

Conceptual Master Plan Presentation

21 DOWNTOWN MASTER PLAN

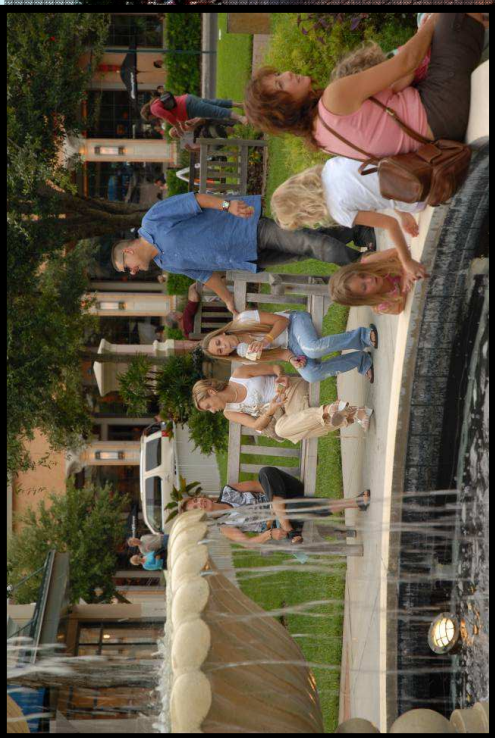


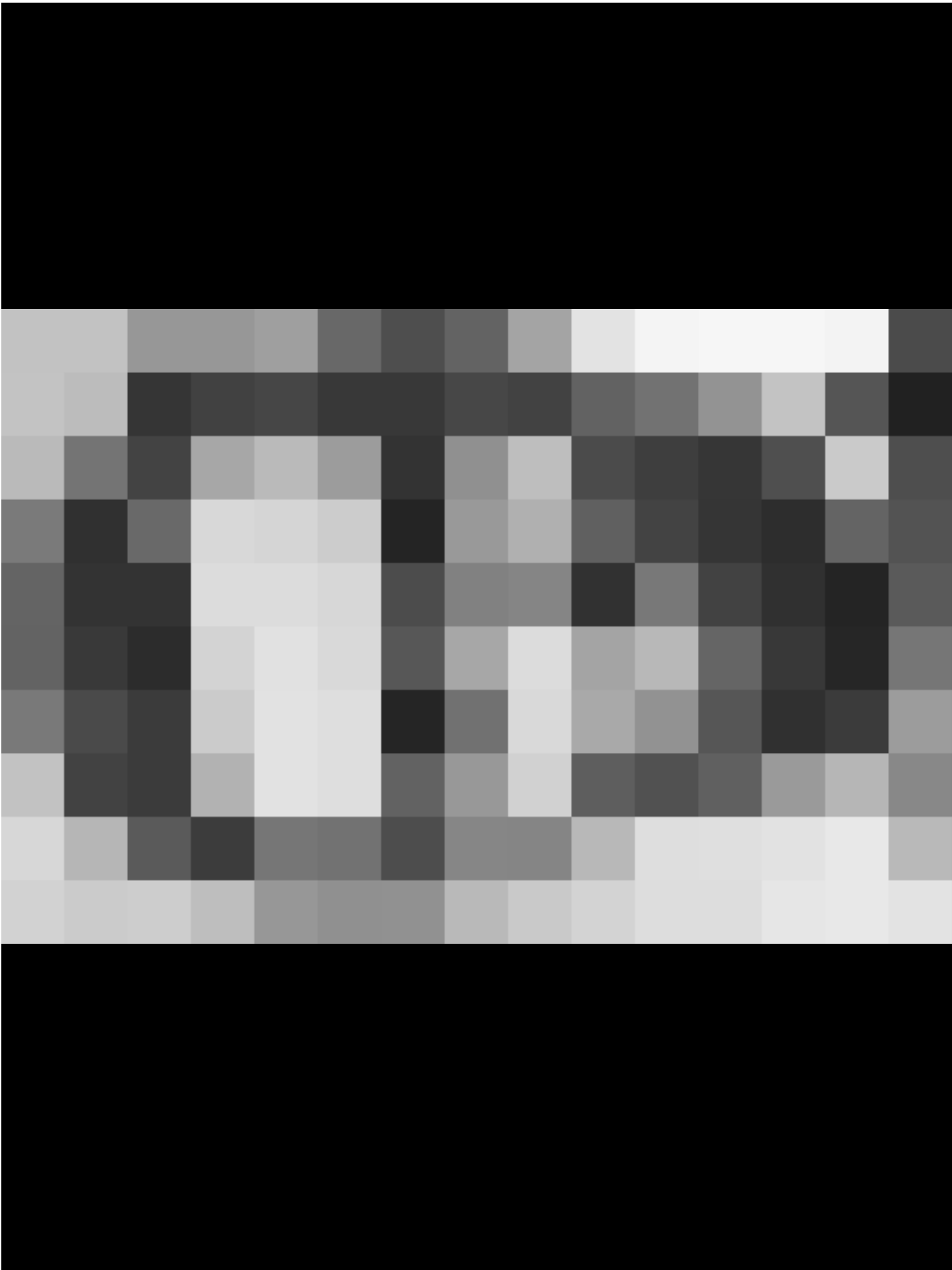
Planning and Development Committee
June 29, 2009 – Council Chambers
City of Mississauga

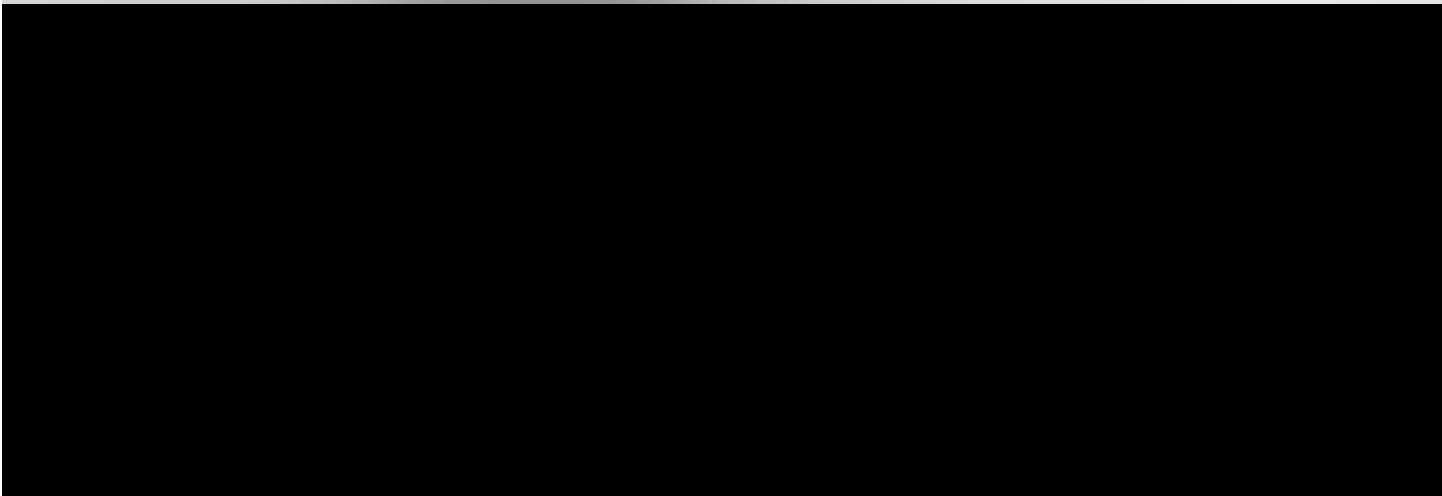
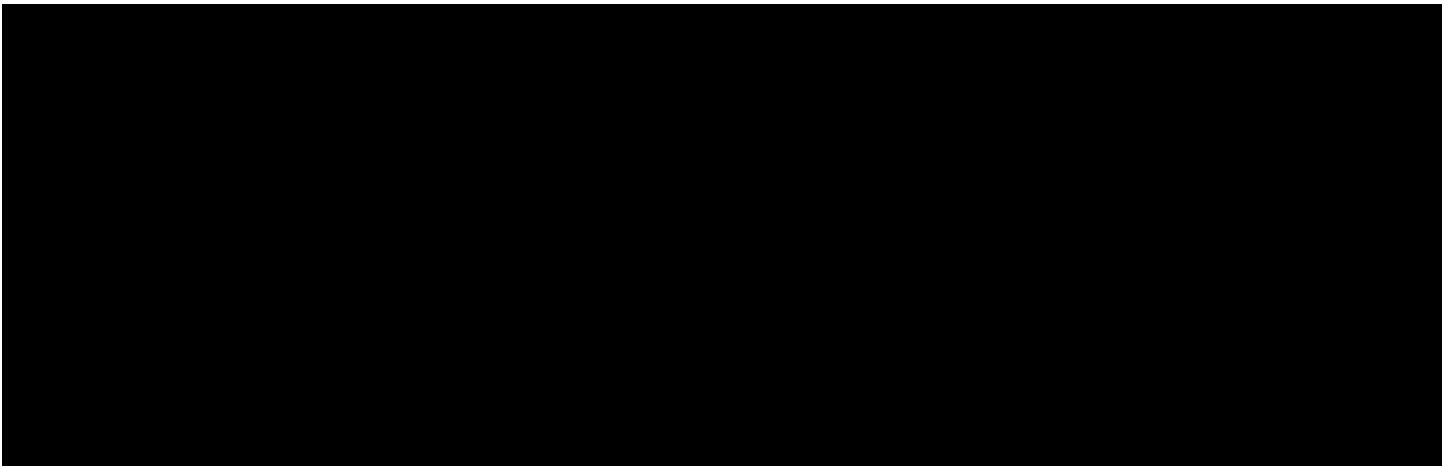


