

TRANSFORMING
DOWNTOWN MISSISSAUGA

Welcome

DOWNTOWN STAKEHOLDERS INFORMATION SESSION

Everything you need to know and who to connect with

October 18, 2016



Source: Jason Zytynsky via urbantoronto.ca



Welcome

Susan Burt

Director of Strategic Community Initiatives

Source: Jason Zytynsky via urbantoronto.ca



City of Mississauga & Strategic Plan

Source: Jason Zytynsky via urbantoronto.ca

Our Future Mississauga

- Our Strategic Plan
- Highest level policy document
- Created to shape and direct strategic decision-making for the entire city

STRATEGIC PILLARS FOR CHANGE



move

developing a transit oriented city



belong

ensuring youth, older adults and new immigrants thrive



connect

completing our neighbourhoods



prosper

cultivating creative and innovative businesses



green

living green

Implementing our Goals in the Downtown

Connect our City:



- Construction of Mississauga Transitway
- More than 400 km of on-road bike lands and trails
- GO bus service
- Hurontario Light Rail Transit
- Car share program

Nurture Diverse Cultures & Attract and Retain Youth:



- 24 festivals and events at Mississauga
- Celebration Square annually
- Continued efforts towards affordable housing options

Implementing our Goals in the Downtown

Create a Vibrant Downtown:



- Living Arts Centre, Central Library, Art Gallery of Mississauga
- Farmers' market at Celebration Square
- 12 Public Art installations
- 25 Cafes in Downtown

Meet Employment Needs:



- Wireless Mississauga Free WiFi Zone
- Sheridan College Hazel McCallion Campus – Phase 1&2
- CIP for office

Implementing our Goals in the Downtown

Promote a Green Culture:



- 2016 winner of Mayor's Megawatt Challenge for greenest city hall in Canada
- 2016 MBOT Clean and Green Award



CONTACT INFORMATION

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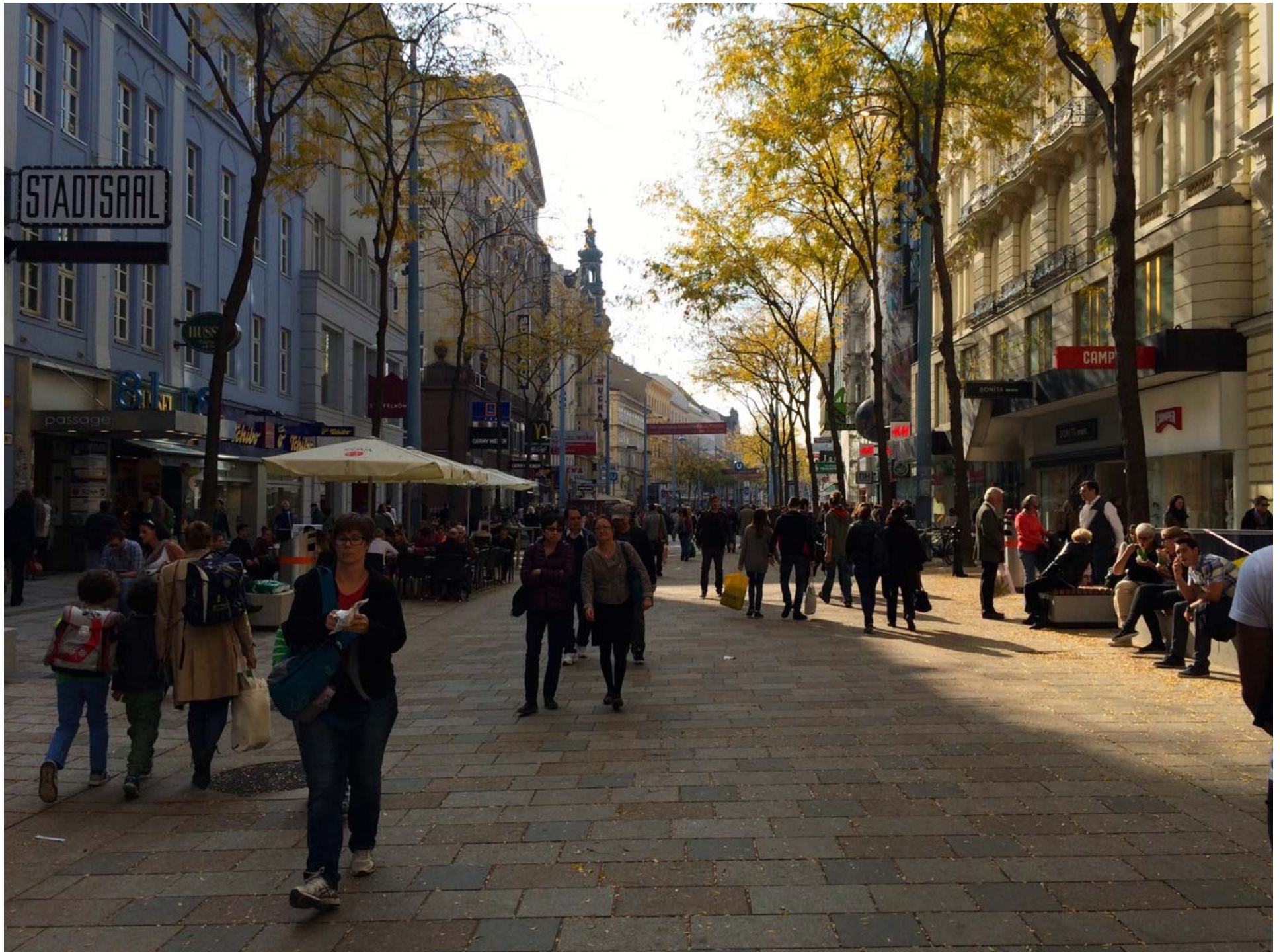


Welcome

Steven Bell

Manager, Downtown Collaborative
(Session Moderator)

Source: Jason Zytynsky via urbantoronto.ca



cultural dimension

resilience

civic pride

liveability

commerce, transaction and prosperity

social interaction and inclusion

a built environment that speaks and listens

happy places and spaces

Attraction, draw and tourism

public realm with rewards and surprises

diversity

legibility





JOIN US ...

TRANSFORMING DOWNTOWN MISSISSAUGA

Downtown Stakeholders Information Session

Everything you need to know and who to connect with

PROGRAM:

- 8:00 - 8:30 am** **Arrival** (Refreshments and Light Breakfast)
- 8:30 - 8:45 am** **Welcome and Introductions**
Susan Burt, Director Strategic Community Initiatives
Steven Bell, Manager Downtown Collaborative (Moderator)
- 8:45 - 8:55 am** **Opening Remarks**
Mayor Bonnie Crombie, City of Mississauga
- 8:55 - 9:55 am** **Presentations on Plans, Projects and Initiatives Underway in the Downtown**
by City Departments and Agencies.
- 10:00 am** **Concluding Remarks**
Ed Sajecki, Commissioner of Planning and Building

Source: Jason Zytynsky via urbantoronto.ca



Opening Remarks

Mayor Bonnie Crombie
City of Mississauga

Source: Jason Zytynsky via urbantoronto.ca

City of Mississauga
Planning & Building

Downtown Mississauga Master Plan

from vision to reality

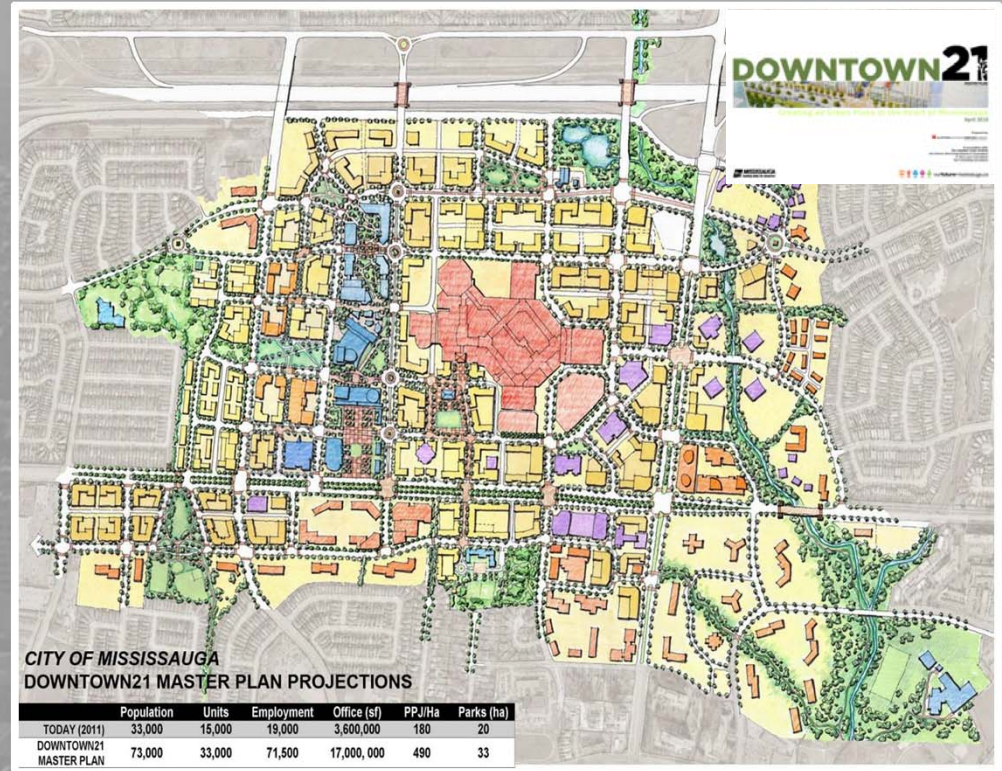


MISSISSAUGA
DOWNTOWN

Source: Jason Zytynsky via urbantoronto.ca

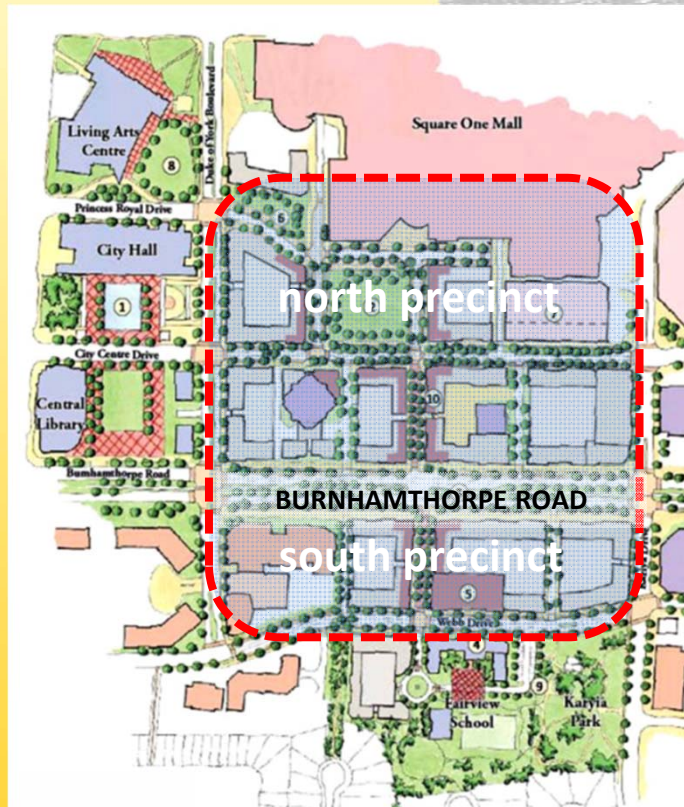
THE PRINCIPLES

1. OFFICE
2. MULTIMODAL
3. URBAN PLACE
4. LIVING GREEN
5. ESTABLISH FOCUS
6. PREDICTABLE DEVELOPMENT FRAMEWORK



- Received by Council (2010)
- Regulatory Implementation (2013)
- Completion of Appeals (2017)
- Plan update to reflect changes (2017)
- Implementation underway

