

An aerial photograph of a city skyline, likely Mississauga, Ontario. The image shows a dense cluster of high-rise apartment buildings and office towers. A prominent construction crane is visible in the upper left quadrant, indicating ongoing development. The foreground shows a residential area with lower-rise houses and trees. The sky is clear and blue.

REGIONAL FORUM ON CENTRES AND CORRIDORS

MISSISSAUGA CITY CENTRE

PRESENTATION OUTLINE

- BRIEF HISTORY
- RECENT DEVELOPMENTS
- ISSUES/ PROPOSED SOLUTIONS/ OUTCOMES

BACKGROUND

- 1971 Bruce McLaughlin – C of A application for Square One Shopping Centre
- 1975 Resolution of new City Council – a plan for the City Centre
- 1978 Decision of Boundaries
- 1981 City Centre Secondary Plan (Amendment 281) (Several problems with implementation)

BACKGROUND continued...

- 1992 Amendment 90 approved by Minister of Municipal Affairs and Housing
- 2001 Amendment 20
- 2002-2009 Sale of key parcels – market changes
- 2009 Downtown 21



Daniels - Capital & Amica



Amazon Master Plan



Conservatory Group - Universal



Daniels Park Tower



Transit Terminal Expansion



Square One Conceptual Mainstreet Development



Fernbrook - Absolute



Daniels - Capital & Amica



City Mall



Tribal - Ovation



Davies Smith - CityGate



Conservatory Group



Daniels - 1 City Centre



Amazon - Eden Park



Residential Units	16,000 (Existing Development)	49,000 (Capacity Estimate)
Population	38,500	105,000
Major Office GFA(sq.ft.)	3,720,100 ft ²	15,500,000 ft ²
Major Office Employment	16,000	60,000
Retail GFA (sq.ft.)	1,867,500 ft ²	3,000,000 ft ²
Retail Employment	4,000	6,500



MISSISSAUGA HAS NEVER EXPERIENCED THE DENSITIES AND HEIGHTS OCCURRING IN THE CITY CENTRE.