VISION

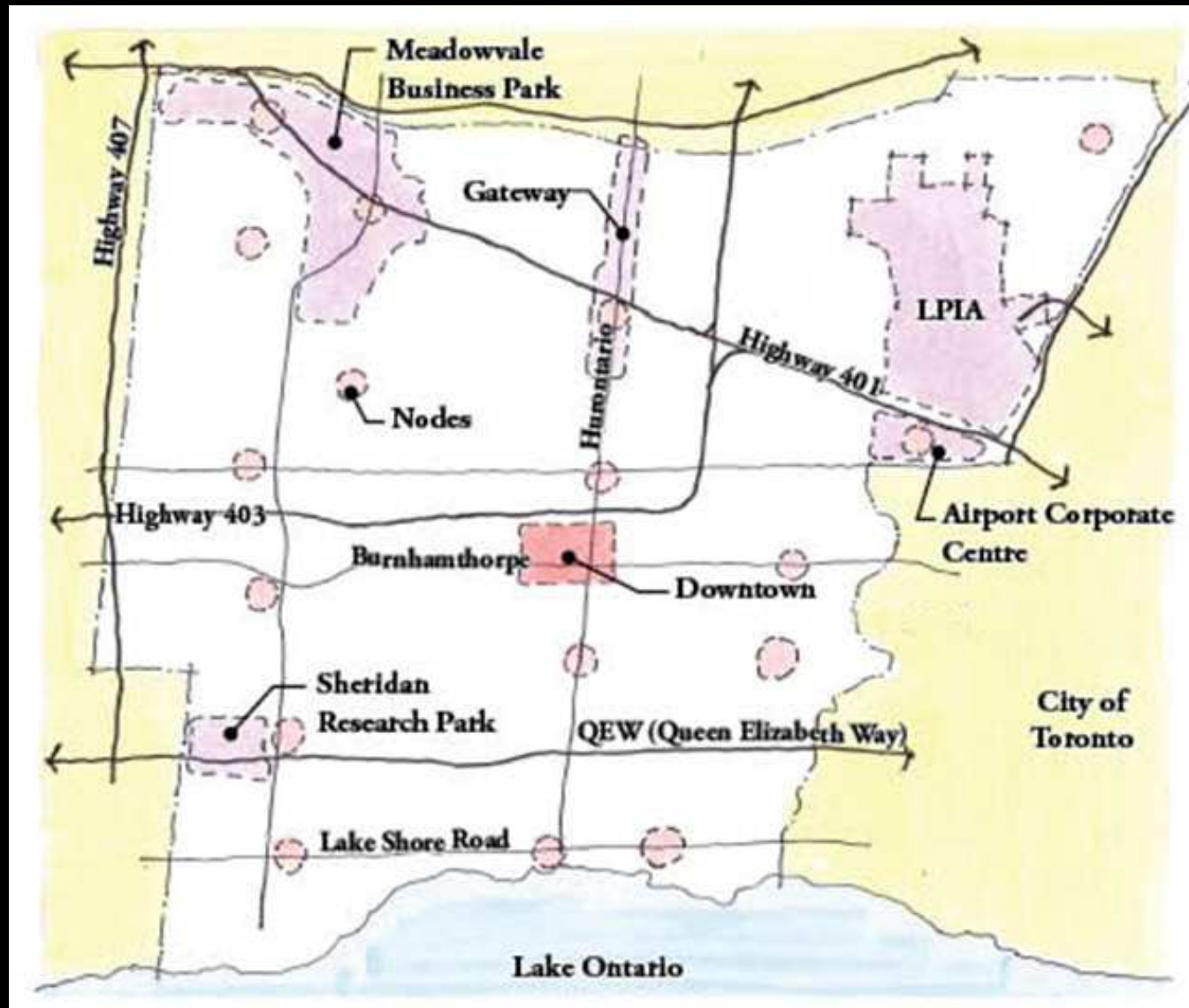




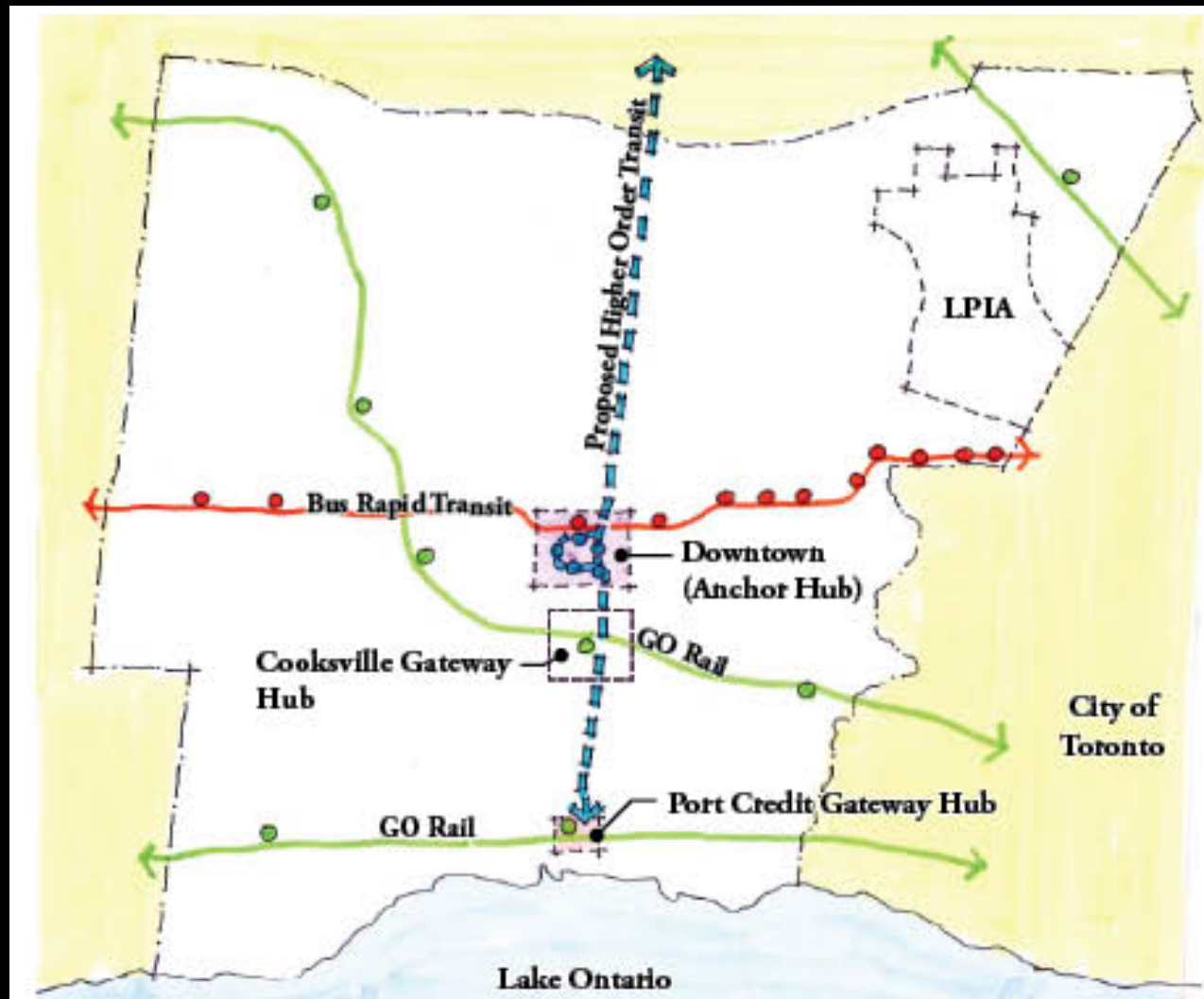




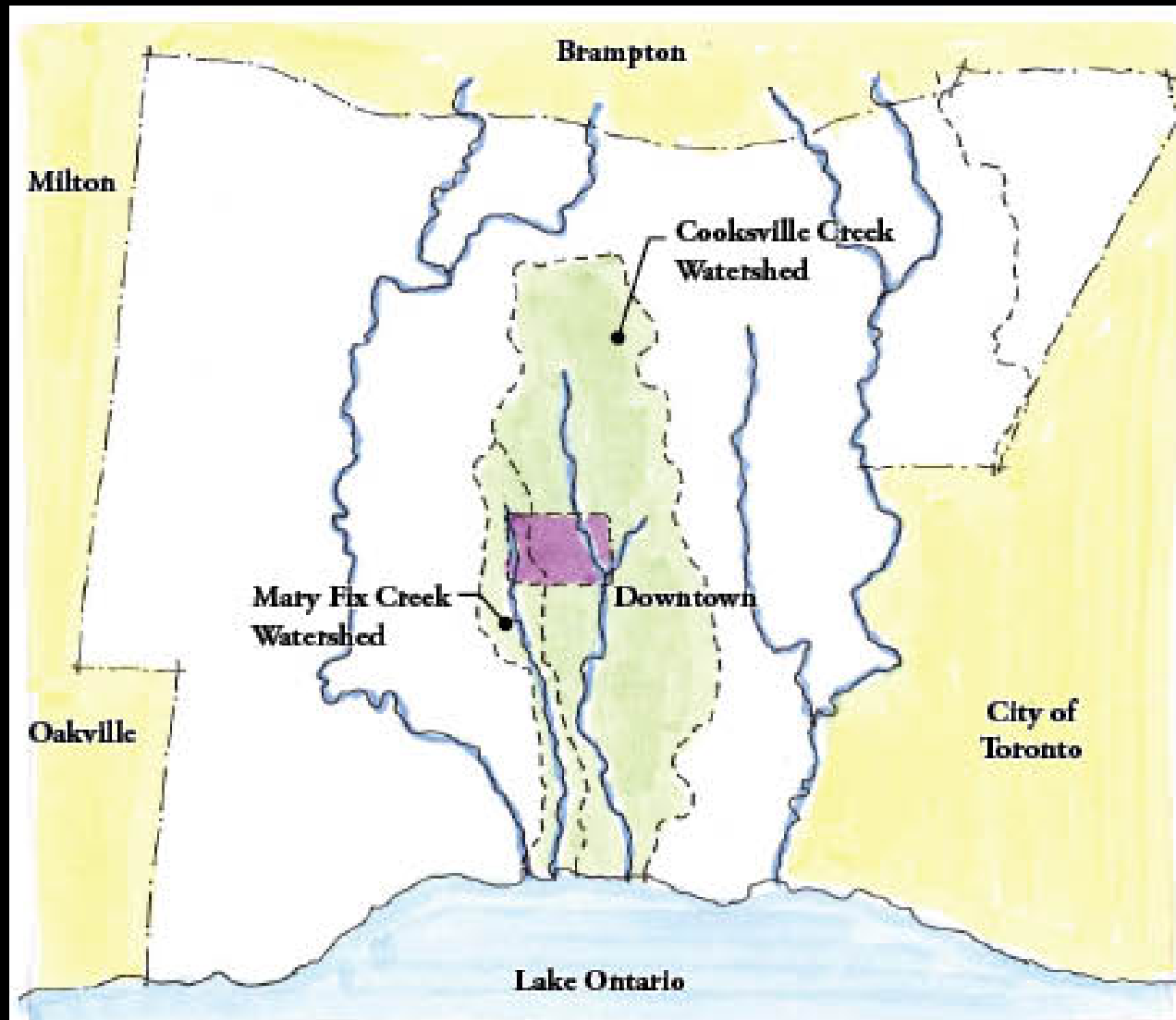
Strategic Context: City Growth Strategy



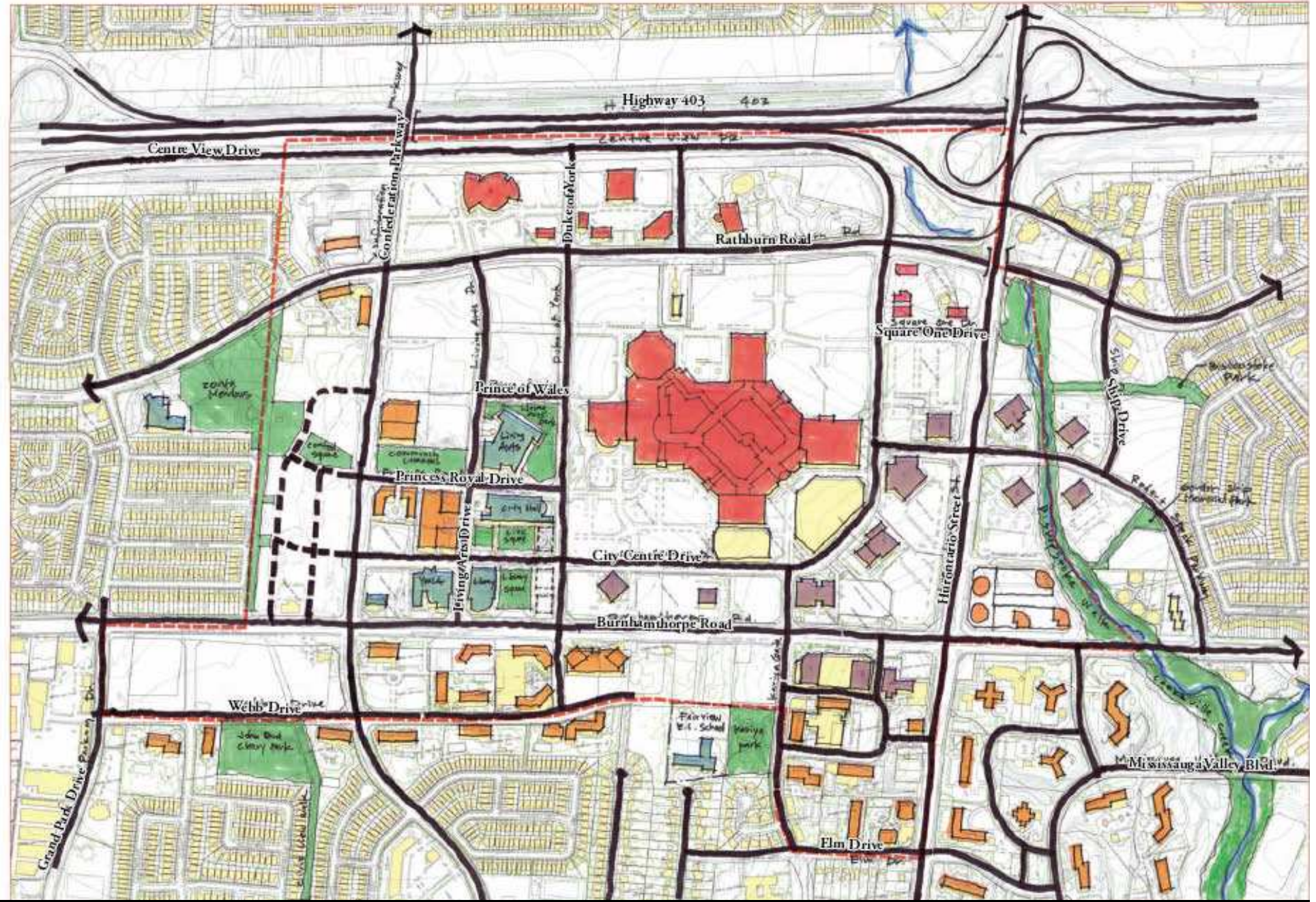
Strategic Context: Transit



Strategic Context: Environment



Downtown Context



Downtown21 Principles

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

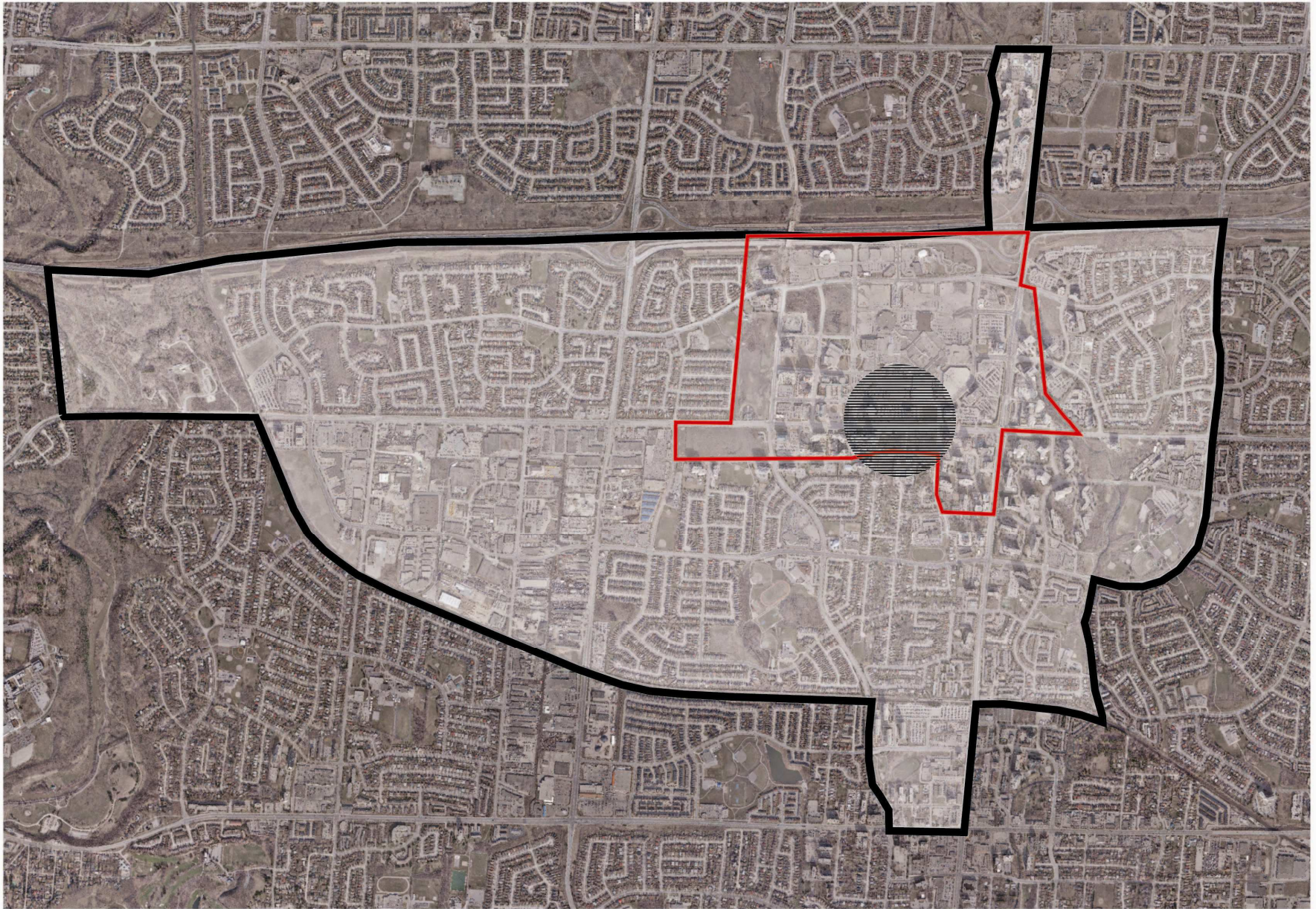
Catalyze Employment — The future of downtown has to strengthen existing office uses and catalyze new major employment to ensure long-term economic success and urban vitality.