The EXCHANGE District



5 - ESTABLISH A FOCUS

KEY STRATEGY



Light Rail Transit Vehicle mock-up



North Precinct Development

- Square One South Expansion
- Formation of new development blocks and streets
- Interim and future open space
- Execution of new contemporary streetscape



North Precinct (cont'd)

Development in the Pipeline

1. Camrost

South Precinct

Development in the Pipeline

2. Baif (Phase 1)
3. Baif (Phase 2/The Exchange)
4. Kerava (Phase 1/The Exchange)

HLRT Stop (The Exchange)



NEXT STEPS

- Completion of appeals (2017)
- Gear up for Master Plan Update (early 2017)
- Reconstitute Downtown Landowner's Group

CONTACT INFORMATION

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MISSISSAUGA
DOWNTOWN

Source: Jason Zytynsky via urbantoronto.ca



City of Mississauga
Planning & Building

Official Plan Amendment 8 & Status of Appeals

Source: Jason Zytynsky via urbantoronto.ca

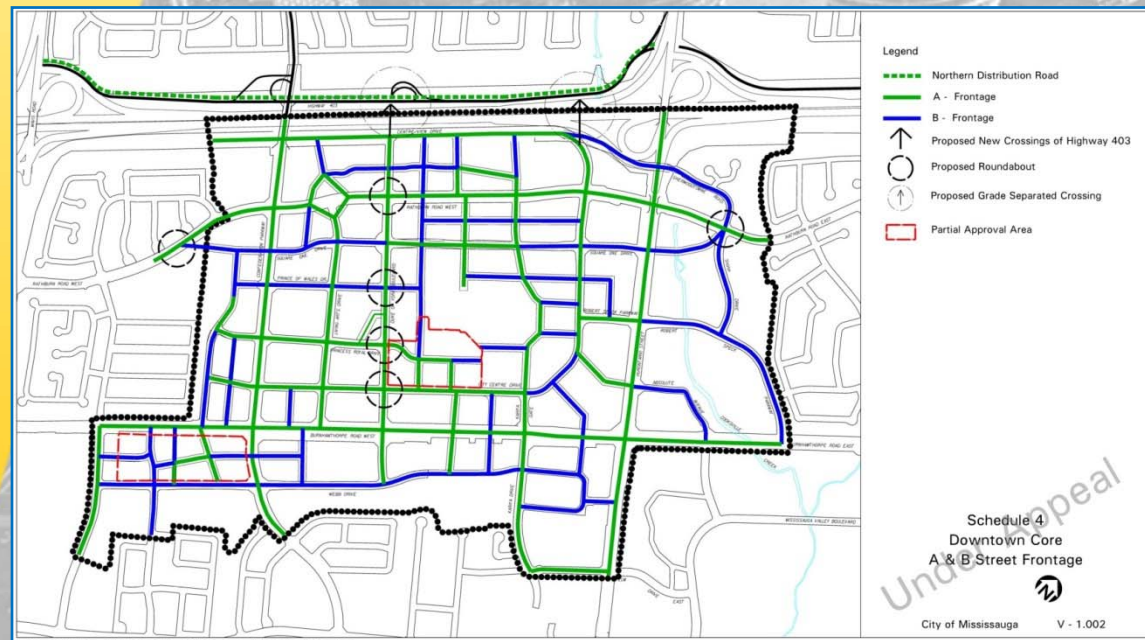
Why OPA 8?



OPA 8
ZONING
BUILT FORM STANDARDS
(form based approach)

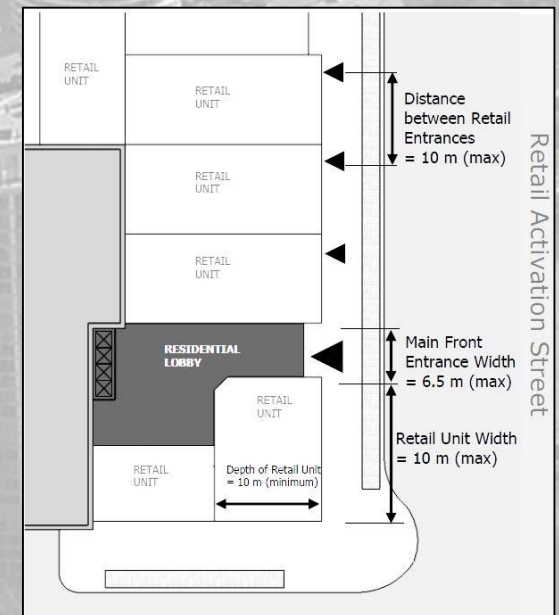
Downtown Local Area Plan

- Land Use corresponds with Downtown21 Principles
- 'A' streets are pedestrian focussed streets while 'B' streets allow vehicular access for servicing
- 'A' or 'B' streets correspond with Official Plan policies and Built form Standards
- Square One mall an important retail focus



Downtown Local Area Plan (cont'd)

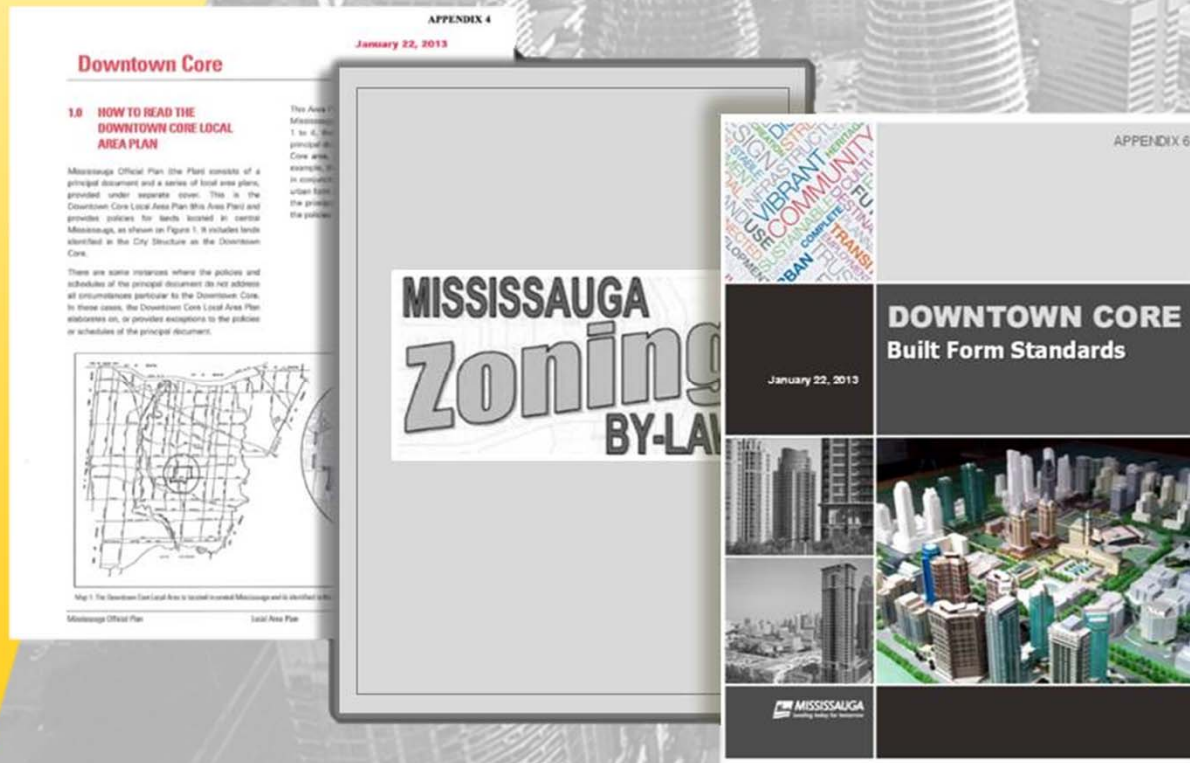
- Identifies strategic areas of retail activation
- Policies and standards speak to design requirements for retail uses and the types of retail



Source: Jason Zytynsky via urbantoronto.ca

Status of Regulatory Framework

- OPA 8 - Appealed
- Zoning By-law 50-2013 - Appealed
- Built Form Standards - Part of Site Plan Control By-law (in effect)



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City of Mississauga
Policy Planning

Downtown Population and Employment

Source: Jason Zytynsky via urbantoronto.ca

POPULATION

112,000



Mississauga's population is forecasted to reach 878,000 by 2041

41,000



Downtown Mississauga's population is forecasted to reach 76,000 by 2041, from the current 35,000

37% of all population growth in Mississauga is forecasted in the downtown

Who are the residents of Downtown Mississauga?

- Home to young adults (25-34 years old) 24% vs 13% for the City
- Similar percentage of children 9 years and under compared to the City (12%)
- The population 25-64 is more educated with 81% of those holding a post secondary certificate, diploma or degree vs 71% for Mississauga
- Over 75 different languages are spoken by residents in the Downtown

EMPLOYMENT



- Employment in the Downtown is forecasted to increase from 23,000 in 2016 to 37,000 in 2041
- 68% of jobs in the Downtown are located in the existing office buildings
- 23% of jobs in the Downtown are located in retail space

CONTACT INFORMATION

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www.mississauga.ca/planninginformationhub



City of Mississauga
Economic Development Office

Downtown Core Growth & Support

Source: Jason Zytynsky via urbantoronto.ca

BUSINESS PROFILE

Top 10 Employers:

- Accenture Inc.
- City of Mississauga
- Davis & Henderson Ltd.
- Element Financial Corporation
- Kingsway Real Estate Brokerage
- Morguard Investments Ltd.
- Personal Insurance Company of Canada
- Praxair Canada Inc.
- Symcor Inc.
- Wal-Mart

Recent Investments:

- Accountancy Insurance
- Bolat Materials Corp.
- Collabera
- Desjardins
- Happy Life Wealth Management Inc.
- Intercept Pharma Canada
- Square One Expansion

Source: Jason Zytynsky via urbantoronto.ca

Downtown (DT) Core: Business Profile 2016



Top 3 Industries:

- Finance & Insurance
- Professional, Scientific & Technical Services
- Retail Trade



883
BUSINESSES¹

*4.3% of total
Mississauga
businesses*



12.0% *12.3%*
OFFICE VACANCY RATE²



3.77 M SQ. FT.
TOTAL OFFICE SPACE

PARTNERSHIP



Economic Development Office
is here to help.



