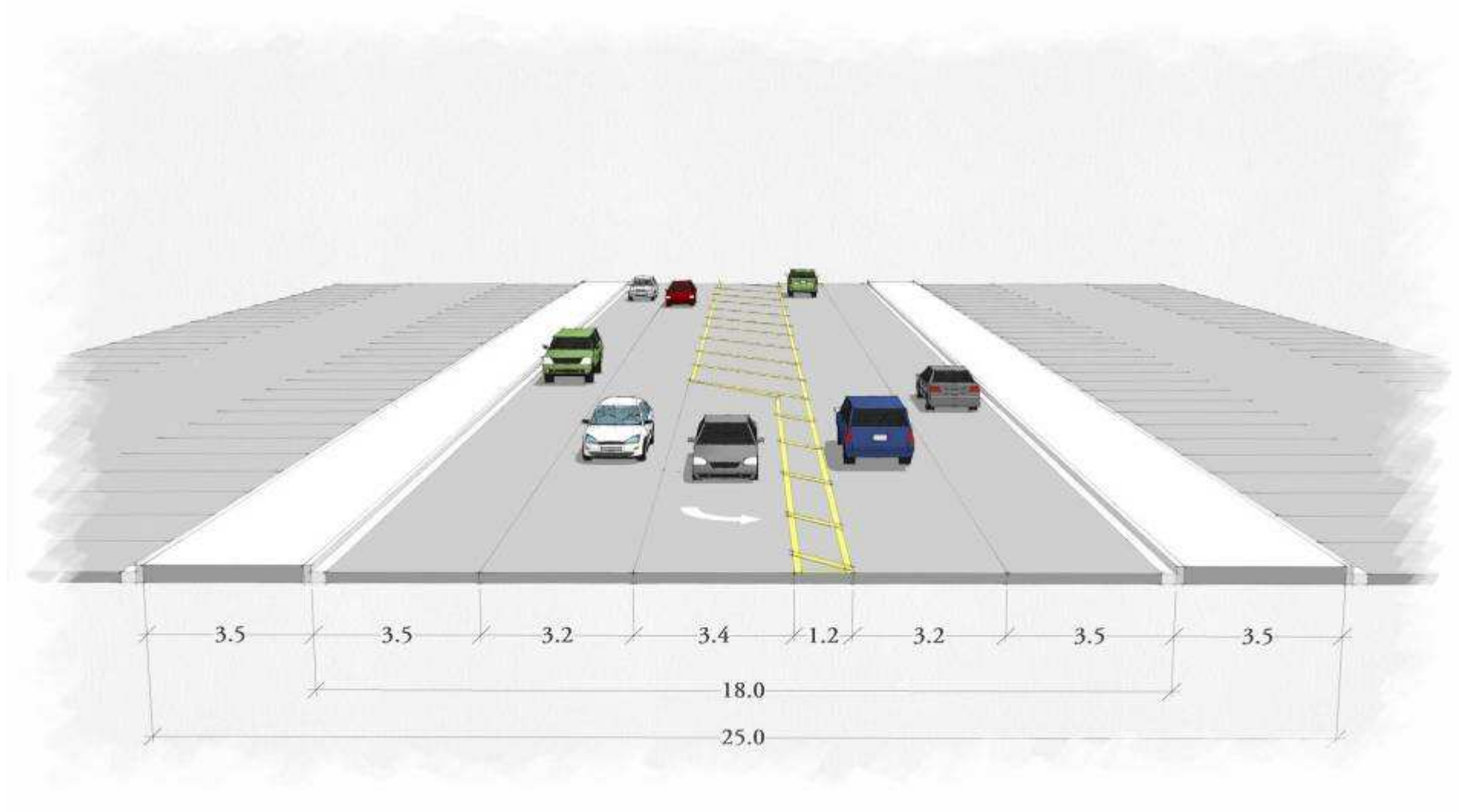
Streets: Living Arts



Streets: Living Arts



Streets: **City Centre**



Streets: City Centre

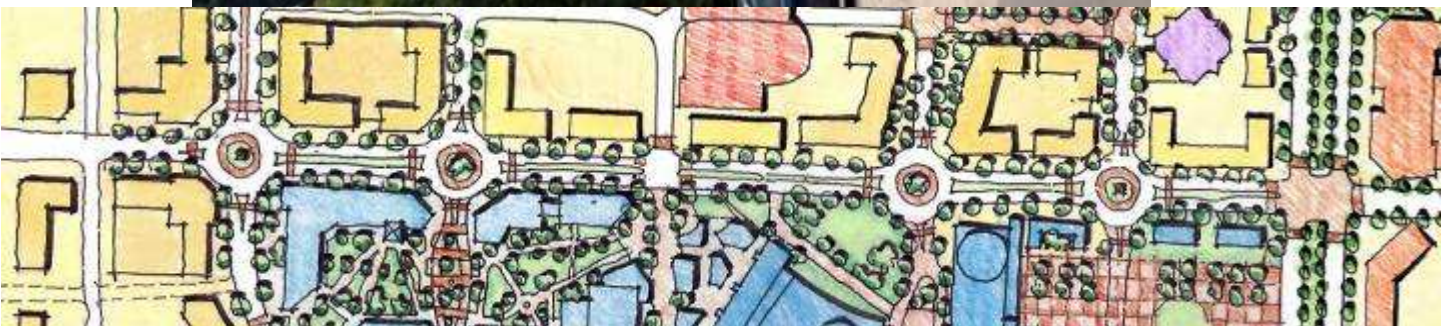


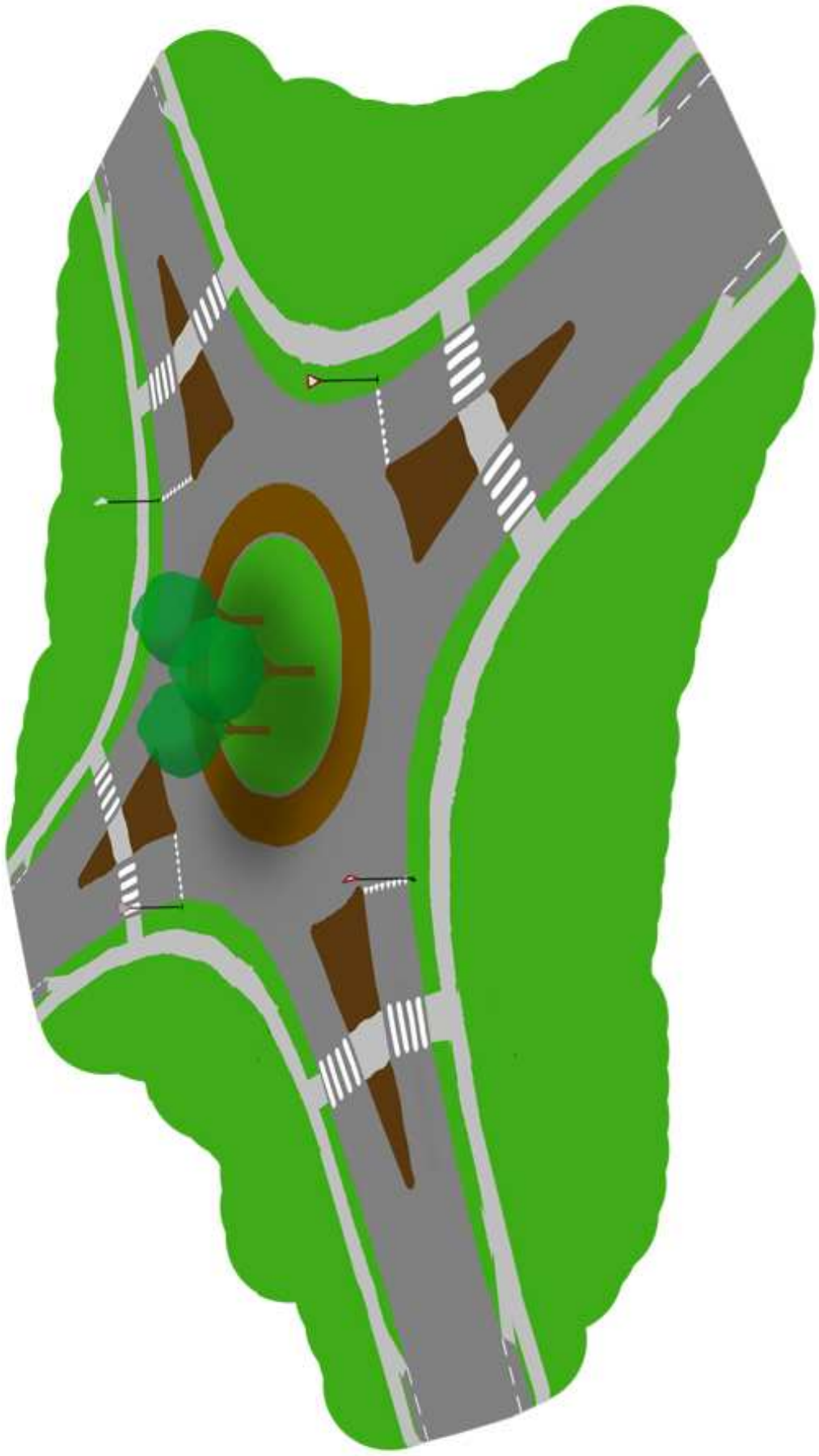
Streets: **Duke of York**

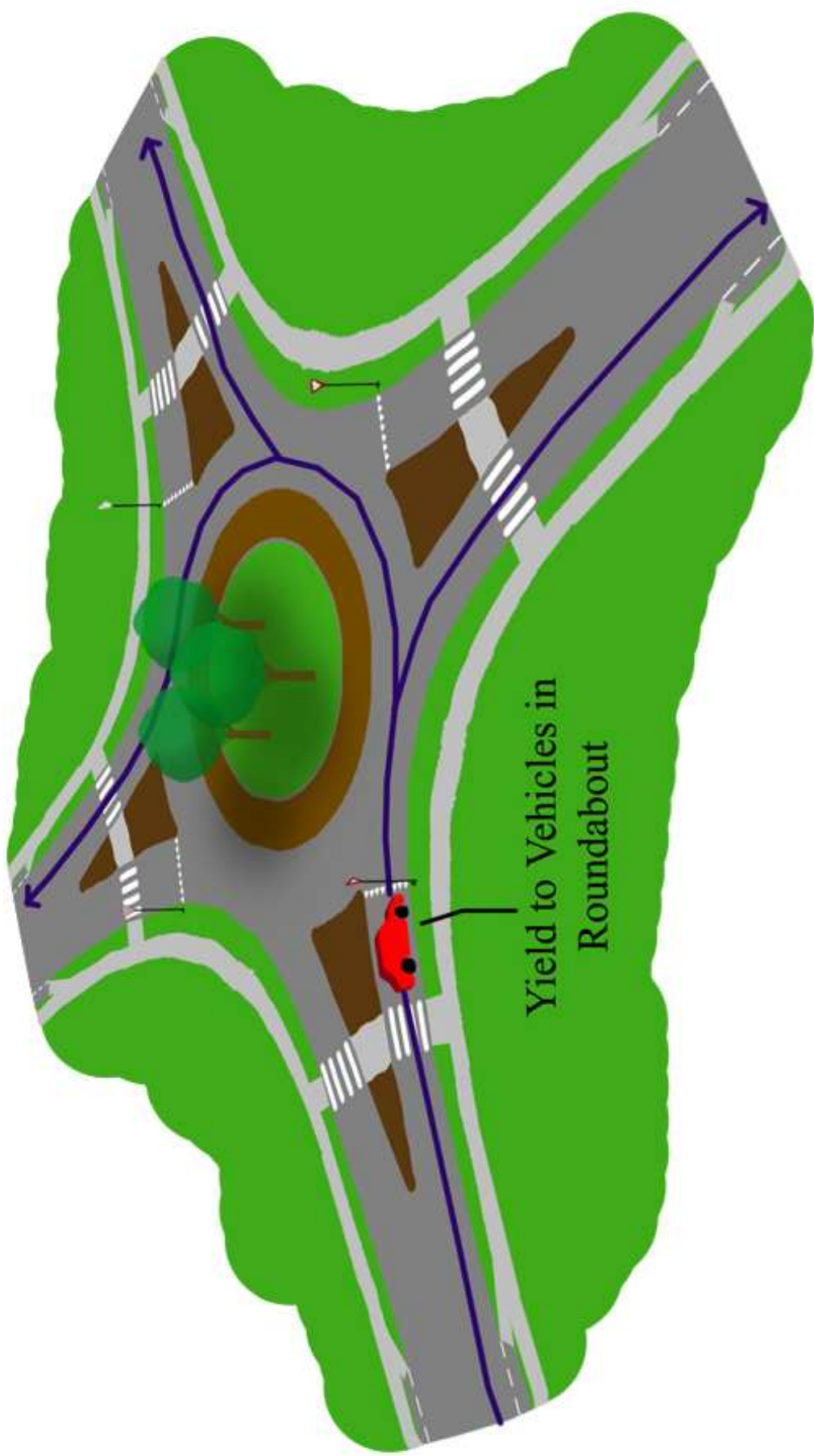