Range 27.2 uph (townhouses) to 1432 uph (apartments)
11.0 upa to 579 upa

FSI 0.78 to 12.47

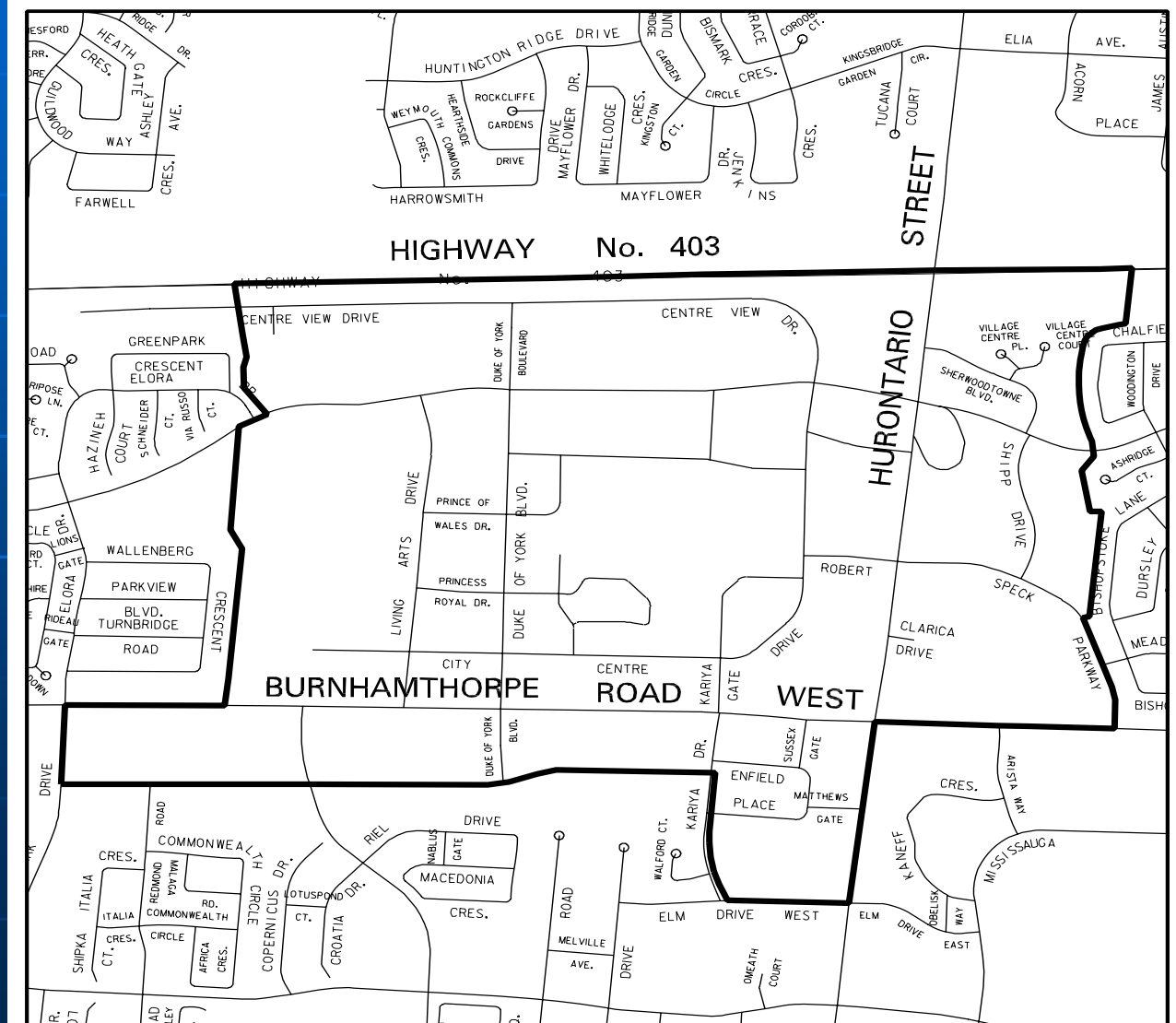
Heights 2 to 55 storeys

Existing Units: 8,857 apartment units
Built Out: 23,600 apartment units

BACKGROUND

HISTORY OF THE CITY CENTRE

- existing boundaries
- 373 acres





1954

0 100 200 300 400 500 600 700 800 900 1000





1975

UTAH STATE GEOGRAPHIC INFORMATION SYSTEM

UTAH STATE GEOGRAPHIC INFORMATION SYSTEM



2005

- Bruce McLaughlin – 1971
C of A application for the
Square One Shopping
Centre



- McLaughlin's vision for the City Centre

The McLaughlin Group 1969



- Auto-oriented City Centre
 - Large radius right turn lanes
 - Elevated pedestrian walkways (separating people/cars)
- Tower in the Park approach
- Square One was to be the centre of the City (note the tower proposed)
- Not envisioned to expand beyond its original design

SQUARE ONE 1973



- Move of City Hall (1973)