CONTACT

CONTACT INFORMATION

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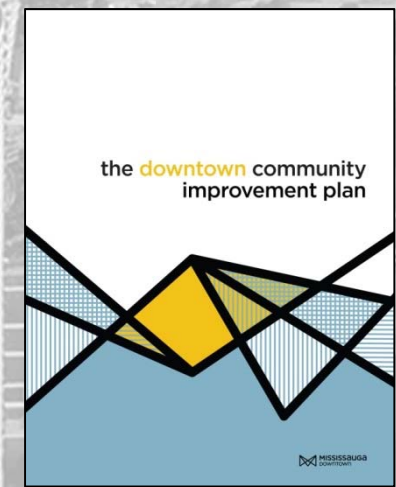
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City of Mississauga
Planning and Building Department

Draft Downtown Community Improvement Plan (CIP)



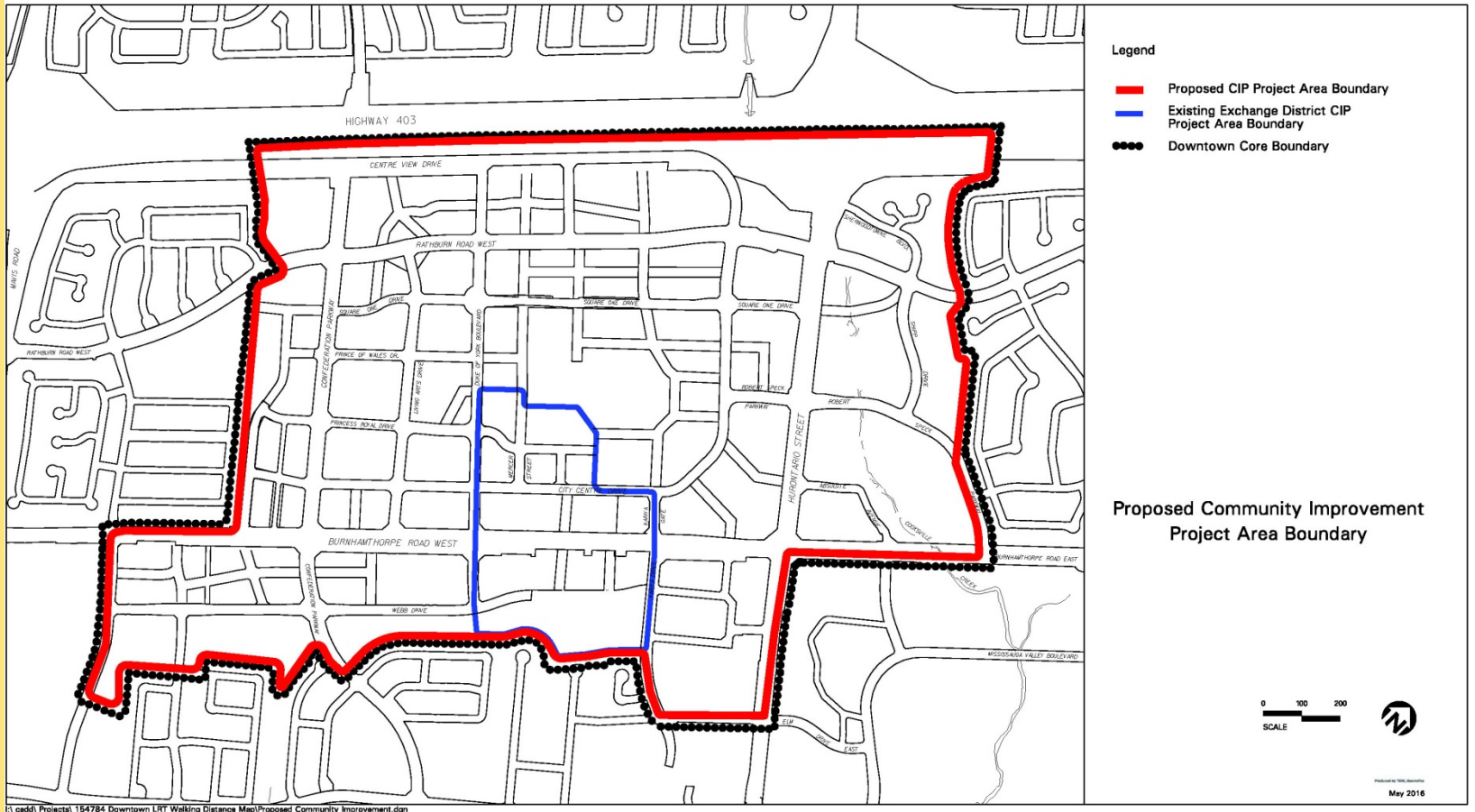
Source: Jason Zytynsky via urbantoronto.ca

COMMUNITY IMPROVEMENT



Source: Jason Zytynsky via urbantoronto.ca

BOUNDARY EXPANSION



11 cadd1 Projectal 154784 Downtown LRT Walking Distances Map\Proposed Community Improvement.dgn

PROPOSED INCENTIVES

- Tax Increment Equivalent Grant (TIEGs)
- Development Processing Fees
- Municipally Funded Parking Program
- Municipal Property Acquisition and Disposition

CONTACT INFORMATION

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https://www7.mississauga.ca/documents/committees/pdc/2016/10_24_16_-_PDC_Agenda.pdf



Sheridan College Institute of Technology and Advanced Learning Hazel McCallion Campus

Sheridan | Get
Creative

Source: Jason Zytynsky via urbantoronto.ca

HMC CAMPUS



Phase I Campus Building

- Sheridan's Pilon School of Business Program and Workforce Development Programs for Newcomers to Canada
- 160,000 sq. ft. campus building
- Accommodating 2,800 students

INVESTMENT



Sheridan College HMC Campus
Downtown Mississauga
June 2016
Source: Jason Zytynsky via urbantoronto.ca

- Phase II will be open to students starting in January 2017 and is designed to accommodate over 3,000 students
- Programs in Architecture, Interior Design, Interior Decorating and Visual Merchandising

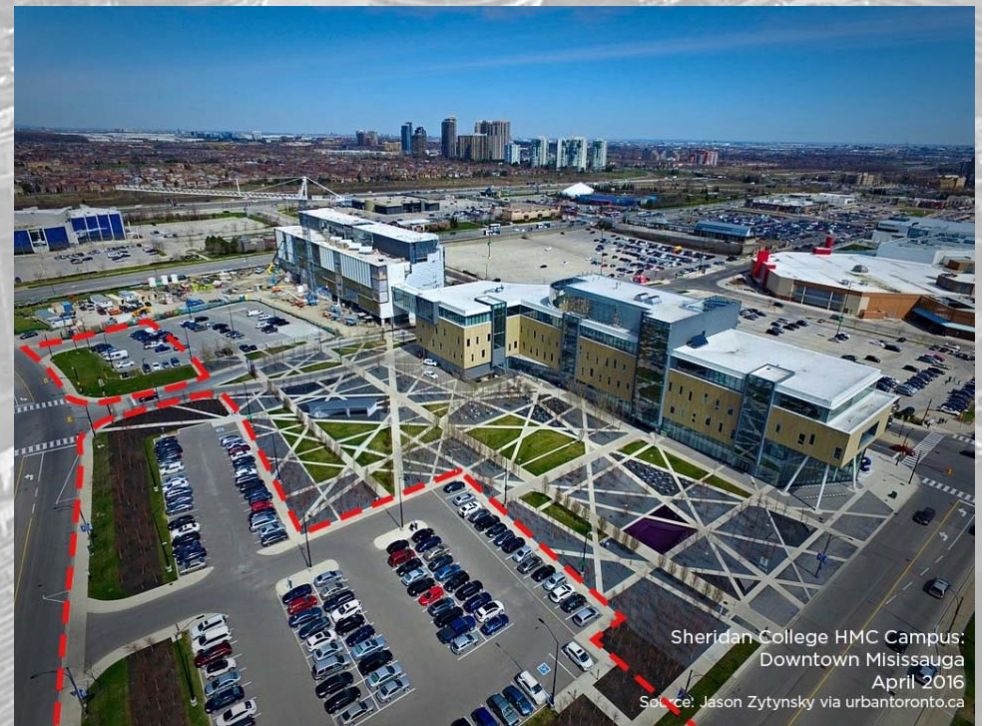
Source: Jason Zytynsky via urbantoronto.ca

PARTNERSHIPS



- Future campus expansion being planned along the Rathburn Road West frontage, towards Living Arts Drive

- Total gross floor area - 435, 000 sq. ft..
- Future development parcel outlined in red abutting Living Arts Drive



Sheridan College HMC Campus:
Downtown Mississauga
April 2016

Source: Jason Zytynsky via urbantoronto.ca

CONTACT INFORMATION

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Pitsa Davey

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Metrolinx Hurontario LRT



Source: Jason Zytynsky via urbantoronto.ca

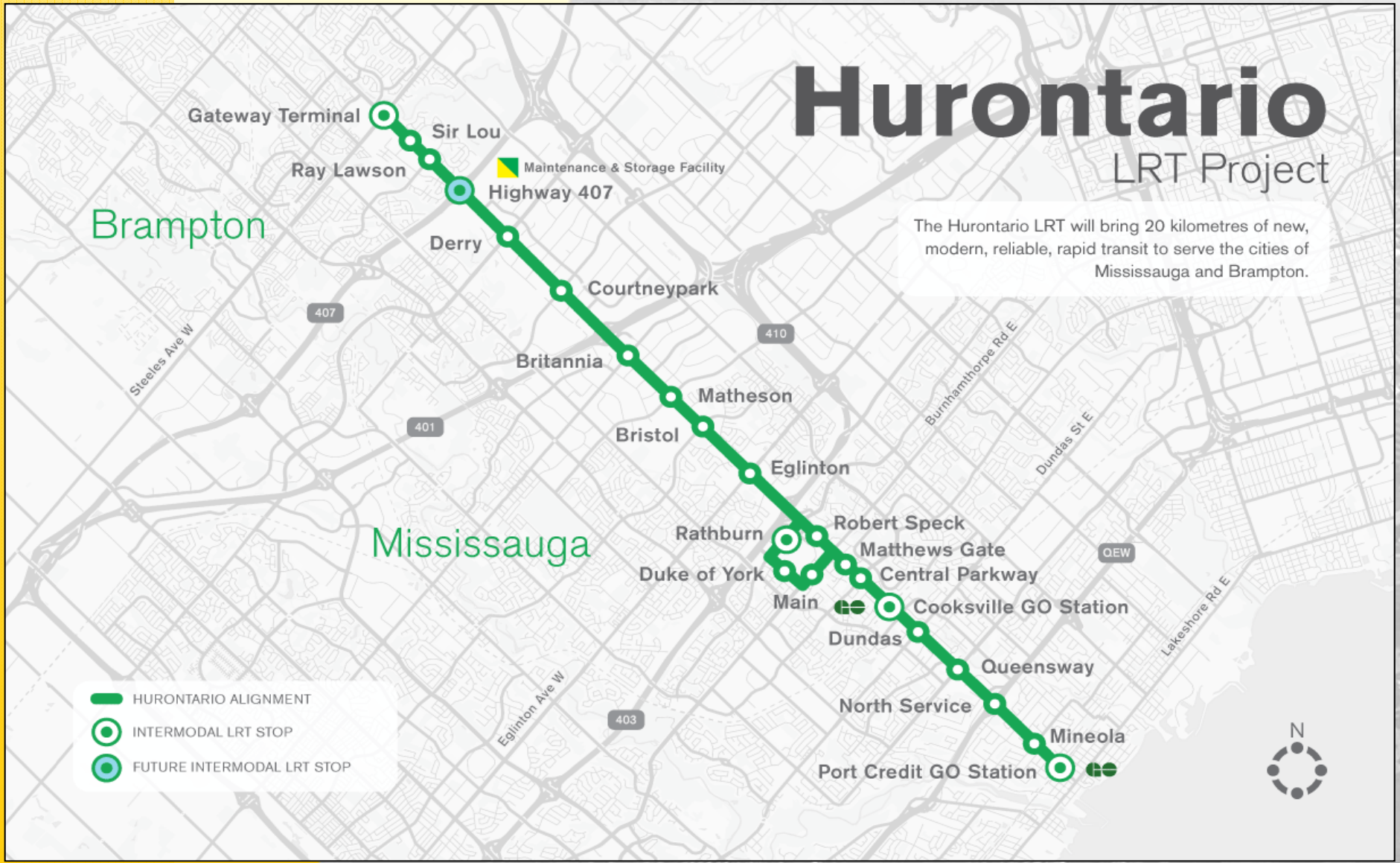
Hurontario LRT Project

The Hurontario LRT will bring 20 kilometres of new, modern, reliable, rapid transit to serve the cities of Mississauga and Brampton.

