

Downtown Fairview, Cooksville and Hospital

Draft Official Plan Amendment
and Built Form Standards

WELCOME



A stylized illustration of a city skyline at night. The buildings are represented by various shades of blue and purple rectangles of different heights. Some windows are lit up with small yellow squares. In the foreground, there are small, dark silhouettes of trees. A thick, wavy yellow line arches over the skyline, ending in a small loop. The background is a light blue gradient.

Agenda

What we'll learn today

01

- Draft Official Plan Amendment

02

- Built Form Standards

03

- Additional Information
- Next Steps

Add Questions & Reflections in the chat



If you are joining us by phone press *3 to raise your hand

Technical Issues?

Message in the Chat

We will have someone assist you.



Preferred Layout is Stacked View

Click the layout icon on the top right of your screen if you are on a desktop computer or if you are in a cell phone tap the more (three dot icon) for layout and select stack view.



Who is in the Room?

Take a moment to fill out the poll to the right of the screen.



Opening Remarks



Ward 4 – Councillor
John Kovac



Ward 7 – Councillor
Dipika Damerla

Panelist



Christian Binette (he/him)
Urban Planner



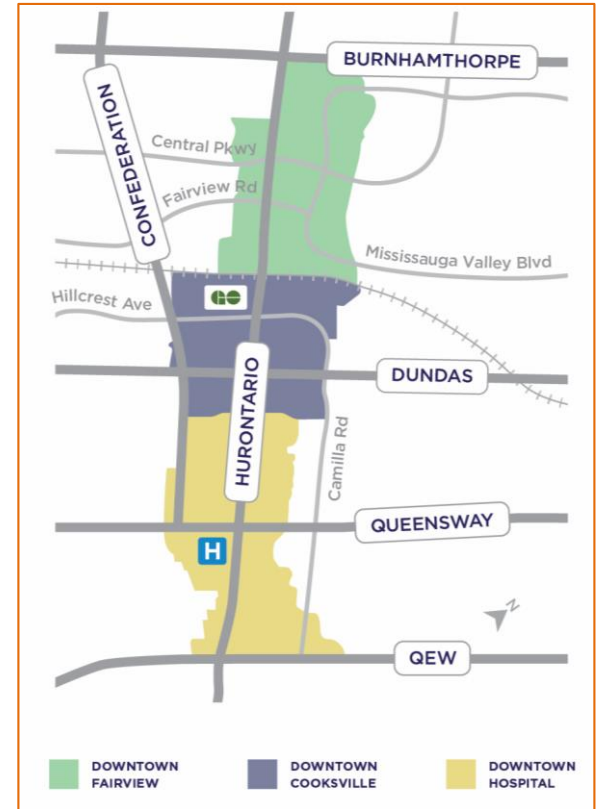
Ayman Jalloul (he/him)
Urban Designer

The background of the slide is composed of several large, overlapping triangles in two shades of blue: a darker blue and a lighter blue. These triangles are set against a white background, creating a modern, geometric pattern. The text is positioned in the lower-left area, where the white background is most prominent.

Draft Official Plan Amendment

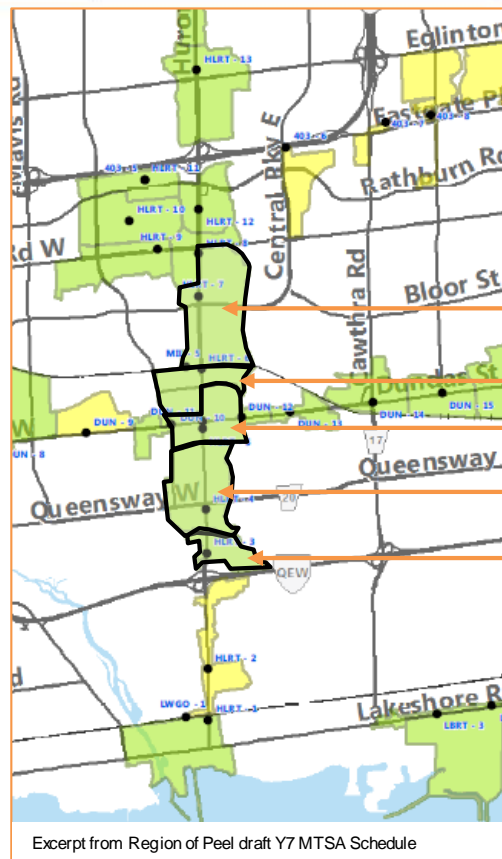
Implementing a New Planning Vision

- Review recommendations of past planning studies for these areas
- Prepare Mississauga Official Plan Amendment and Built Form Standards



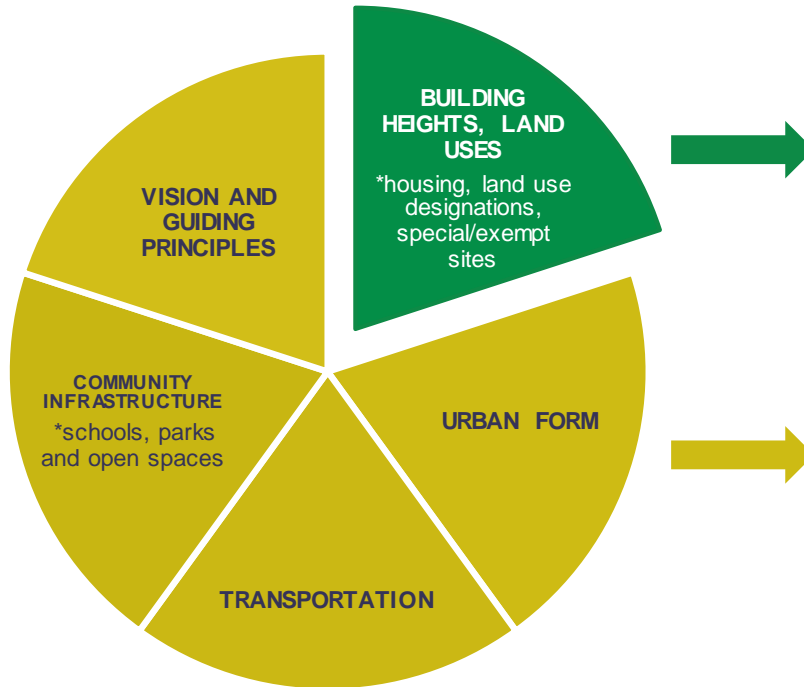
Aligning with the Region's Major Transit Station Area (MTSA) Study

- MTSAs are areas near a rapid transit stop or GO Station to be planned for more people and jobs
- Areas contain 5 proposed MTSAs
- Mississauga Official Plan will be amended to conform to Region's MTSA policies



Relationship to City MTSA Official Plan Amendment

DOWNTOWN FAIRVIEW, COOKSVILLE AND HOSPITAL POLICY REVIEW



City-wide MTSA Official Plan Amendment
*New MTSA section, Mississauga Official Plan



Downtown Fairview, Cooksville and Hospital *Chapter 12 Downtown Character Area Policies, Mississauga Official Plan

Downtown Fairview, Cooksville and Hospital are growing.

15-Minute City will help shape growth.



Create a mixed use,
vibrant community



Plan for more housing
and people



Achieve a walkable and
connected community

Vision: Downtown Fairview

Downtown Fairview will be a distinct, **walkable** community that provides a **transition** to lower heights and densities from the Downtown Core. With more shops and amenities along Hurontario Street, Downtown Fairview will be an attractive place where residents can access their daily needs within a short distance from their homes.