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 “905” location with a high quality-of-place. The multi-cultural diversity of Mississauga demands a downtown that is unique, authentic and memorable.

Go Green — Downtown should showcase Mississauga’s commitment to sustainability as both an economic development and resource consumption strategy.

Define a Development Framework — The current policy framework of unlimited height and density with an “anything goes” approach to land use lacks necessary guidance, is an unpredictable planning regime, and acts as a disincentive to private investment.

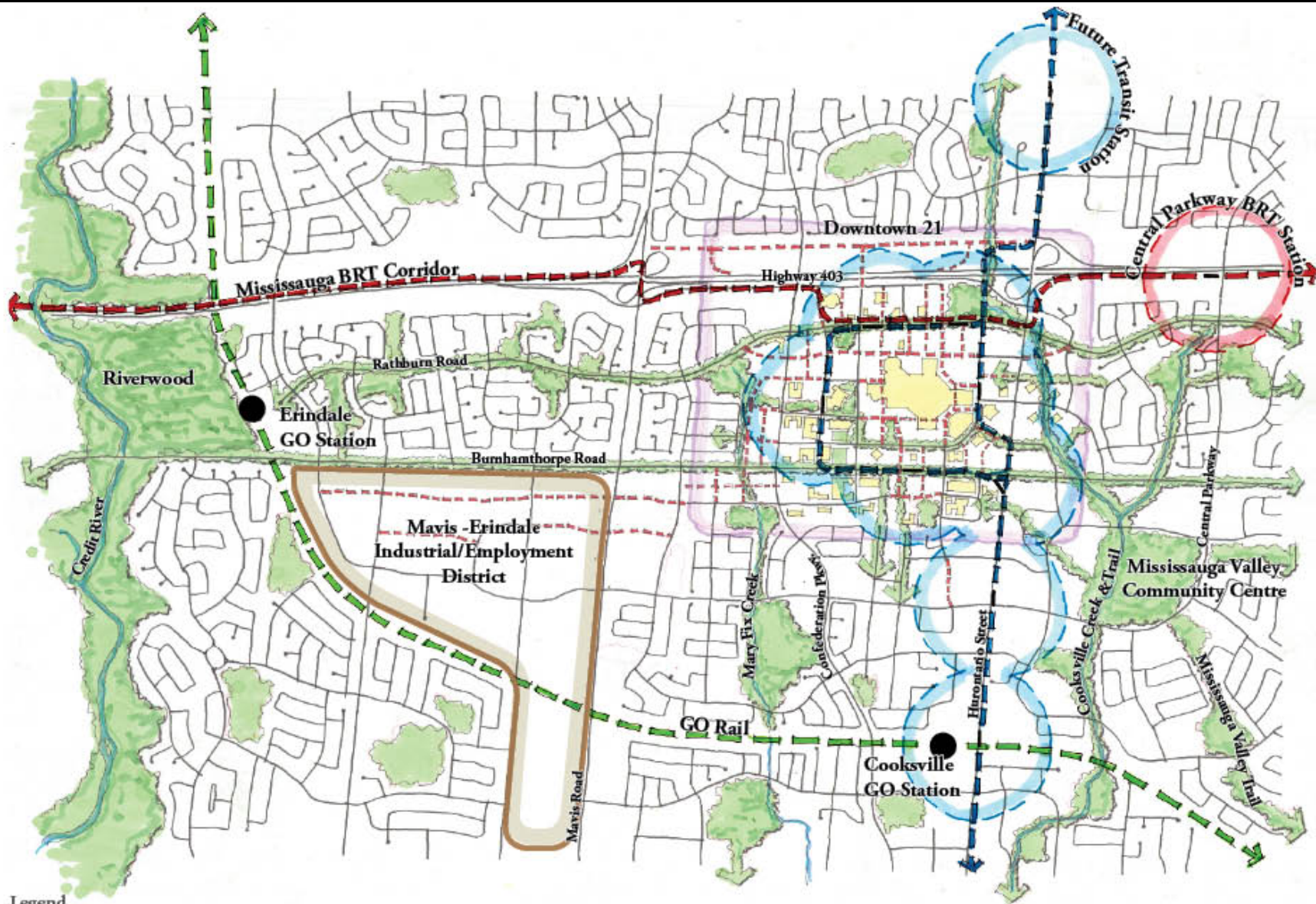
Establish a Focus — The geography of downtown is too large to start just anywhere or everywhere. The limited resources of the City and participation of private stakeholders should be initially focused in a small, intense location.



3 Levels of Focus

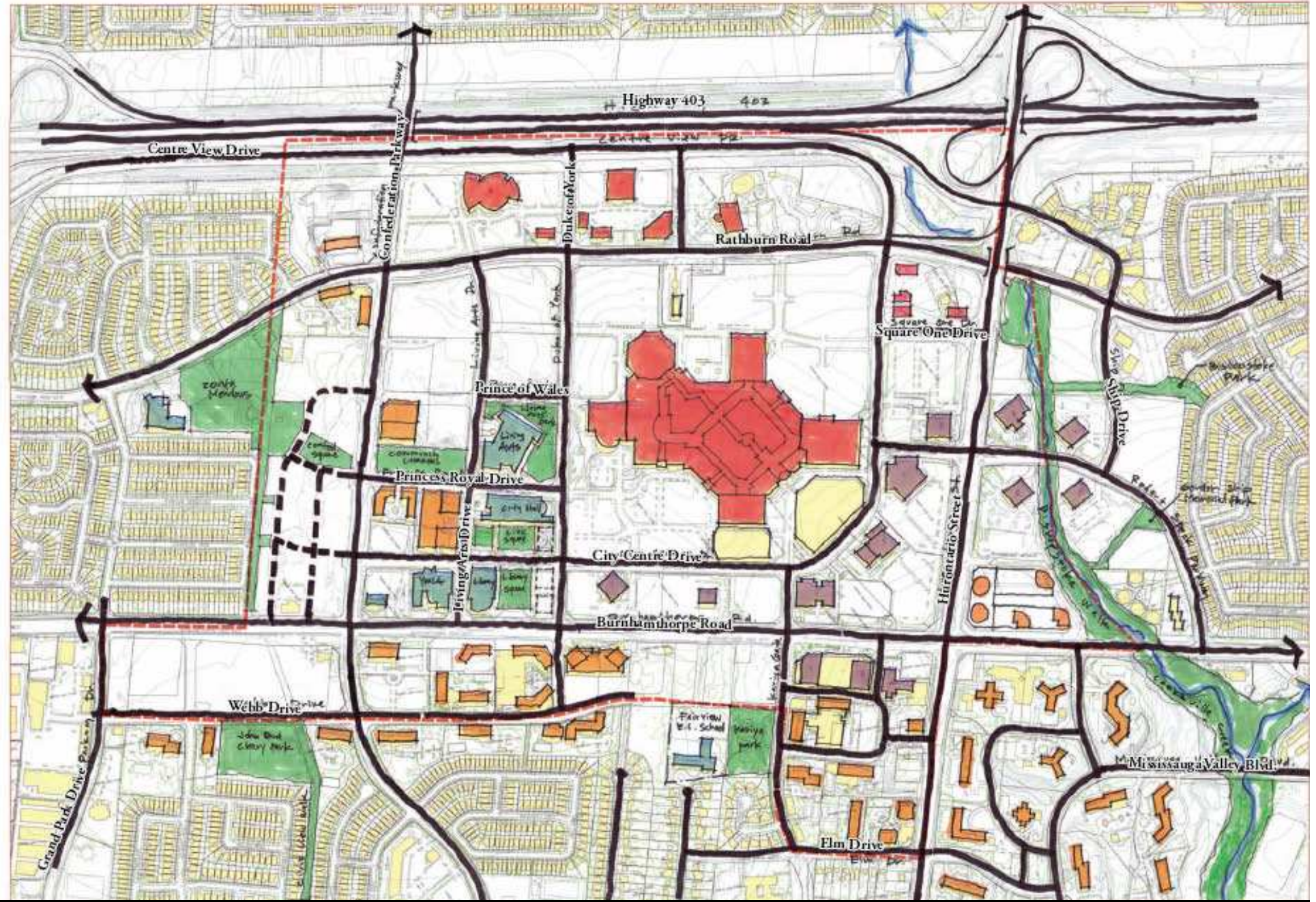


Area of Influence



- Legend
- New Connections
 - Commuter Rail (GO Rail)
 - Proposed Higher Order Transit
 - Bus Rapid Transit
 - 5-Minute Walk
 - Station