Brampton

Mississauga

-  HURONTARIO ALIGNMENT
-  INTERMODAL LRT STOP
-  FUTURE INTERMODAL LRT STOP



Project Description

- A \$1.4 billion (2014\$) investment by the Province of Ontario
- Approximately 20 kilometers of light rail transit along Hurontario Street between Lakeshore Road East and Steeles Avenue.
- 22 stops including a service loop in the downtown Mississauga City Centre/Square One area
- Rapid transit connections to GO Transit's Milton and Lakeshore West rail lines, Mississauga BRT and 407ETR Transitway

Timeline for Implementation

- End of 2016: Request for Qualifications issued.
- Early 2018: Design-Build-Finance-Operate-Maintain contract awarded.
- End of 2022: Hurontario LRT completed.

Currently, there is ongoing work in the corridor:

- Geotechnical investigations.
- Survey work.
- Utility locates.



CONTACT INFORMATION

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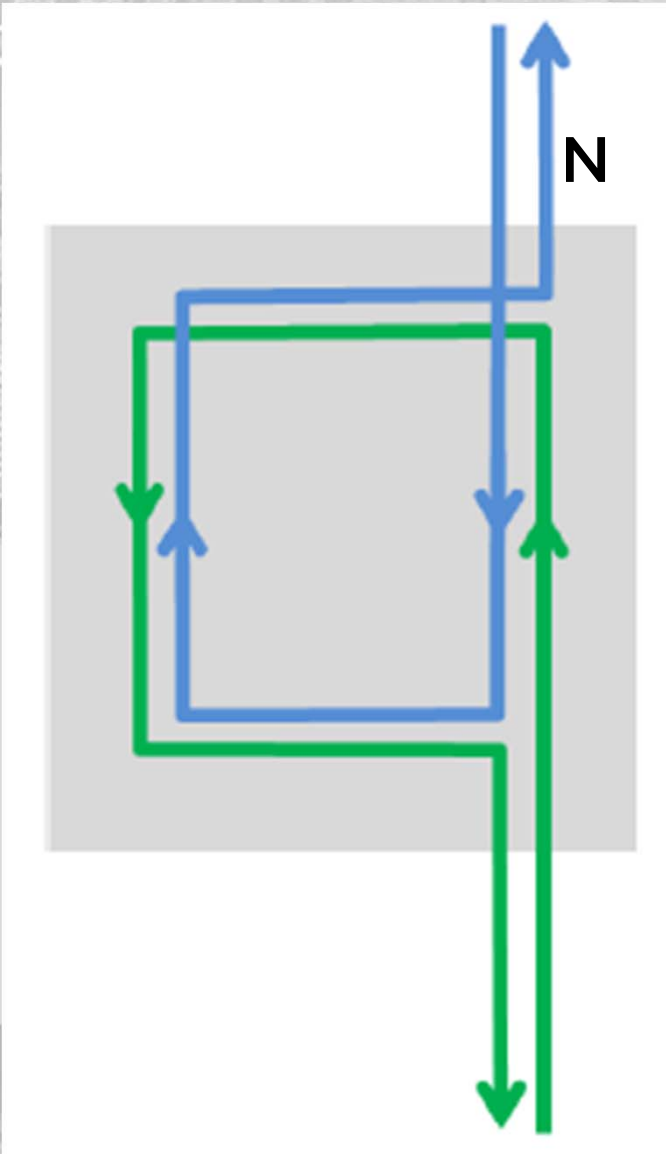
City of Mississauga
**Hurontario LRT Project
Office**

Source: Jason Zytynsky via urbantoronto.ca

WHAT IS LIGHT RAIL TRANSIT (LRT) - SYSTEM



DOWNTOWN MISSISSAUGA

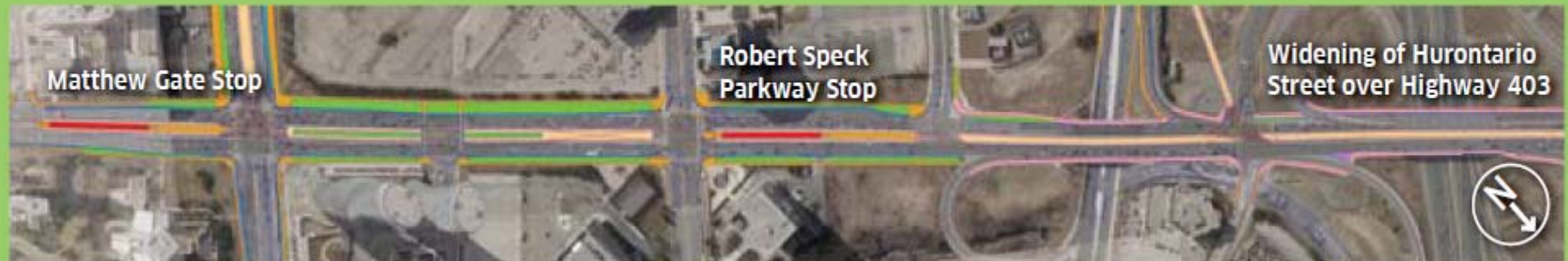


Source: Jason Zytynsky via urbantoronto.ca

DOWNTOWN MISSISSAUGA

Robert Speck

Relocated from City Centre Drive, the Robert Speck stop is supported by a revised corridor alignment that intends to use a widened structure over Highway 403. The stop provides direct connections to residential, office and retail developments on both the east and west side of Hurontario Street.



DOWNTOWN MISSISSAUGA

Burnhamthorpe

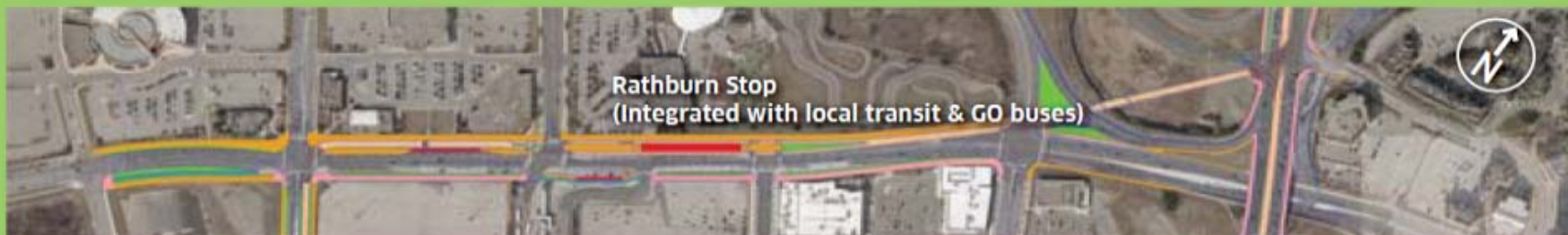
This stop is intended to support growth and development of the south side of Downtown Mississauga including the proposed Main Street District. The stop will provide direct connections to new and existing retail, office and residential developments; provide a transfer point between the northbound and southbound LRT routes; and improve transfer opportunities to future MiWay service alignments. The development of the Main Street district over time will further shape the form and function of this stop.



DOWNTOWN MISSISSAUGA

Rathburn

The Rathburn Road stop is a key connection to Downtown Mississauga and to the regional transportation network. The position and design of the Rathburn stop is intended to provide simple, direct connections for pedestrians, cyclists, and transit users between the LRT, the Mississauga Transitway, GO Bus service, local MiWay service and to the north side of the Downtown in support of City of Mississauga's development strategies. This stop can also provide transfer opportunities between northbound and southbound LRT routes. Consideration of integration opportunities will further develop this anchor hub, as land use development shapes this precinct of the Downtown.



CONTACT INFORMATION

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P: 905.615.3200 x 5125

Website: www.metrolinx.com/HurontarioLRT

Ward Open Houses:

Ward 1 – October 25, 7-9 p.m.

Clarke Memorial Hall

161 Lakeshore Rd. W. (on street parking)

Ward 4 – November 1, 7-9 p.m.

Mississauga Valley Community Centre 1275 Mississauga Valley Blvd.

Ward 5 – November 2, 7-9 p.m.

HJA Brown Education Centre 5650 Hurontario St.

Ward 7 – November 21, 7:30-9:30 p.m.

Huron Park Recreation Centre 830 Paisley Blvd. W.

An aerial photograph of a city skyline, likely Toronto, showing several prominent skyscrapers. A large yellow diagonal shape is overlaid on the left side of the image, containing the text. The text is in a bold, sans-serif font. The background image is in grayscale.

MiWay

Future Transit Service in the Downtown

Source: Jason Zytynsky via urbantoronto.ca

Family of Transit Services

MiWay operates a family of transit services - a total of **81 routes**.
Currently, Mississauga's downtown area is serviced by **22 MiWay routes**



In 2015, MiWay carried **37.4 Million riders**, displacing approximately **31.2 Million car trips** on our roads



MiWay 5 | Transit Service Plan (2016 - 2020)

MiWay's 5 will deliver 10 benefits aimed at streamlining routes, providing more frequent service, expanding service hours, and improving connectivity throughout the network.