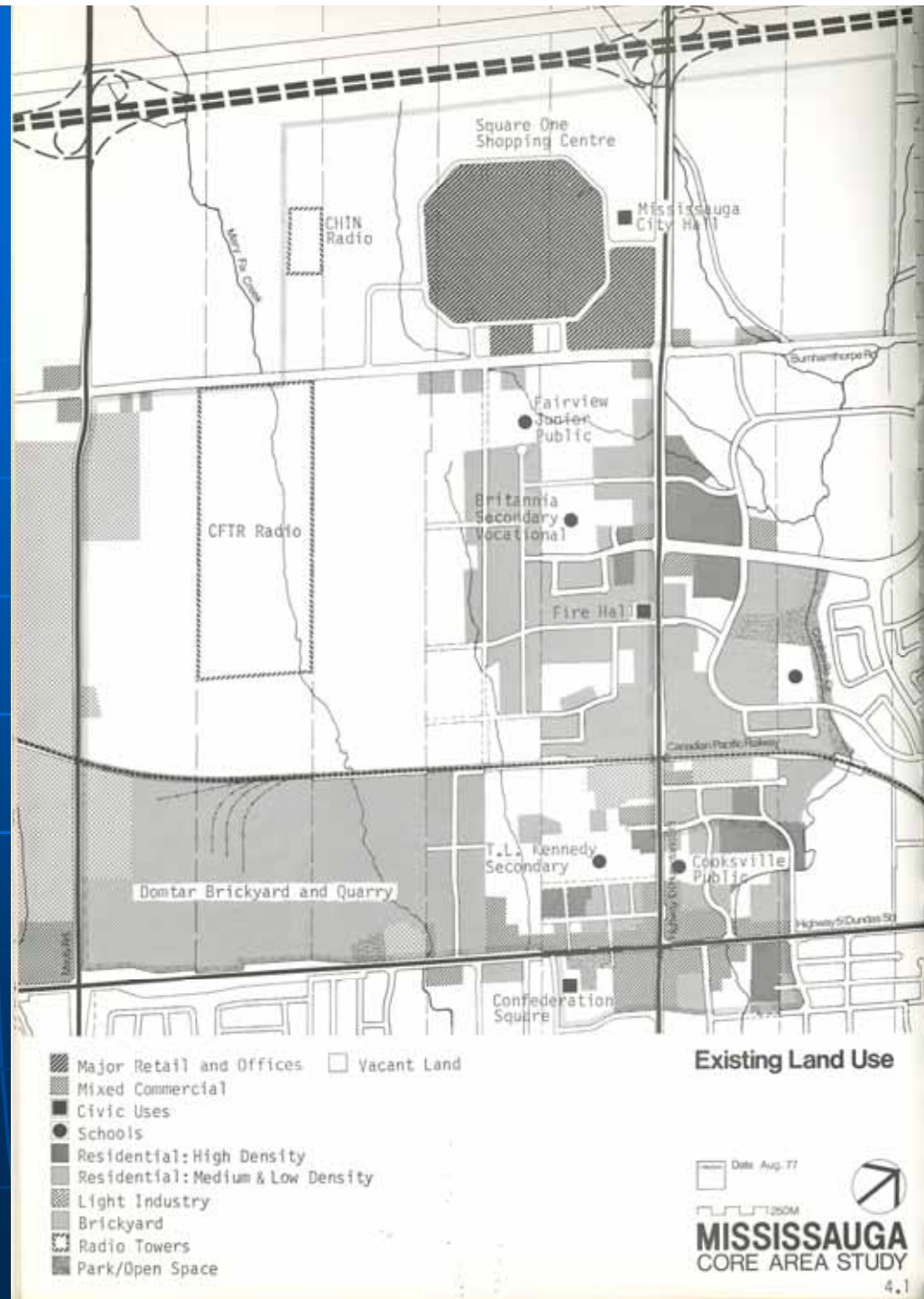


City Hall 1973

- City of Mississauga (1974)

