

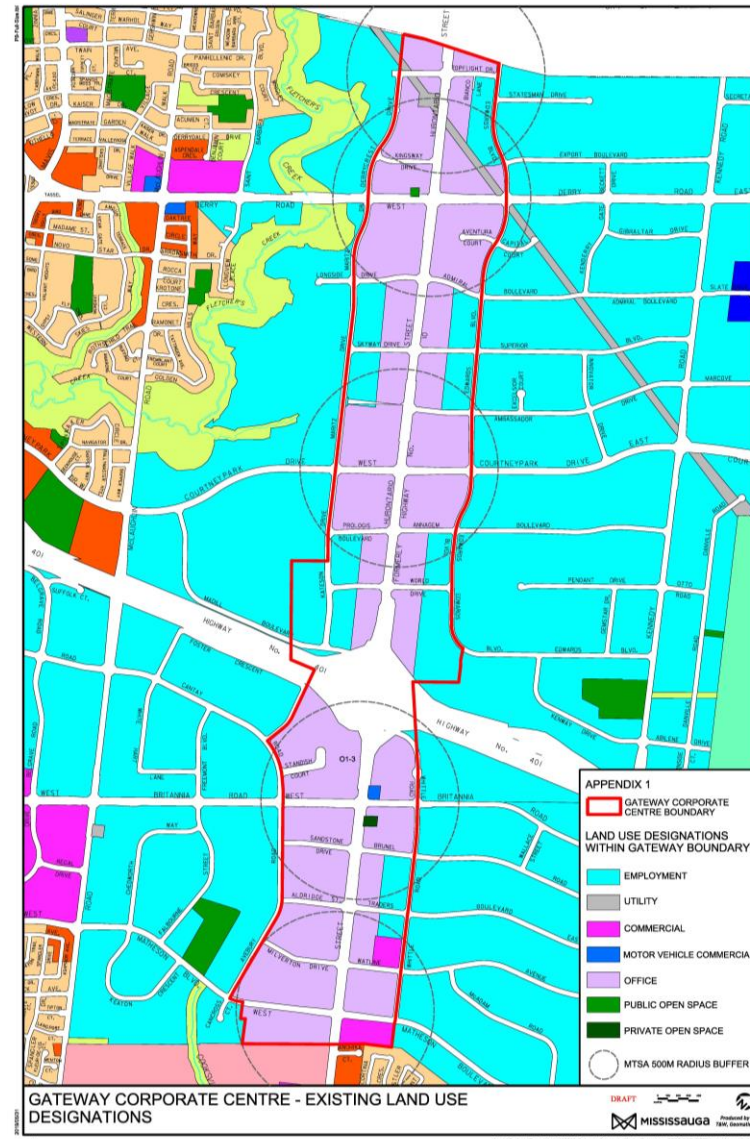


Gateway Corporate Centre

City-Initiated Zoning Amendment

Background

- Hurontario LRT will transform the Gateway area
- Province requires transit supportive densities within MTSAs
- Official Plan vision is for a prestigious office employment area
- Official Plan amended in 2014
- Land use designation changed from Business Employment to Office
- 2017 OMB Settlement