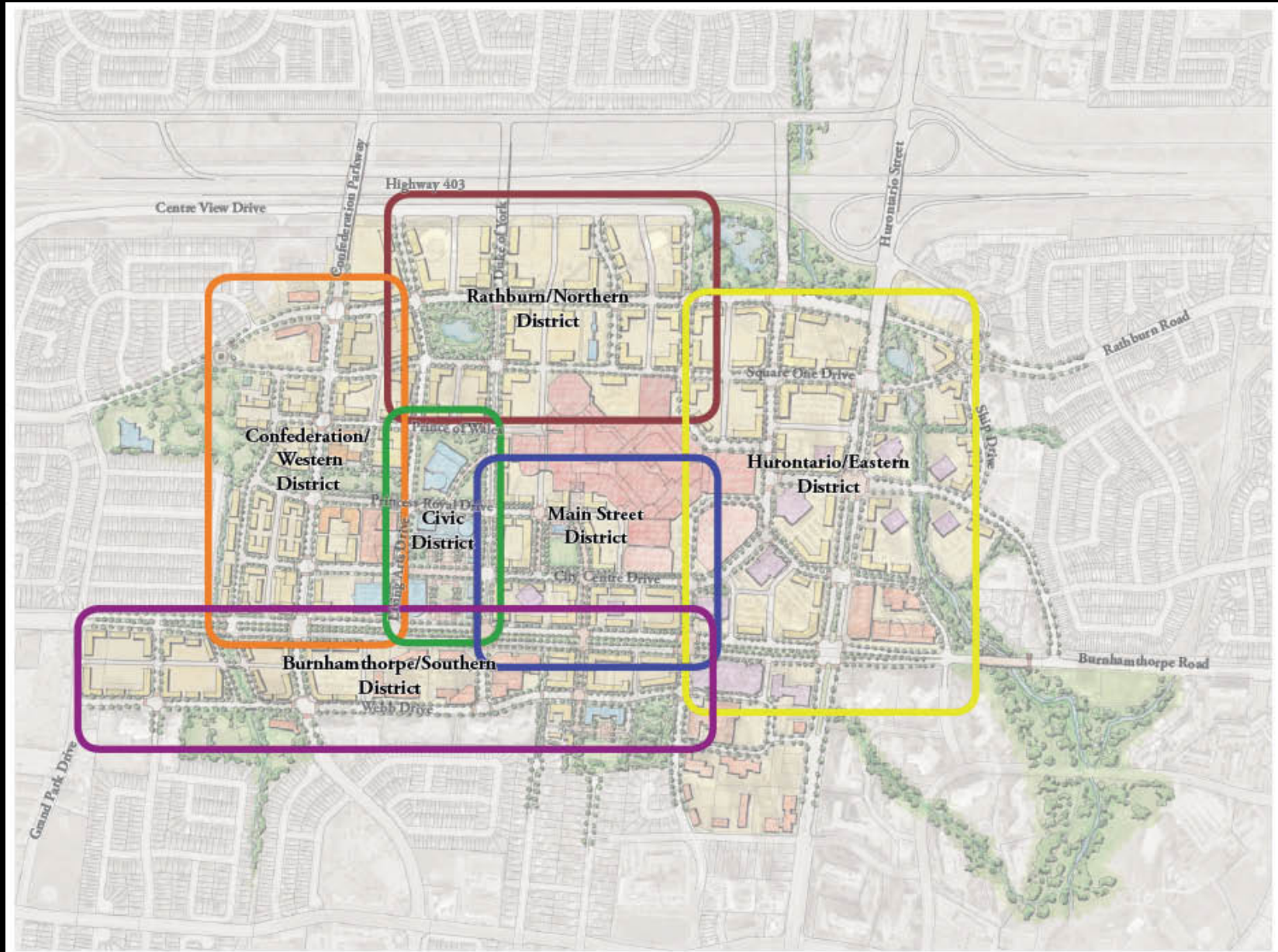
Downtown Context



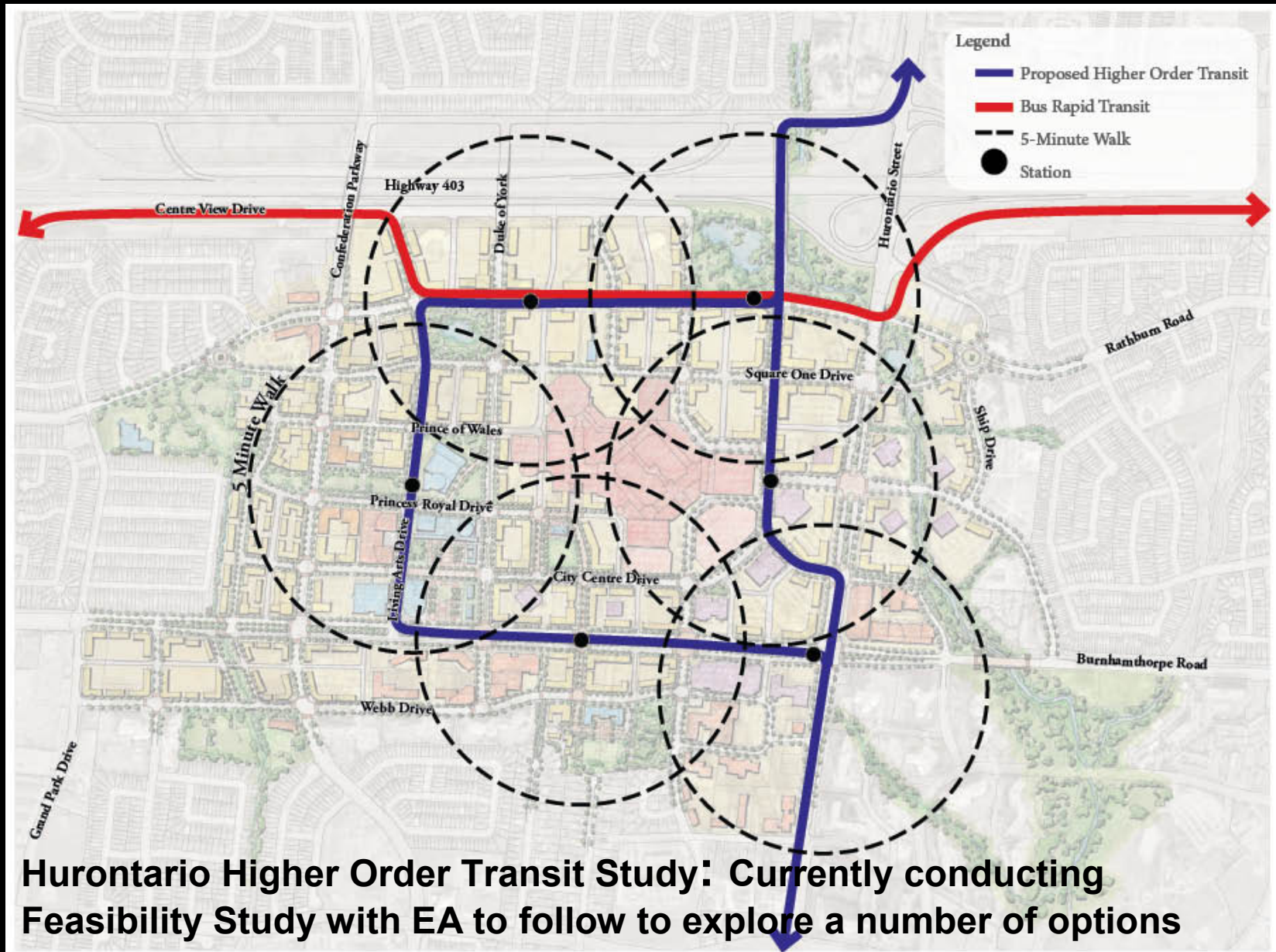
Framework Plan



Framework Plan: **Districts**



Framework Plan: Transit

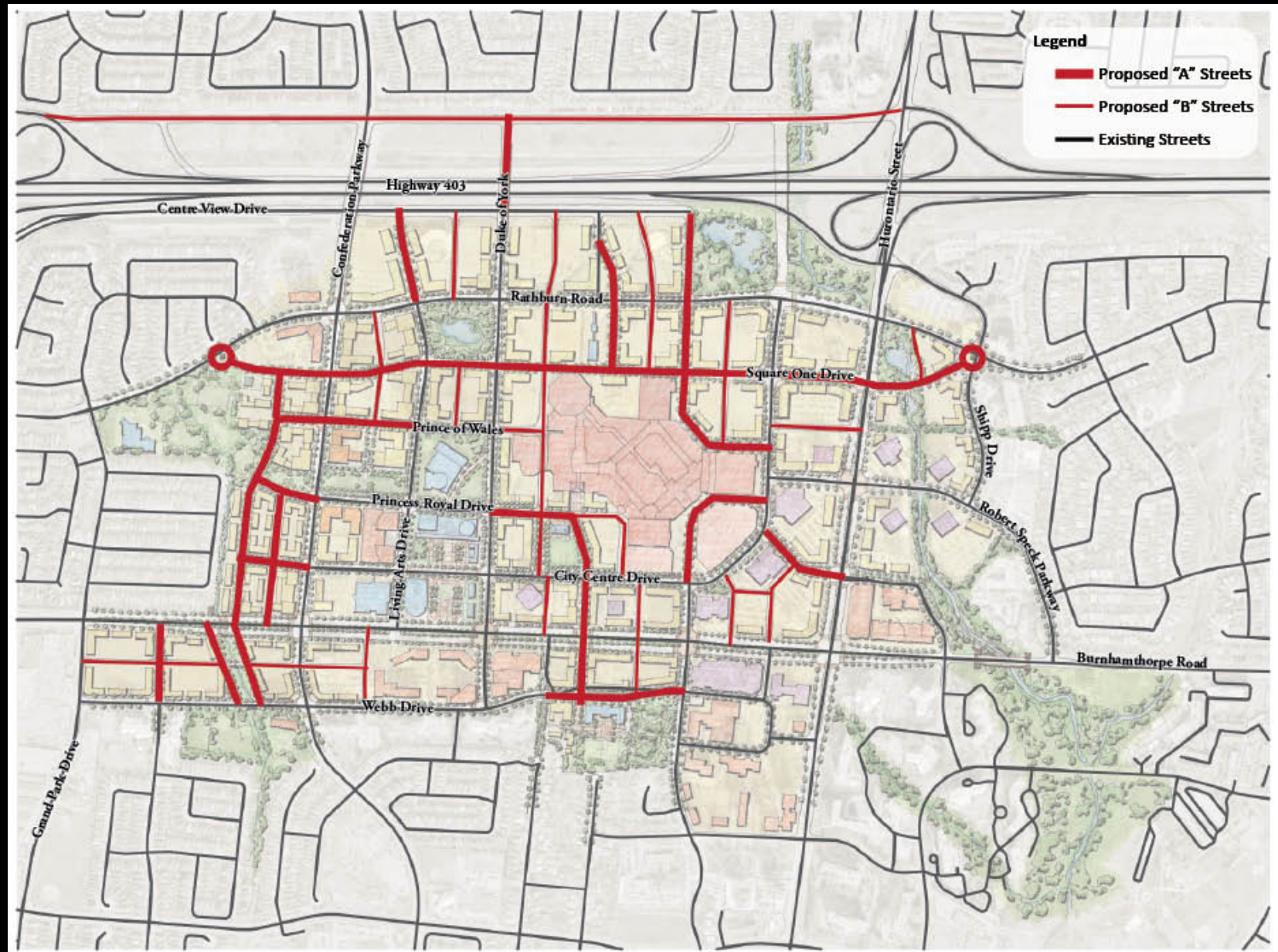


Hurontario Higher Order Transit Study: Currently conducting Feasibility Study with EA to follow to explore a number of options