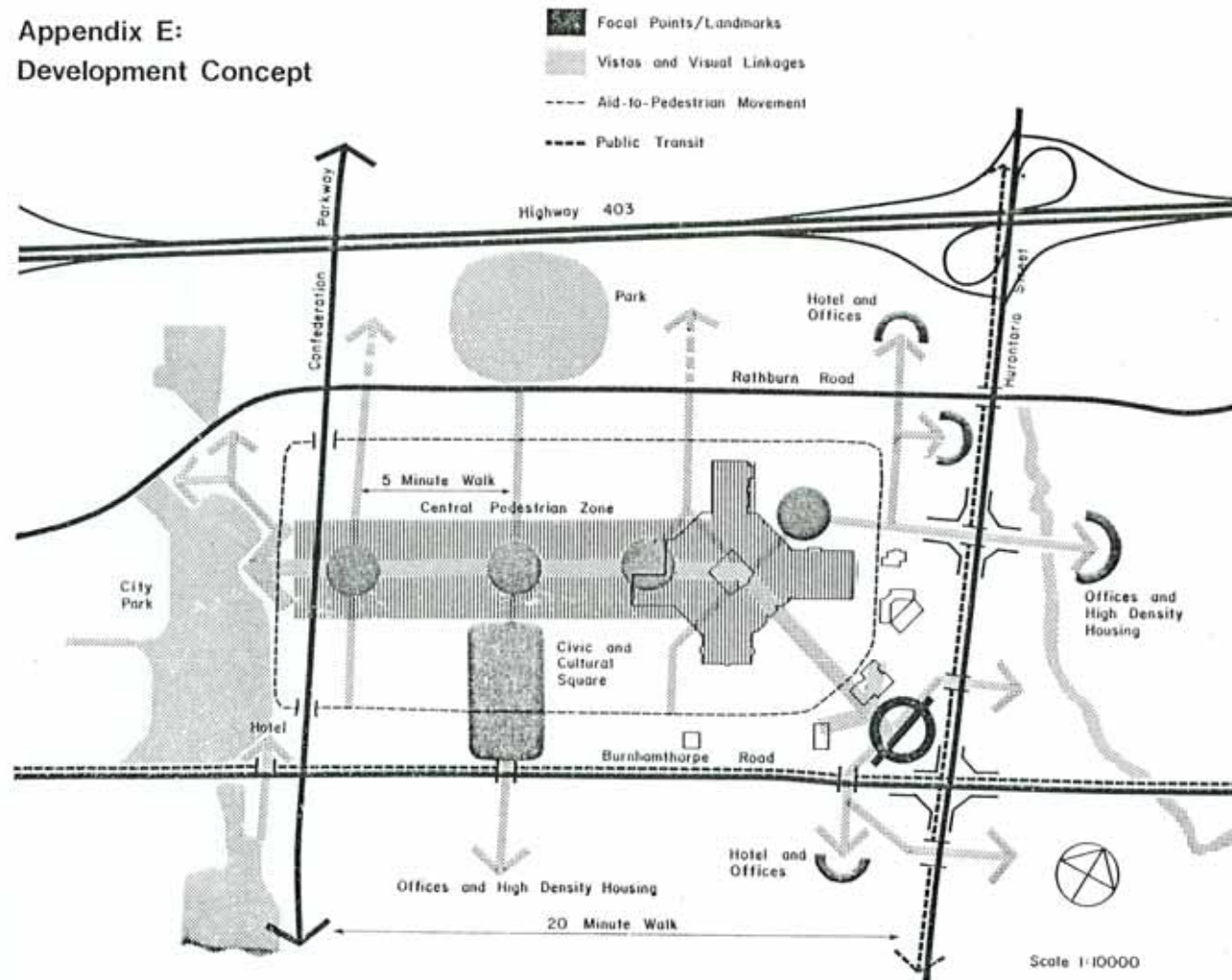


Core Study Area: Phase 1 (1977) Existing Land Use