Annual Passenger Boardings*

54.9 Million (2016) → 61.8 Million (2020)

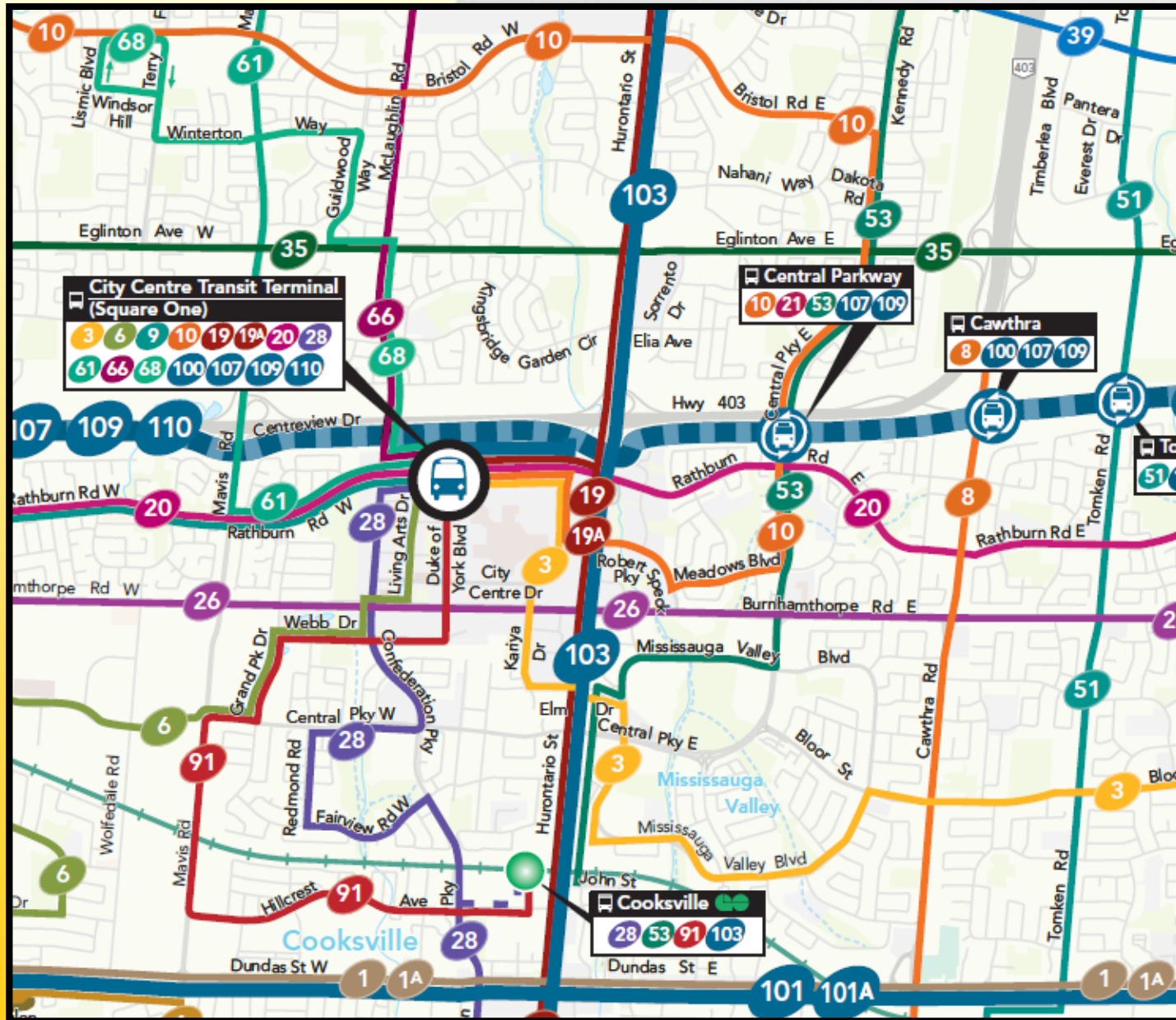
Annual Service Hours*

1.48 Million (2016) → 1.66 Million (2020)

* Based on 3% Forecasted

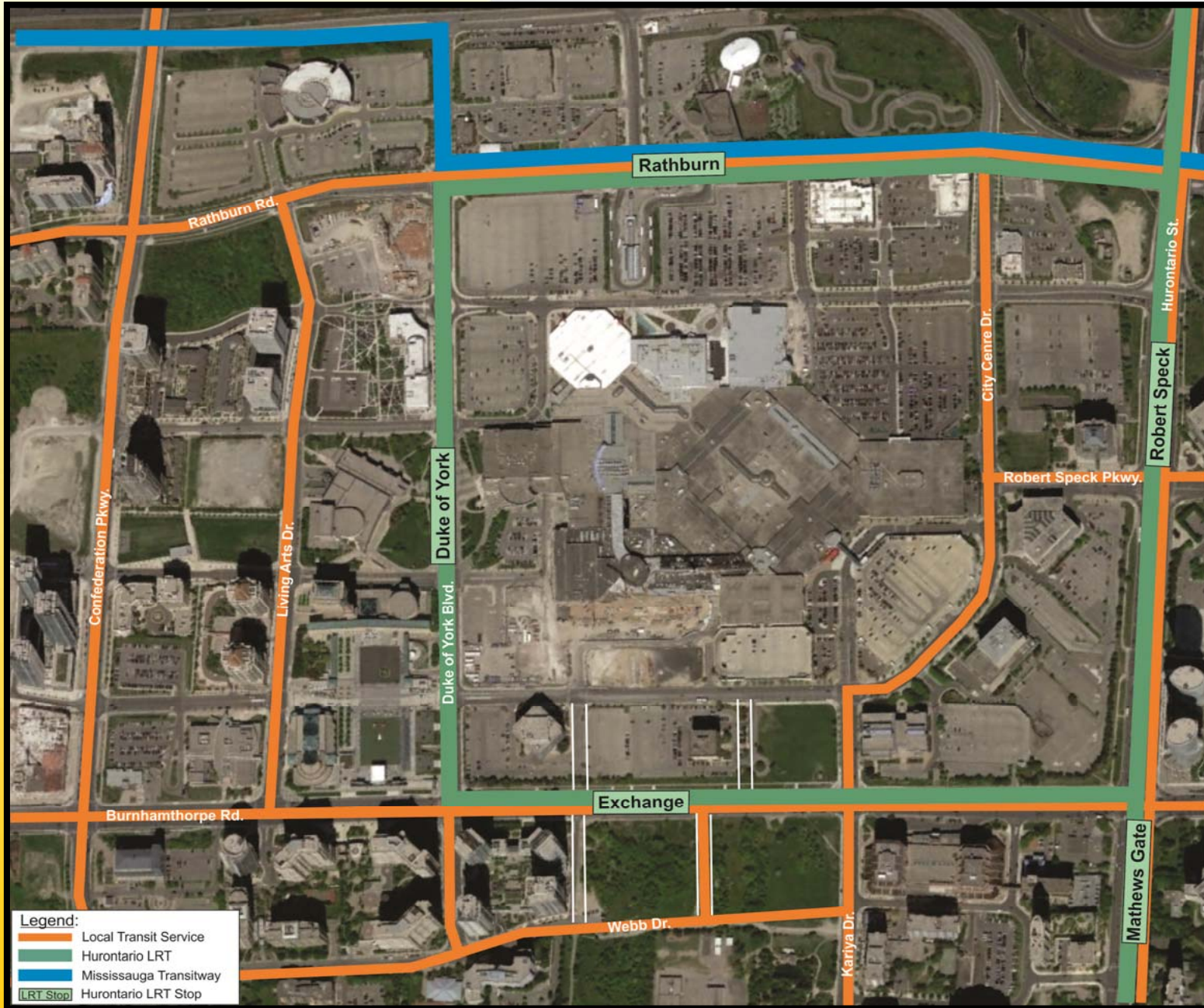
Source: Jason Zytynsky via urbantoronto.ca

MIWAY 5: PROPOSED DOWNTOWN TRANSIT NETWORK (2020)



Source: Jason Zytynsky via urbantoronto.ca

PROPOSED DOWNTOWN TRANSIT NETWORK (POST HURONTARIO LRT)



CONTACT INFORMATION

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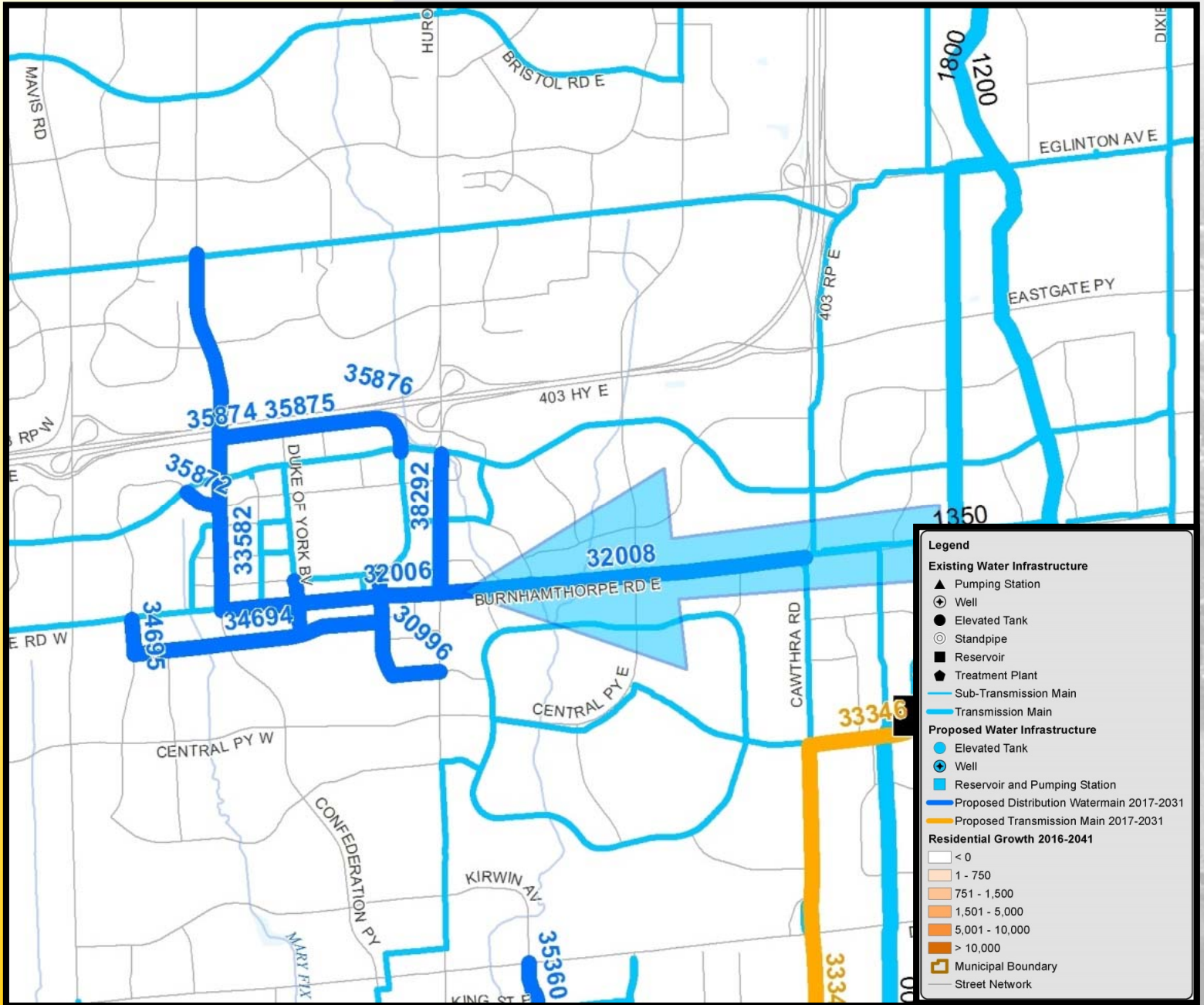
geoff.marinoff@mississauga.ca

