

# 13 Major Nodes

## 13.1 Introduction

There are two Major Nodes in Mississauga:

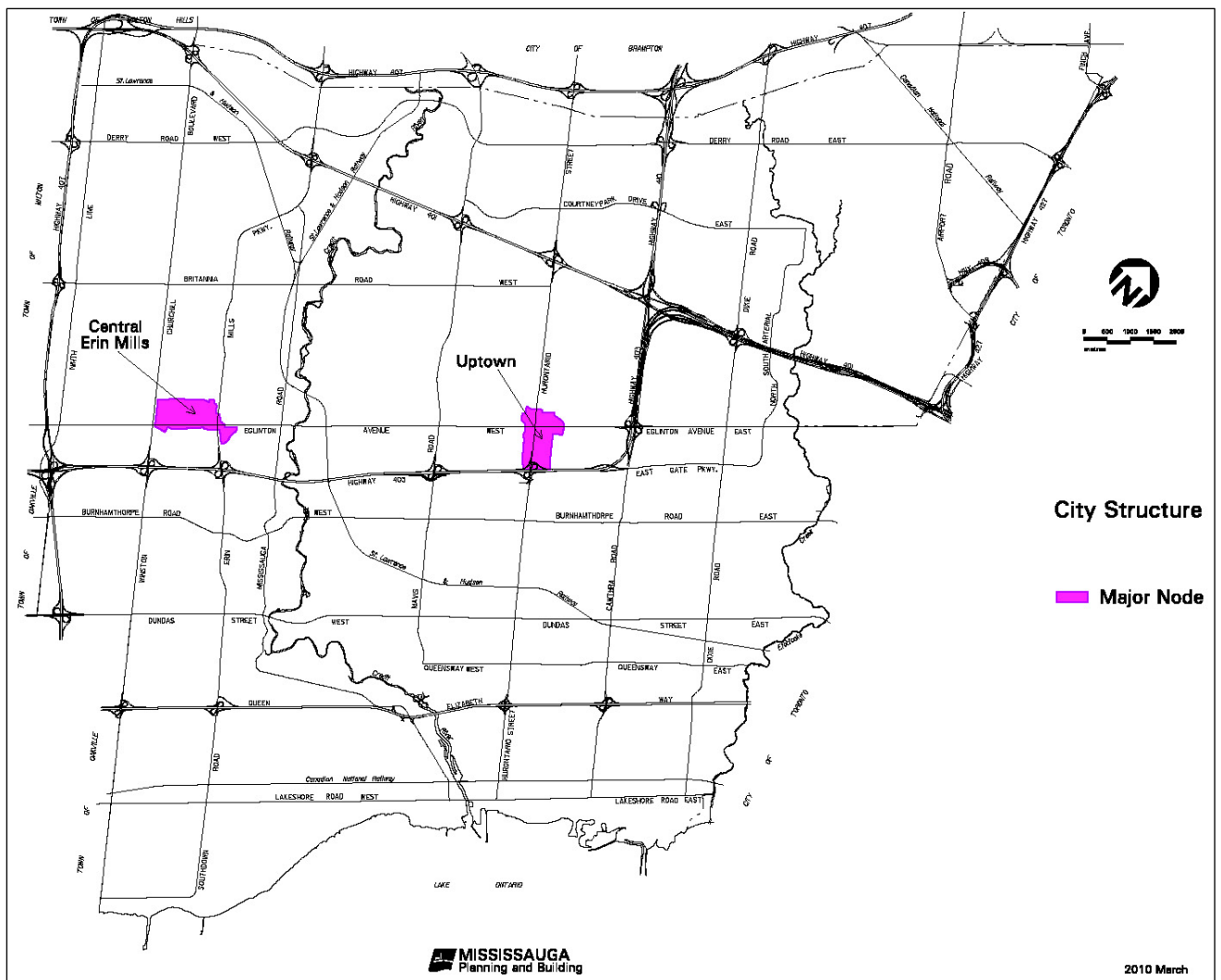
- Central Erin Mills; and
- Uptown.