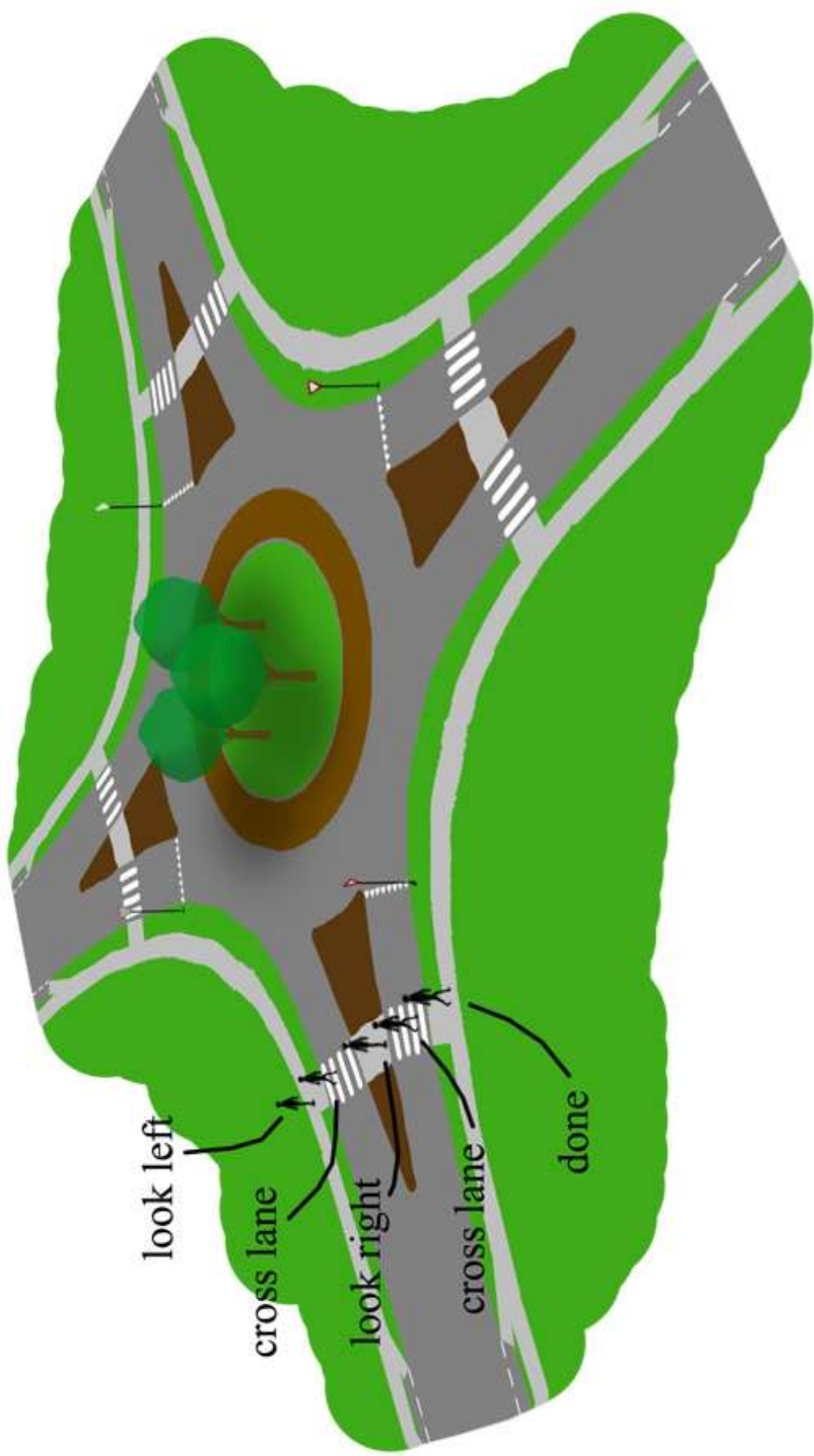
Roundabouts













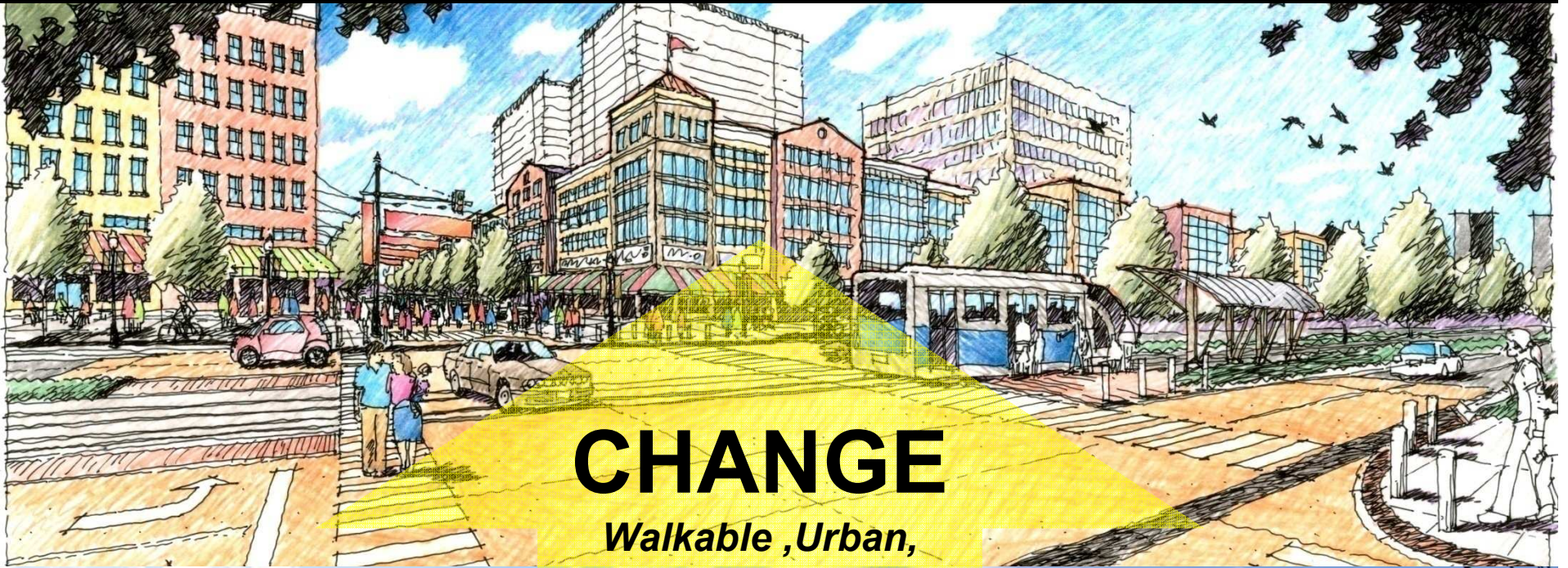












CHANGE

***Walkable ,Urban,
Transit Supportive,
Green, Mixed use,
Vibrant, Multi cultural,
Predictable,
Actionable , Valuable***



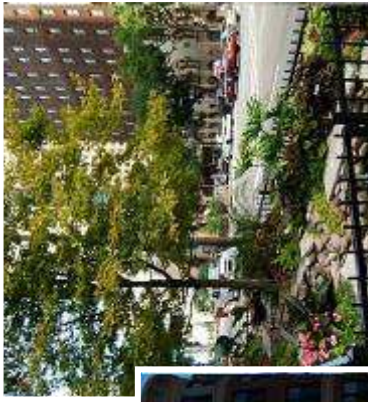
URBAN DESIGN STRATEGY





The Public Realm

The elements of urban fabric which are publically accessible and held in common



The Public Realm ...

Why important?

- **Creates social and tourism benefits**
- **Promotes good physical and mental health and well-being**
- **Supports economic activity**
- **Nurtures civic pride and sense of place**



Building a Great Public Realm in the Downtown



- **How Buildings Shape the Urban Environment**
- **Protecting for Sunlight**
- **Mitigating Wind**
- **Pedestrian Comfort**

