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

Phase 1:
Mississauga Official
Plan Amendment
(MOPA) 25

Phase 2: Zoning By-law Amendment Implementation:

Site Plan and Building

Permit Approval

Process

Through community engagement and best practice research, a new vision for the Gateway Corporate Centre was created.

Draft zoning regulations presented to Planning and Development Committee on June 24, 2019.

Implementation of Official Plan policies and zoning through the site plan and building permit approval process.

Changes to the Official Plan were proposed and approved in 2014. Policies took effect in 2017, following an Ontario Municipal Board appeal settlement. Community Meeting on September 19, 2019 to obtain feedback from the public on the proposed changes.

Opportunity to provide formal comments to Planning and Development Committee at a Statutory Public Meeting on October 7, 2019

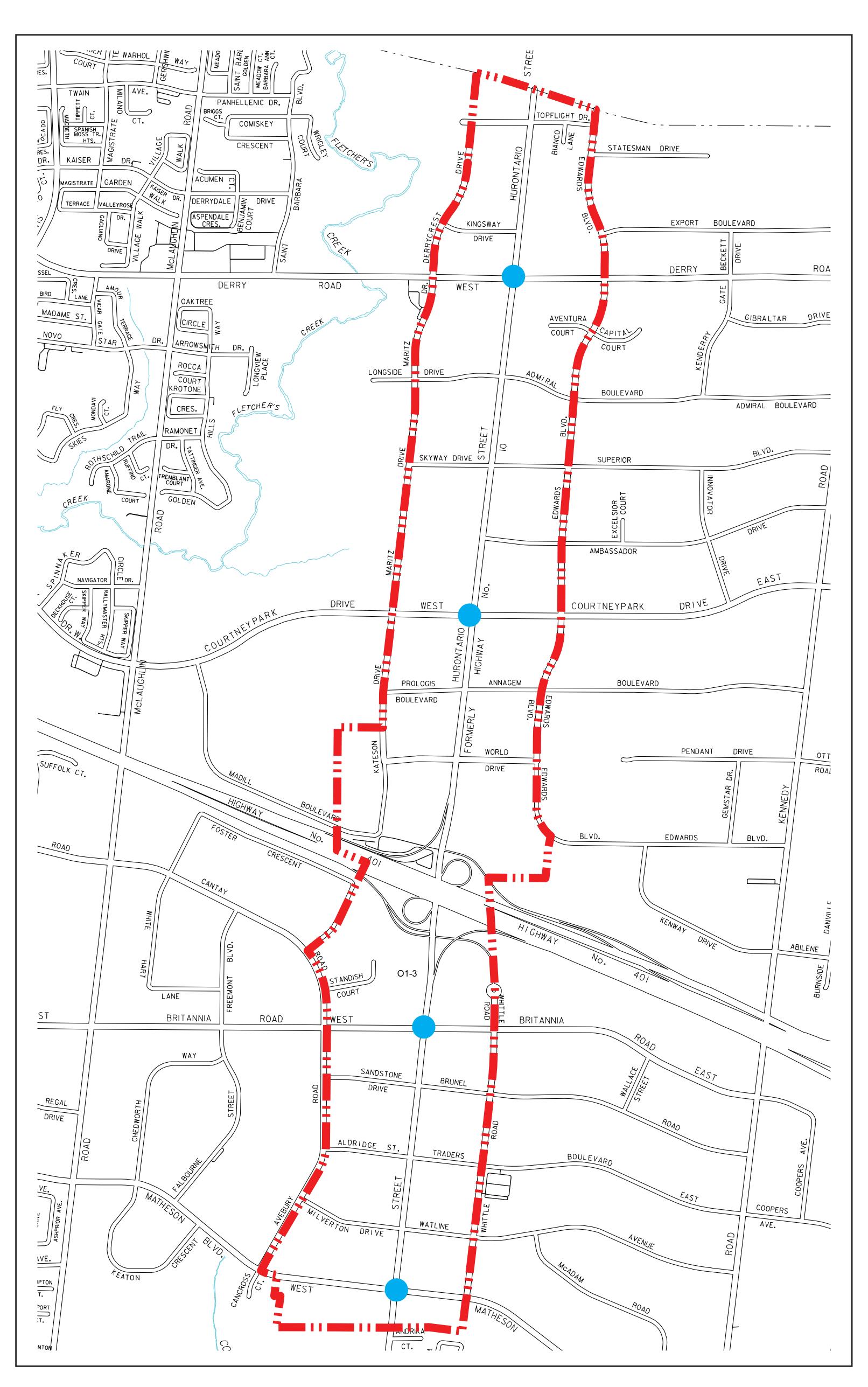
Comments presented to City Council and used to inform the final Zoning By-law Amendment

Character Area Review

Study Area

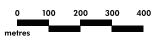
The Gateway Corporate Centre extends along Hurontario
Street from the MississaugaBrampton border in the north,
to just beyond Matheson
Boulevard in the south. The
area aligns with the Hurontario
Light Rail Transit (LRT)
Corridor.

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.