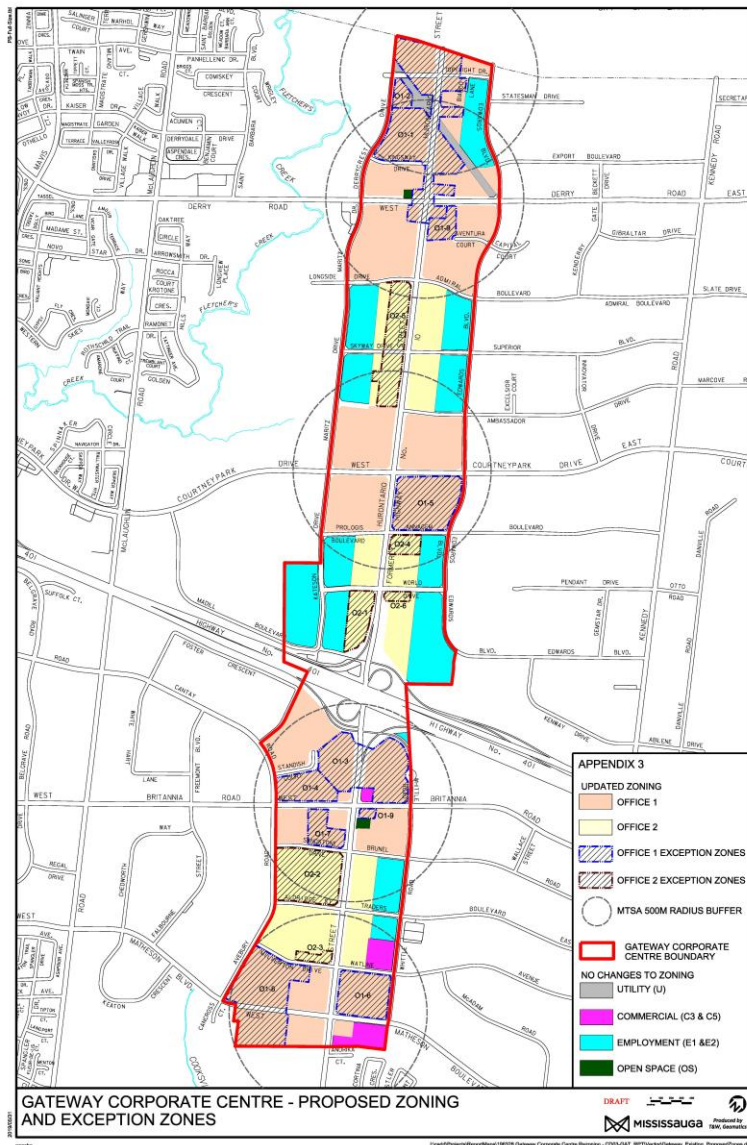


Hurontario LRT Corridor

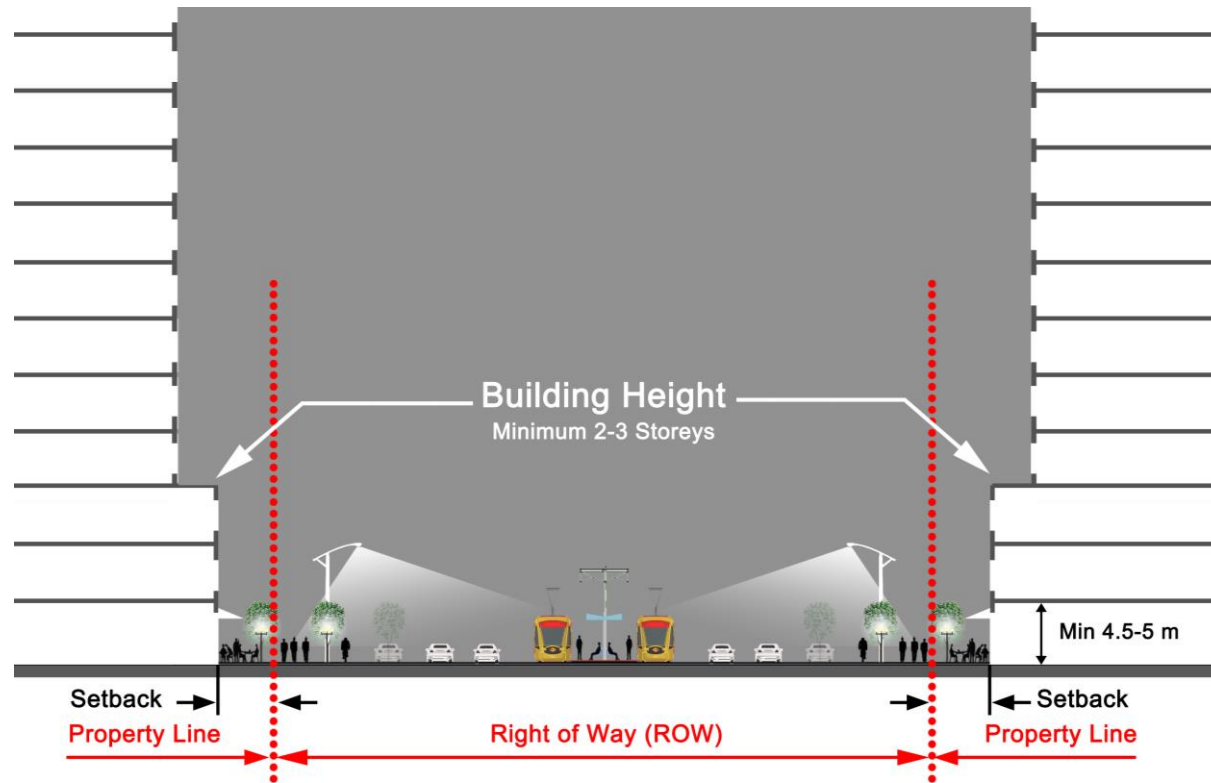


Zoning Changes

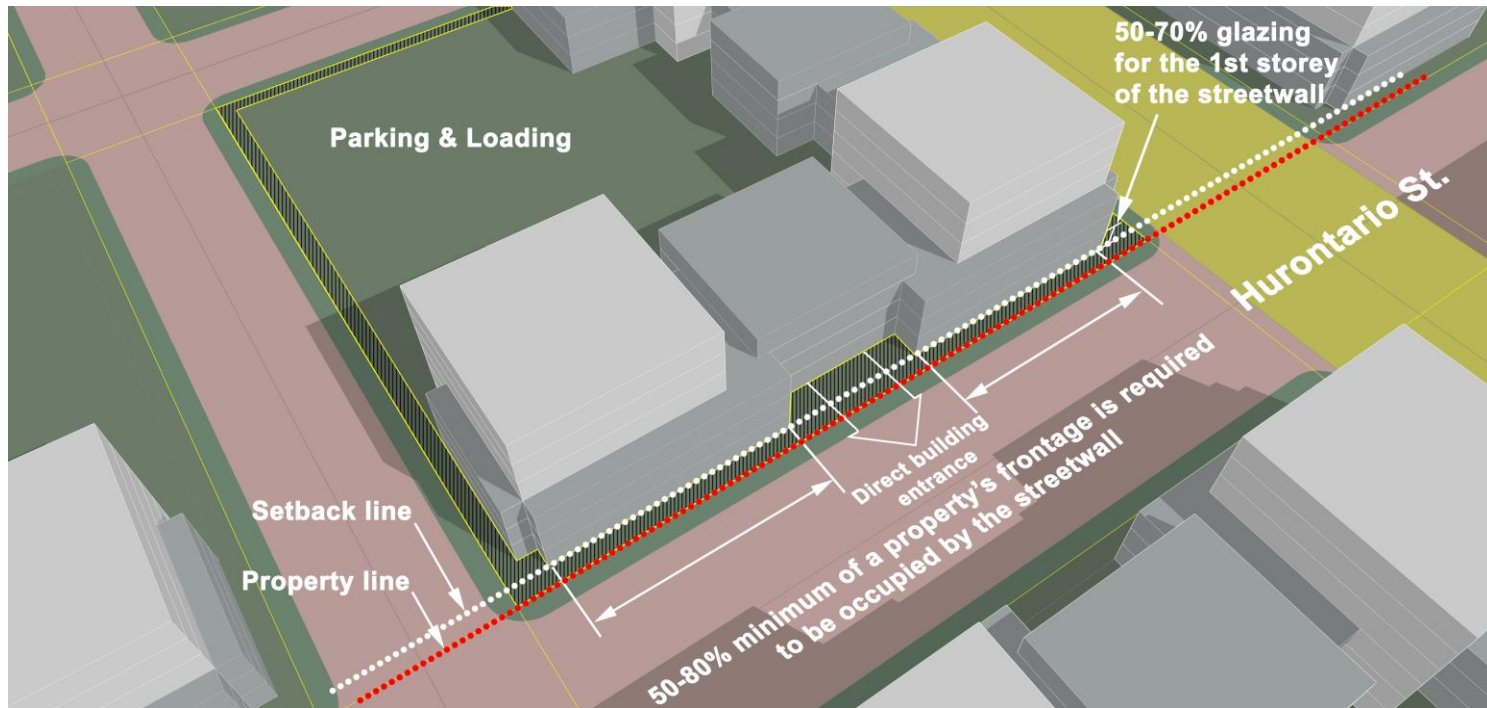
- Proposed zoning amendment implements Council's vision
- Zoning amendment introduces two new Office zones
- These new zones align with Office designation
- Exception zones will ensure existing uses can continue
- Properties that were not re-designated will retain existing zoning



Zoning Illustration



Zoning Illustration Continued



Summary

- New office zones will ensure future uses and buildings align with the vision for Gateway established in the Official Plan
- This includes a list of permitted and accessory uses and regulations to achieve a walkable, transit-supportive office employment area
- Existing uses and structures can continue until such time as they are ready to redevelop



Thank you

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