Mixed use development located at the northeast corner of Central Parkway East and Mississauga Valley Boulevard will continue to serve the retail and commercial needs of the local community. The area along Mississauga Valley Boulevard will continue to be defined by existing towers in the park and **beautiful green spaces**, with improved connections to trails and to Cooksville Creek.

An **expanded pedestrian network** will connect new development with nearby amenities and residential areas, and improve access to transit, parks and open spaces.



Transition in building height



Attractive and walkable



Mix of shops, restaurants, cafes, and service establishments



Mix of housing forms and tenure

Future Parkland and Pedestrian Connections

Parkland and Open Space

- The City will determine location, configuration and size of parkland
- Increase parkland and public open space through purchase by the City, new developments and public easements

Pedestrian Connections

- Pedestrian connections to Hurontario LRT, transit routes/stops, trails and parks and open spaces
- Public easements will be required where pedestrian connections are proposed on private lands

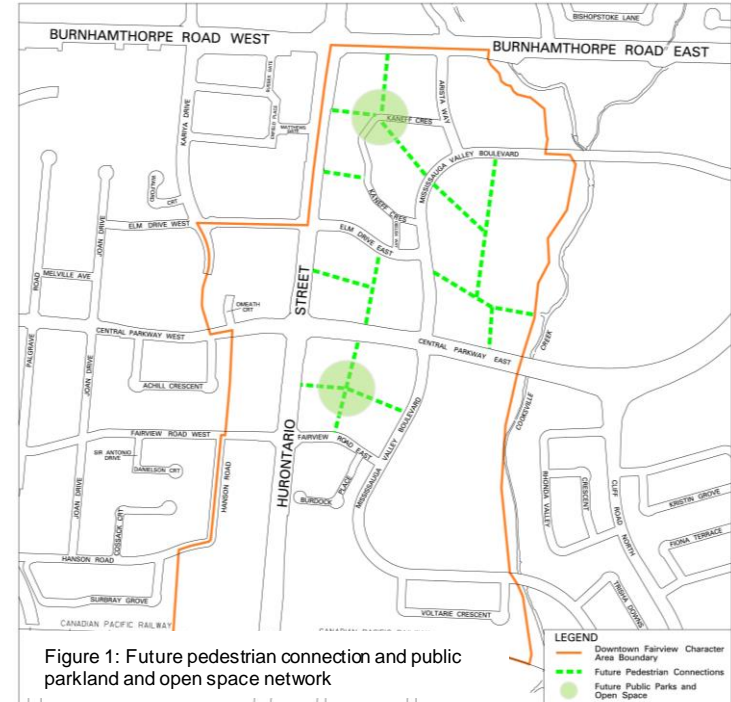
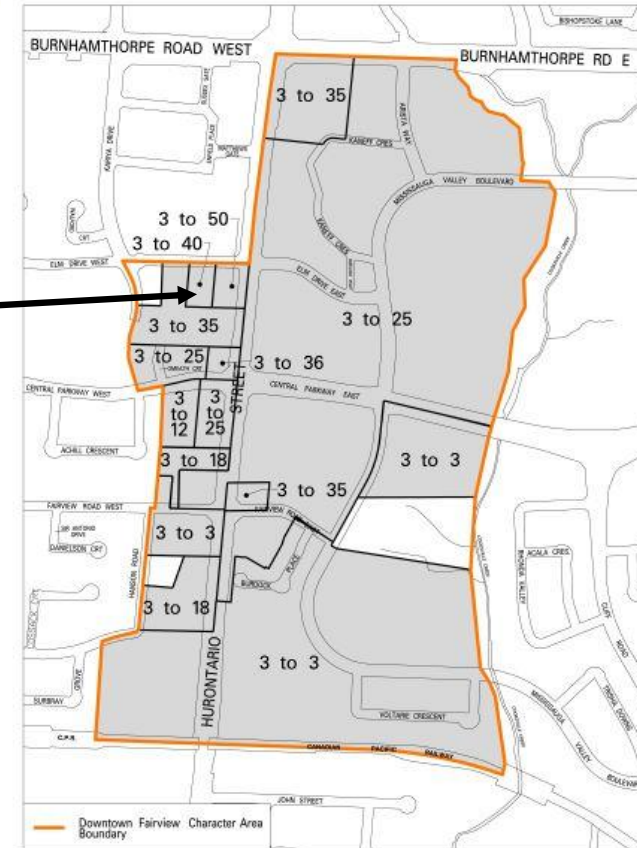


Figure 1: Future pedestrian connection and public parkland and open space network

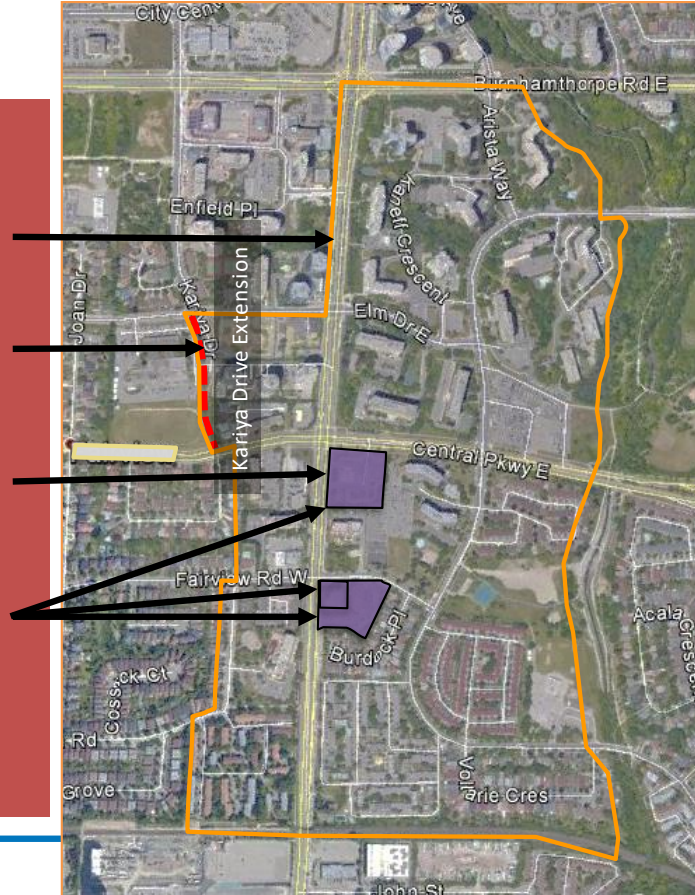
More housing and people

- New policies will enable more housing, including affordable housing
- Greatest heights located in the existing and planned buildings at Elm Drive West and Hurontario Street
- Both minimum and maximum building heights are shown on the map as a range



Land Use

- At-grade retail and service commercial uses along Hurontario Street
- Complete the street network
- New Exempt Site policy to also permit motor vehicle commercial use
- Re-designate lands to permit a mix of uses



Mixed Use Designation

- Replacement of office, retail and service commercial floor space through redevelopment
- Maintain planned function of non-residential sites