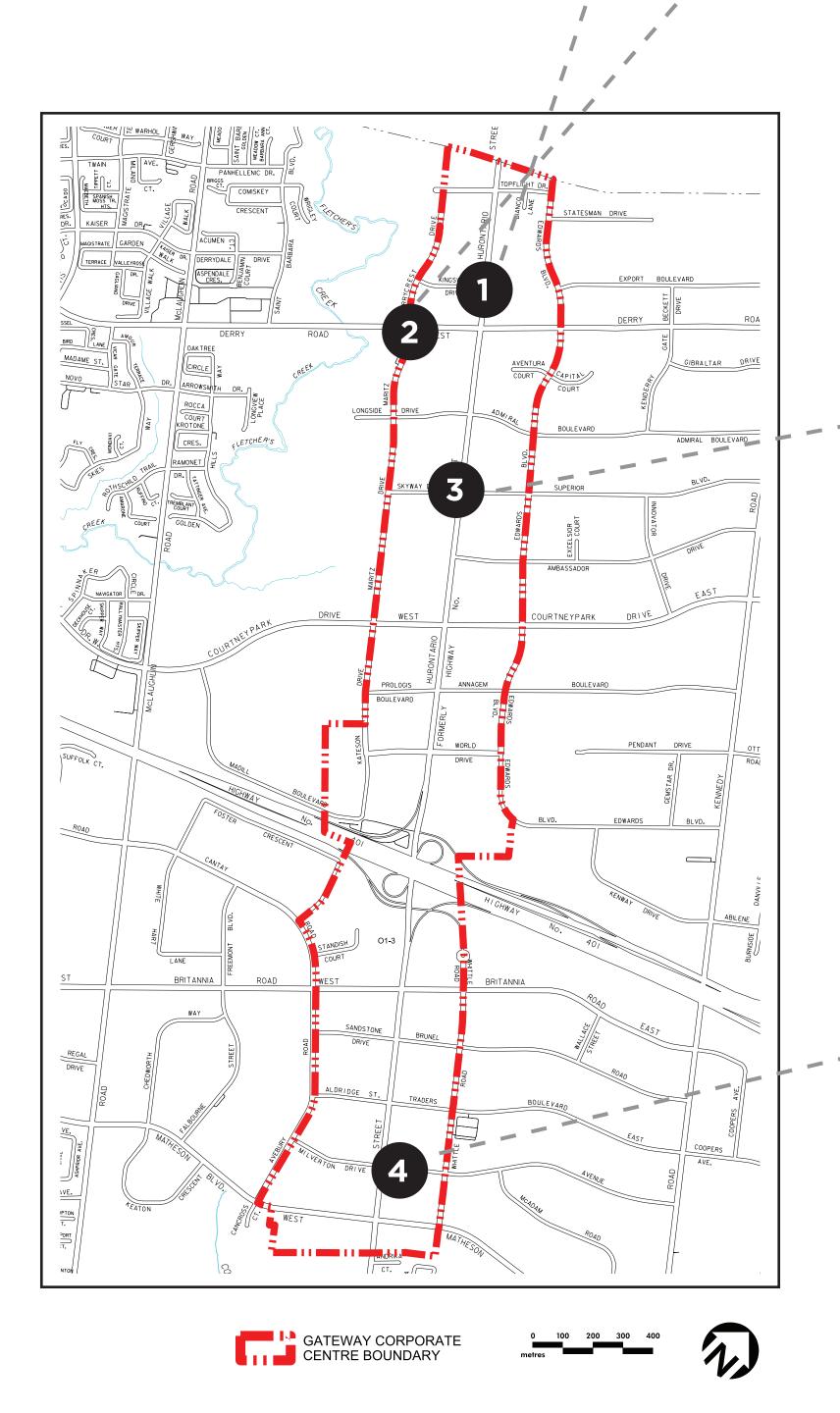


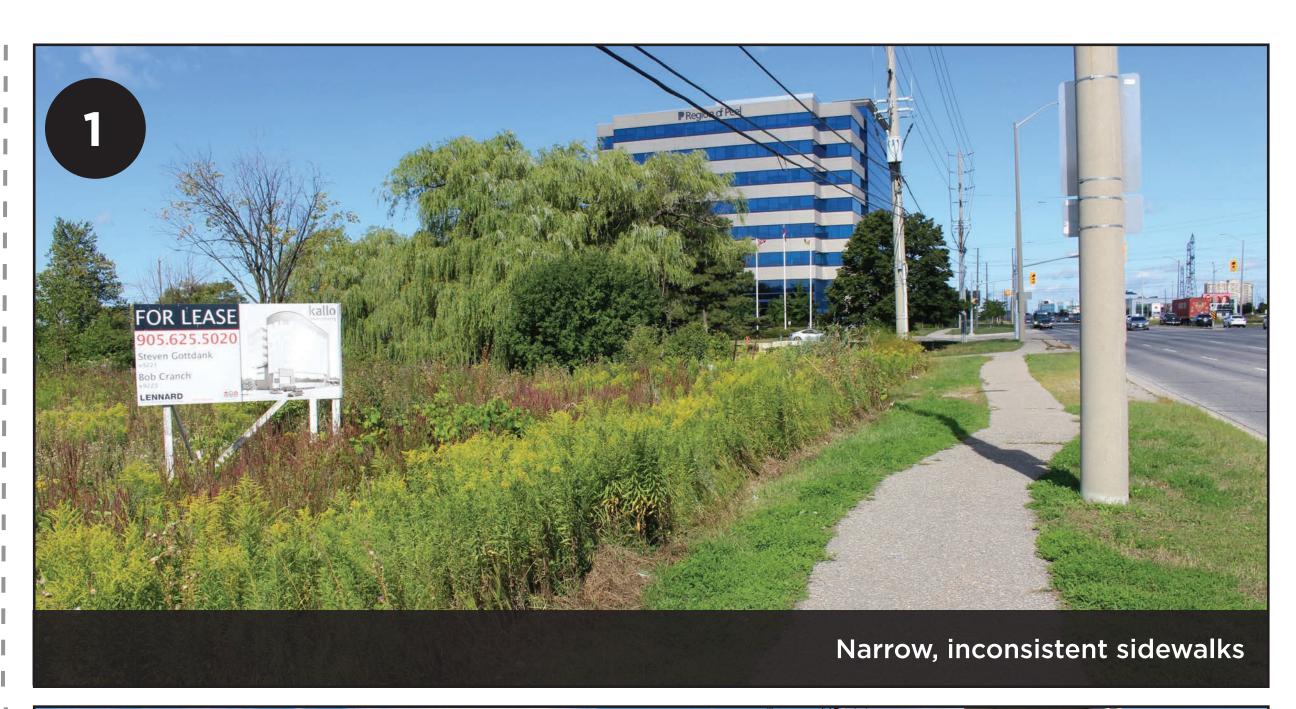
Character Area Review

Existing Conditions: Public Realm