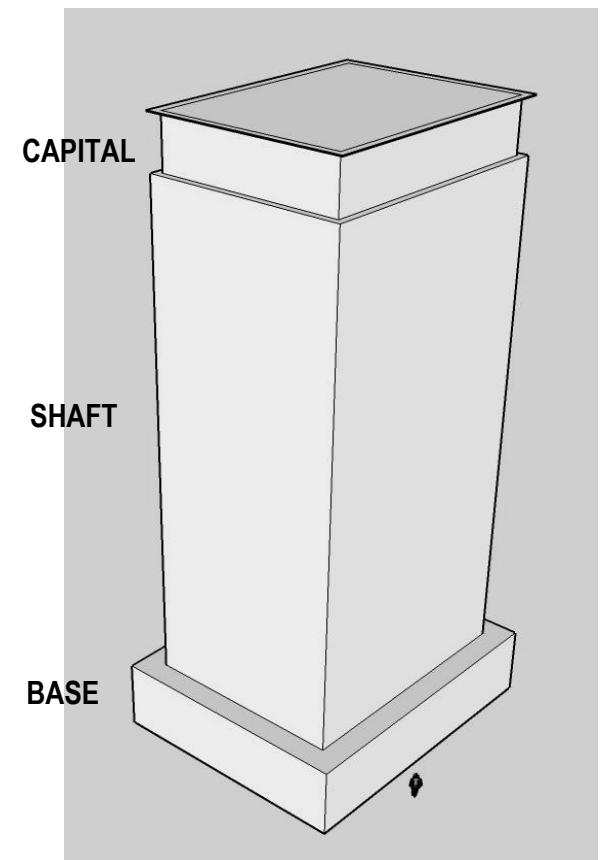
Buildings Shape the Urban Environment



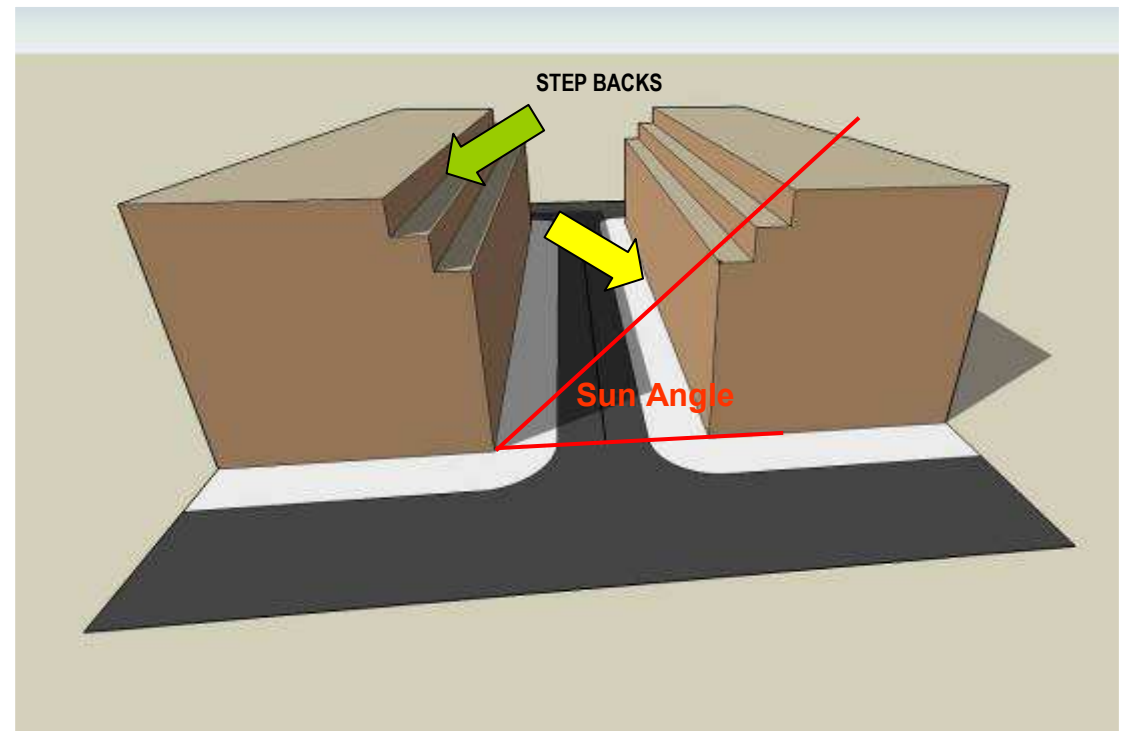
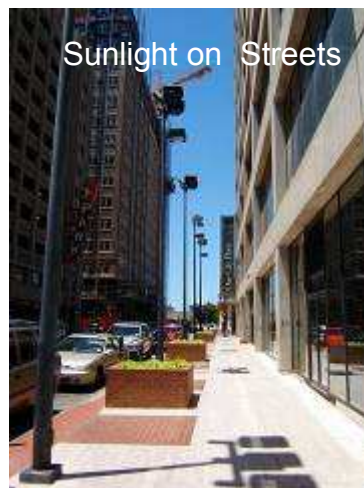
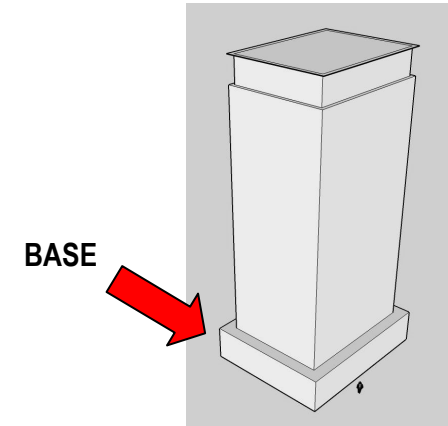
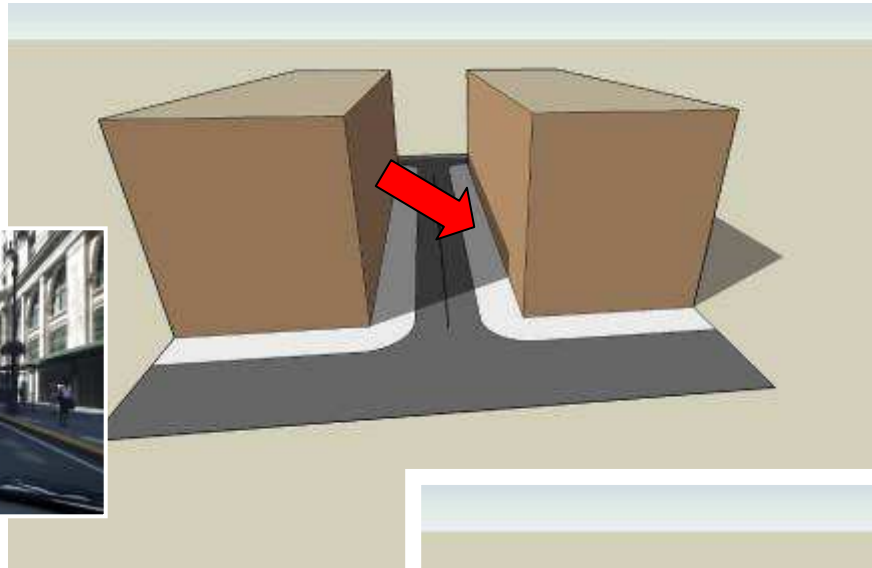
- **Buildings placed at edges to create 'Urban' condition**
- **Define the street wall & blocks**
- **Shape the Public Realm (Streets, Open Spaces, etc)**