Office Designation

- Replacement of existing office floor space through redevelopment

Urban Form

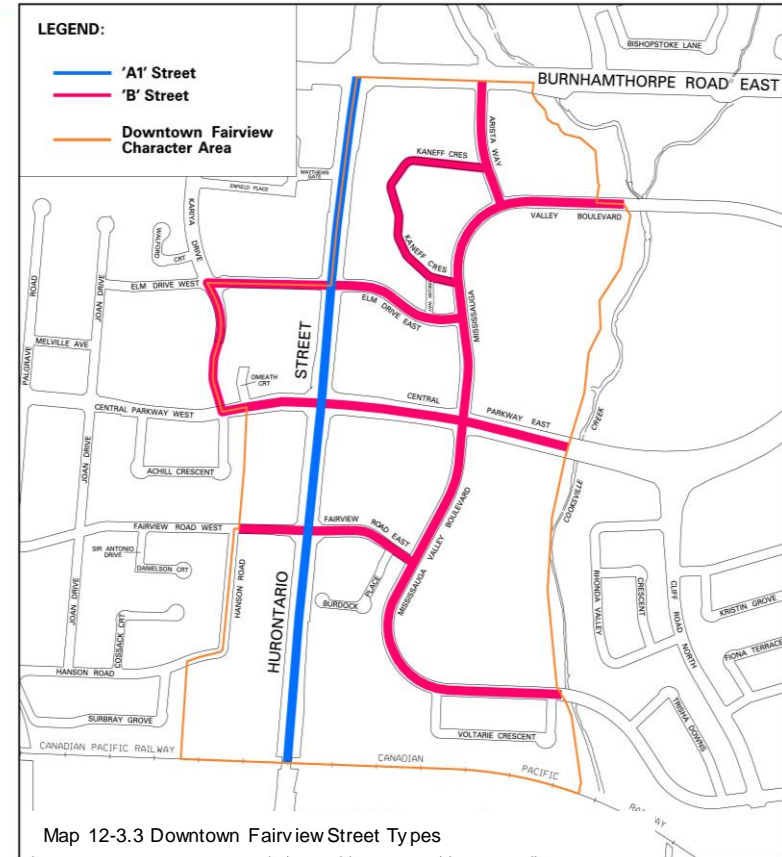
General Policies such as:

- Transition in height
- Minimum separation distance between tall buildings
- Tall buildings will incorporate podiums
- Integrate appropriate setbacks between the edge of the podium and tower portion of the building
- Create visual interest with the use of high quality materials and architectural detailing
- Variations in height where more than 1 tower is proposed



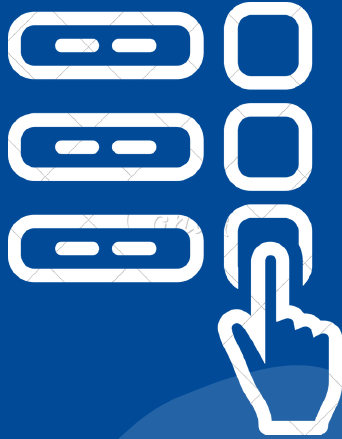
Urban Form – Street Types

- 'A' Streets are considered primary arteries with buildings that integrate at-grade retail and service commercial uses
- 'B' Streets are primarily residential in character



Map 12-3.3 Downtown Fairview Street Types

Poll



Reflections



Vision: Downtown Cooksville

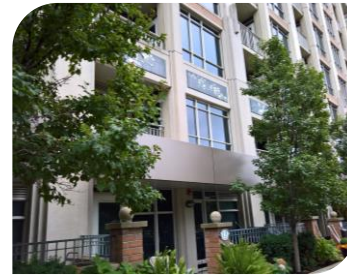
Downtown Cooksville will be a **walkable**, **mixed use** community with interesting places for culture and art. Hurontario and Dundas streets will be **animated** with storefronts and other active uses that support local businesses. The area immediately surrounding the intersection of Hurontario and Dundas (Four Corners) will be developed with a **vibrant mainstreet focus** that includes a mix of uses and a **human-scaled** built form. The Cooksville GO Station area will be a focal point for **transit oriented** development with a concentration and mix of residential, community, office, retail and service commercial uses.



Achieve a walkable and connected community



Create a vibrant, mixed use community



Plan for more housing and people



Plan for high quality transit

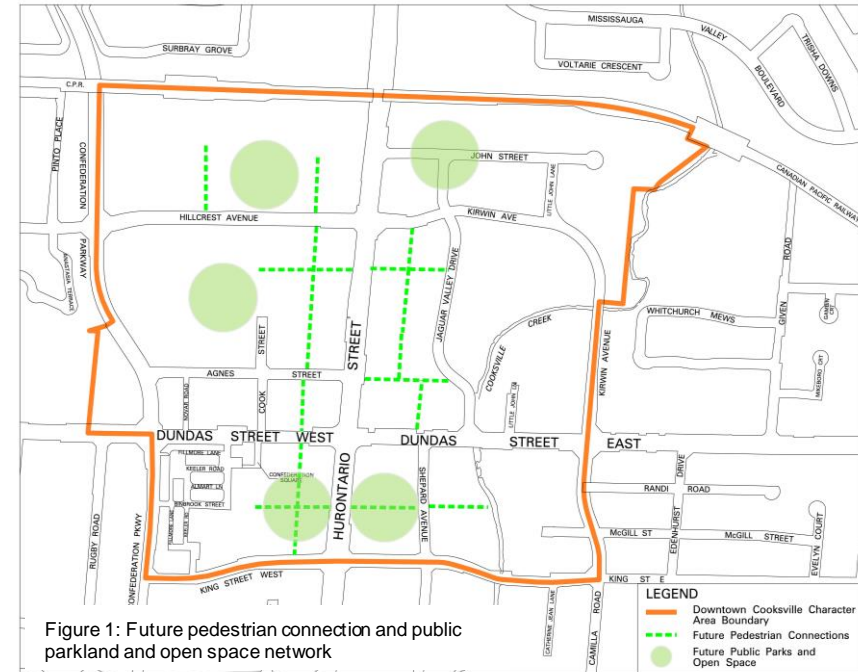
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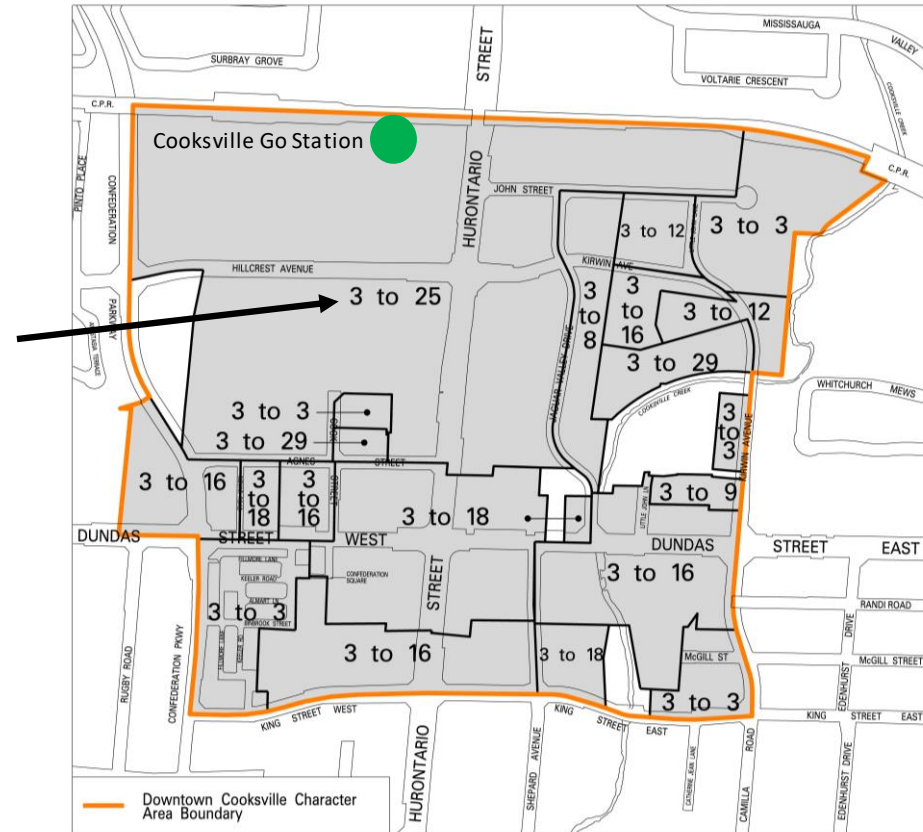
Pedestrian Connections