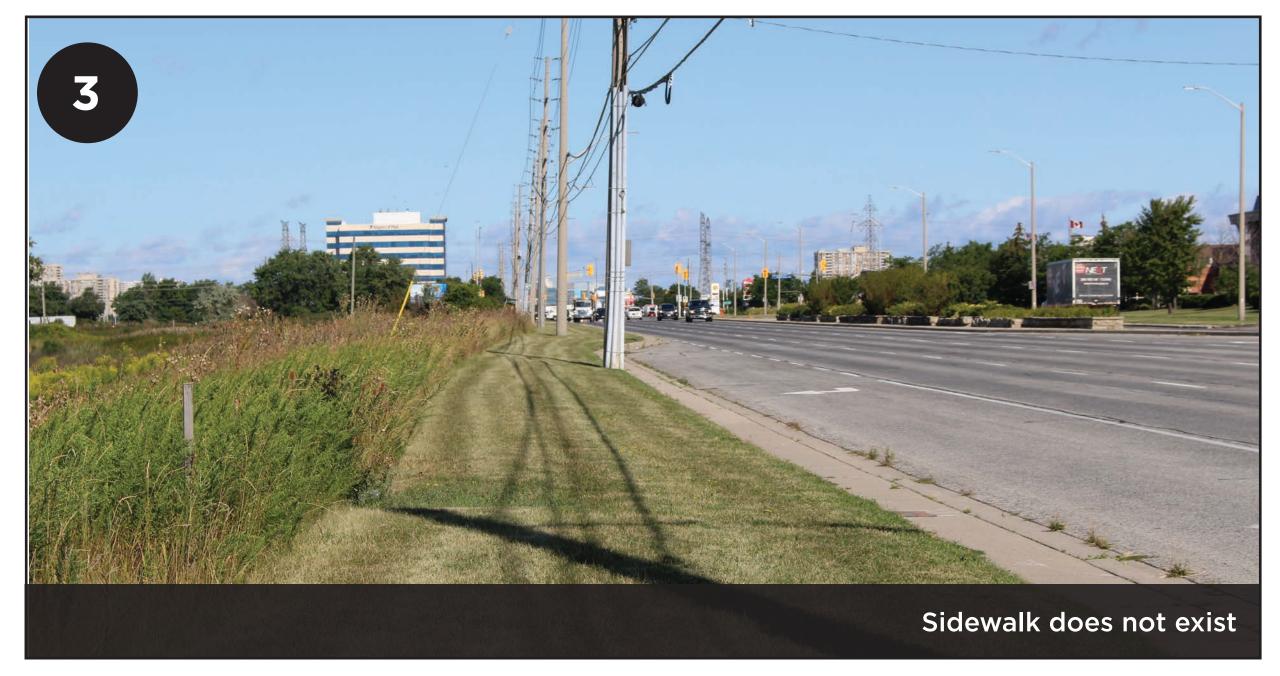
The public realm in the Gateway Corporate Centre is characterized by:

- 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







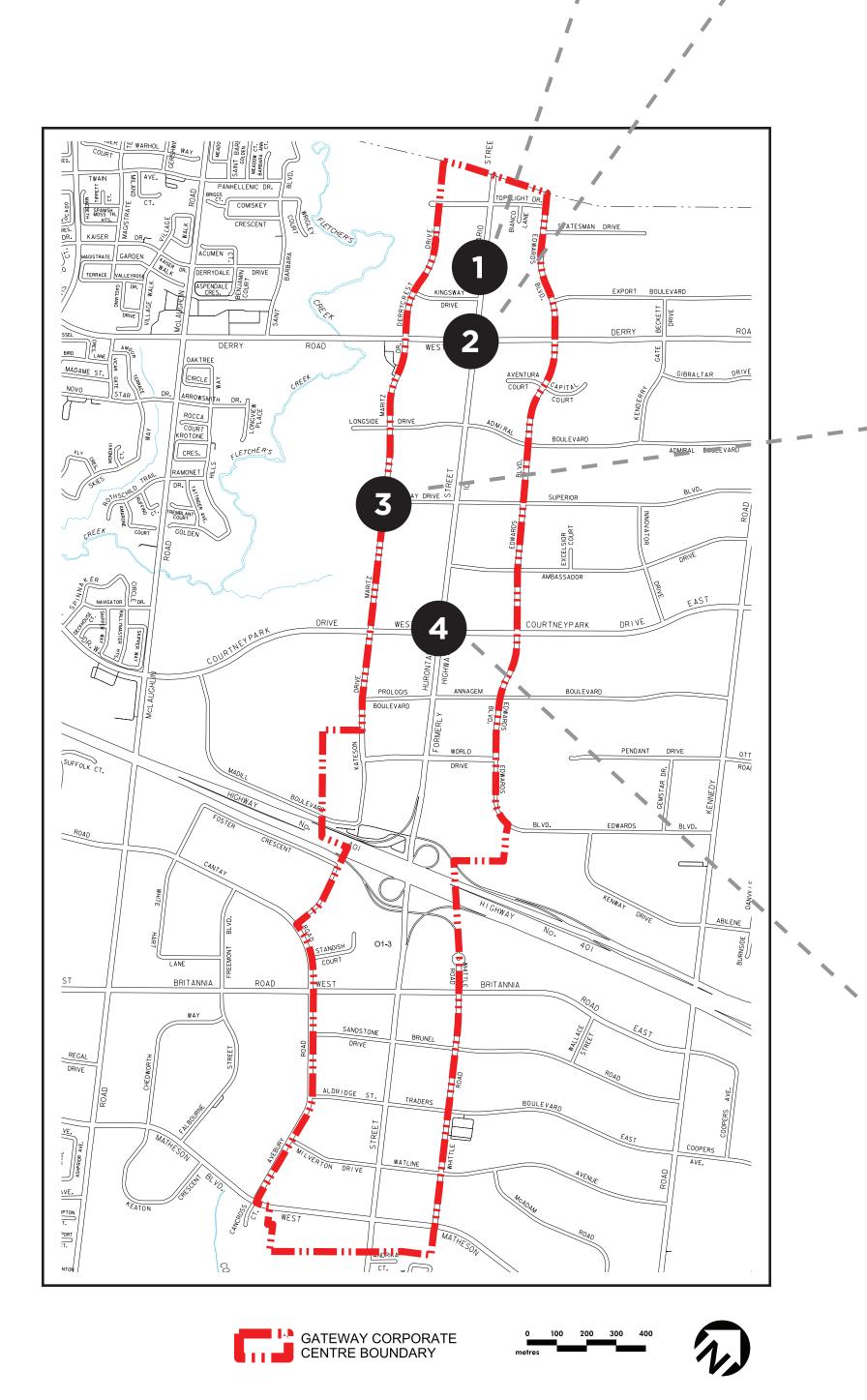


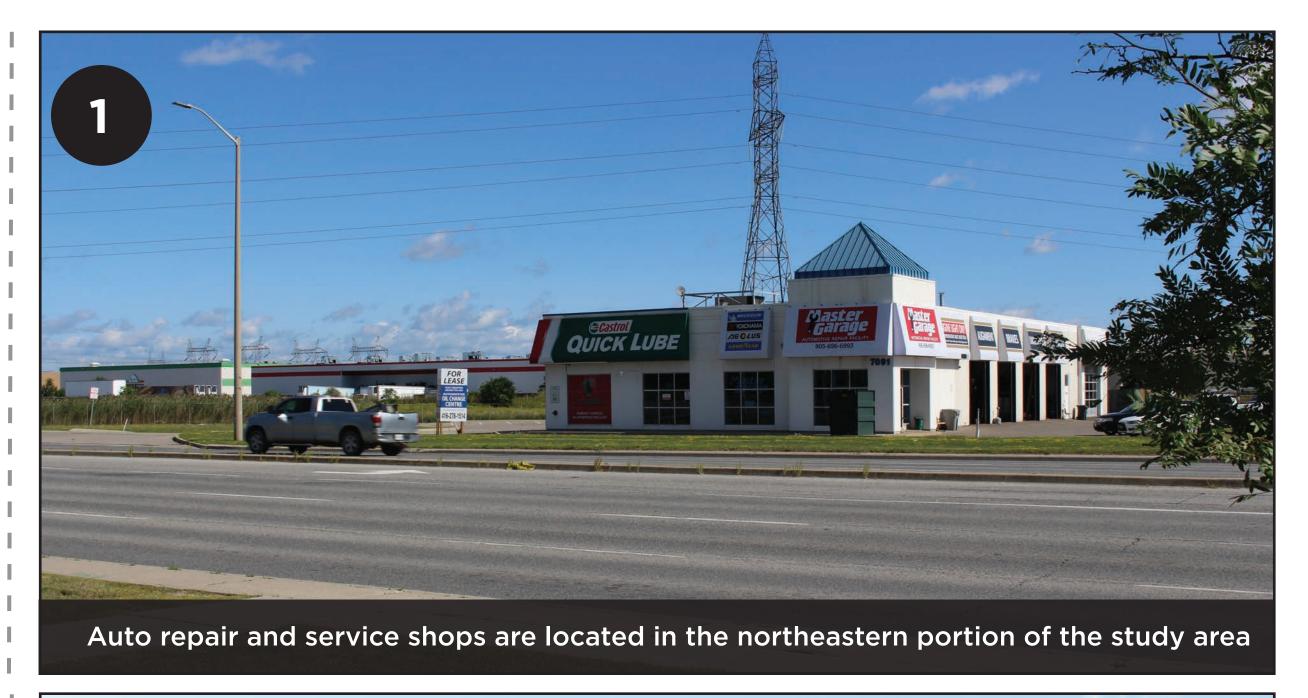


Character Area Review

Existing Conditions: Land Use

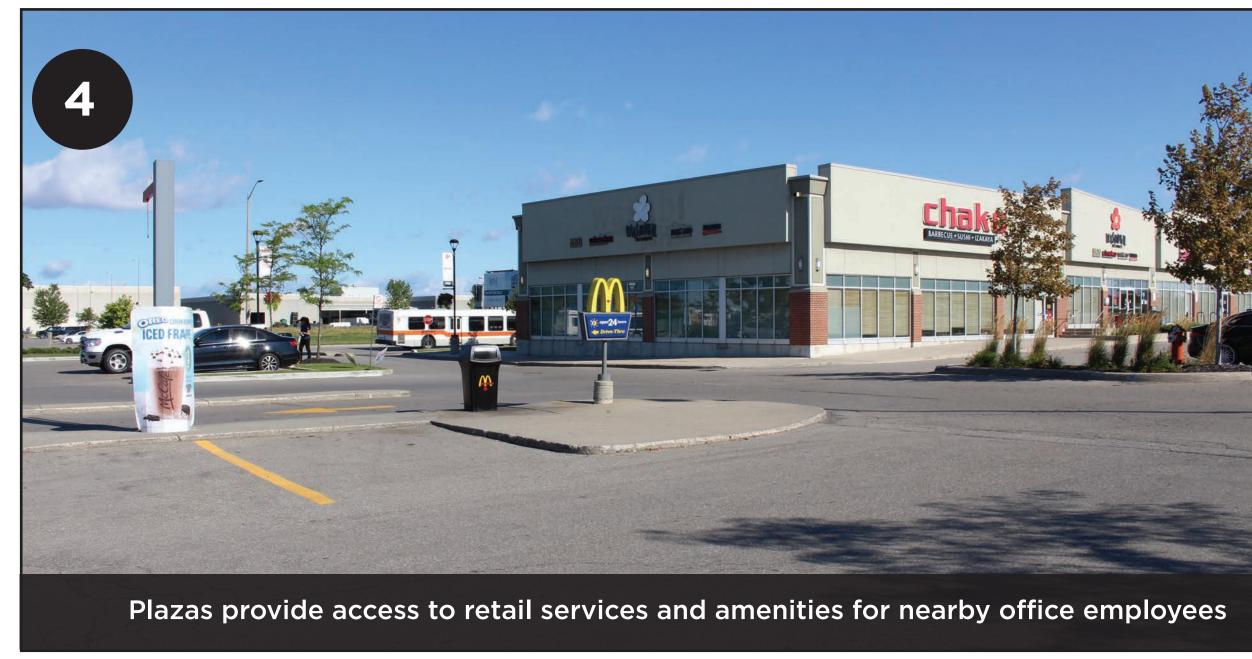
- Office concentrated in the south and northwestern area
- Warehouses and industry along side streets
- Auto-related businesses such as auto repair/service shops and trucking storage
- Commercial plazas with grocery stores and restaurants
- Vacant lands with development potential











