

Gateway Corporate Centre

Character Area Review

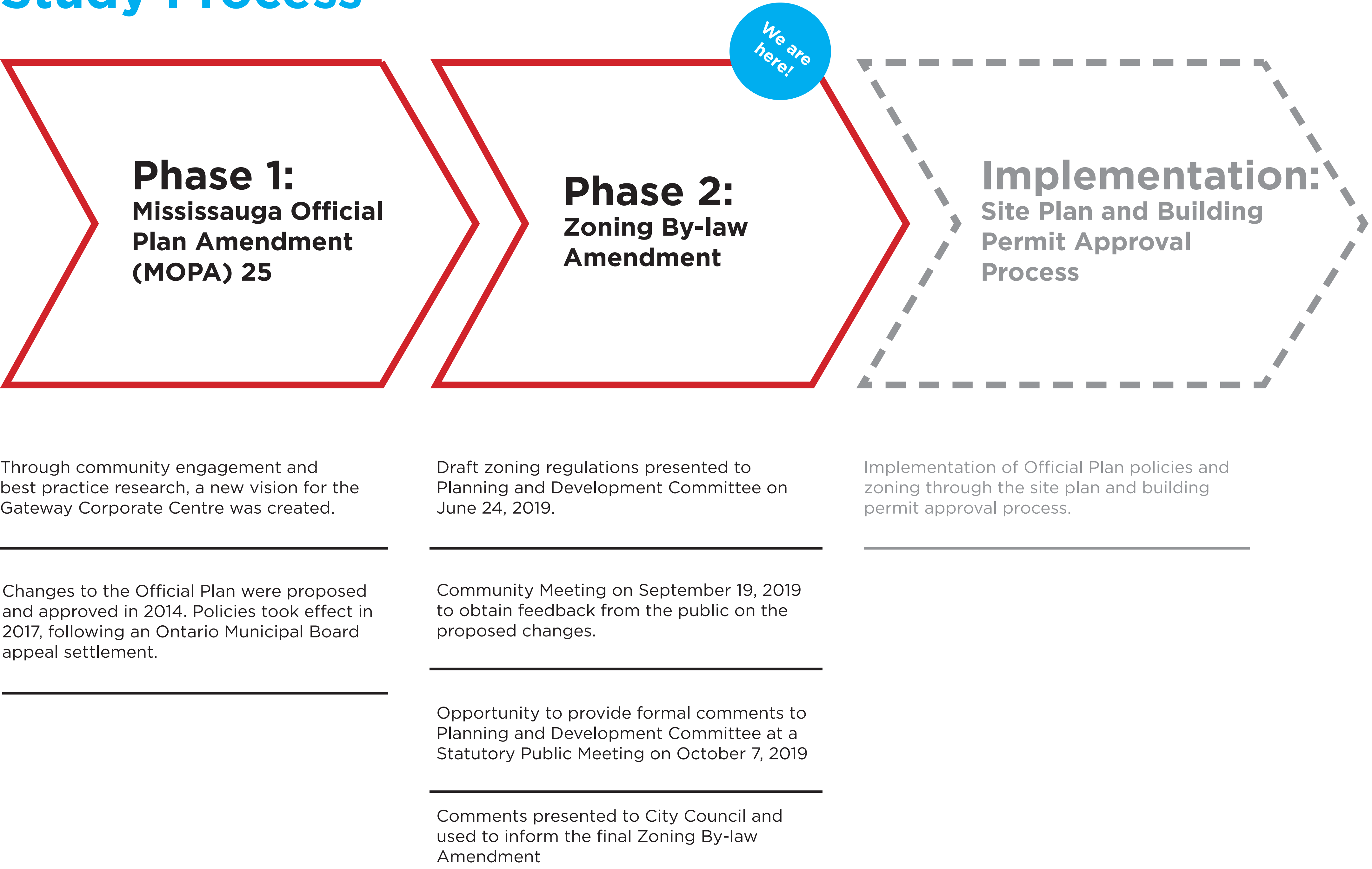
About the Study

Gateway Corporate Centre Character Area Review is a city-initiated review of planning policies to guide future development in the area.