- Pedestrian connections to Hurontario LRT, transit routes/stops, trails and parks and open spaces
- Public easements will be required where pedestrian connections are proposed on private lands



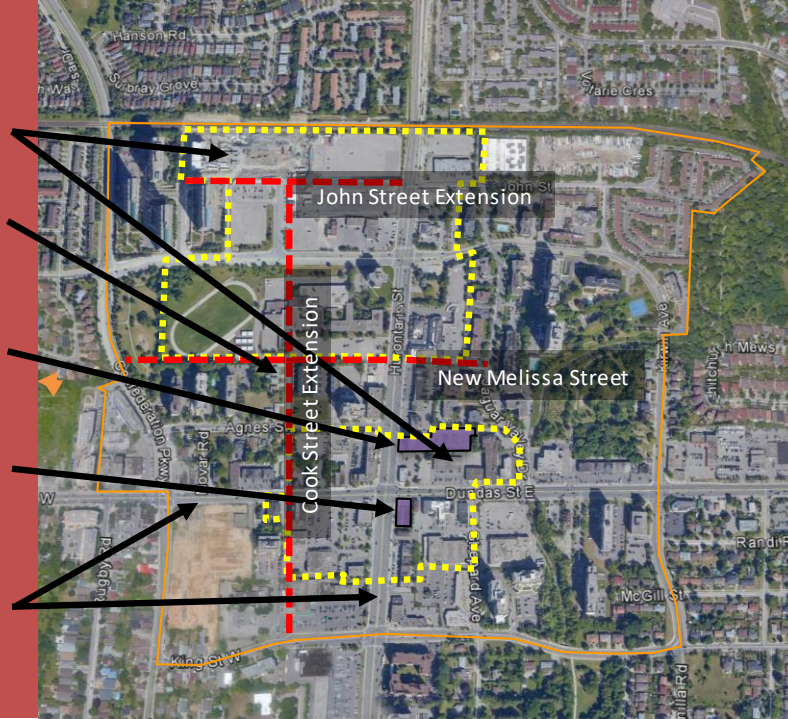
More housing and people

- New policies will enable more housing, including affordable housing
- Greatest heights located near Cooksville GO Station and along Hurontario north of Agnes Street
- Building heights will not exceed the maximum limits shown on the map



Land Use

- Greater concentration and mix of uses – 3 floors of non-residential uses at 2 key locations
- Complete the street network
- Re-designate parcel with existing office building from Mixed Use to Office
- Re-designate to Public Open Space
- At-grade retail and service commercial uses along corridors such as Hurontario and Dundas



Mixed Use Designation

- Replacement of office, retail and service commercial floor space through redevelopment
- Maintain planned function of non-residential sites

Office Designation

- Replacement of existing office floor space through redevelopment

Urban Form

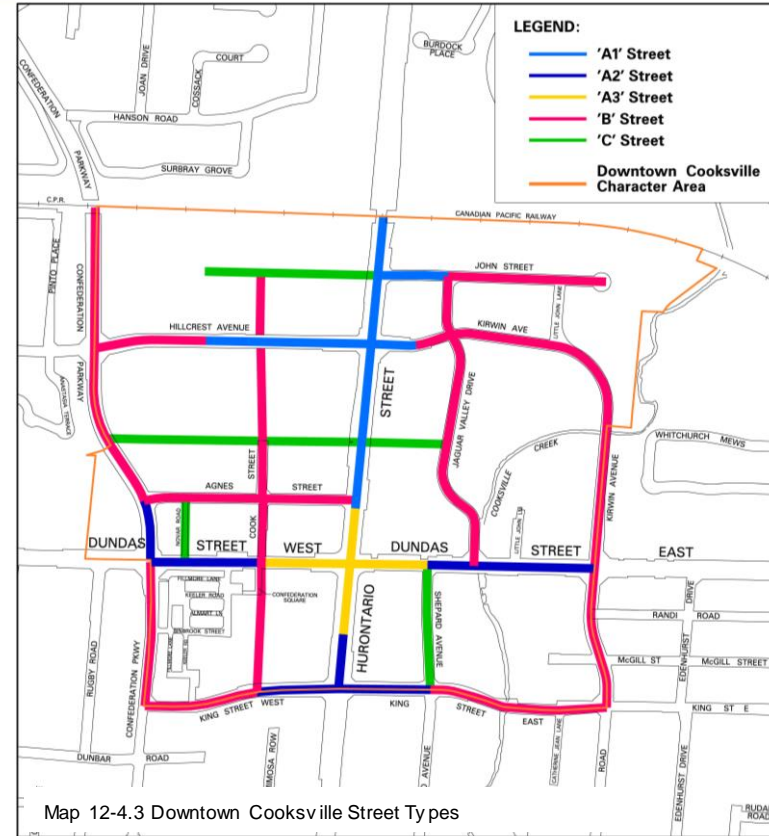
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- Variations in height where more than 1 tower is proposed
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- Integrate appropriate stepbacks between the edge of the podium and tower portion of the building



Urban Form – Street Types

- 'A' Streets are considered primary arteries with buildings that integrate at-grade retail and service commercial uses
- 'B' Streets are primarily residential in character
- 'C' Streets are intended to support a pedestrian environment and provide vehicular access



Map 12-4.3 Downtown Cooksville Street Types

Poll



Reflections



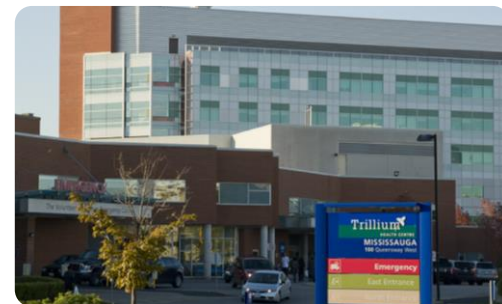
Vision: Downtown Hospital

Downtown Hospital will be developed as a **health district**, anchored by the hospital with a broad range of uses **clustered** around the Trillium Mississauga Hospital, supporting more retail and service commercial uses, research and development, health facilities, offices, parks and residential uses.

Transit-oriented development along Hurontario and Queensway will ensure transit investments are supported with greater access to housing, jobs and services.