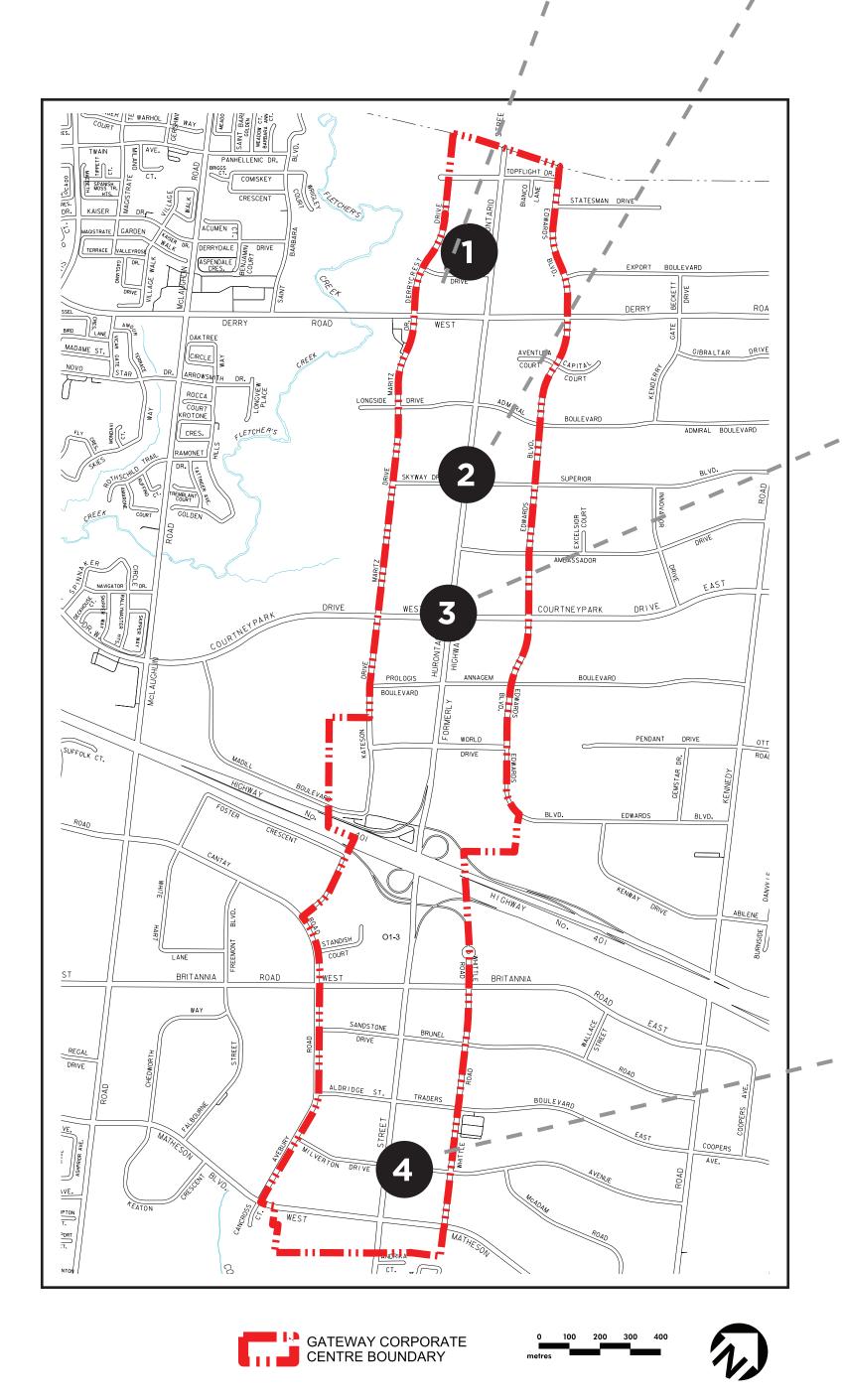
Character Area Review

Existing Conditions: Built Form

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

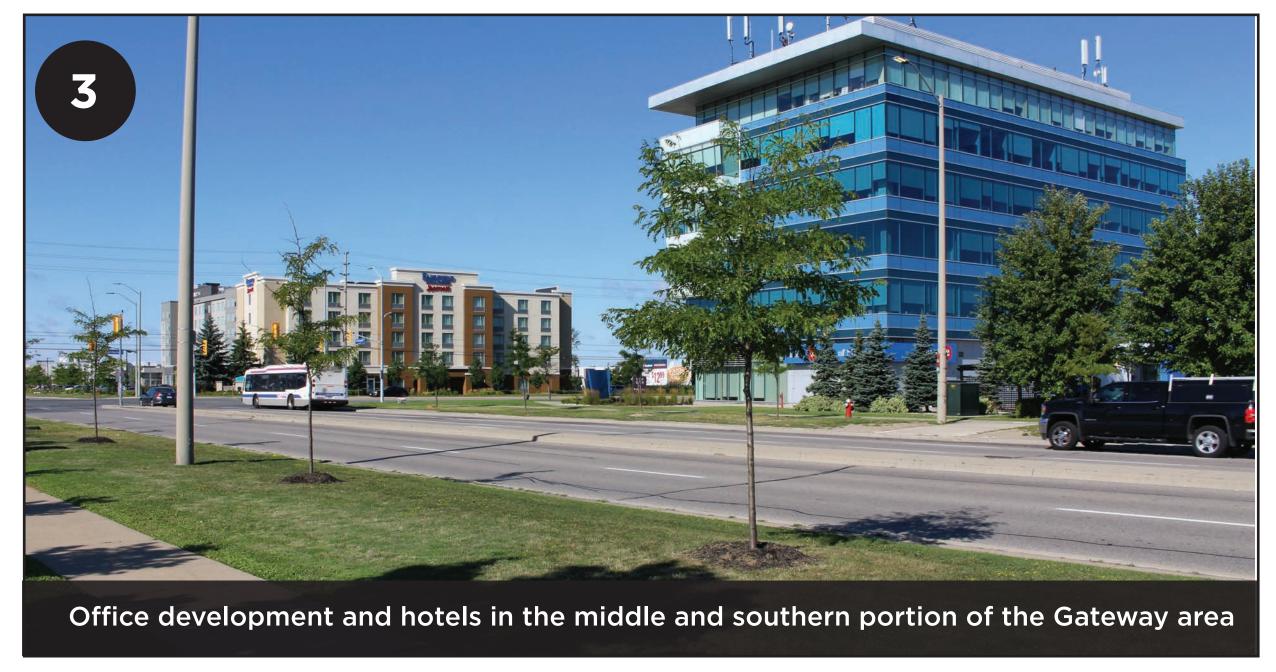
- Generally low heights (3 to 6 storeys)
- Large building setbacks to the street
- Inconsistent street frontage due to large gaps between buildings
- Oversupply of surface parking