Source: Jason Zytynsky via urbantoronto.ca



Region of Peel
**Water & Wastewater
Master Plan:
Downtown Mississauga**

WATER SERVICING STRATEGY



Legend

Existing Water Infrastructure

- ▲ Pumping Station
- ⊕ Well
- Elevated Tank
- ⊙ Standpipe
- Reservoir
- ◆ Treatment Plant
- Sub-Transmission Main
- Transmission Main

Proposed Water Infrastructure

- Elevated Tank
- ⊕ Well
- Reservoir and Pumping Station
- Proposed Distribution Watermain 2017-2031
- Proposed Transmission Main 2017-2031

Residential Growth 2016-2041

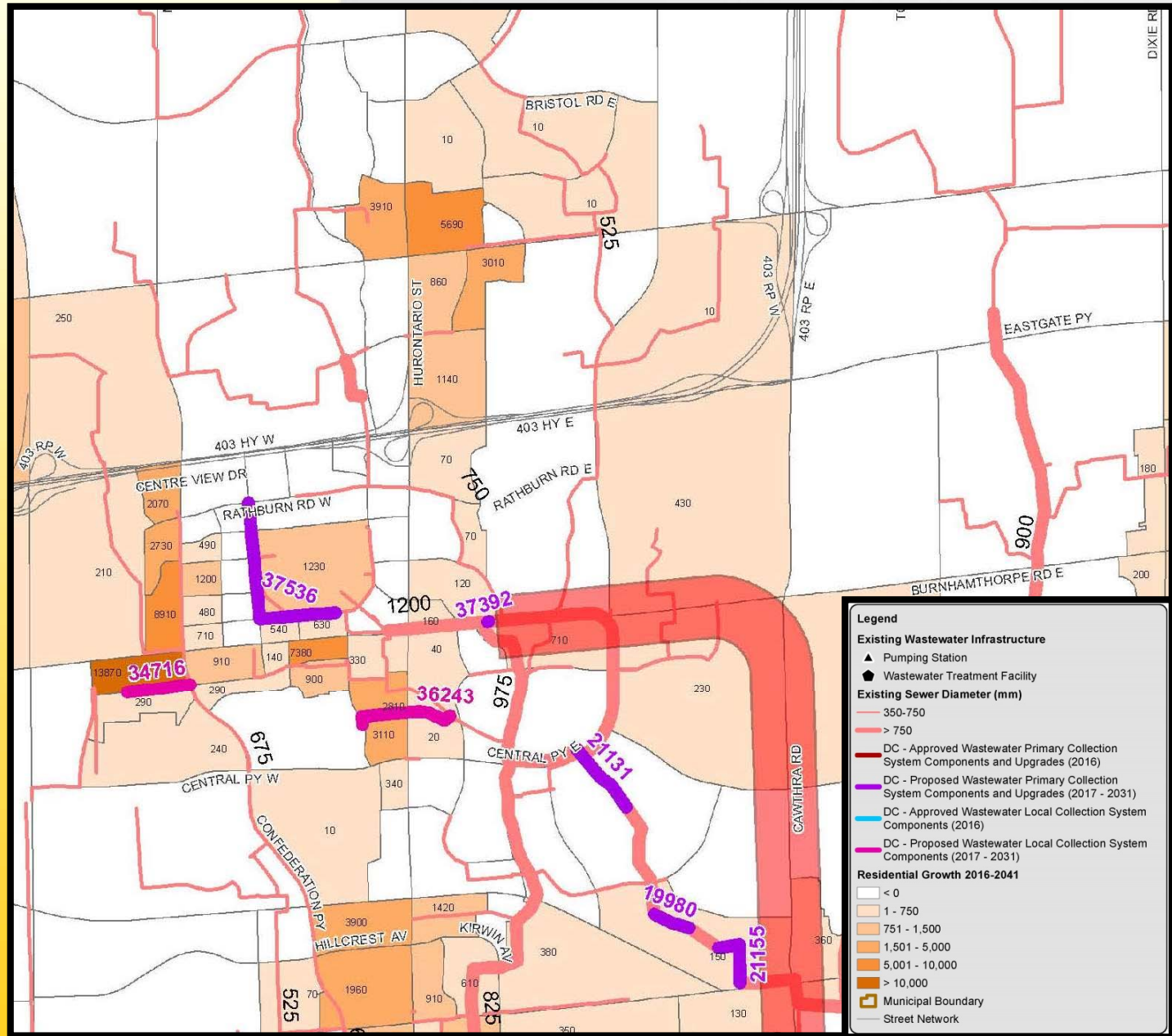
- < 0
- 1 - 750
- 751 - 1,500
- 1,501 - 5,000
- 5,001 - 10,000
- > 10,000

Other Symbols

- ▭ Municipal Boundary
- Street Network

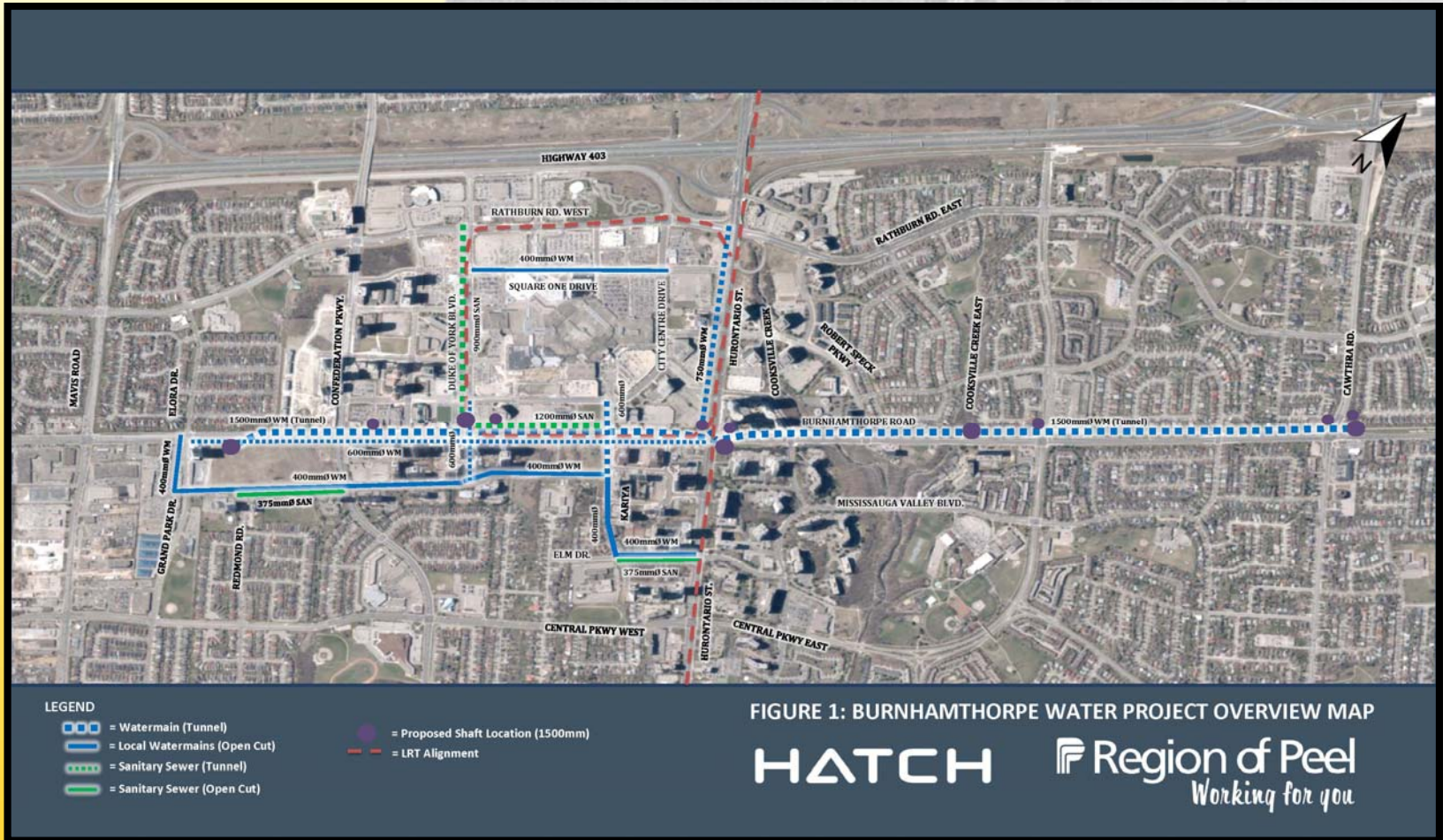
Source: Jason Zytynsky via urbantoronto.ca

WASTEWATER SERVICING STRATEGY



Source: Jason Zytynsky via urbantoronto.ca

BURNHAMTHORPE PROJECT



Source: Jason Zytynsky via urbantoronto.ca

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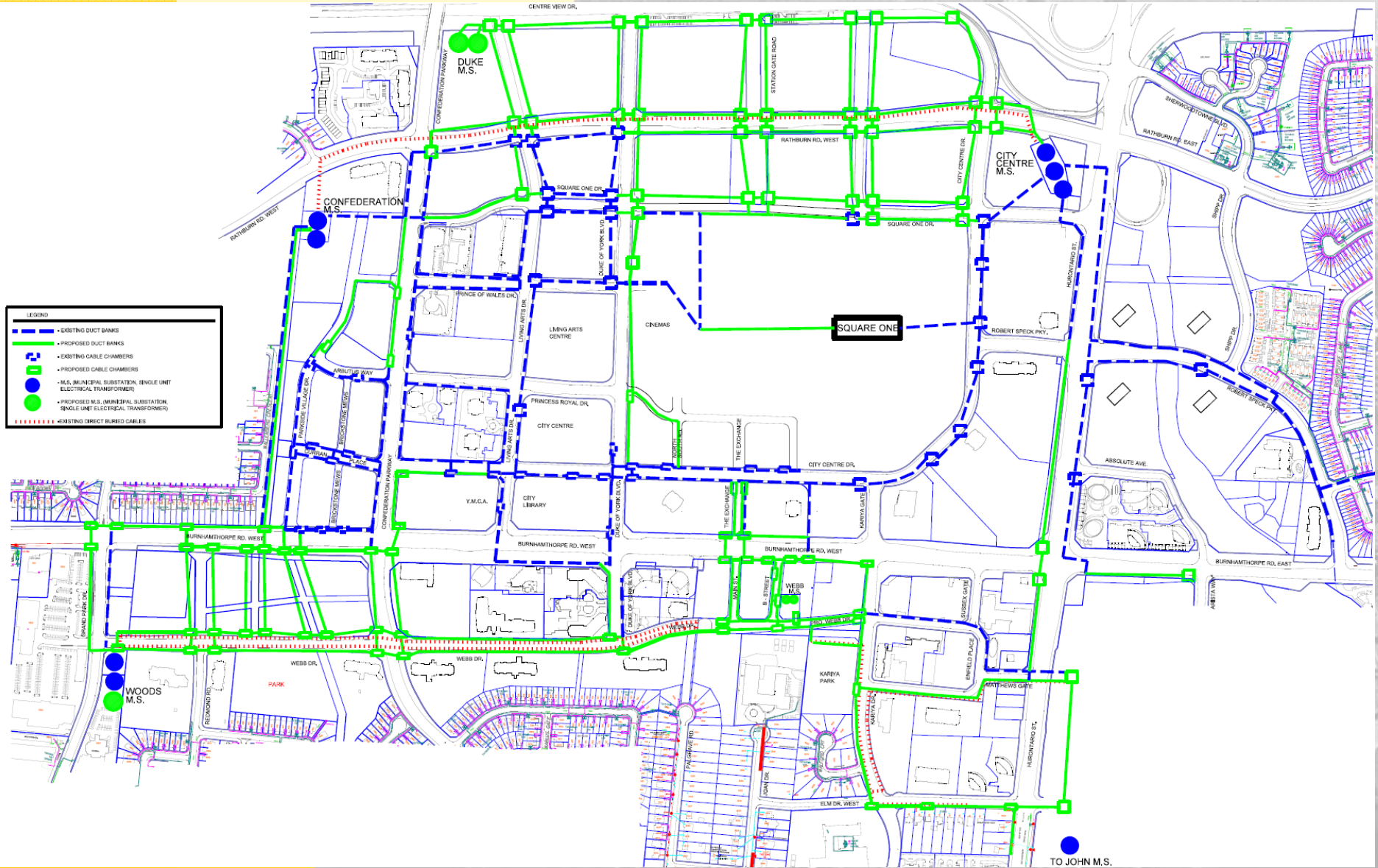
mran.Motala@peelregion.ca