This section identifies the modifications to the General Land Use designations in Chapter 11 that apply to all Major Nodes.

## 13.1.1 General

13.1.1.1 Proponents of development applications within a Major Node may be required to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio.

13.1.1.2 For lands within a Major Node a minimum building height of two storeys to a maximum building height of 25 storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.



13.1.1.3 Proposals for heights less than two storeys, more than 25 storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City's satisfaction, that:

- a. an appropriate transition in heights that respects the surrounding context will be achieved;
- b. the development proposal enhances the existing or planned development;
- c. the City Structure hierarchy is maintained; and
- d. the development proposal is consistent with the policies of this Plan.

### **13.1.2 Residential**

13.1.2.1 The Residential Low Density I and Residential Low Density II designations will not be permitted, except for lands designated Low Density I and Residential Low Density II at the time this Plan comes into effect.

13.1.2.2 Notwithstanding the Residential Medium Density policies of this Plan, the following additional uses will be permitted:

- a. low-rise apartment dwellings.

### **13.1.3 Mixed Use**

13.1.3.1 Notwithstanding the Mixed Use policies of this Plan, the following additional uses will be permitted:

- a. Major offices.

13.1.3.2 Notwithstanding the Mixed Use policies of this Plan, the following uses will not be permitted, except uses existing at the time this Plan comes into effect:

- a. Permitted uses with drive-through facilities.

### **13.1.4 Office**

13.1.4.1 Notwithstanding the Office policies of this Plan, the following additional uses will be permitted:

- a. Post secondary educational facilities.

### **13.1.5 Motor Vehicle Commercial**

13.1.5.1 The Motor Vehicle Commercial designation will not be permitted, except for lands designated Motor Vehicle Commercial at the time this Plan comes into effect.