Create a walkable and transit-oriented community



Support health care services

Future Parkland and Pedestrian Connections

Parkland and Open Space

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Pedestrian Connections

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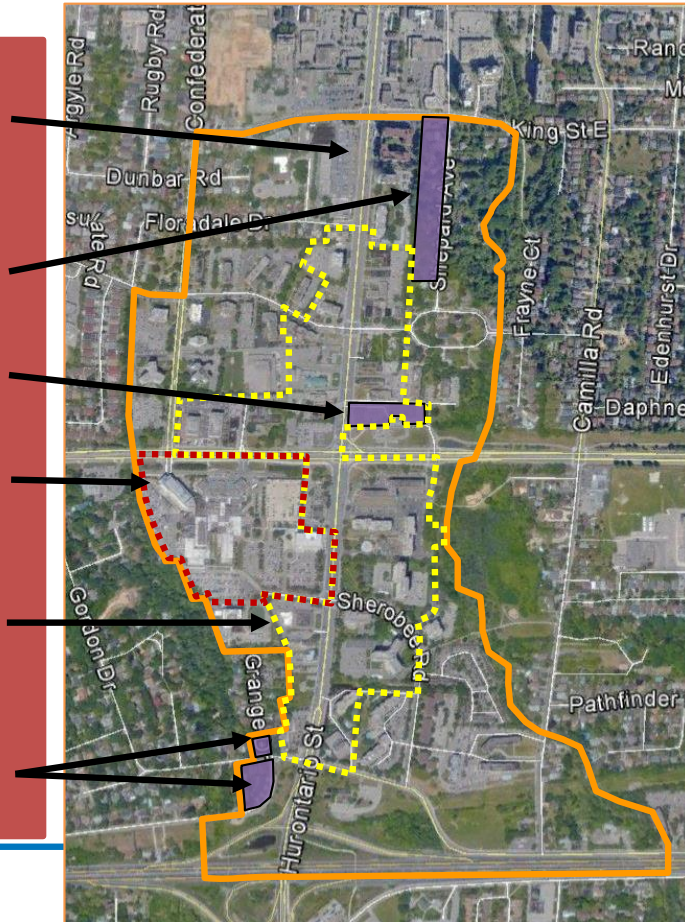
More housing and people

- New policies will enable more housing, including affordable housing
- Greatest heights located at the rapid transit stop at Queensway and Hurontario Street
- Building heights will not exceed the maximum limits shown on the map



Land Use

- At grade retail and service commercial uses along corridors such as Hurontario and Queensway
- Re-designate lands to Residential High Density
- Re-designate lands to Mixed Use
- Permit a range of other uses for the Mississauga Hospital
- Greater concentration and mix of uses – 3 floors of non-residential uses
- Re-designate lands to Residential Medium Density



Mixed Use

- Replacement of office, retail and service commercial floor space through redevelopment
- Maintain planned function of non-residential sites

Office

- Redevelopment of existing office floor space through redevelopment

Urban Form

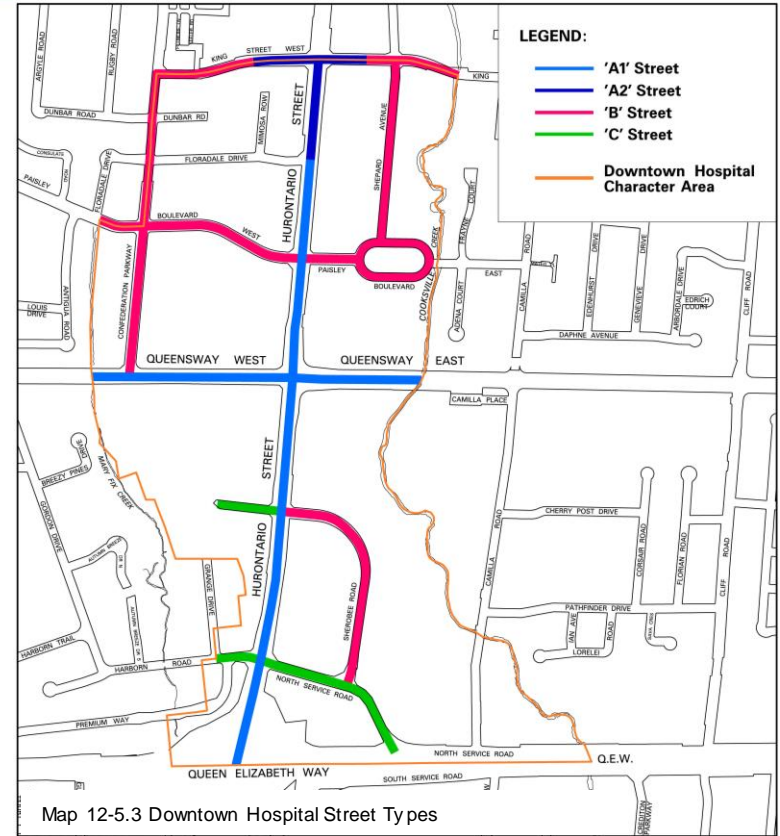
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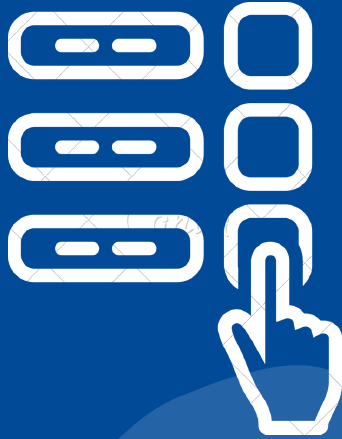


Urban Form – Street Types

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Poll



Reflections



The background of the slide is composed of several large, overlapping triangles in two shades of blue (a darker blue and a lighter blue) against a white background. The triangles are arranged in a way that creates a dynamic, geometric pattern. The text "Draft Built Form Standards" is positioned in the lower-left area, within the white space.

Draft Built Form Standards

Built Form Standards



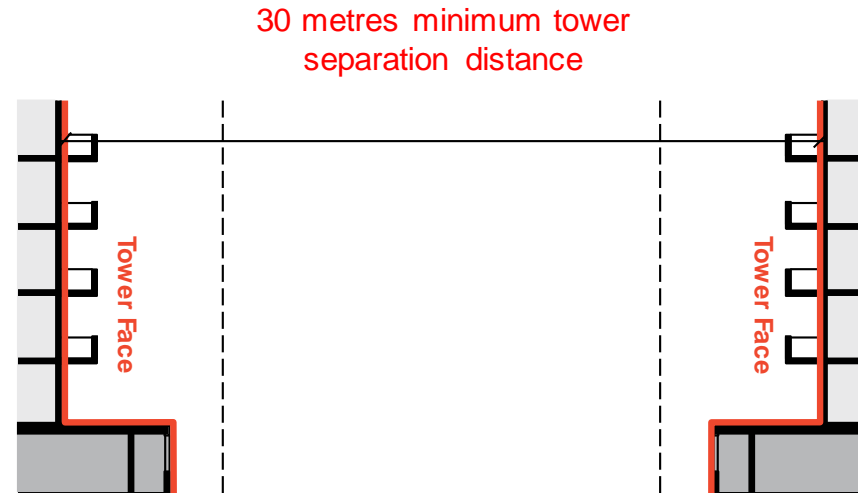
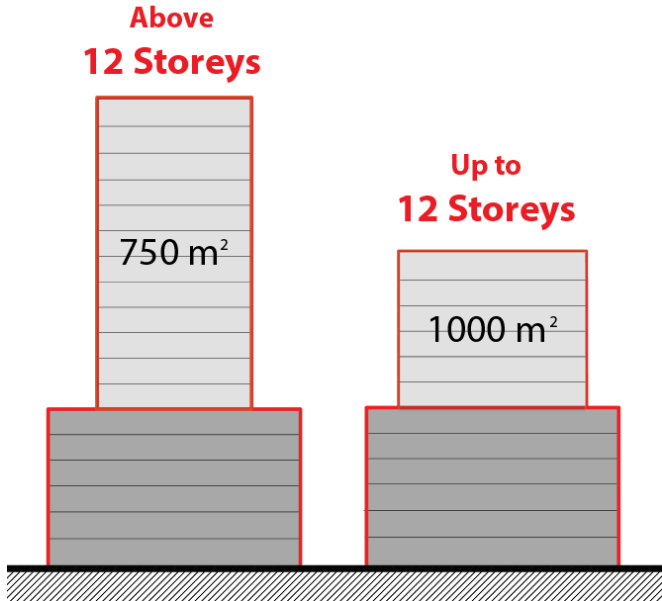
General Standards

General architectural and built form urban design standards

Character Areas & Street Types

Additional standards for new buildings depending on the type of street a building fronts