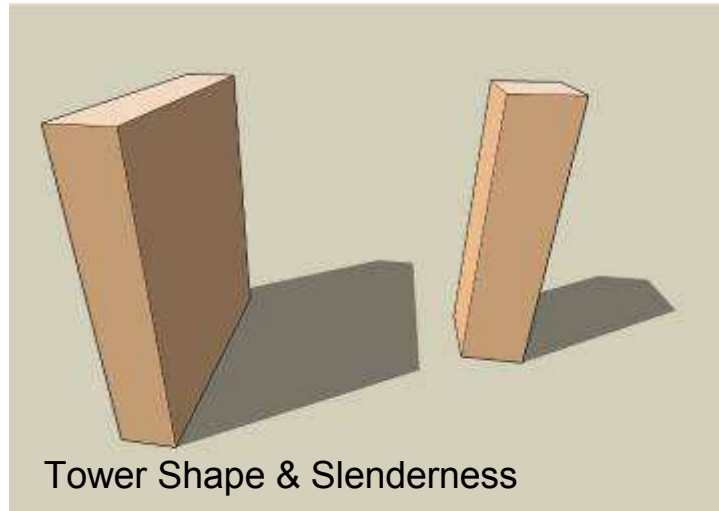
Building Form (Massing)



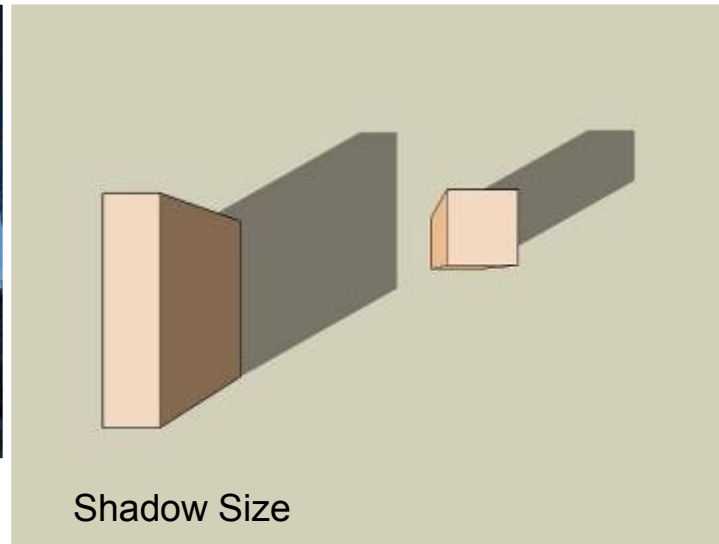
Buildings are 'Shaped' for Sunlight on the Ground



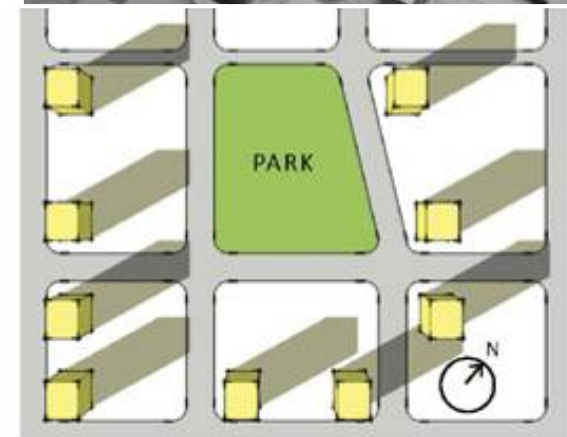
Buildings are 'Shaped' for Sunlight on the Ground