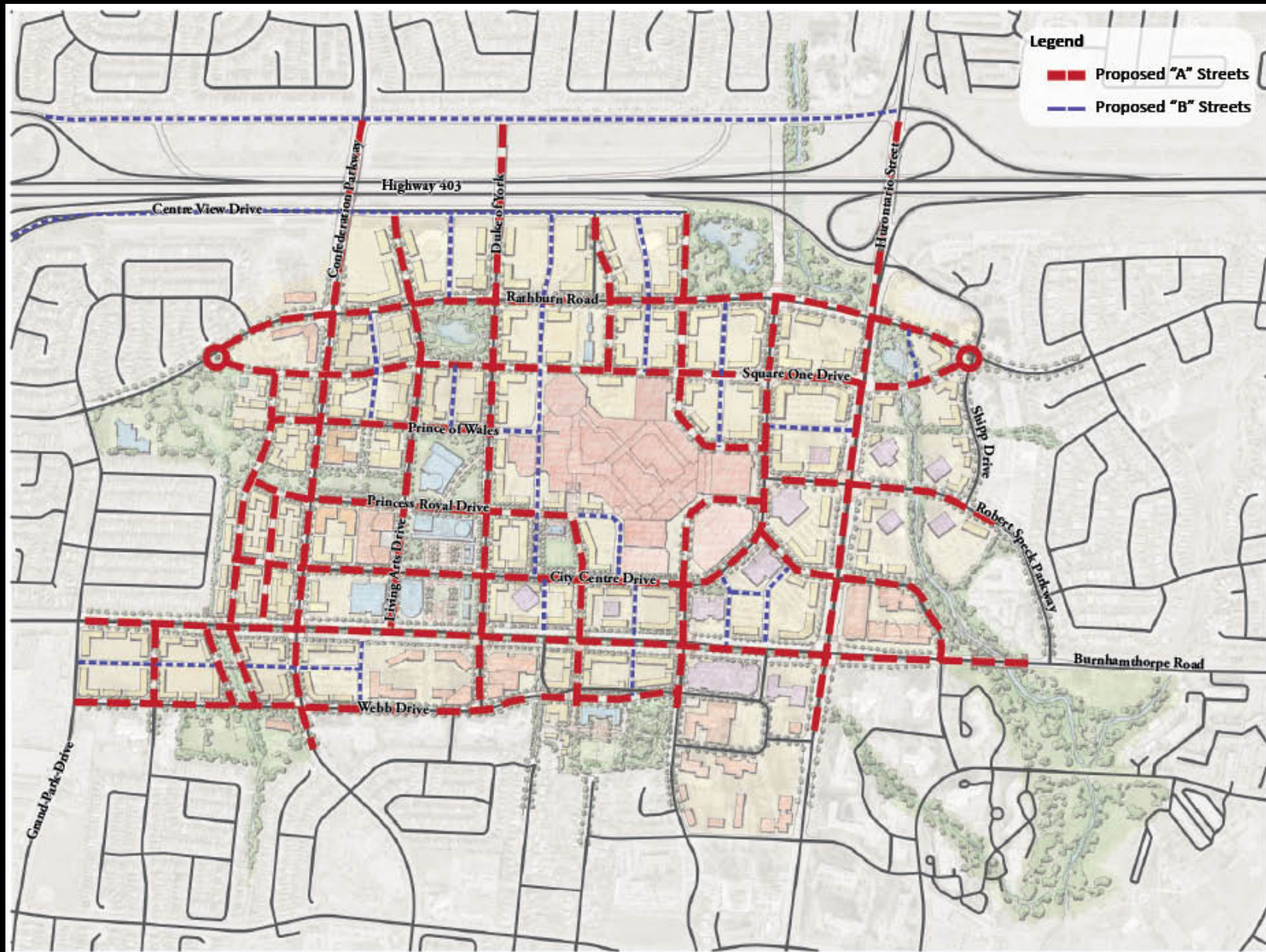
Framework Plan: Parks & Open Space



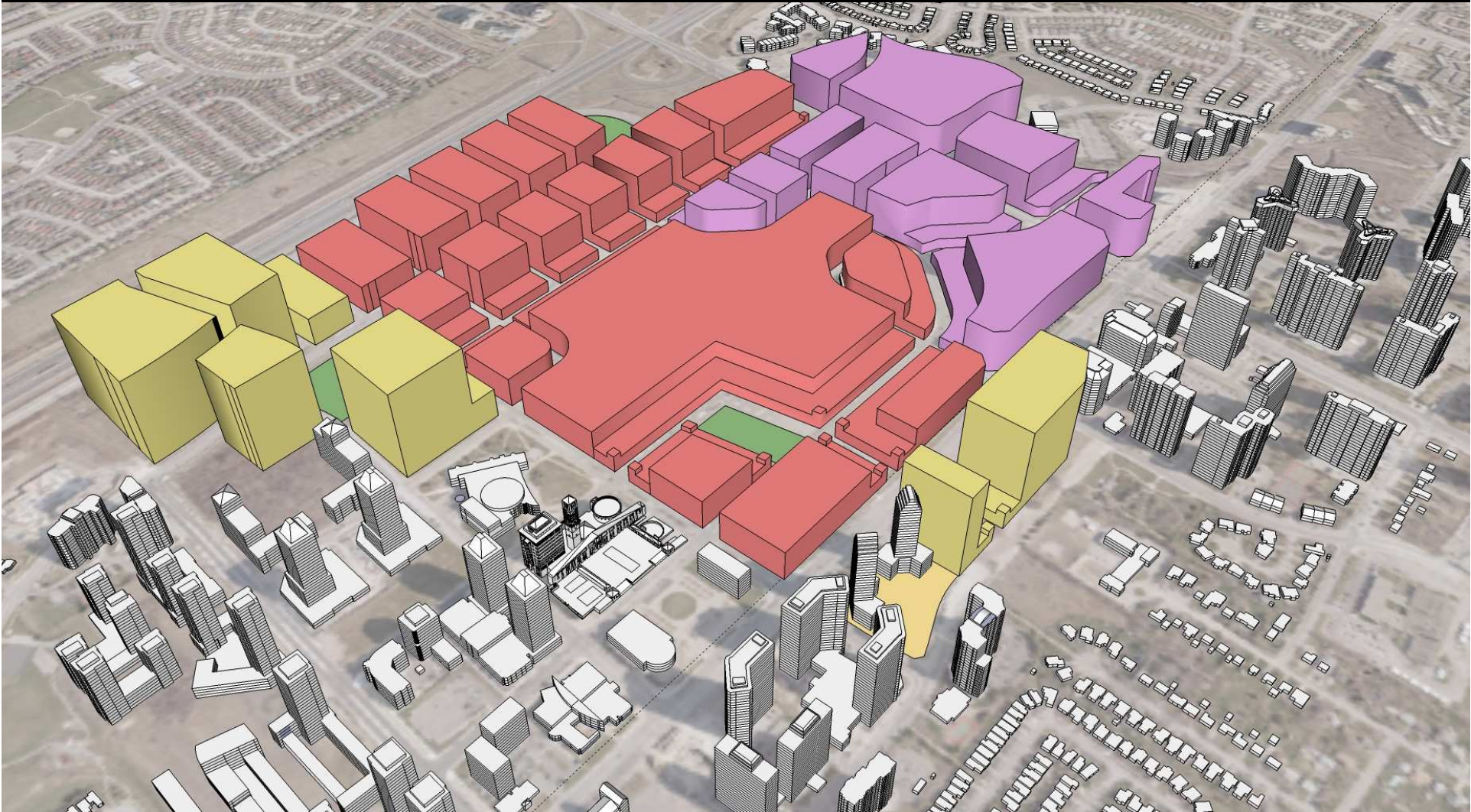
Framework Plan: **New Street Network**



Framework Plan: A & B Streets



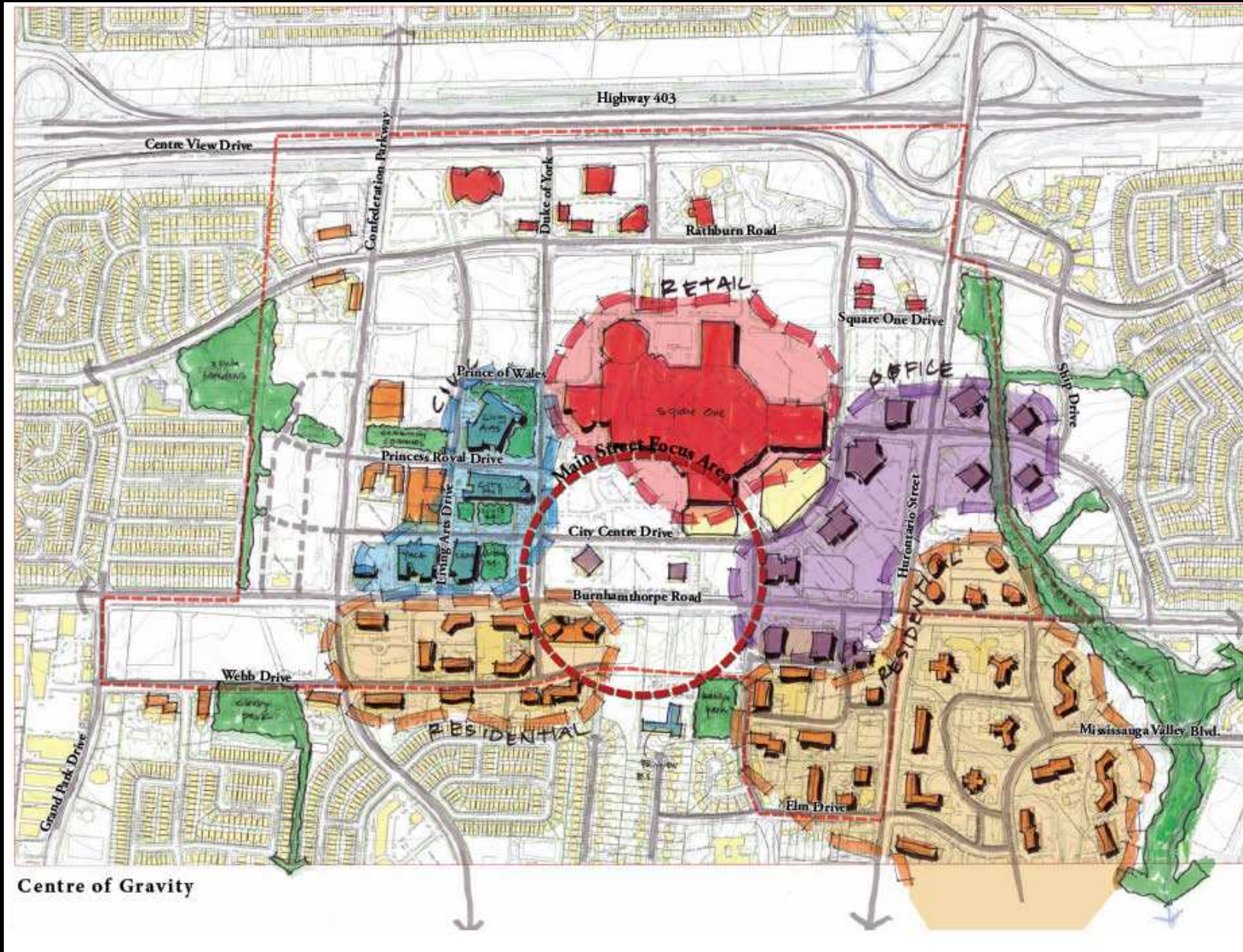
Framework Plan: **Heights**



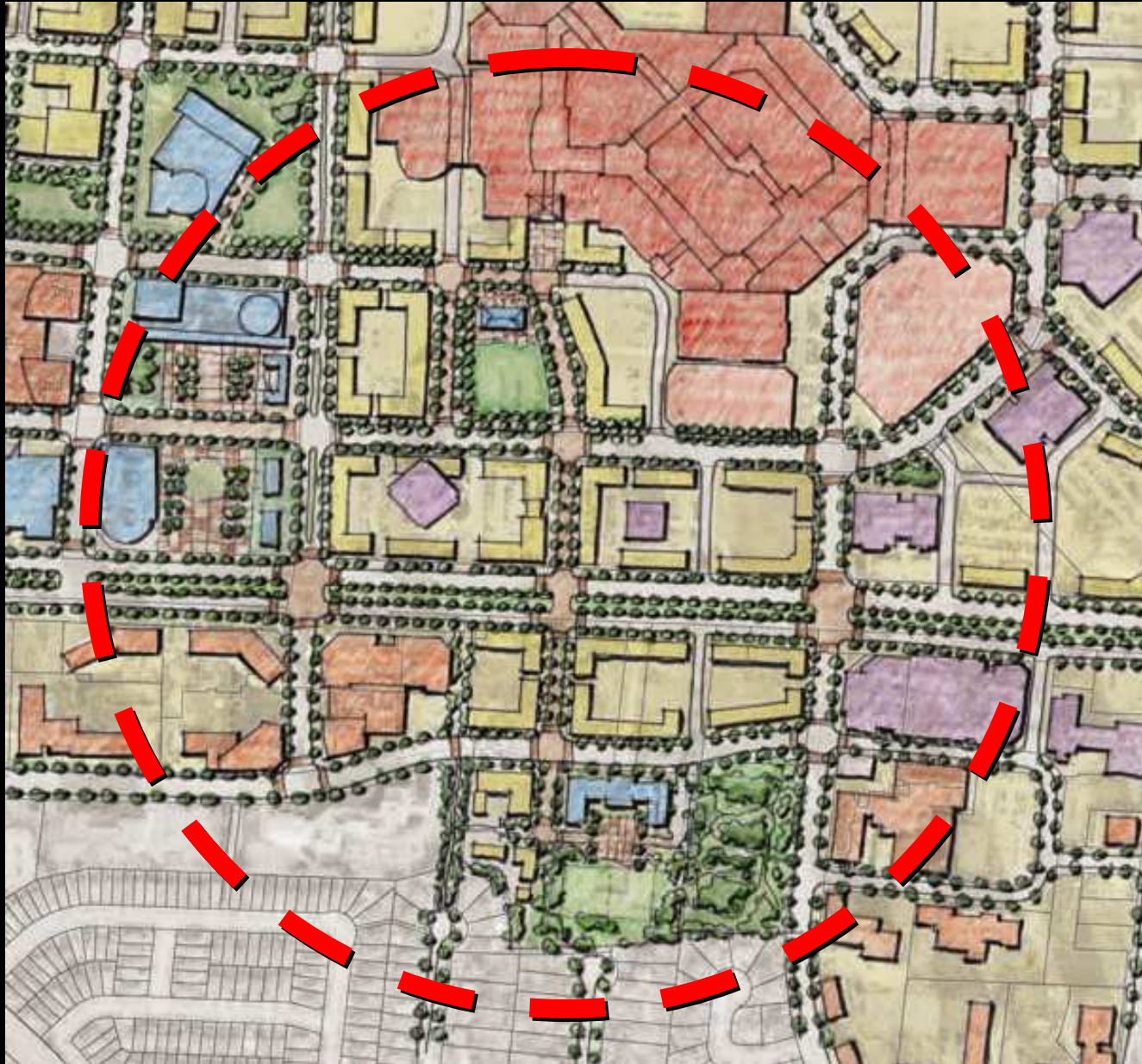
Focus Area: **Why Focus?**



Focus Area: Where?



Focus Area: **Main Street District**



Focus Area: **The Vision**



Focus Area: **The Vision**



Focus Area: **The Vision**





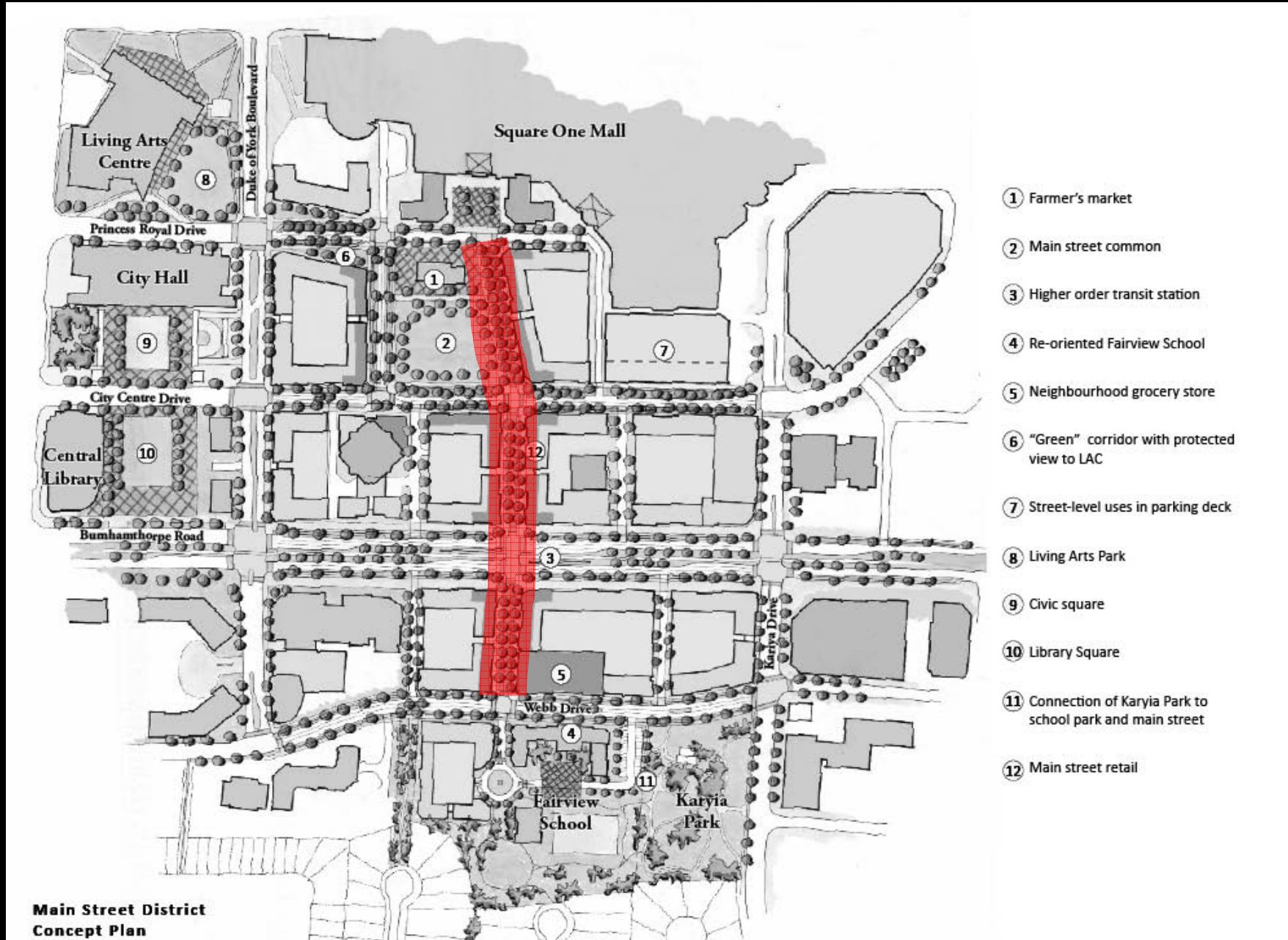
Focus Area: Main Street District



- ① Farmer's market
- ② Main street common
- ③ Higher order transit station
- ④ Re-oriented Fairview School
- ⑤ Neighbourhood grocery store
- ⑥ "Green" corridor with protected view to LAC
- ⑦ Street-level uses in parking deck
- ⑧ Living Arts Park
- ⑨ Civic square
- ⑩ Library Square
- ⑪ Connection of Karyia Park to school park and main street
- ⑫ Main street retail