General Built Form Standards



Character Areas & Street Types

A-Streets

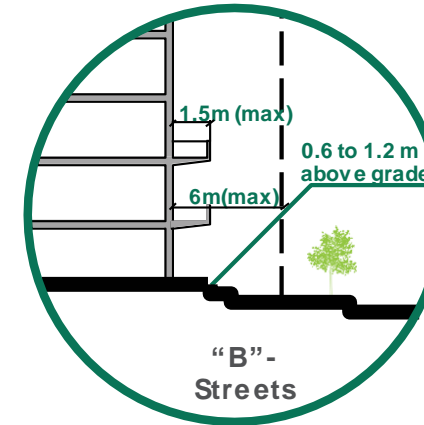
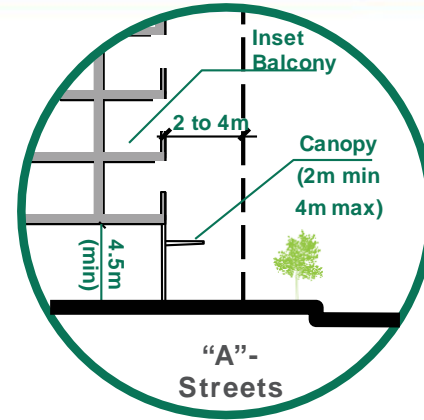
- A-Streets are primary commercial arteries and must incorporate at grade commercial and/or retail uses at grade

B-Streets

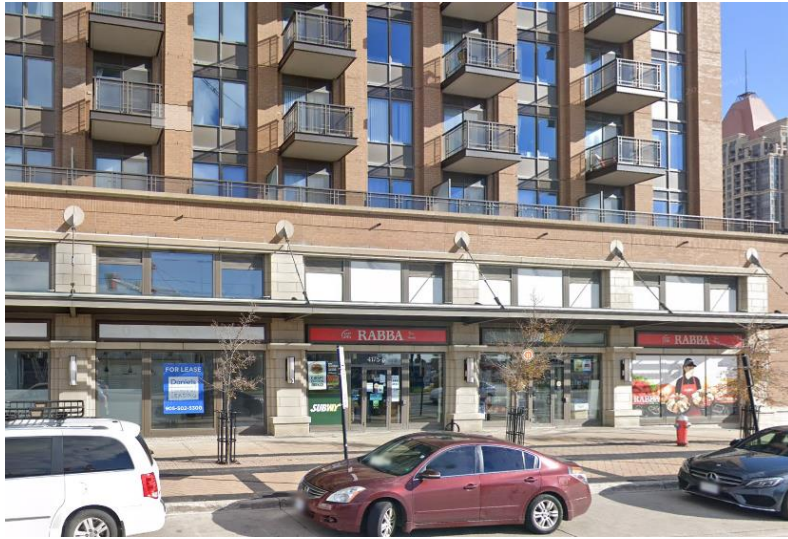
- B-Streets are secondary streets and are more commonly residential in nature

C-Streets

- C-Streets are tertiary streets that connect A and B Streets, and provide vehicular access for parking, deliveries, garbage pick-up, service and loading



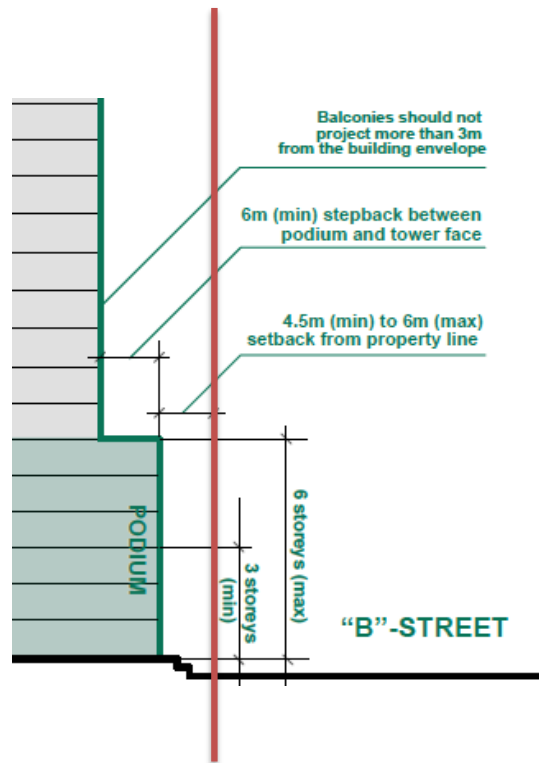
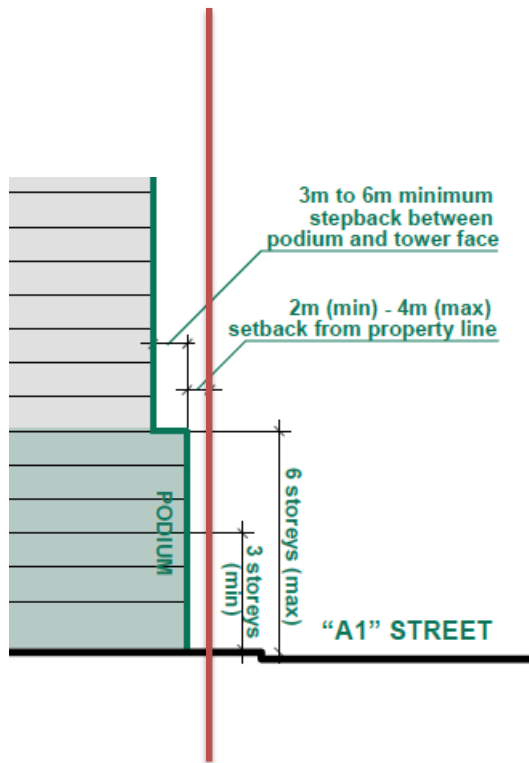
Ground floor conditions on A - Streets versus "B"-Streets with the required standards for balconies, entrances and setbacks.



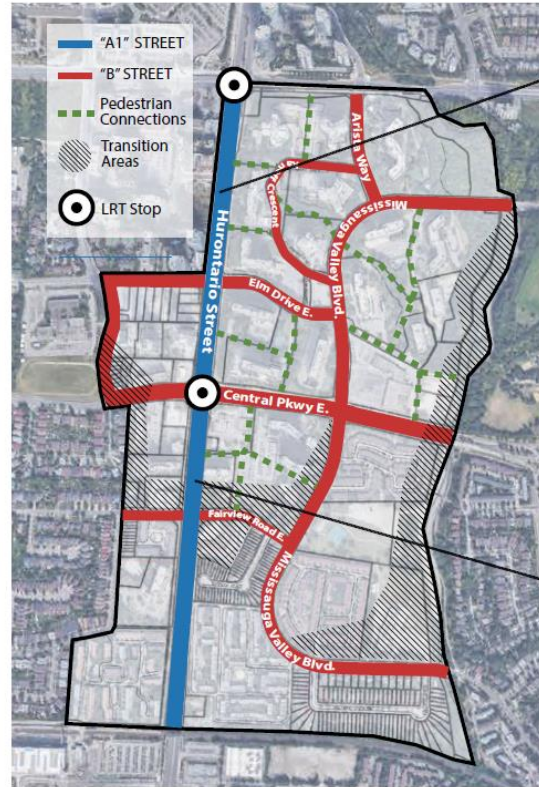
Commercial Streets



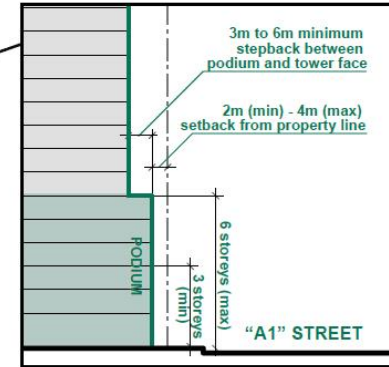
Residential Streets



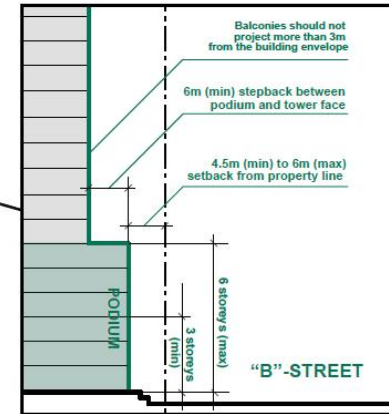
Downtown Fairview Street Types



Street Types in the Downtown Fairview Character Area



Frontage on an "A1" Street with the required podium height, setbacks and stepback.