The project began with an update to the Official Plan. A change to the Official Plan was necessary to outline a new vision for the area that would support a transit and people friendly environment. As part of the change, properties were re-designated from Business Employment to Office.

To align with the new Official Plan policies, changes are now proposed to the city’s zoning by-law. These changes will help transition the area to a more walkable, transit-oriented environment with an emphasis on office employment.

Study Process



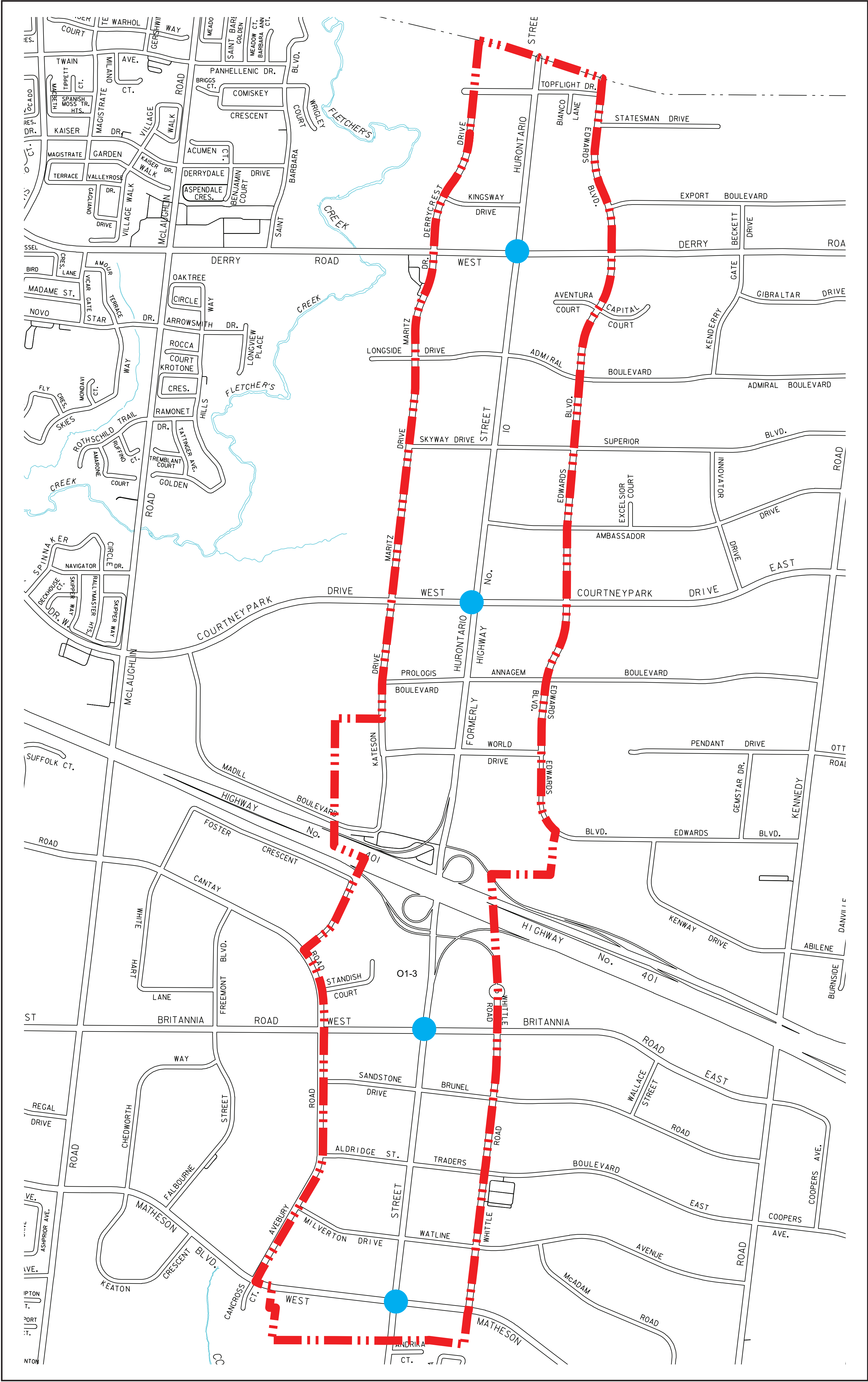
Gateway Corporate Centre

Character Area Review

Study Area

The Gateway Corporate Centre extends along Hurontario Street from the Mississauga-Brampton border in the north, to just beyond Matheson Boulevard in the south. The area aligns with the Hurontario Light Rail Transit (LRT) Corridor.

As a “Corporate Centre”, the area protects for high density office development. As an Intensification Corridor, this stretch of Hurontario Street is also planned to accommodate future growth. This is identified in the City’s Official Plan.