**Main Street District
Concept Plan**

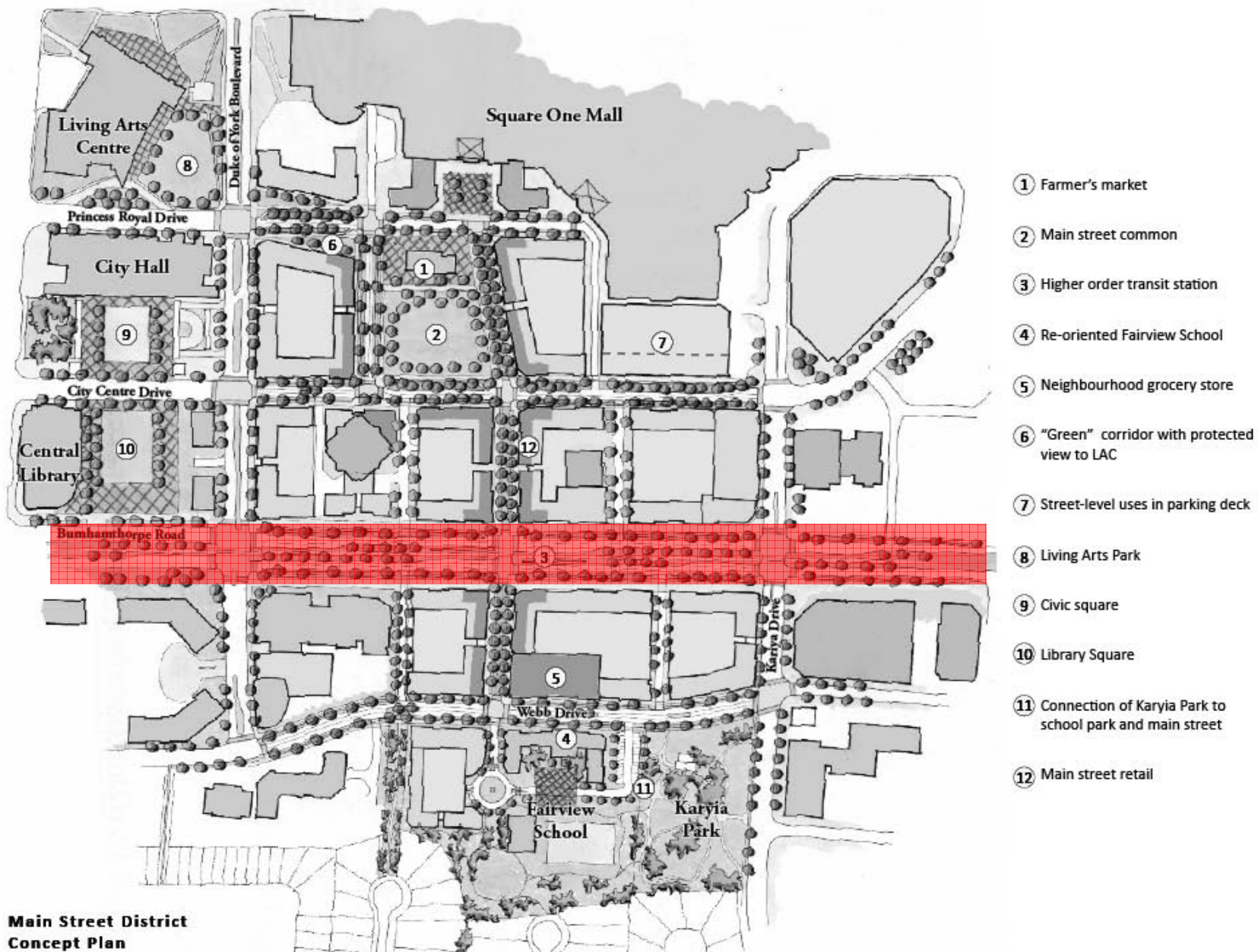
Focus Area: Main Street



Focus Area: Main Street Cross Section

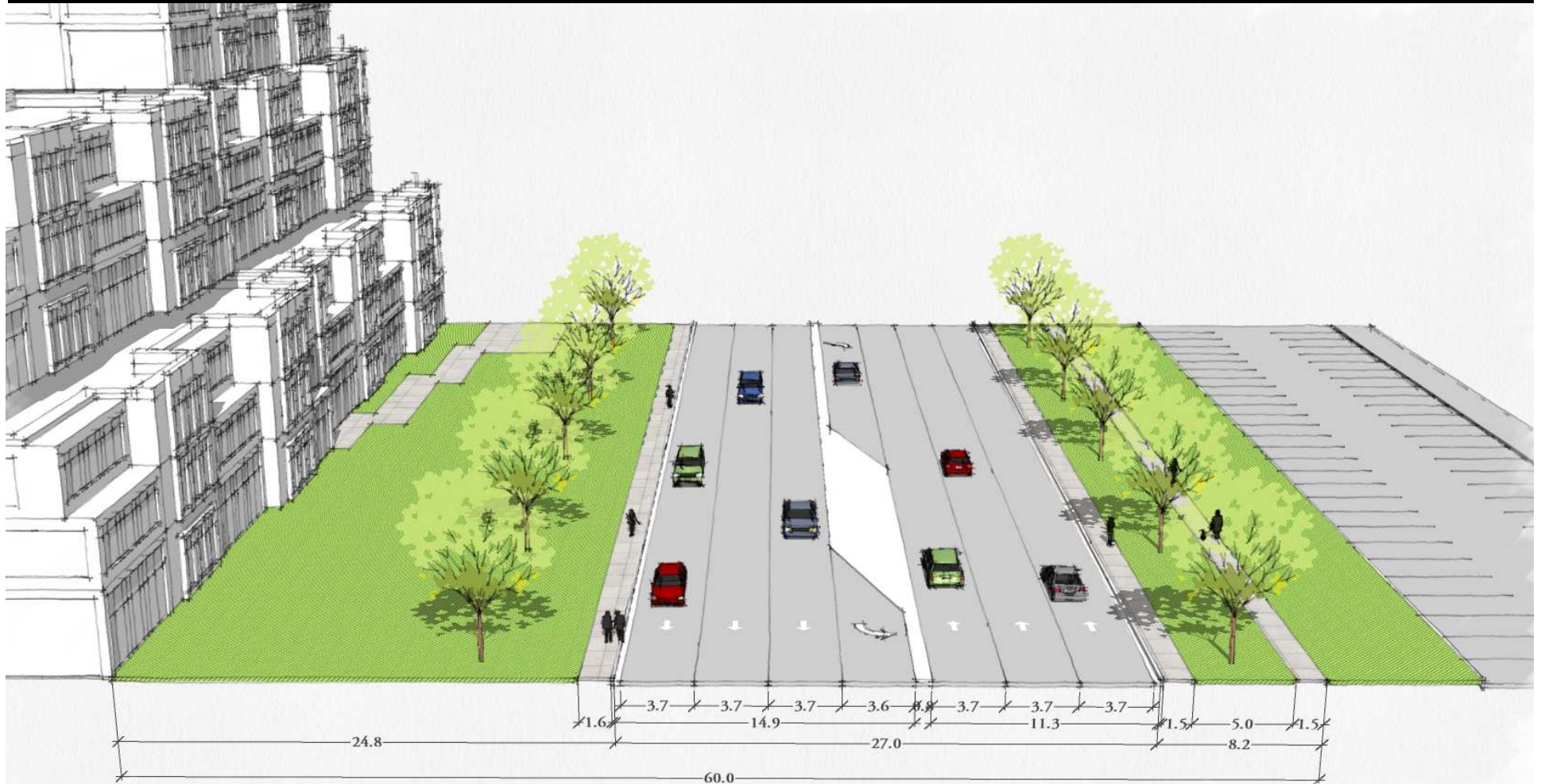


Focus Area: Burnhamthorpe

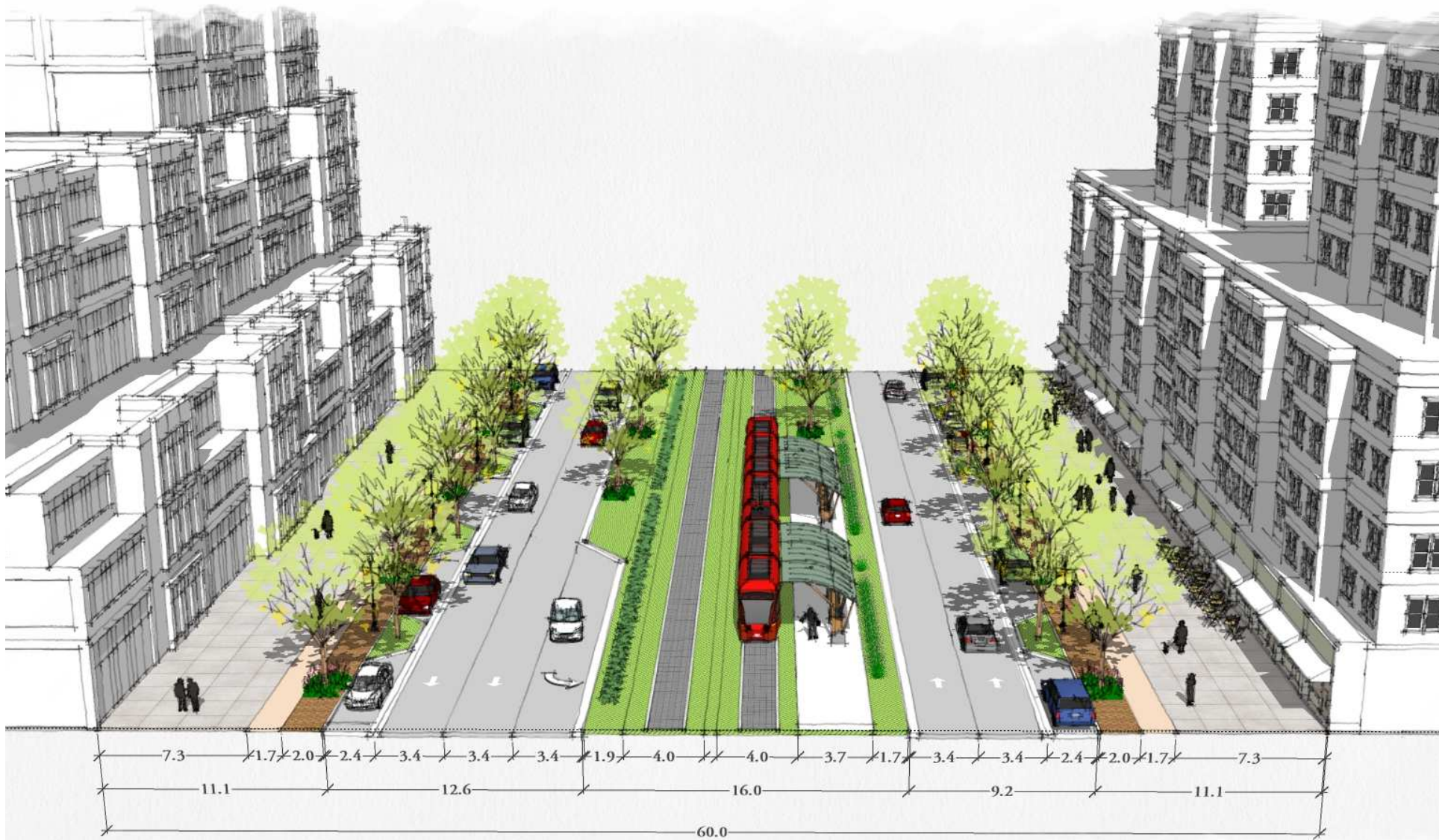


**Main Street District
Concept Plan**

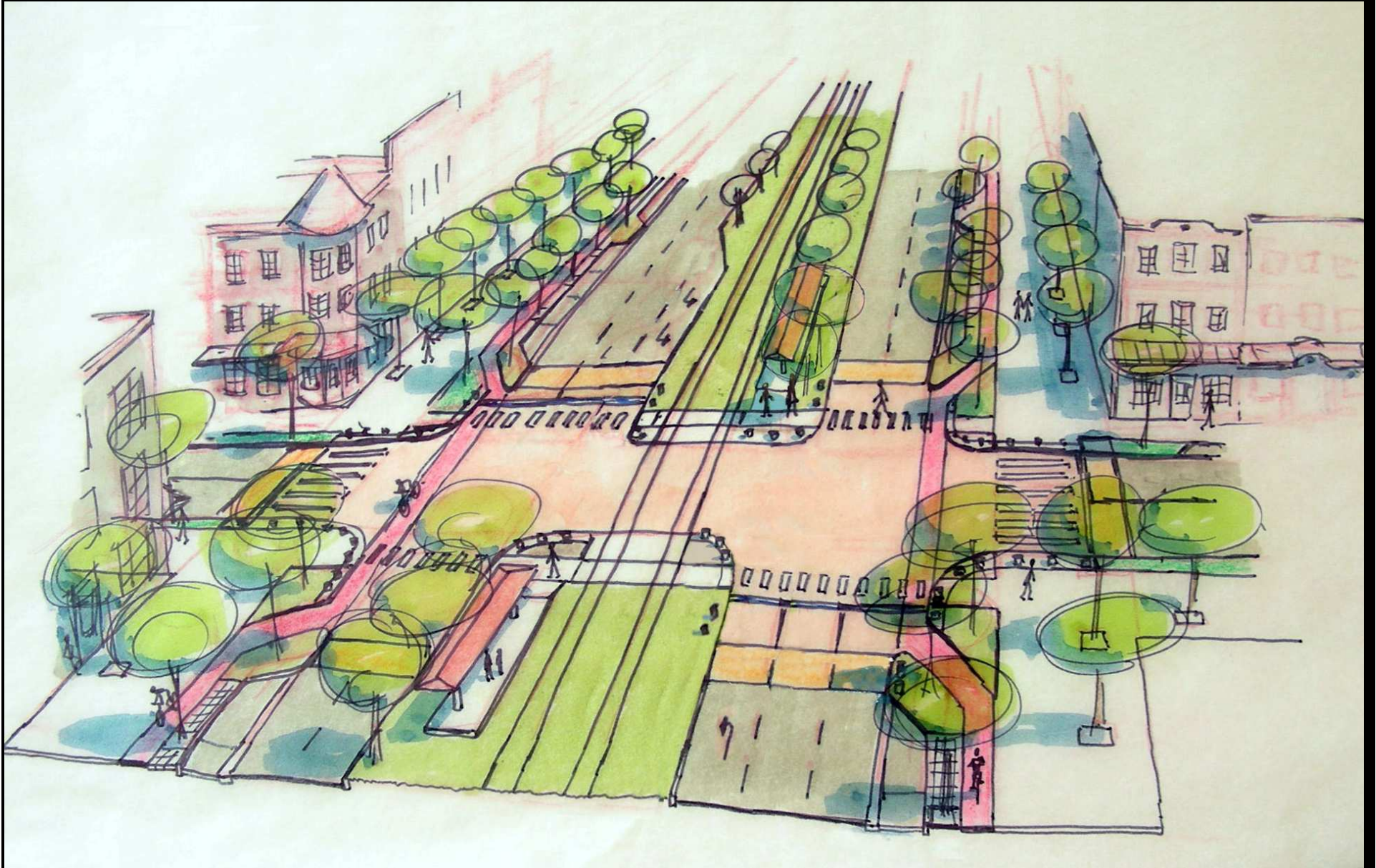
Focus Area: Burnhamthorpe Cross Section



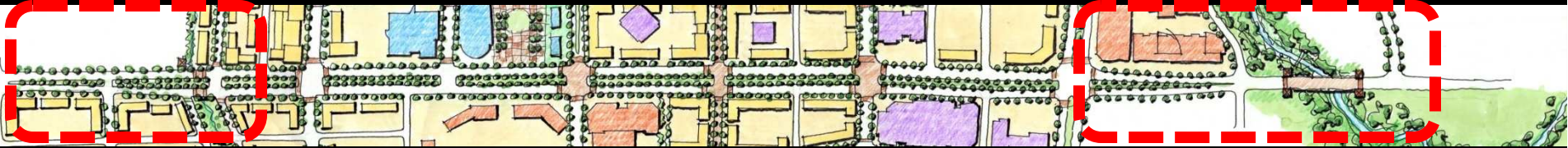
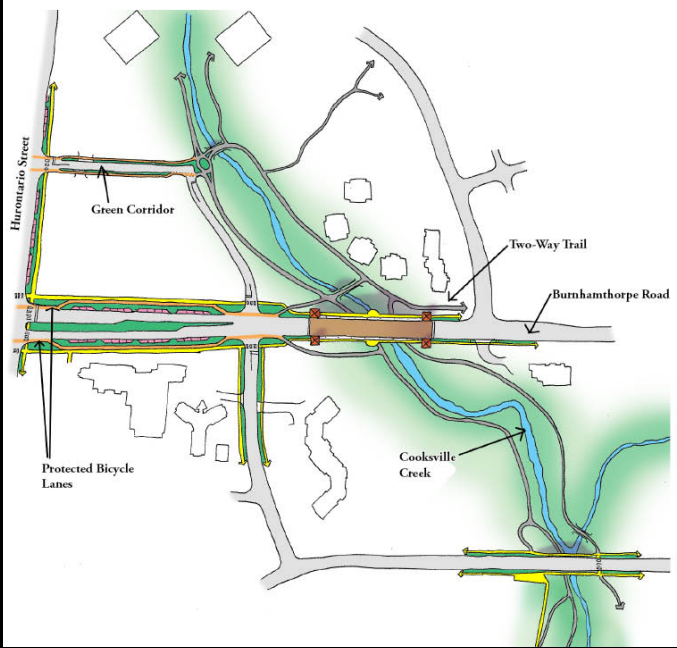
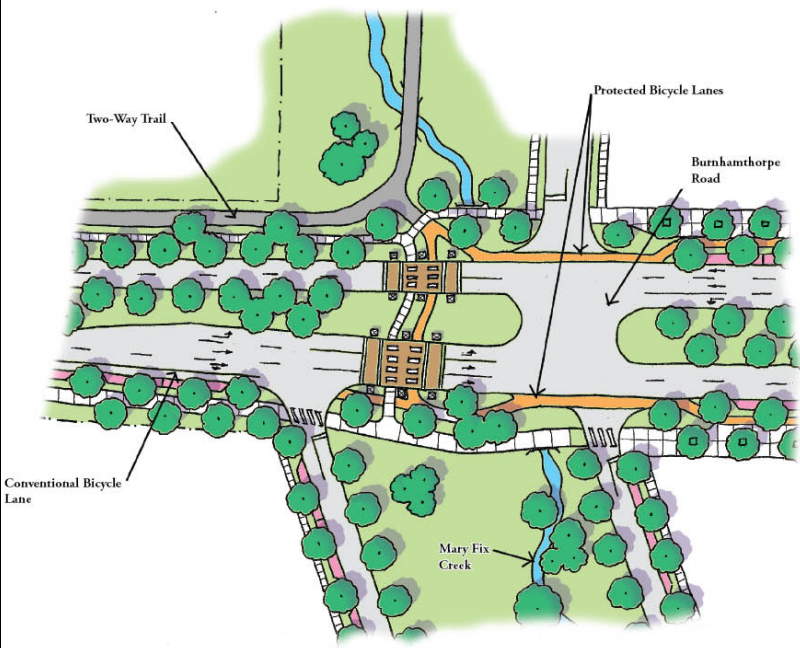
Focus Area: Burnhamthorpe Cross Section