Enersource: Transforming Downtown Mississauga EHM Initiatives and Projects



Source: Jason Zytynsky via urbantoronto.ca

PROPOSED UNDERGROUND INFRASTRUCTURE



NEW SUBSTATION - WEBB MS

GROUND FLOOR PLAN

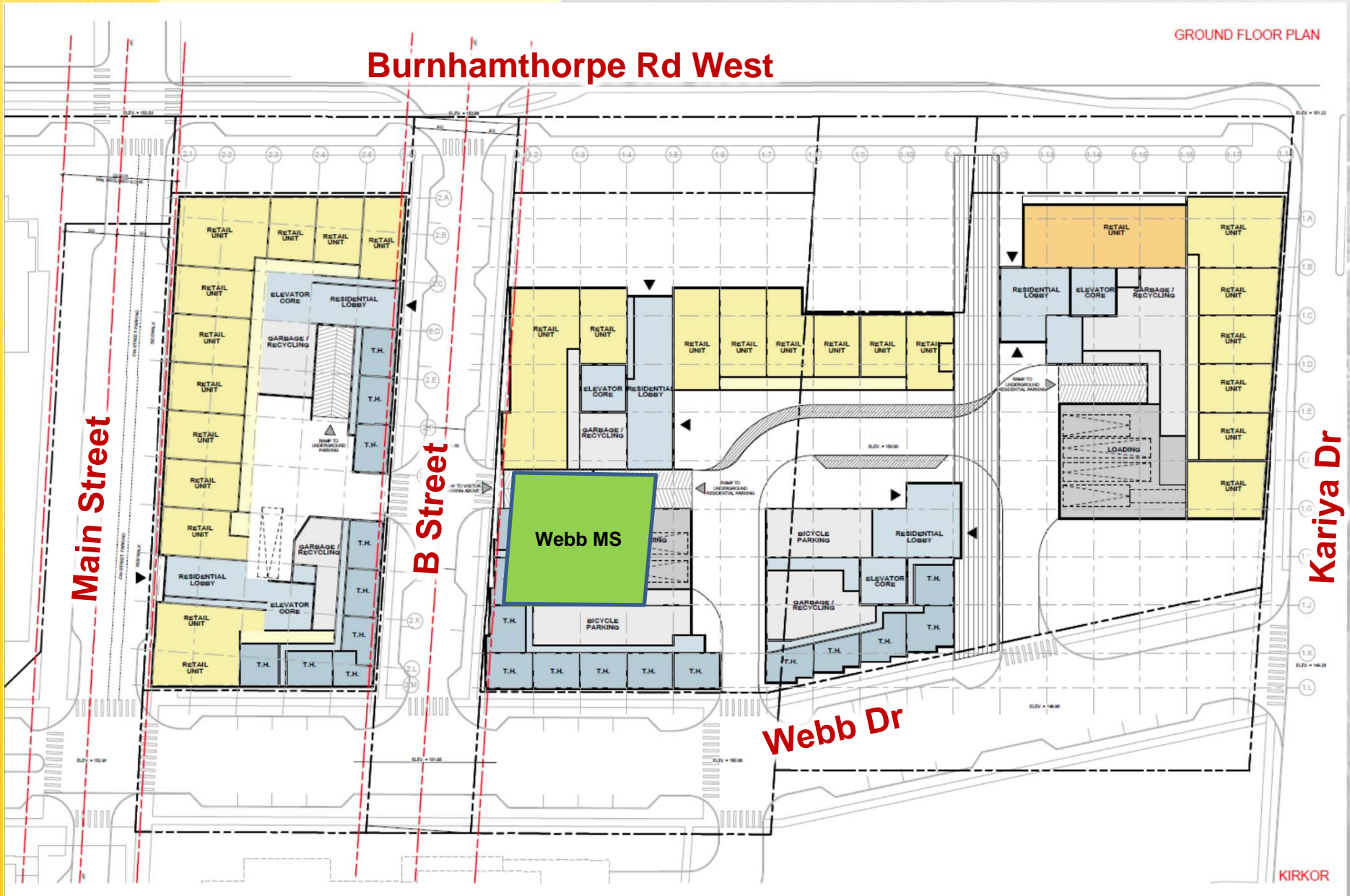
Burnhamthorpe Rd West

Main Street

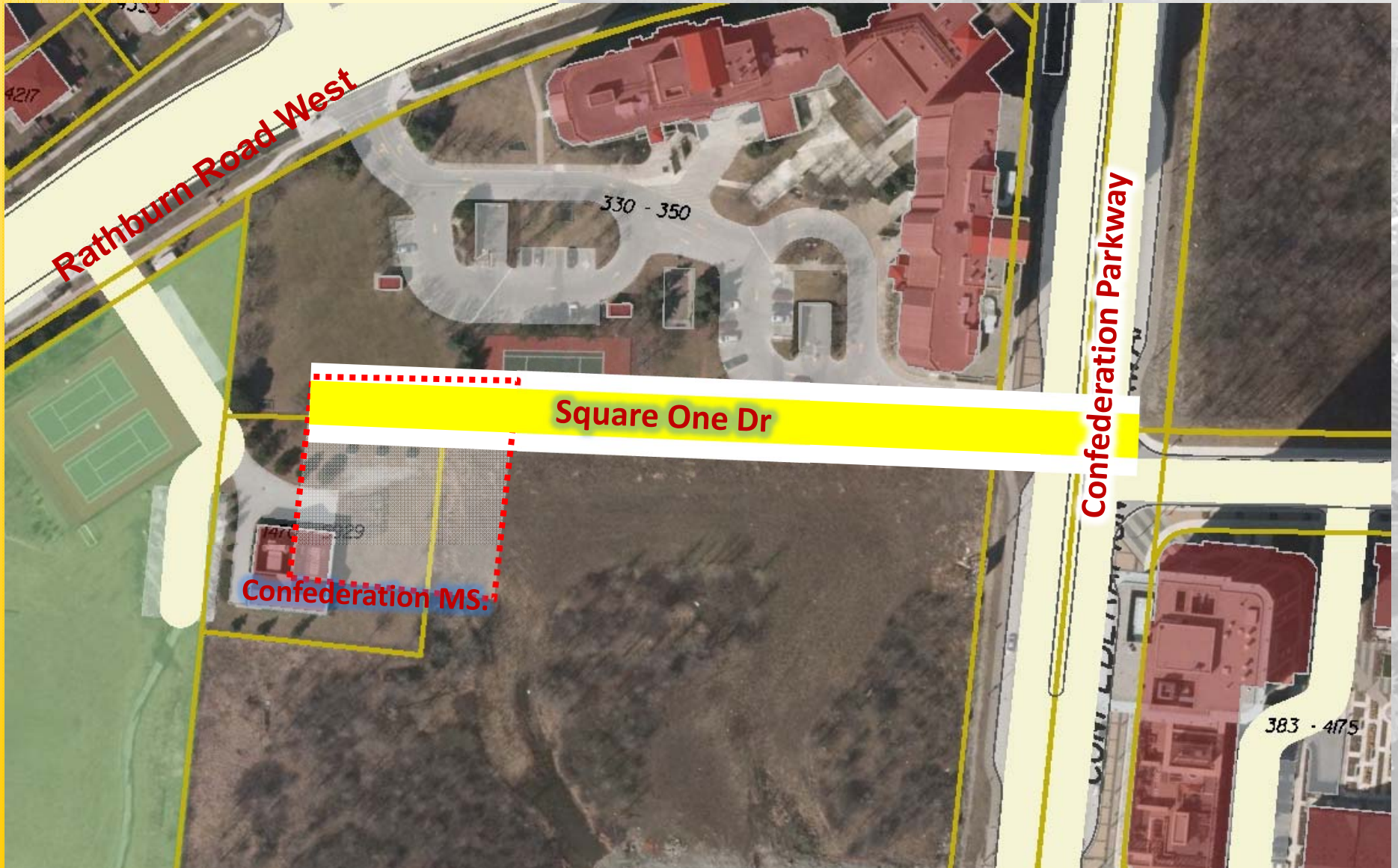
B Street

Kariya Dr

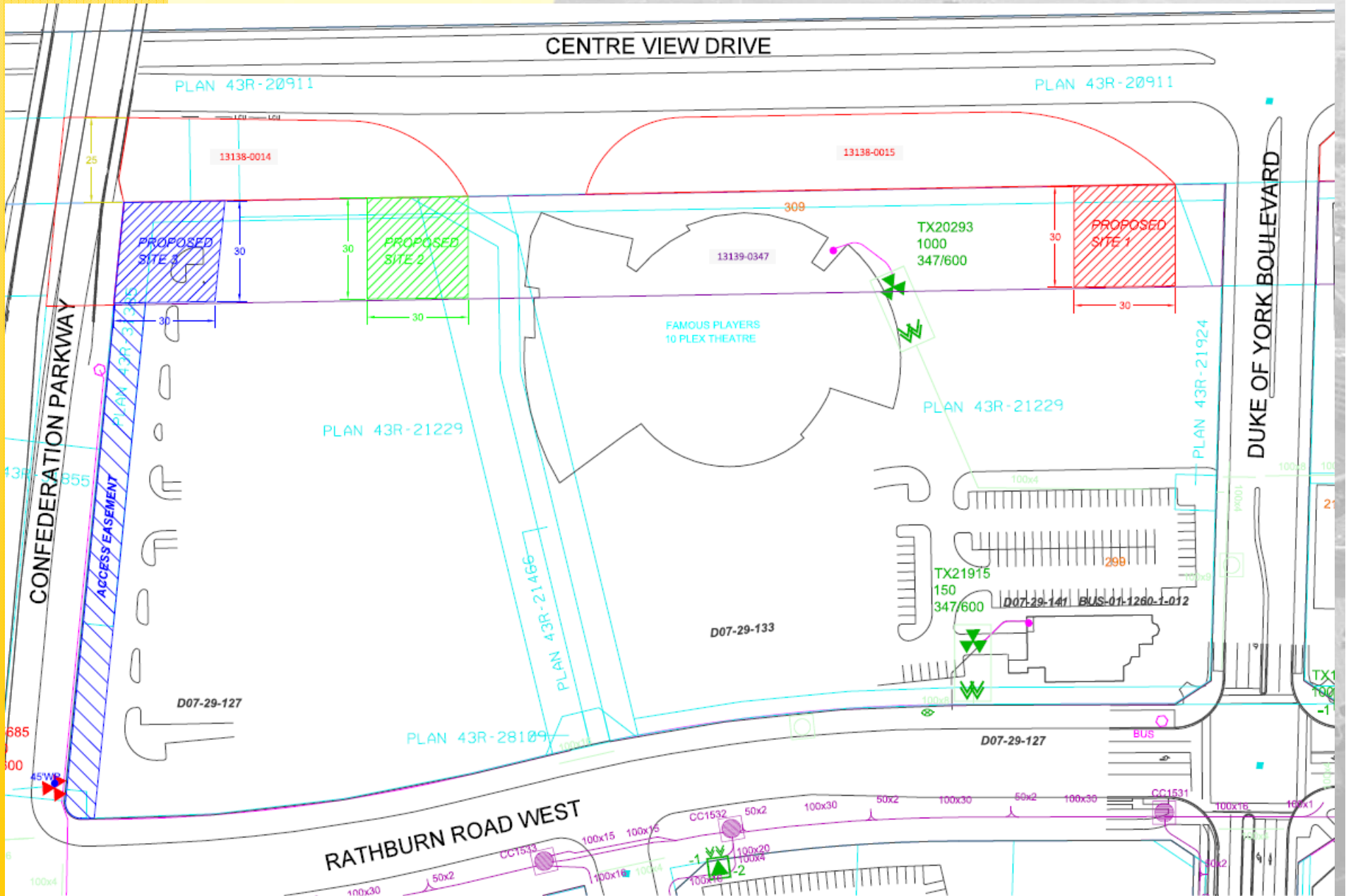
Webb Dr



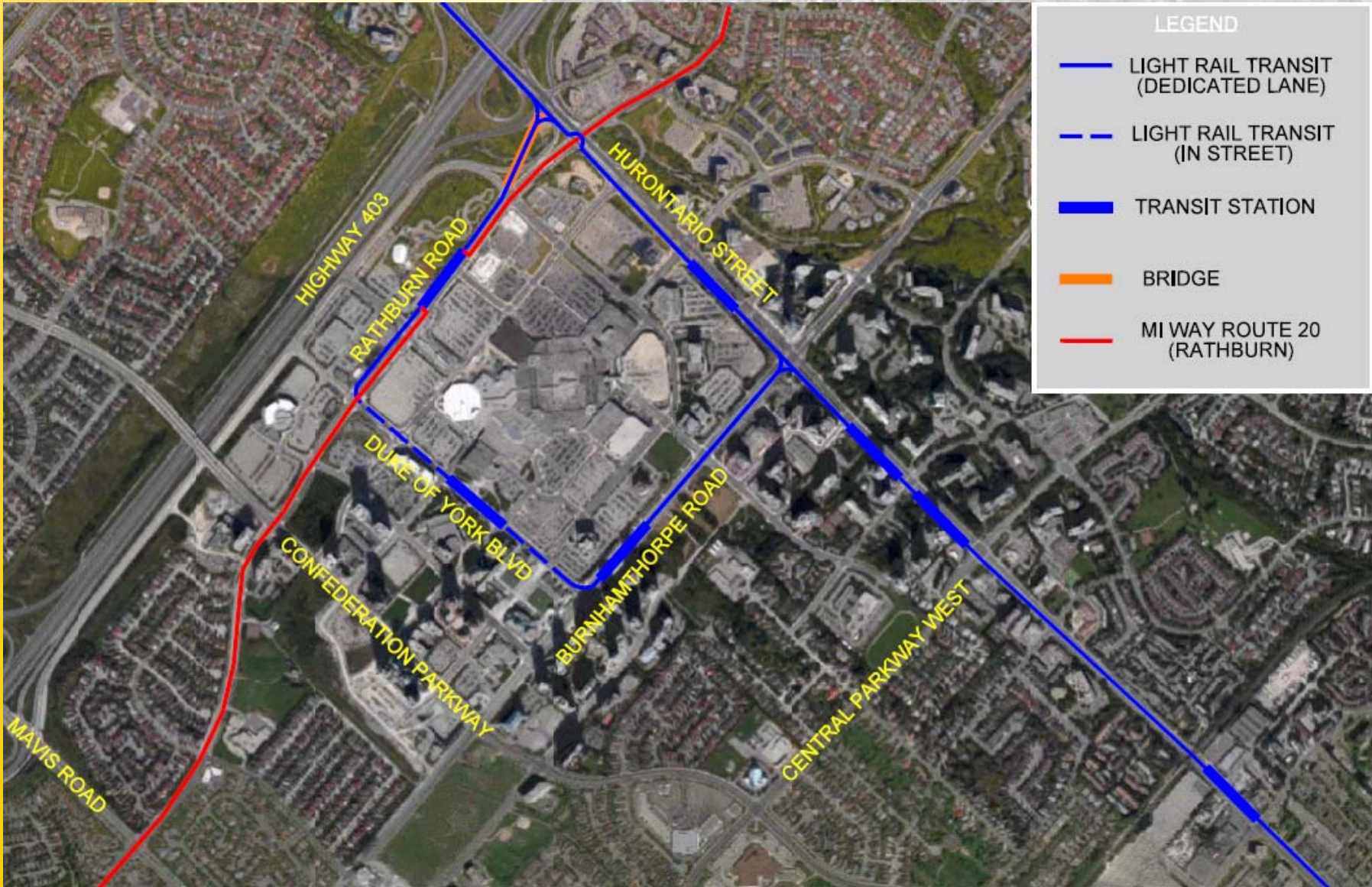
SQUARE ONE DRIVE MS



DUKE OF YORK MS



HURONTARIO LRT - MAIN TRANSIT STATIONS



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Source: Jason Zytynsky via urbantoronto.ca



**City of Mississauga
Community Services
Downtown Core Parkland**

Source: Jason Zytynsky via urbantoronto.ca

PARKS & FORESTRY

Parkland Securement Plan

2014 Future Directions Parks & Forestry Master Plan recommends that new parkland:

- protect and enhance natural areas
- support continuous trail systems and strategic connections