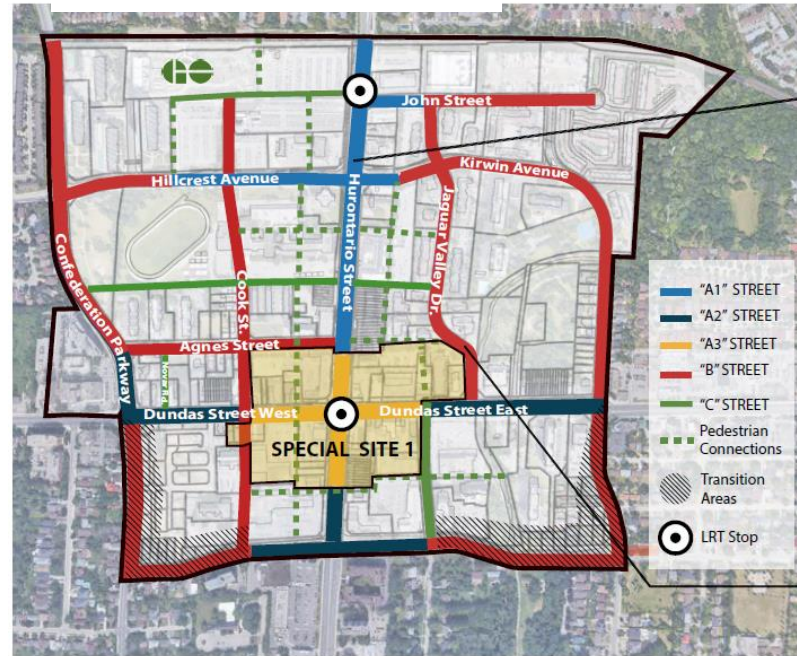


Frontage on an "B" Street with the required podium height, setbacks and stepback.

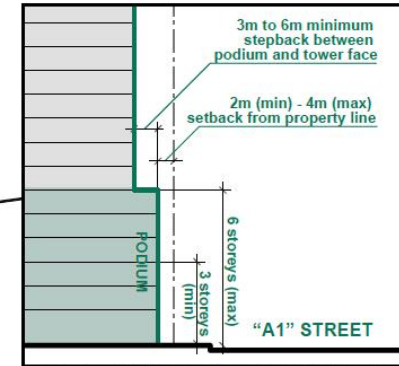
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Downtown Cooksville Street Types

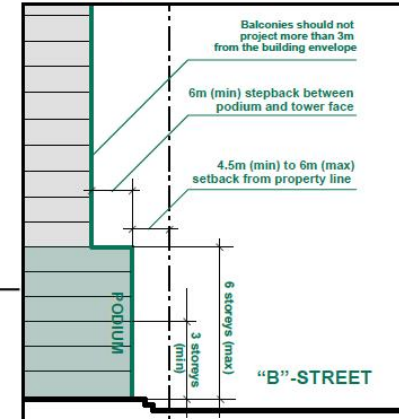
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Street Types in the Downtown Cooksville Character Area

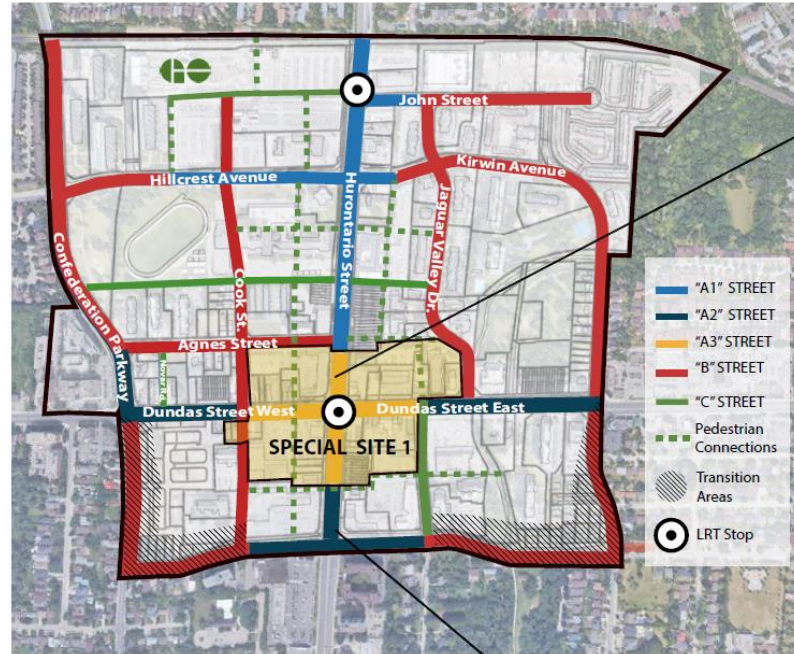


Frontage on an "A1" Street with the required podium height, setbacks and stepback.

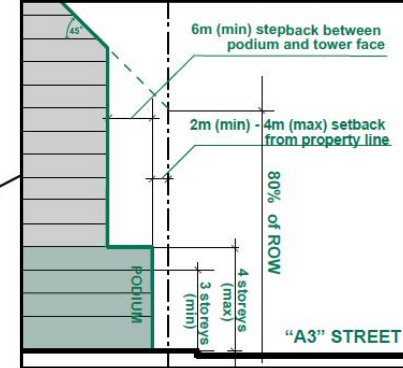


Frontage on an "B" Street with the required podium height, setbacks and stepback.

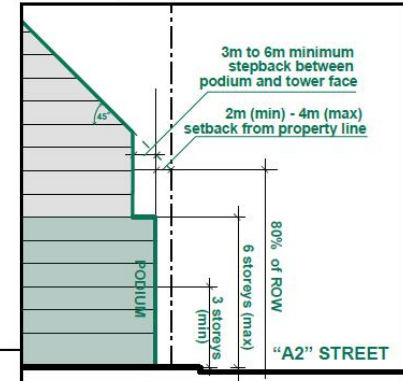
Downtown Cooksville Street Types



Street Types in the Downtown Cooksville Character Area

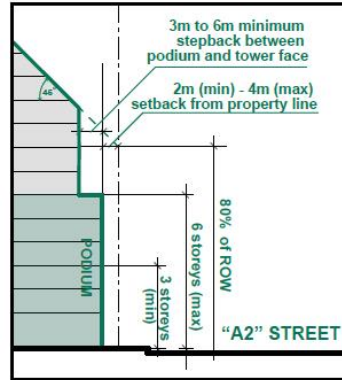


Frontage on an "A3" Street with the required podium height, setbacks and stepback.