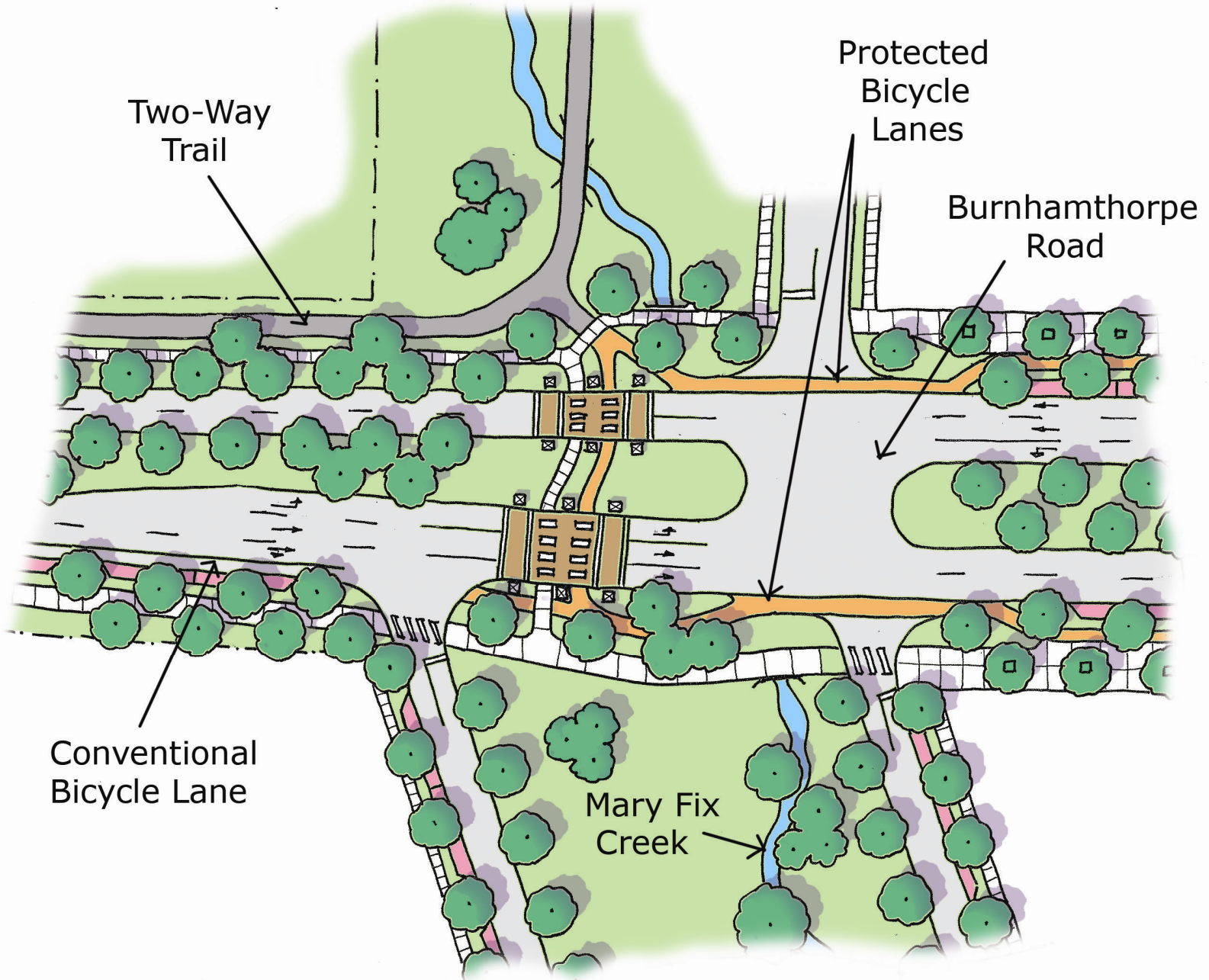
Focus Area: Burnhamthorpe Cross Section



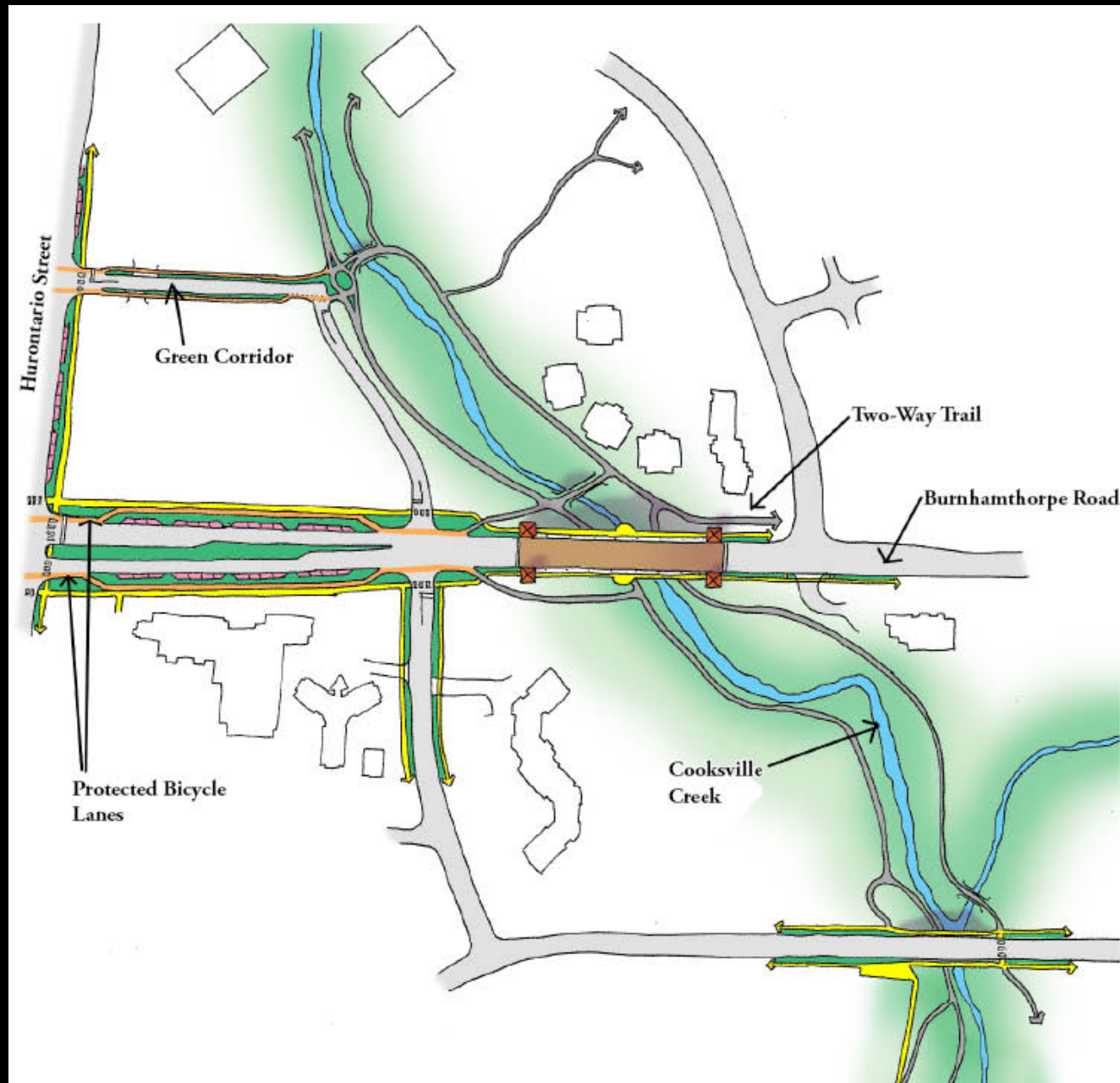
Focus Area: Burnhamthorpe Transition



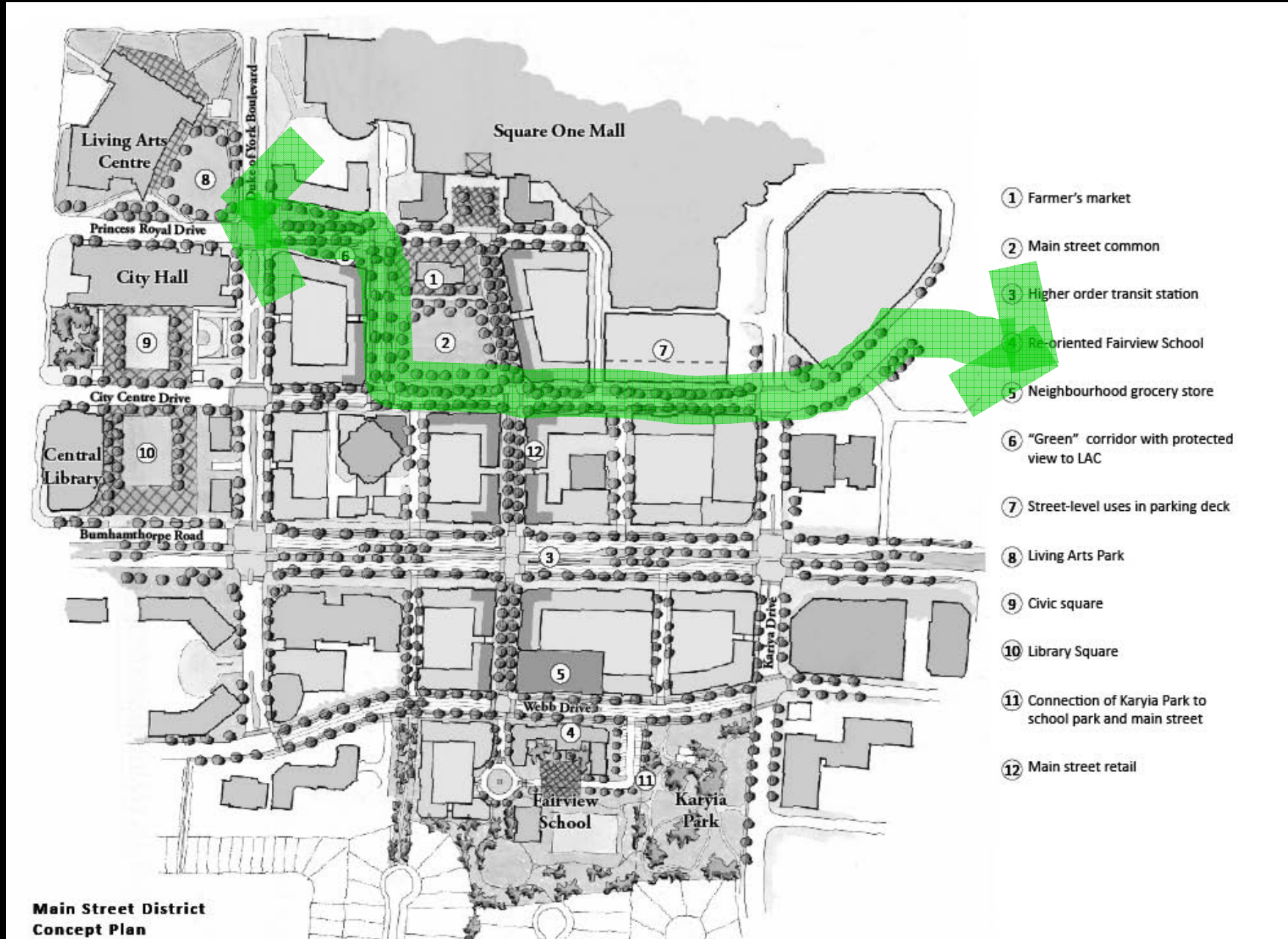
Focus Area: **Burnhamthorpe Transition - West**



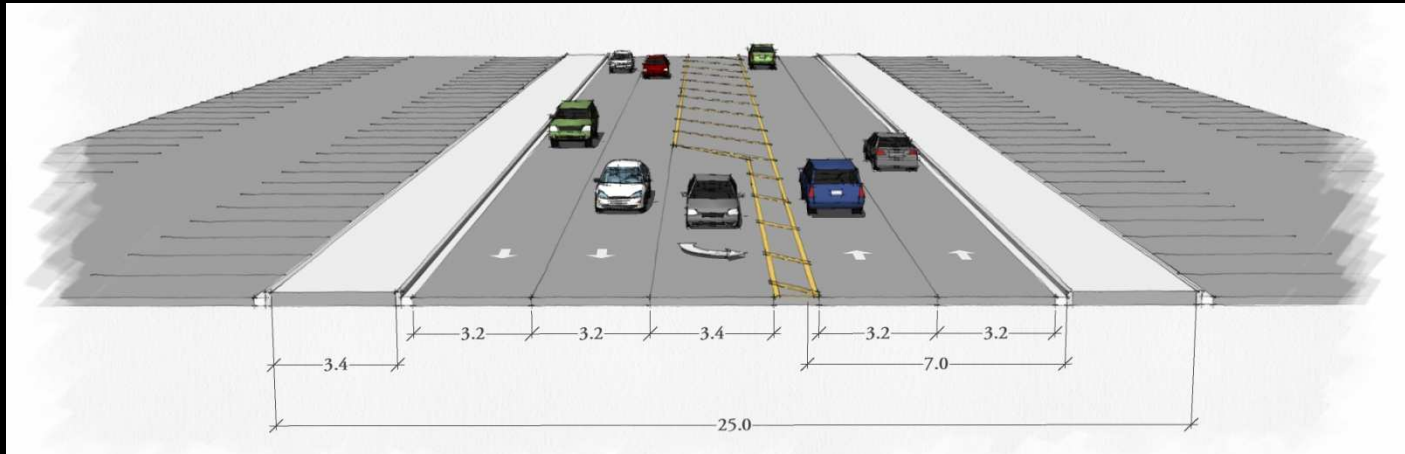
Focus Area: Burnhamthorpe Transition - East



Focus Area: City Centre Drive "Green Corridor"



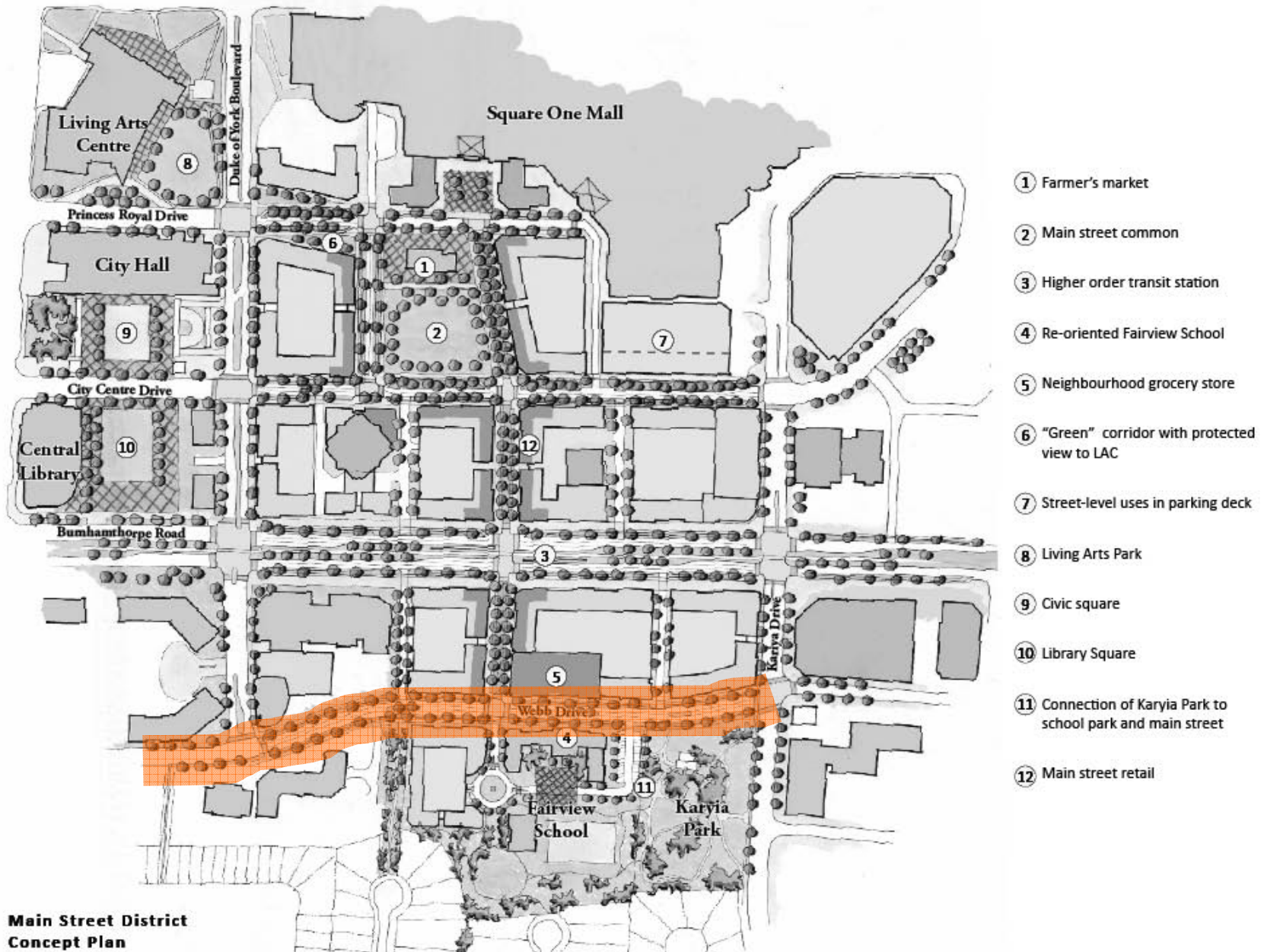
Focus Area: City Centre Drive



Focus Area: City Centre Drive

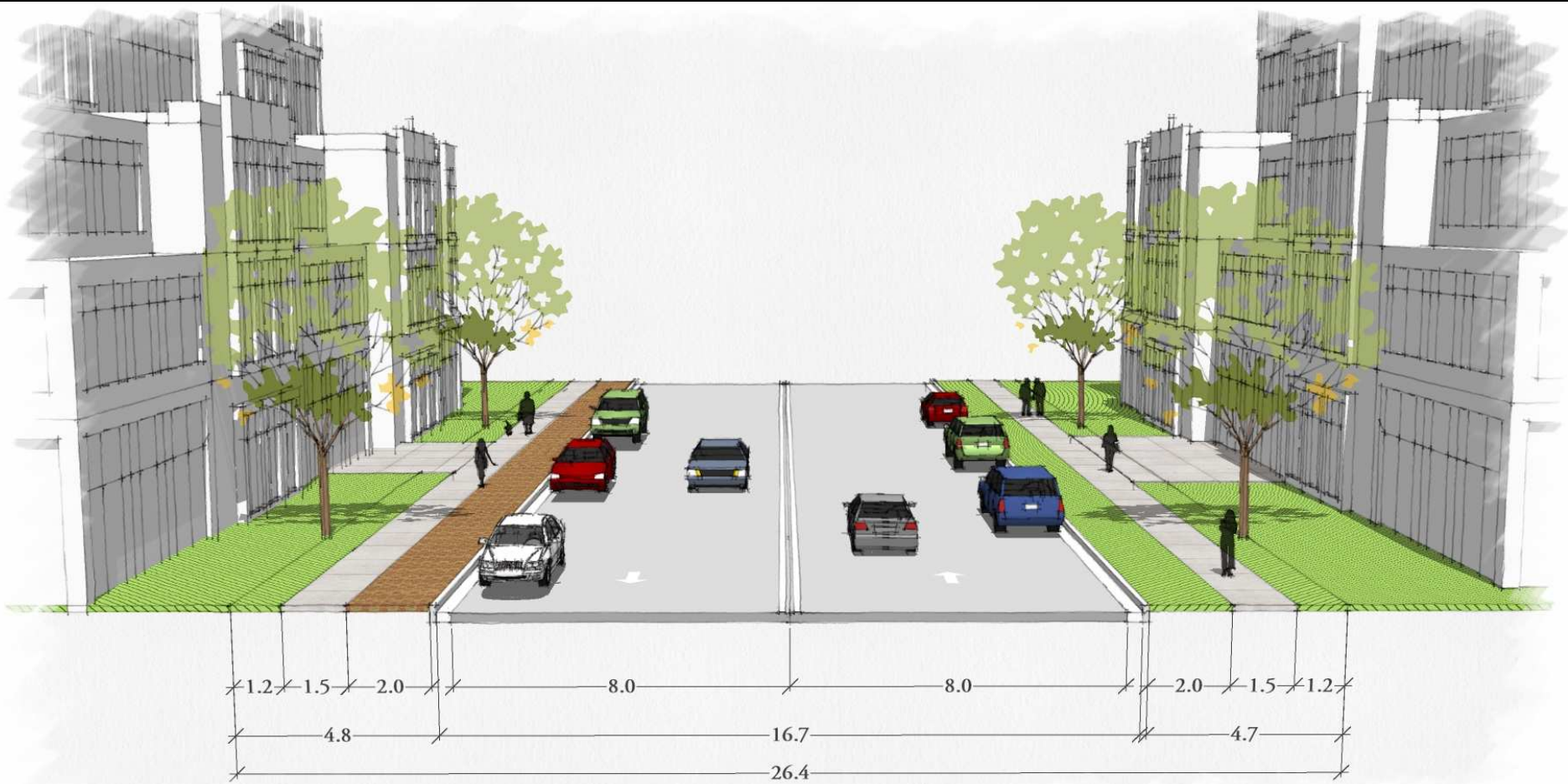


Focus Area: Webb Drive

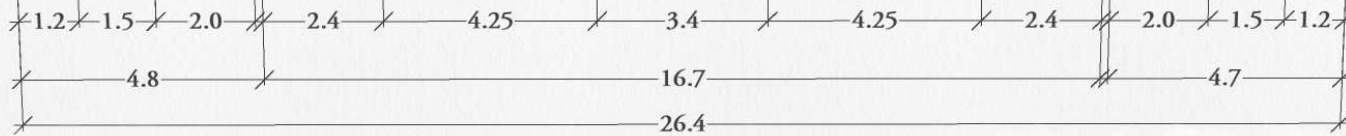


**Main Street District
Concept Plan**

Focus Area: **Webb Drive - Existing**



Focus Area: **Webb Drive - Proposed**





CHANGE

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



Implementation Phase: Test, Refine, Create Action Plan

1. Delivering the “Main Street”

- Landowner participation
- Role of the City
- Transit
- Retail Strategy
- Parking
- Leadership
- Equity
- Marketing
- “Green” Policy
- Incentives and Funding
- Implementation structure (Development Corp., Private Group, Third Party,?)

2. Downtown Regulating Plan

- A new height regime;
- Form-based codes to guide building placement and design;
- A new approach to land use by district; and
- Regulating Plan that defines new street placement and design.

Conceptual Master Plan Presentation

May 2009