- support population growth and sustainable community design

2015 Downtown Growth Area Park Provision Strategy:

- confirmed a deficit of parkland in the Downtown Growth Area
- recommended a parkland target of up to 12.3% of land

Parks & Forestry's City Wide Parkland Securement Plan update will consider:

- Future Directions recommendations
- Downtown Growth Area Park Provision Strategy recommendations
- Downtown Master Plan update

PARKLAND



Celebration Square



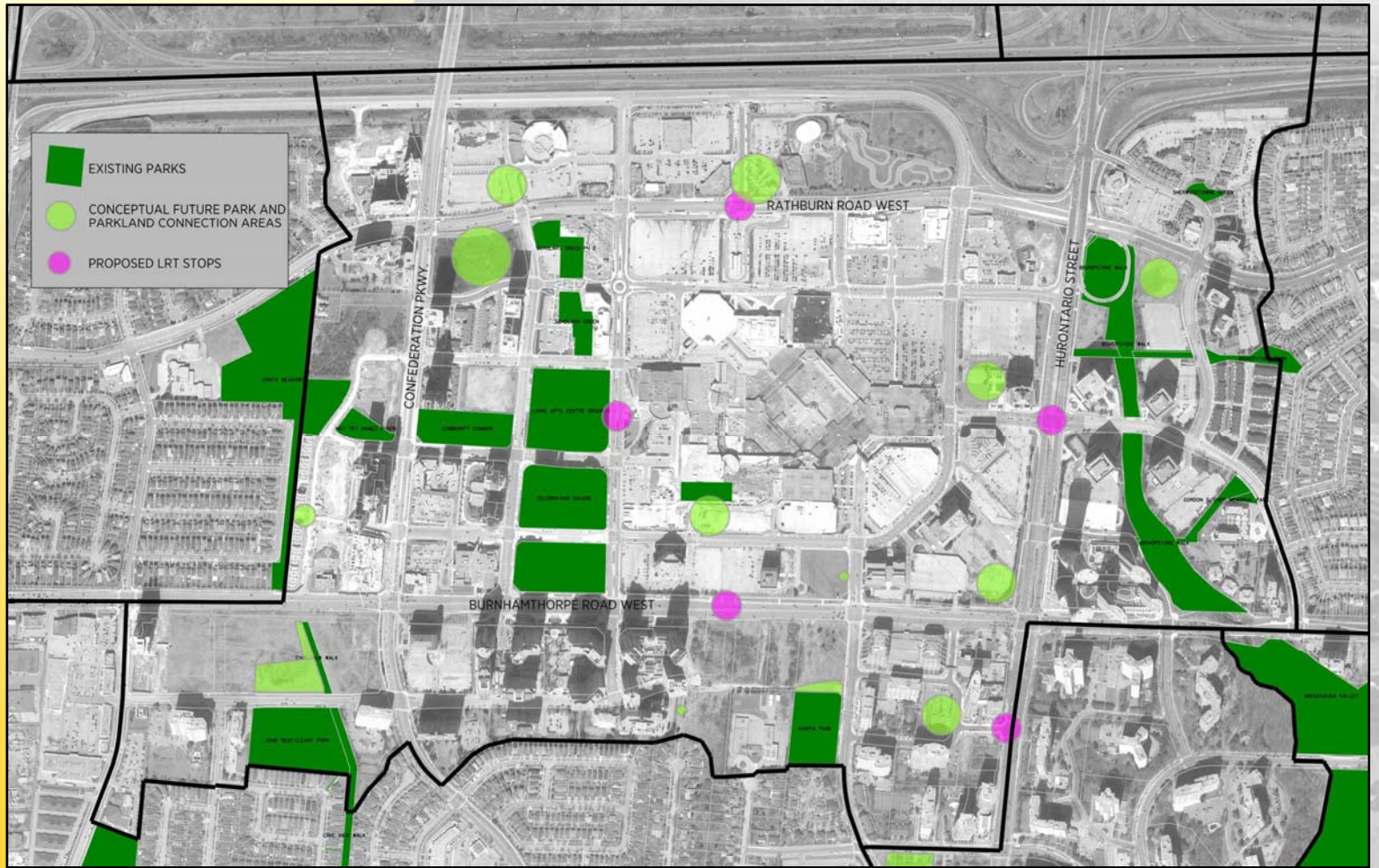
Community Common



Scholars' Green

Downtown Core Parkland Existing Parks

PARKLAND



Downtown Core Parkland Preliminary Analysis

Source: Jason Zytynsky via urbantoronto.ca

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Living Arts Drive EA

Downtown Streetscape Strategy

Transit terminal

GO Transit Service

DOWNTOWN BRANDING STRATEGY

Square One Drive EA

DOWNTOWN DEVELOPMENT

Parking Master Plan

Public Art Strategy

Celebration Square Programming