Planned Hurontario LRT Stations

GATEWAY CORPORATE CENTRE BOUNDARY

0 100 200 300 400 meters



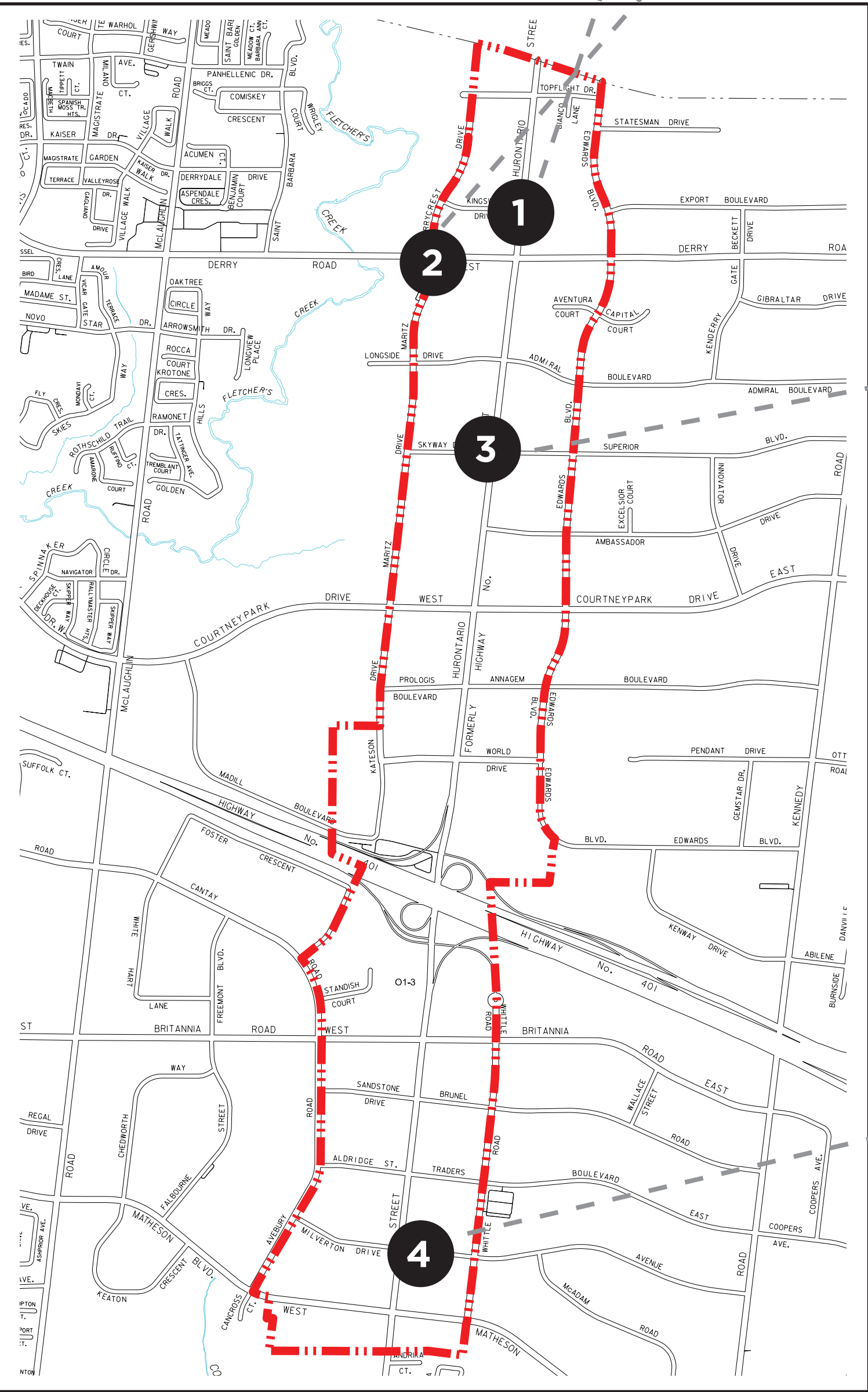
Gateway Corporate Centre

Character Area Review

Existing Conditions: Public Realm

The public realm in the Gateway Corporate Centre is characterized by:

- Narrow, inconsistent sidewalks
- A lack of pedestrian amenities, such as street furniture, pedestrian-scale lighting, cycling infrastructure and street trees
- Limited pedestrian connectivity
- The public realm south of Britannia Road is generally greener and more pedestrian-friendly, particularly along side streets