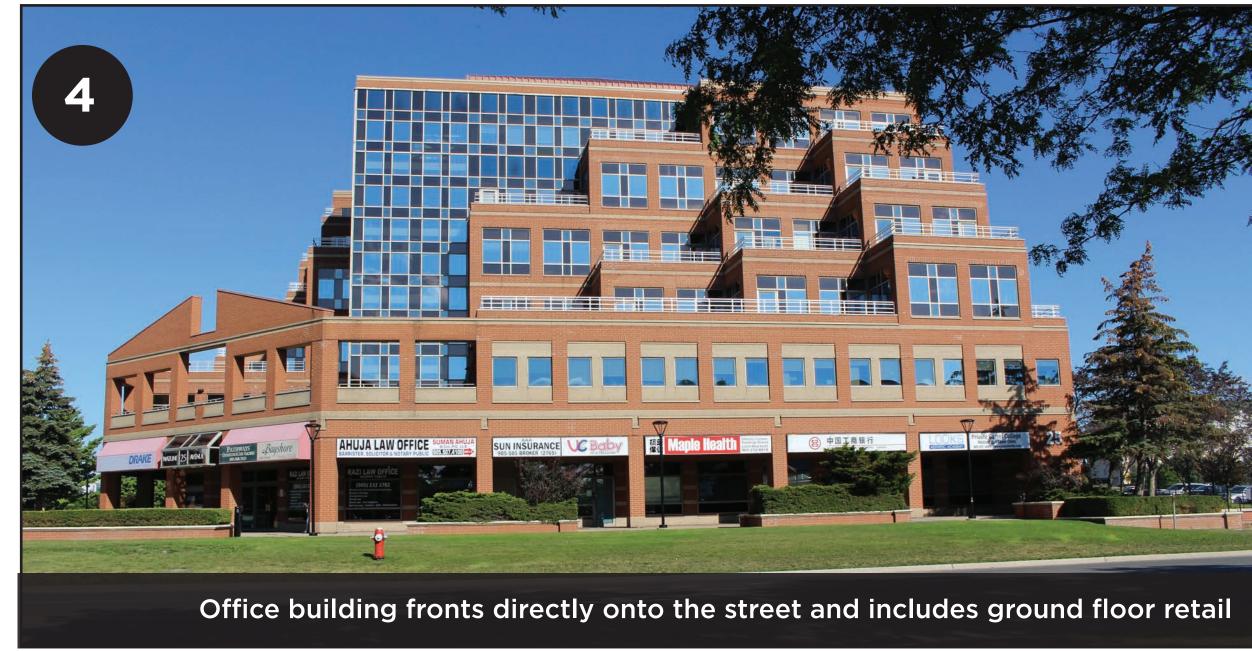
Newer office developments reflect many of the principles in the proposed zoning, including structure parking, ground floor retail and building entrances fronting the street.













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.













Character Area Review

Zoning Changes: Implications

The proposed zoning changes call for the addition of two (2) new transitsupportive office zones: Office 1 (O1) and Office 2 (O2). O1 zones are located nearer to the future Hurontario LRT stations and as such, have higher pedestrian and transit supportive requirements than O2 zones.

Changes focus on lands that were re-designated from Business Employment to Office. Existing uses and buildings can continue in their present form, until such time as they are ready to redevelop.

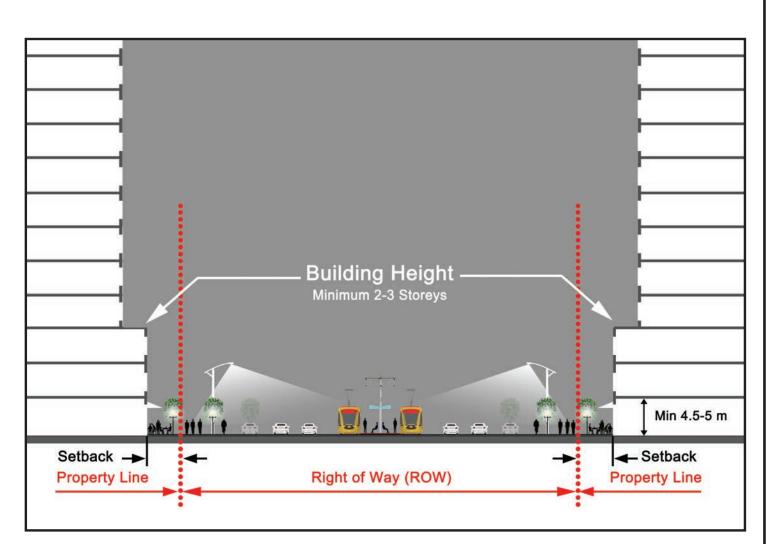
The proposed zoning changes will ensure future development aligns with the vision for the Gateway Corporate Centre. This includes establishing the list of permitted land uses and regulations related to:

- Building height and density
- Setback
- Landscaping, including urban landscaping requirements within the private setback
- The location of parking and building entrances