Tower Shape & Slenderness

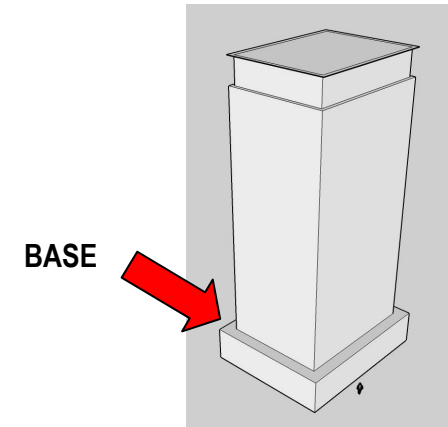
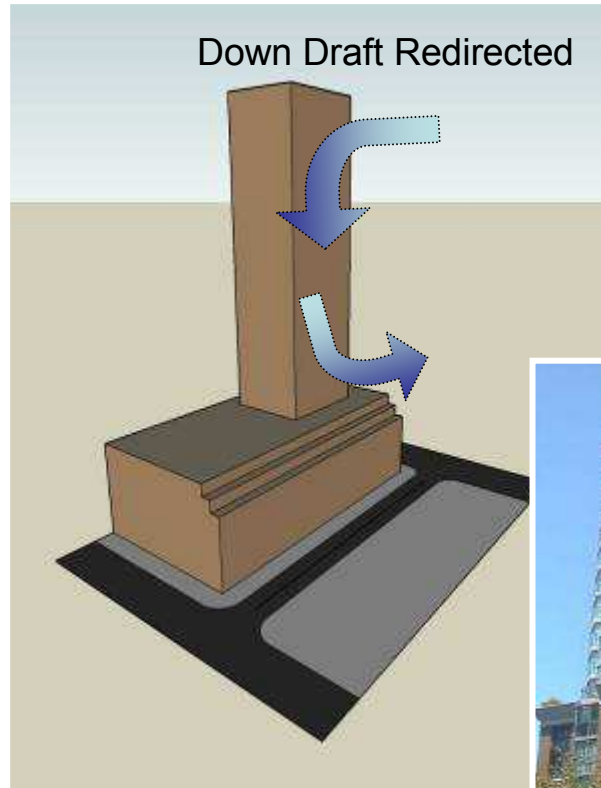
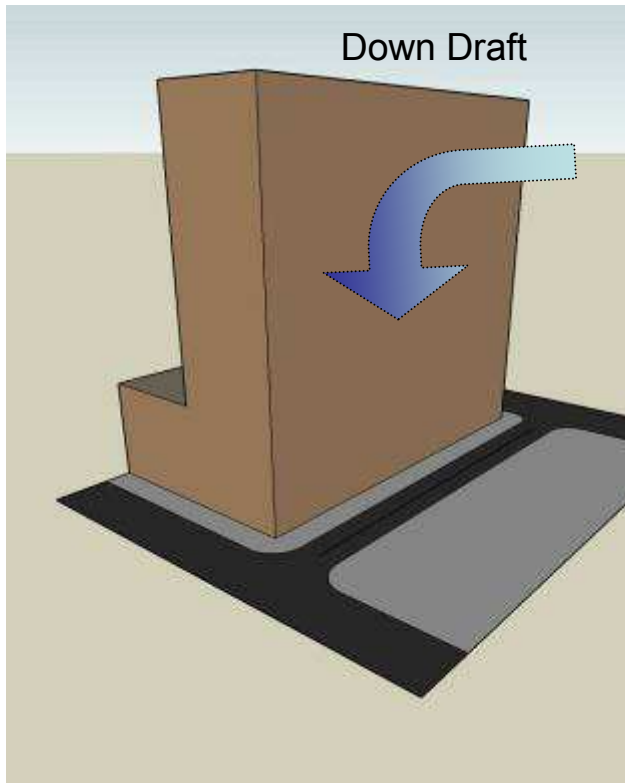