GATEWAY CORPORATE CENTRE BOUNDARY

0 100 200 300 400 metres



Narrow, inconsistent sidewalks



Lack of pedestrian amenities



Sidewalk does not exist



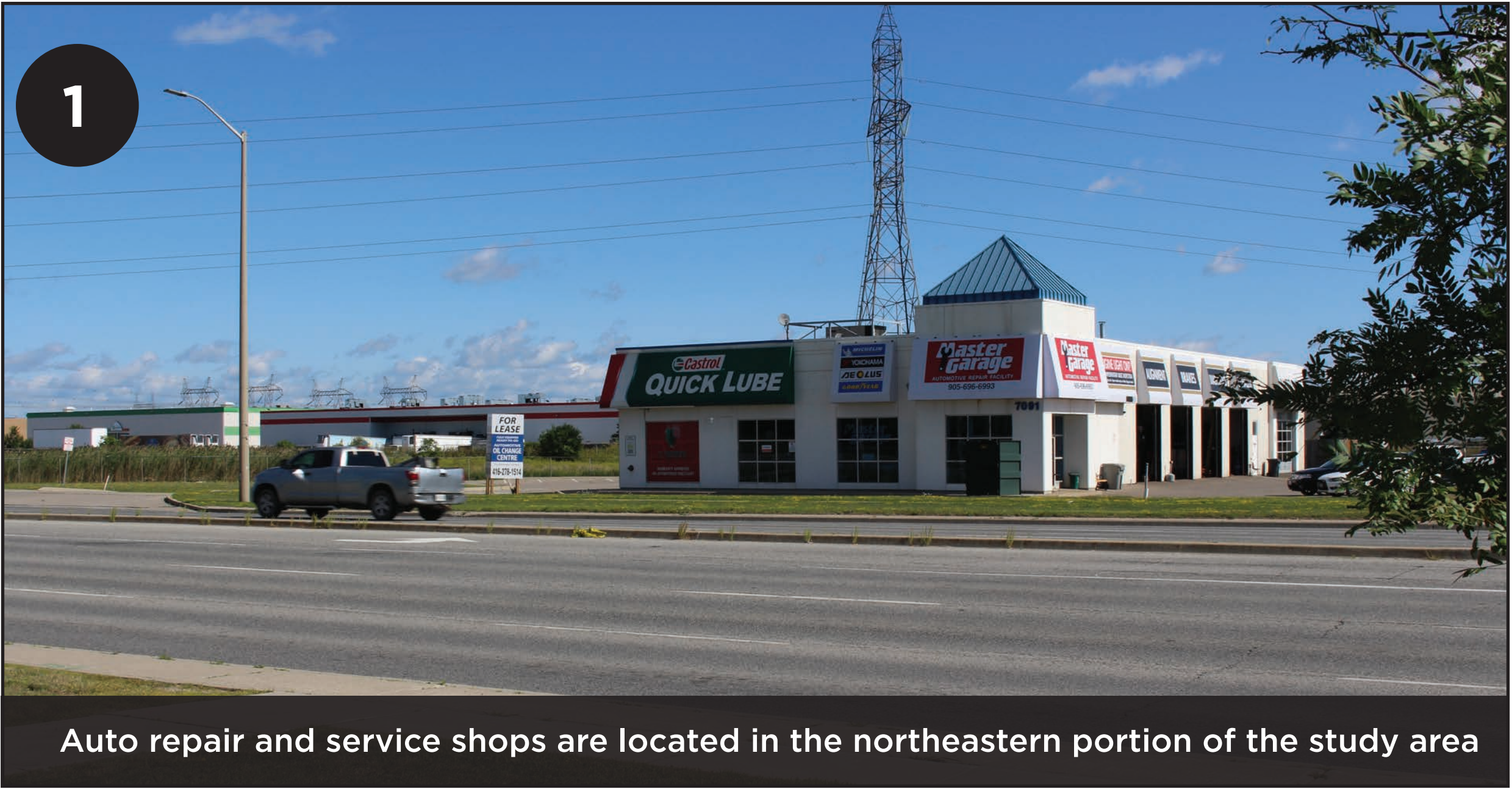
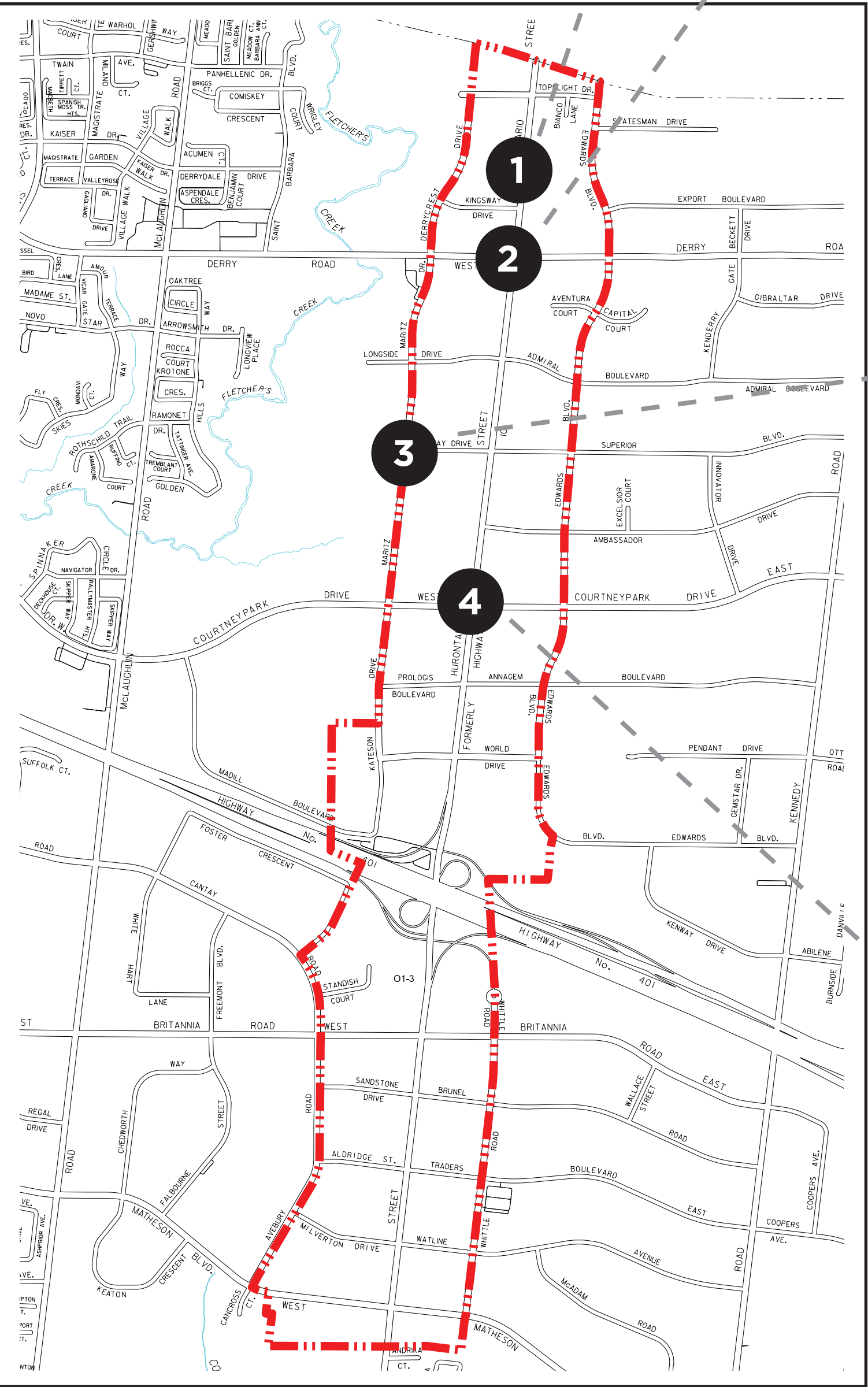
Side street with trees and shrubs provides shade for pedestrians