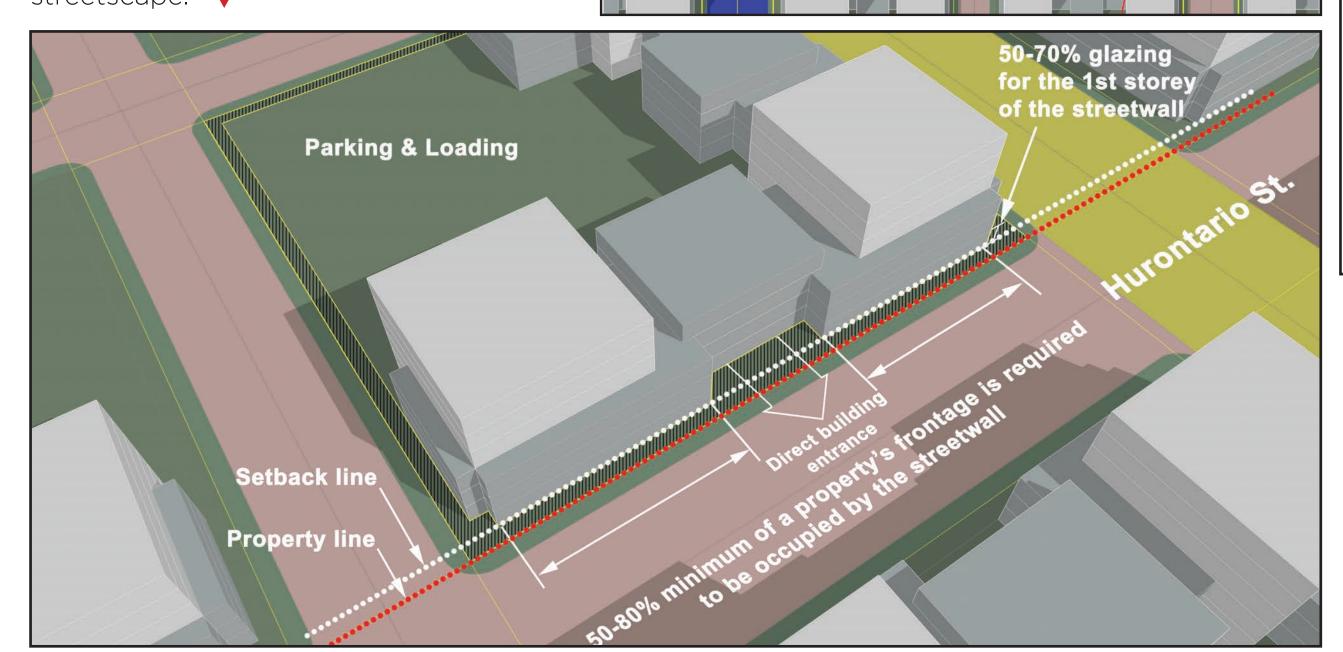
Setbacks are measured from the property line and are regulated through the zoning by-law. A minimum building height of 2 to 3 metres is required in the Gateway Corporate Centre. <

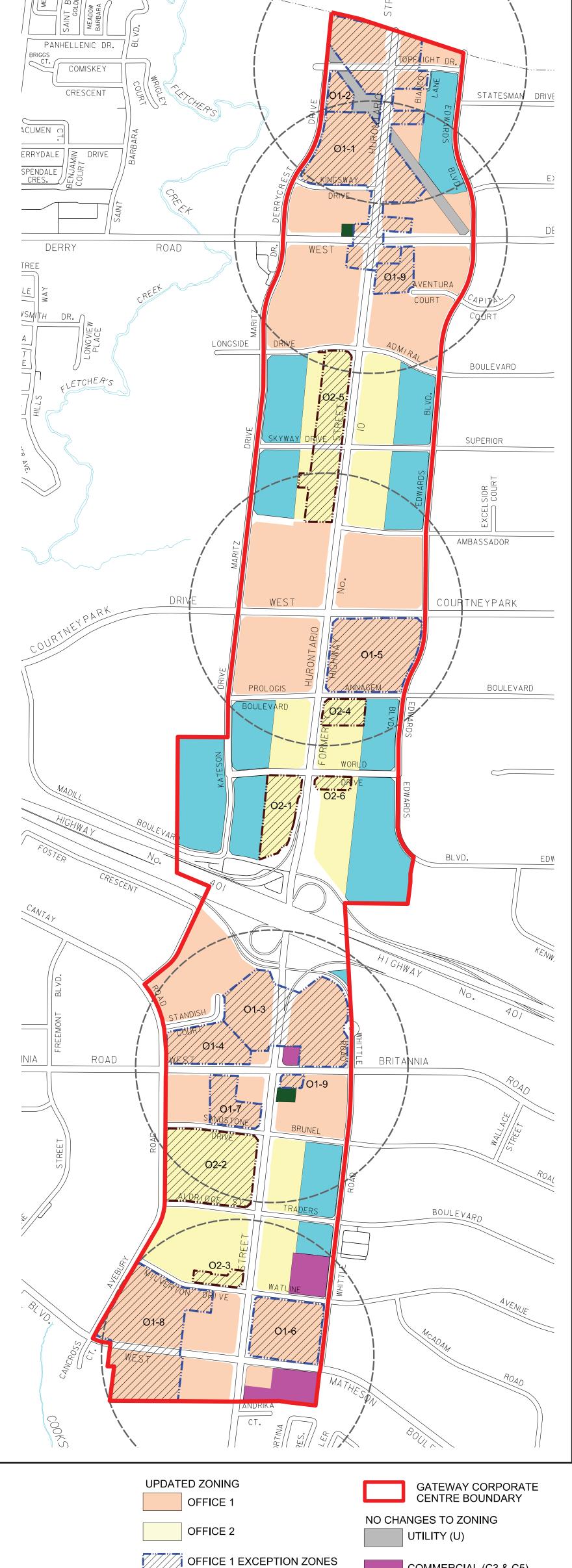
To achieve a walkable, transit-supportive built form along major streets, parking is required at the rear of the property. Setbacks are kept to a minimum to help create an active streetfront and activate the public realm.

Glazing and streetwall requirements are a key component to achieving the City's vision for a walkable, prestigious office employment area. A streetwall is achieved by ensuring a consistent building frontage along a public street and minimizing gaps within the streetscape. \(\neg \)









OFFICE 2 EXCEPTION ZONES

MTSA 500M RADIUS BUFFER



COMMERCIAL (C3 & C5)

EMPLOYMENT (E1 &E2)

OPEN SPACE (OS)

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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.