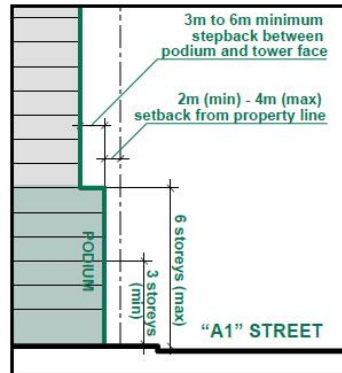


Frontage on an "A2" Street with the required podium height, setbacks and stepback.

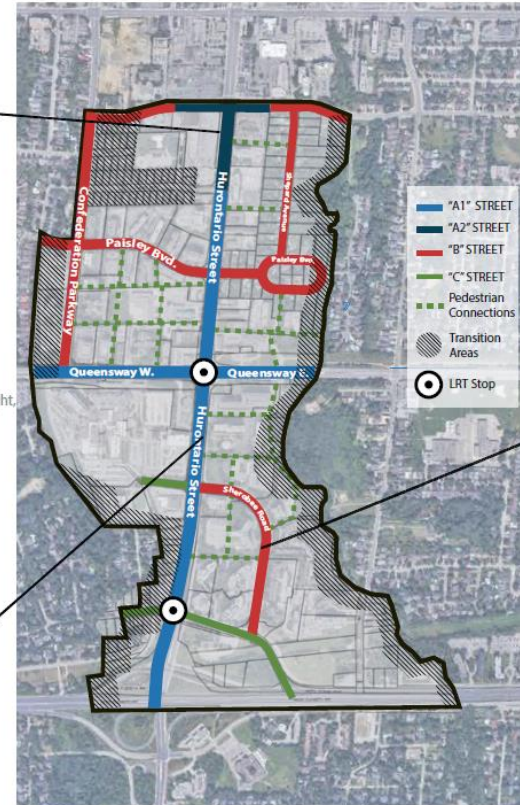
Downtown Hospital Street Types



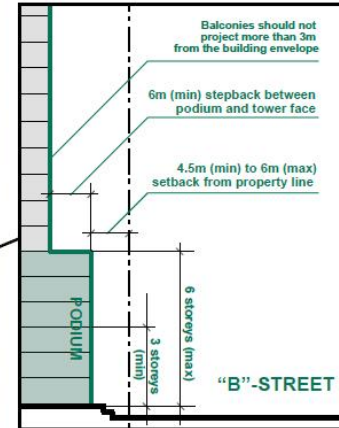
Frontage on an "A2" Street with the required podium height, setbacks and stepback.



Frontage on an "A1" Street with the required podium height, setbacks and stepback.

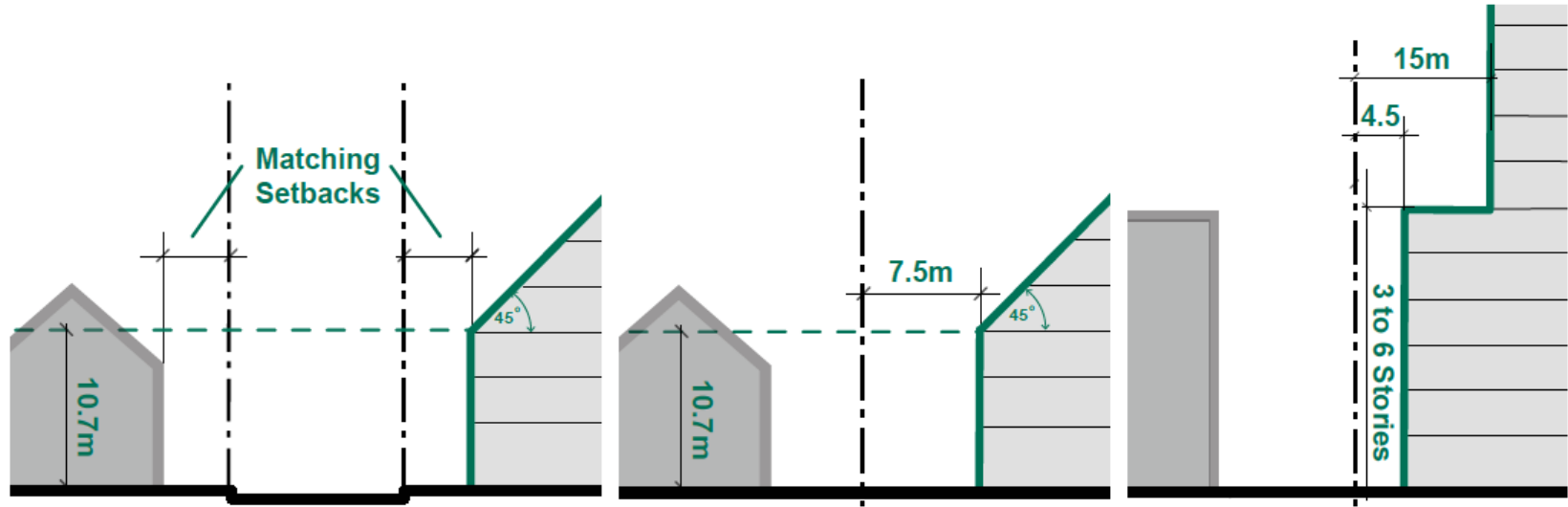


Street Types in the Downtown Hospital Character Area



Frontage on an "B" Street with the required podium height, setbacks and stepback.

Transition from Established Neighbourhoods



Transition from an established residential area separated by a road

Transition from the rear property line abutting an established residential area or an open space.

Transition from the rear property line abutting an apartment building in an established neighbourhoods.

Questions



Reflections





Stay Informed and Share Your Ideas

Draft policies and built form standards are available online at yoursay.mississauga.ca

MISSISSAUGA

Current Projects

Home » Downtown Fairview, Cooksville and Hospital Policy Review

Downtown Fairview, Cooksville and Hospital Policy Review

Help shape our city

Downtown Fairview, Cooksville and Hospital Policy Review

Project Background

The City of Mississauga is working on updating the Official Plan policies and seeking your feedback on how to manage the anticipated growth in Downtown Fairview, Cooksville, and Hospital communities along the Hurontario Street corridor. With the Hurontario Light Rail Transit (LRT) line on the horizon, these communities are expected to grow and change.

The new Official Plan policies aim to achieve vibrant, walkable, transit-supportive communities that offer a variety of housing choices, parkland, and natural areas. They will also provide direction on building heights, use of land, street connections as well as the design of buildings, spaces, and streets for these three communities.

There have been several key City-initiated studies for the Downtown Fairview, Cooksville, and Hospital areas. You

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21 members of your community are following this project

Key Dates

Downtown Fairview, Cooksville and Hospital Policy Review Virtual Community Meeting
16 February 2022

Five Quick Polls - Is Cooksville a

- Draft policies and built form standards are available online at yoursay.mississauga.ca

- Subscribe for project updates
- Submit your questions or comments on-line or by email:

Christian Binette, Planner 905-615-3200 ext. 5753

Christian.Binette@mississauga.ca

Ayman Jalloul, Urban Designer 905-615-3200 ext. 8552

Ayman.Jalloul@Mississauga.ca



Additional Resource - MTSA's

City Staff Contact:

Bashar Al-Hussaini, Planner, Planning Programs
bashar.al-hussaini@mississauga.ca



- **Region of Peel MTSA Website**



- **City of Mississauga Have Your Say - MTSA**
 - Proposed PMTSA Dashboard
 - MTSA City Related Projects
 - Frequently Asked Questions



Participant Survey

Let us know how we did.





Downtown Fairview, Cooksville and Hospital Policy Review

THANK YOU