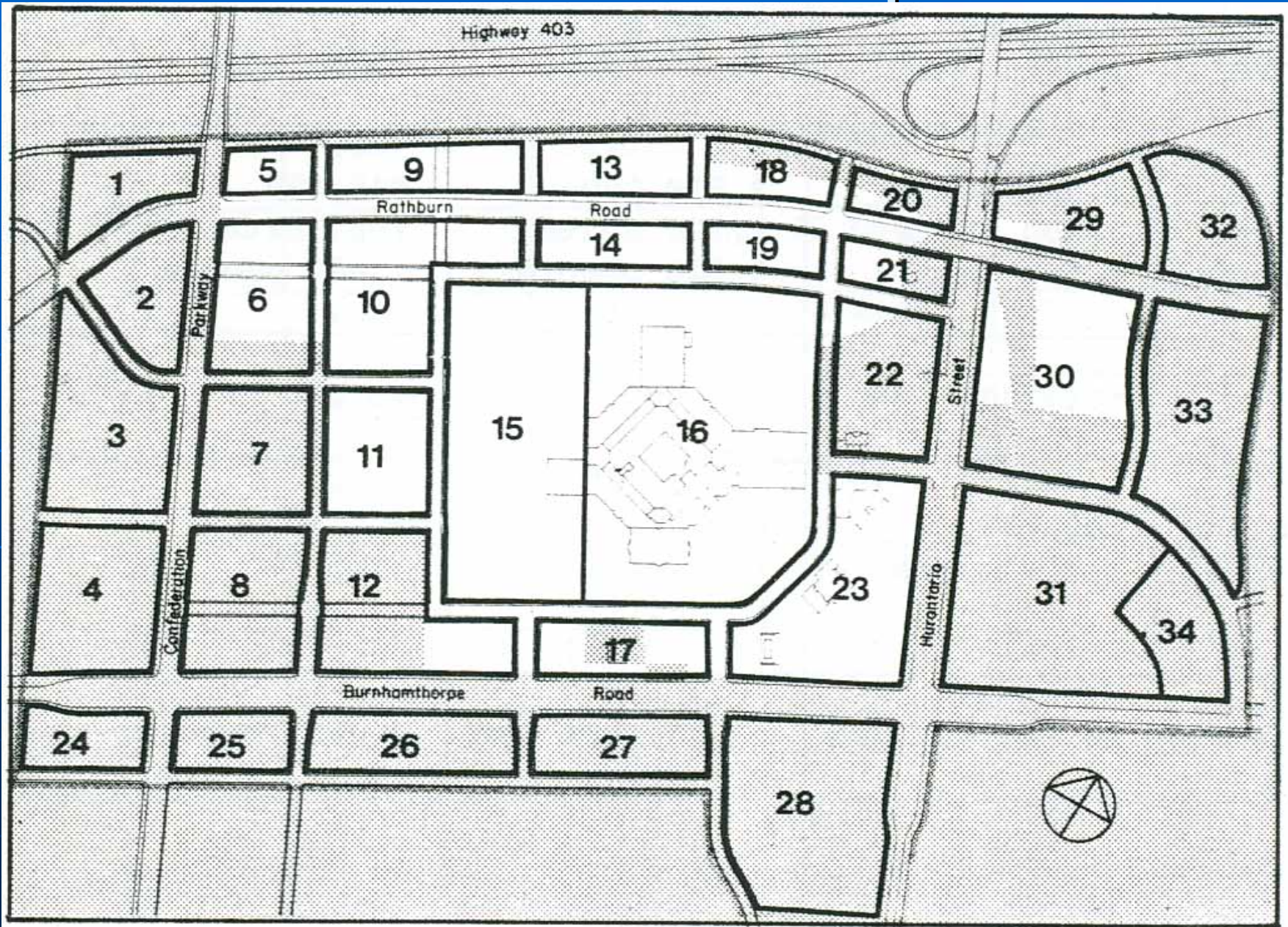


- Decision on Boundaries (1978)
- City Centre Secondary Plan (1981) – Amendment 281:

Appendix E:
Development Concept



Permitted Development



RECENT DEVELOPMENTS

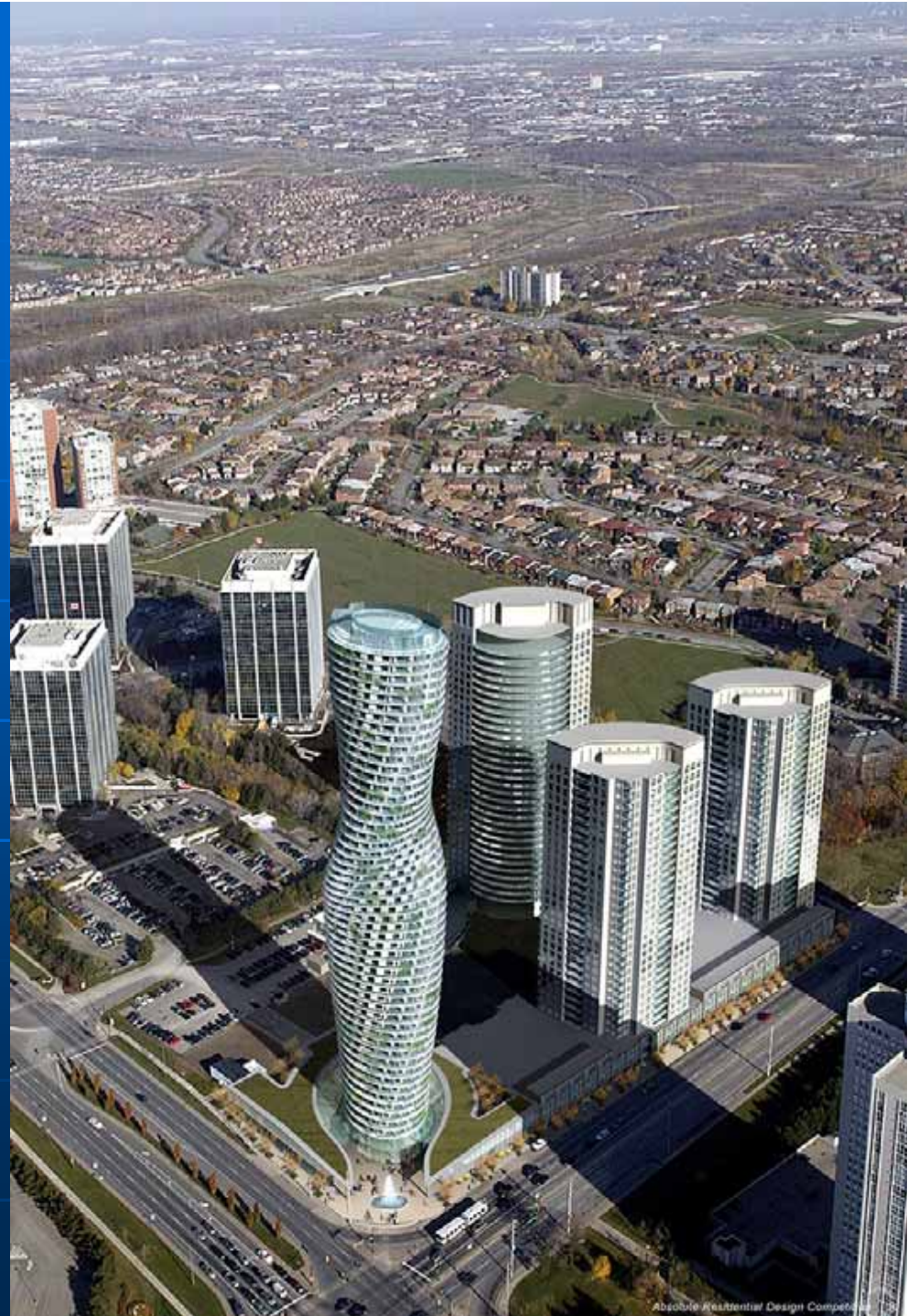


Urban Design Award Winner

Daniels



- Absolute/Fernbrook (7 acres)
 - 5 apartment buildings
 - 1650 units
 - “Marilyn” building
 - 50 storeys



MAIN ISSUES/ PROPOSED SOLUTIONS/ OUTCOME

1. Size of City Centre (including internal blocks)

- 400 acres – too large
- Downtown 21 to address these issues

2. Approval Delays (Amendment 90) – Prezoned (with H)

- No height or density restrictions
- Major problem

MAIN ISSUES/ PROPOSED SOLUTIONS/ OUTCOME

3. Land Use

- Amendment 90 – Mixed Use
- No restrictions on uses (residential vs. office)
- Should have controls/thresholds

4. Pedestrian Environment

- Buildings not pedestrian friendly
- No connectivity
- Downtown 21 – development of parking lots

MAIN ISSUES/ PROPOSED SOLUTIONS/ OUTCOME

5. Parking

- Reduce standards to be competitive
- Private/Public partnership – parking structure – cannot compete
- Major issue in attracting new office development

6. Street Widths

- Role of the street
- Needs to change – pedestrian friendly
- Congestion is a good thing