Shadow Size



Locate Towers Strategically

Mitigating Wind

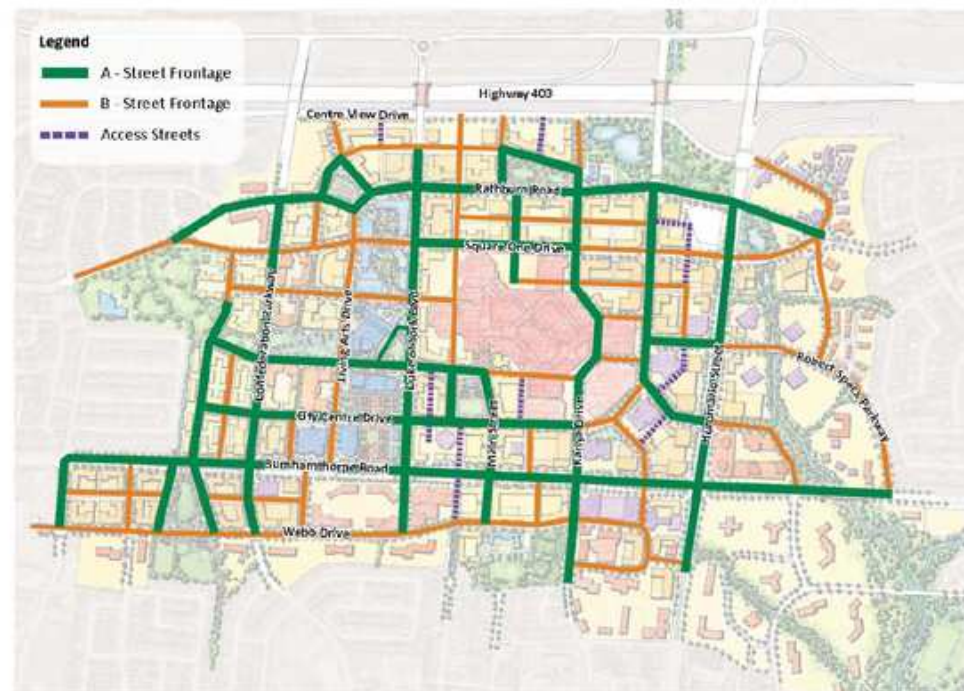


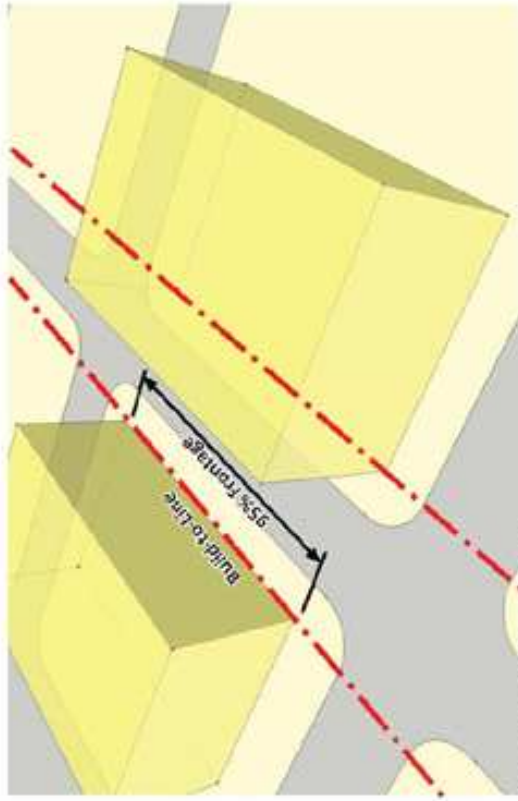
Animating the Street



Downtown Street Hierarchy

- Buildings are 'keyed' to the streets
- Streets guide how buildings 'behave'





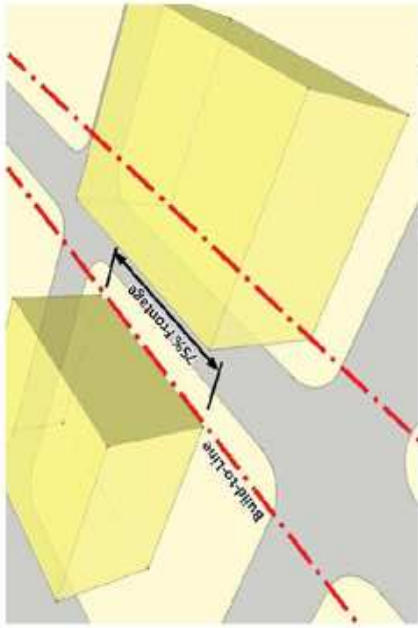
A-Street Frontage Diagram

A-Street Frontages

A-Streets are the primary streets in the Downtown and are the most important streets for pedestrian comfort, activity and downtown character.



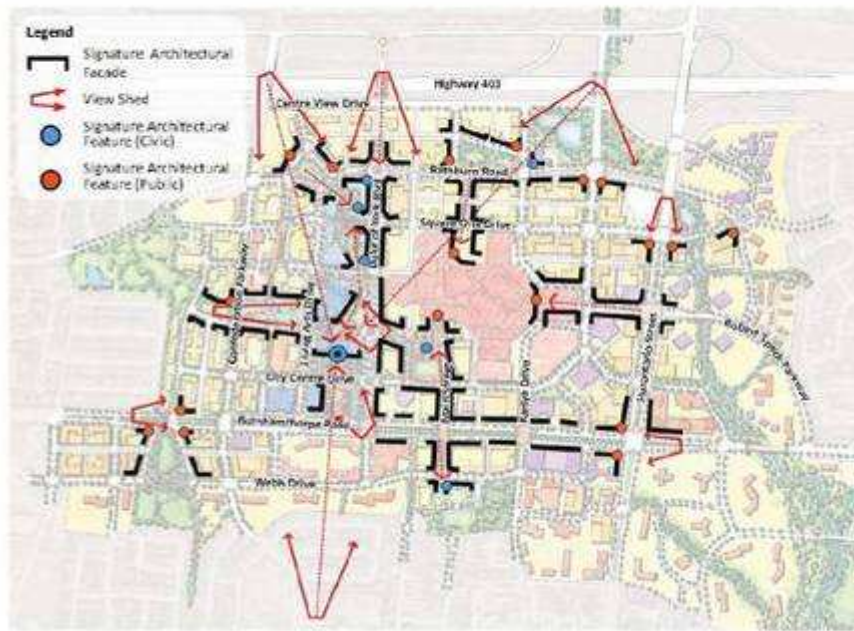




B-Street Frontages

B-Streets are secondary streets, connecting A-Streets to each other and providing motor vehicle access to private property in the Downtown. They provide development blocks with vehicular access for off-street parking, deliveries, and servicing. Standards of B-Street frontages are less restrictive than A-Street frontages.





View Sheds & Key Sites

The evolving urban form of Downtown needs to protect and enhance important



Protecting Views of Mississauga City Hall



Streetscapes

- Designed for the Pedestrian
- Wide sidewalks
- Street Trees
- Pedestrian Scale Lighting
- Bicycling Facilities
- Special Pavement
- Green Streets (Storm Water Management)
- Animated & Artful
- Memorable





CHANGE

*Walkable ,Urban,
Transit Supportive,
Green, Mixed use,
Vibrant, Multi cultural,
Predictable,
Actionable , Valuable*



**Comments &
Questions**

?

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MASTER PLAN



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