Gateway Corporate Centre

Character Area Review

Existing Conditions: Land Use

- Office concentrated in the south and northwestern area
- Warehouses and industry along side streets
- Auto-related businesses such as auto repair/service shops and trucking storage
- Commercial plazas with grocery stores and restaurants
- Vacant lands with development potential



Gateway Corporate Centre

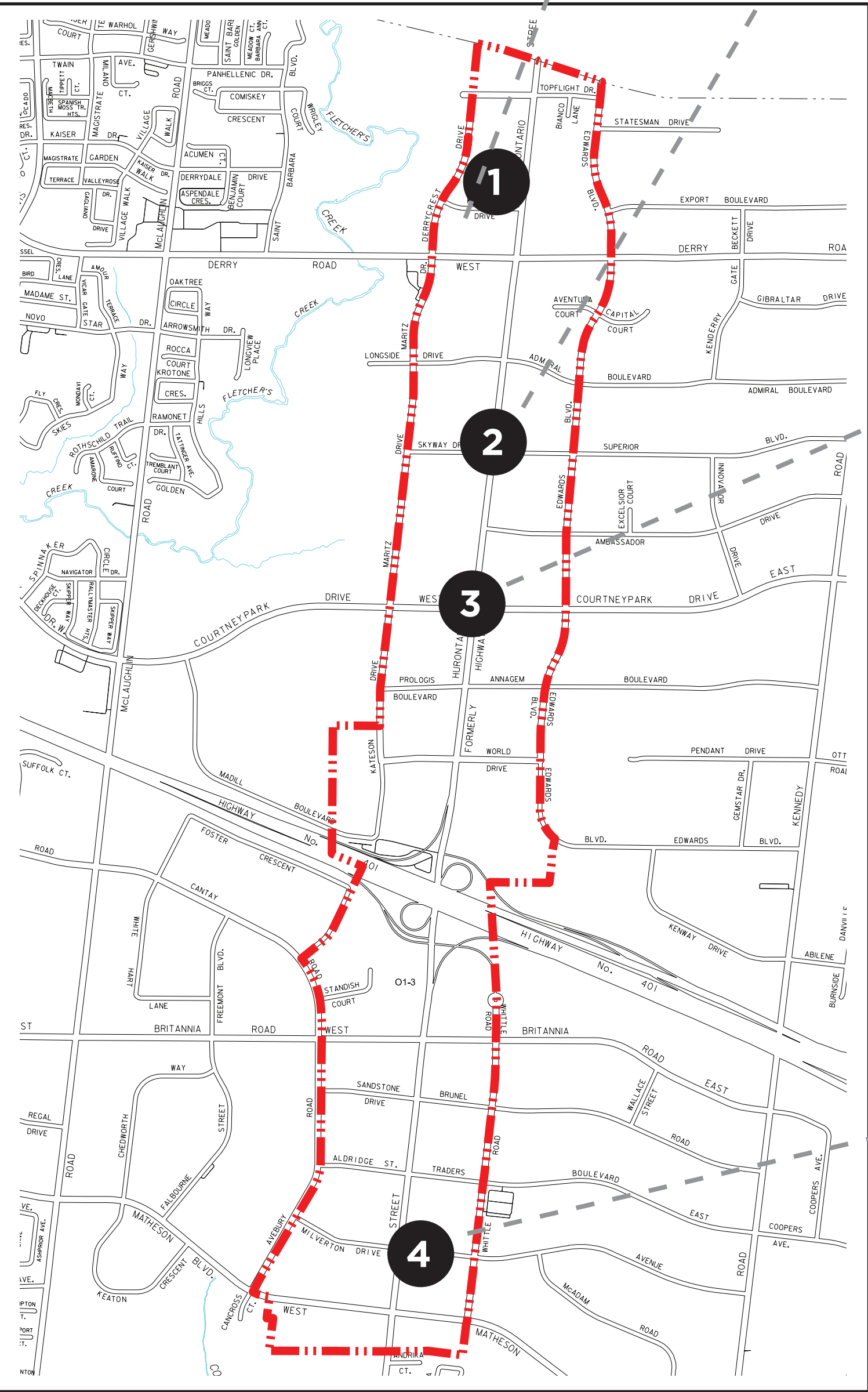
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Existing Conditions: Built Form

Auto-oriented history of the area reflected by the existing:

- Generally low heights (3 to 6 storeys)
- Large building setbacks to the street
- Inconsistent street frontage due to large gaps between buildings
- Oversupply of surface parking

Newer office developments reflect many of the principles in the proposed zoning, including structure parking, ground floor retail and building entrances fronting the street.



An abundant, oversupply of parking



Inconsistent streetwall due to large gaps between buildings and vacant lots



Office development and hotels in the middle and southern portion of the Gateway area



Office building fronts directly onto the street and includes ground floor retail

Gateway Corporate Centre

Character Area Review

Vision for the Future

Located along the main future north-south Light Rail Transit (LRT) Corridor in the city - Hurontario Street - Gateway Corporate Centre will become a walkable, transit-oriented and prestigious office employment area by:

- Activating Hurontario street by requiring ground floor uses such as banks, daycares and restaurants within future mixed-use buildings
- Creating a pedestrian-oriented streetscape with a wide, attractive urban boulevard and enhanced public amenities
- Ensuring direct building entrances to the public sidewalk from buildings
- Directing parking to the rear of the site away from the public realm

A more fine-grained pedestrian network, buildings fronting the street, parking located to the rear of the site and higher density development. ▶

The streetscape along Hurontario Street and key crossroads will include the LRT and an attractive, pedestrian-oriented public realm with an urban landscape buffer that crosses into the private setback. ▼



Gateway Corporate Centre

Character Area Review

Feedback

Take a sticky note and write down your comments.

Green: Something you like about the proposed changes.

Pink: Something you think should change about the proposed changes.

Orange: Other comments.