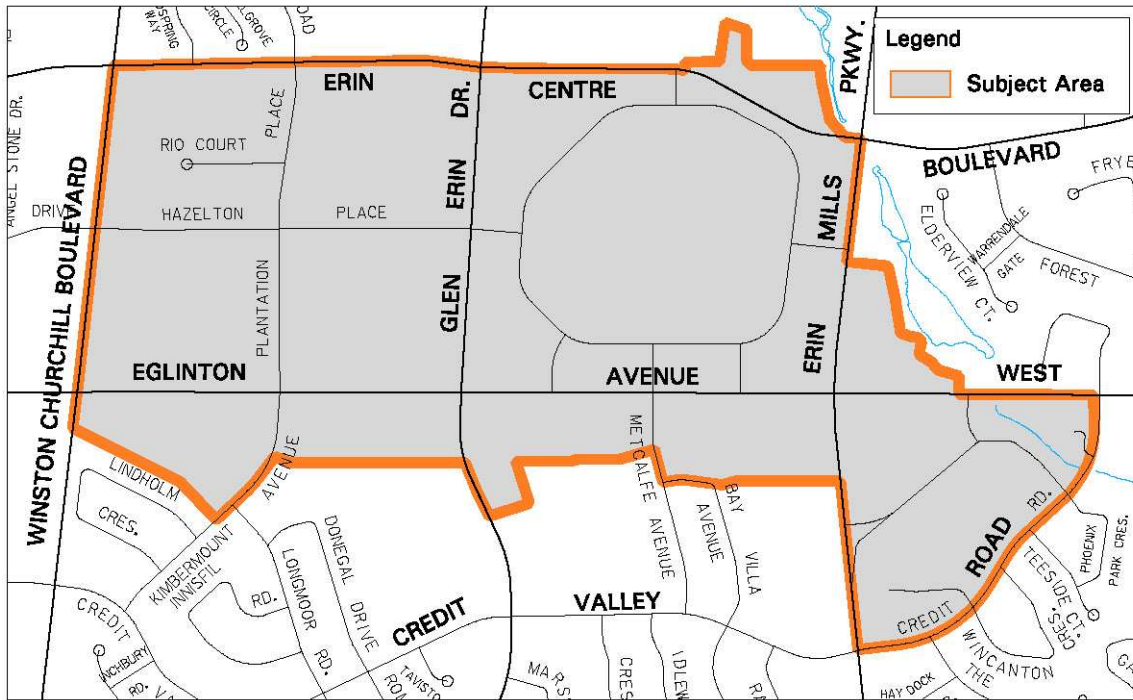
### **13.1.6 Business Employment**

13.1.6.1 The Business Employment designation will not be permitted.

### **13.1.7 Industrial**

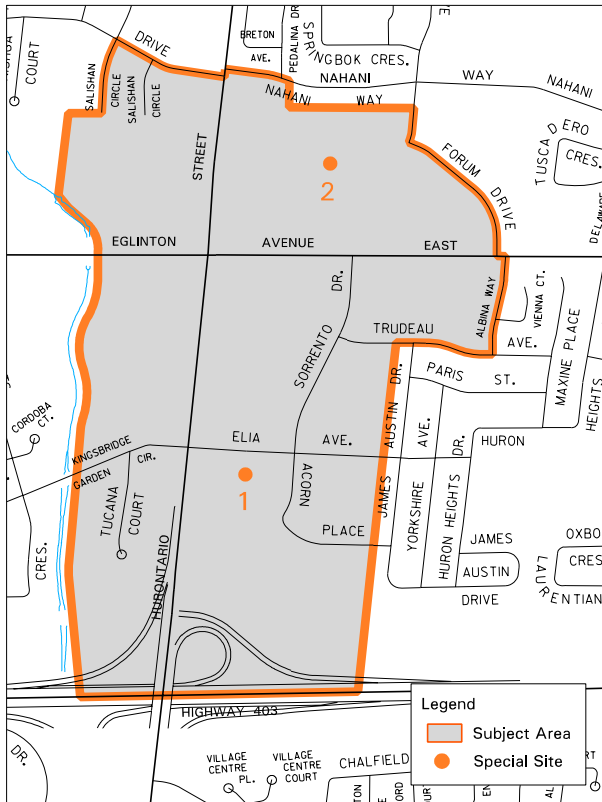
13.1.7.1 The Industrial designation will not be permitted.

## 13.2 Central Erin Mills



Central Erin Mills Major Node Character Area

## 13.3 Uptown



### Uptown Major Node Character Area

#### 13.3.1 Urban Design Policies

13.3.1.1 To enhance a sense of community, it is proposed that a number of major **streetscapes** be developed in a manner that will impart a sense of character and identify major geographic areas of the Character Area.

13.3.1.2 Community Form and Structure Uses along Hurontario Street should be integrated with the overall community design by providing for:

- a. a graduated transition in development intensity and building scale; and
- b. orientation of buildings, related open spaces and service functions to minimize visual and functional conflicts on abutting lands.

