

Scanned Document Notice

This report is a scanned image of the original report. We have included the table of contents only for reference.



You may obtain this report by contacting us directly, however there may be charges associated with the scanning of the original document. Contact us for more details. This report and other related documents can be found at www.mississauga.ca/data

Phone: (905) 615-3200 ext. 5556

Email: eplanbuild.info@mississauga.ca

RSS: <http://feeds.feedburner.com/MississaugaData>

Twitter: www.twitter.com/mississaugadata

Website: www.mississauga.ca/data



If developed in accordance with the existing District Plan, City Centre will contain over 27% of all office development and nearly 6% of all residential development in Mississauga.

Parkland & Linkages

The City Centre District contains 8.5 ha (21 ac.) of parkland. This includes City Parks surrounding the Civic Centre, Central Library and Living Arts Centre. Neighbourhood Parks include Bishopstoke, Sherwoodtowne Green and the Gordon S. Shipp Memorial Park. Bishopstoke Walk is also located within Greenbelt lands along the Cooksville Creek.

Additional parkland has been identified for development on vacant lands adjacent to the Civic Centre. Pedestrian linkages between public and private uses will also be emphasised in City Centre. The Burnhamthorpe Trail, a cycling and walking path on the north side of Burnhamthorpe Road West, will be extended eastward along Burnhamthorpe Road West with the potential to extend the Trail into the District for access to the Bus Terminal and other uses.

Community Facilities

There are a number of public and private facilities in City Centre for a variety of age groups. These include the Civic Centre Fitness Centre, Civic Garden, Central Library, YMCA and the Square One Older Adult Centre. In addition, located in close proximity, is the Mississauga Valley Community Centre and Arena and Kariya Gardens. The need for a new Senior Centre for City Centre has been identified in the City's Capital Budget and Forecast, with construction forecast for the year 2003. Reviews of the forecast occur annually.

Transportation

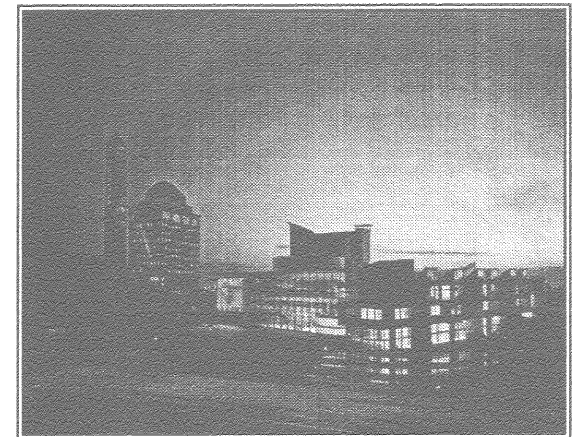
Three major road capital projects will impact City Centre in the coming years. The easterly extension of Centre View Drive to Highway 403 and the extension of Confederation Parkway north of Burnhamthorpe Road West to Rathburn Road West is forecast for the year 2005. Burnhamthorpe Road East, between Hurontario Street and Central Parkway East is forecast for improvements in the year 2006.

The new City Centre Transit Terminal will continue to be the focal point for transit providing connections through regular and express service to all points in the City and beyond.

Conclusion

Most of the land in City Centre is owned by a relatively small group of owners and over 40% of this land is vacant, with the majority of it located west of Duke of York Boulevard. City Centre is becoming a focal point for retail, finance, entertainment, business services and government employment, but residential development has proceeded more slowly. As new developments occur, road improvements and additional parks and community facilities will follow making City Centre a diverse and active downtown core.

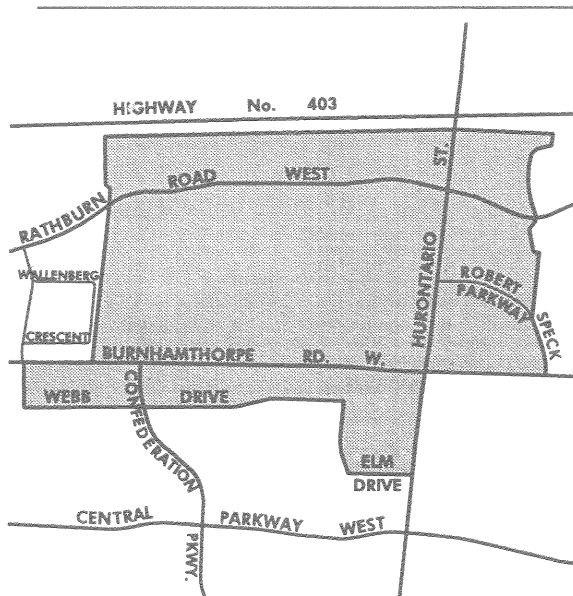
CITY CENTRE DISTRICT



Community Profile
April 1998

Location

City Centre is generally bounded by Highway 403 to the north and Webb Drive and Elm Drive to the south. To the east it extends across Hurontario Street to include the office and high-rise residential developments. To the west it includes the vacant lands adjacent to the detached housing areas. Its boundaries and major streets are shown on the map below.



History

Most of the land within the City Centre area was designated "Residential" in the Official Plan for the Township of Toronto, approved in 1953.

The lands northwest of Hurontario Street and Burnhamthorpe Road were redesignated to "Commercial" and "Highway Commercial" in 1967.

The first phase of the Square One shopping centre was built in the early 1970s and became the retail heart of the area. This was followed by high rise office construction, which included restaurants and other services, and the building of nearby residential condominiums.

Following the incorporation of the City in 1974, an important goal for City Council was to prepare a new Official Plan with a key objective to establish an identifiable downtown core. After considering several areas including former town centres, the City Centre area was established within the structure of a new Official Plan, approved in 1981. City Centre was designated as the primary focal point in the city to contain the highest levels of retail, office and residential development. This direction was continued in the City Centre Secondary Plan approved in 1992 and City Plan approved in 1997.

The City Centre is growing into the identifiable city core envisioned featuring a mix of residential, employment, cultural, and recreational uses at densities suited to a downtown area. Continued future growth in City Centre will further contribute to achieving this important City goal.

Land Characteristics

Land in City Centre is relatively concentrated in the hands of a few owners. Hammerson Canada Inc., the owners of the Square One Shopping Centre and several surrounding vacant parcels, owns over a third of the lands in the District. Seven other owners control one third of the lands while a group of others own the balance of the land area.

About 66 ha (163 ac.) of a total of 151 ha (373 ac.) or 43% of the total area of City Centre is vacant. Over half of this vacant land is located west of

Hurontario Street and north of Burnhamthorpe Road West with the largest component of this being west of Duke of York Boulevard, north and west of the Civic Centre and the Living Arts Centre.

Employment Information

Retail employees are the largest component of the over 14,600 employees in City Centre. This is due largely to Square One and is also reflected in the large number (60%) of businesses employing fewer than ten employees. Retail, Finance, Business Services and Government employees comprise a total of almost 10,000 or 68% of all employees in the District.

Employment Breakdown		
Number of Employees	Number of Businesses	Percent of Businesses
1-9	416	60%
10-49	219	31%
50-99	33	5%
100+	26	4%

Development Statistics

City Centre contains about 155 000 m² (1.67 million sq.ft.) of retail development, or about 8% of all retail development in the City; 345 900 m² (3.72 million sq.ft.) or about 24% of all office development; and 2,800 or only 1.6% of all residential units in the City.