#### 13.3.2 Land Use

13.3.2.1 For lands designated Residential Medium Density, building heights will not exceed three storeys.

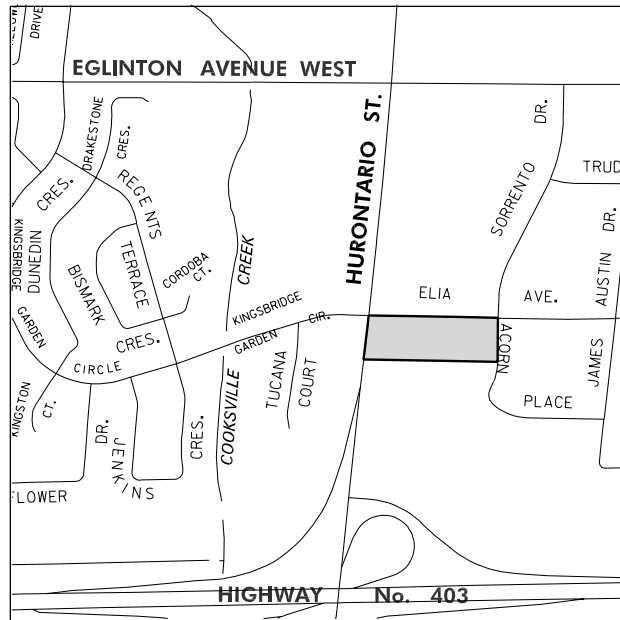
#### 13.3.3 Transportation

13.3.3.1 South of the Character Area between the utility corridor and Highway 403 a new east-west roadway is proposed to provide access to the Downtown area. The proposed Highway 403 North Collector would be connected to Highway 403 west of Hurontario Street and east of Mavis Road and would be developed within the Parkway Belt West corridor as a one-way westbound two-lane roadway with grade separations at Hurontario Street, Duke of York Boulevard, Confederation Parkway, the Highway 403/Mavis Road westbound off-ramp, and Mavis Road. In addition, ramp connections would be provided at Duke of York Boulevard and Confederation Parkway to provide access to and from the Downtown road network.

### 13.3.4 Special Site Policies

There are sites within the Character Area that merit special attention and are subject to the following policies.

#### 13.3.4.1 Site 1



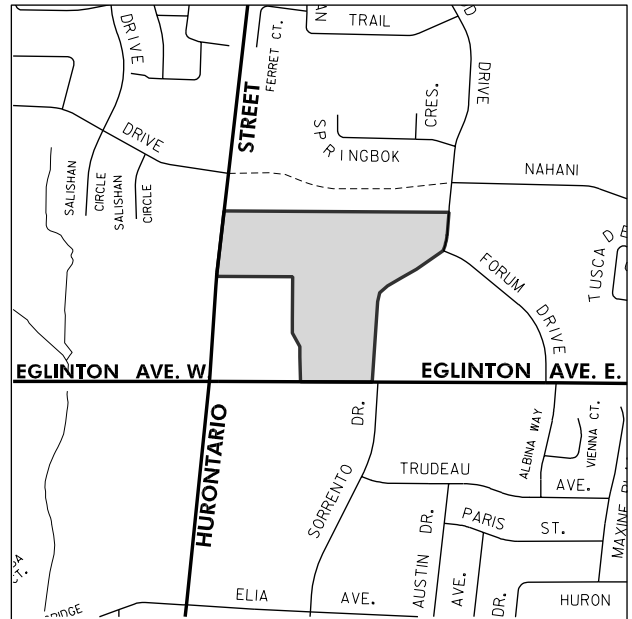
13.3.4.1.1 The lands identified as Special Site 1 are located east of Hurontario Street and south of Elia Avenue.

13.3.4.1.2 Notwithstanding the provisions of the Residential High Density and Office designations, the following additional policies will apply:

- a. Residential High Density development in combination with office uses will also be permitted, either within one building or in separate buildings. When in combination within a building or on a single site, an integrated development will be required;
- b. the preferred location of office development will be adjacent to Hurontario Street;
- c. architectural building and site plan solutions will be developed to create an interesting and identifiable street edge along Hurontario Street;

- d. special consideration may be given to reducing building setbacks and other requirements of the Zoning By-law as a means of increasing the opportunities for creative development; and
- e. in order to achieve a continuous street frontage, buildings will be encouraged to minimize setbacks from street lines.

#### 13.3.4.2 Site 2



13.3.4.2.1 The lands identified as Special Site 2 are located east of Hurontario Street and north of Eglinton Avenue East.

13.3.4.2.2 Notwithstanding the Residential High Density policies of this Plan, the following additional policies will apply:

- a. a concept plan will be required to address, among other matters:
  - compatibility of building form and scale with existing and proposed surrounding land uses;
  - acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive.