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DATE: April 10, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 30, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Plan - Additional
Comments
PUBLIC MEETING**

RECOMMENDATION: That the report titled "Proposed Amendments to Mississauga Plan - Additional Comments" dated April 10, 2007 from the Commissioner of Planning and Building recommending approval of the amendments to the Official Plan (Mississauga Plan) including the recommendations of the reports titled "Proposed Amendments to Mississauga Plan – Further Comments" dated August 29, 2006, "Proposed Amendments to Mississauga Plan - Report on Comments" dated March 14, 2006, "Proposed Amendments to Mississauga Plan - Supplementary Report" dated December 13, 2005 and "Proposed Amendments to Mississauga Plan" dated December 14, 2004, all from the Commissioner of Planning and Building, be adopted.

BACKGROUND: Mississauga Plan was adopted by City Council on July 10, 2002 and approved by the Region of Peel on May 5, 2003, subject to modifications, withheld decisions and appeals to the Ontario Municipal Board (OMB).

On January 10, 2005, Planning and Development Committee considered a report titled "Proposed Amendments to Mississauga Plan" dated December 14, 2004 from the Commissioner of Planning and Building (Appendix 1). Exhibit 1 to that report (which was

provided under separate cover and should be brought to this meeting) contained 413 recommendations to amend Mississauga Plan. Most of these proposed amendments were in response to the Comprehensive Zoning By-law Review. Other changes were a result of the adoption of the Accessibility Plan and clarification of the intent of several policies.

On January 9, 2006, Planning and Development Committee at a statutory public meeting considered a report titled "Proposed Amendments to Mississauga Plan - Supplementary Report" dated December 13, 2005 from the Commissioner of Planning and Building (Appendix 2). Appendix 2 to that report (which was provided under separate cover and should be brought to this meeting) contained further amendments to some of the original 413 recommendations and added recommendations 414 to 541.

The Planning and Development Committee directed staff to report back on the submissions made with respect to the two above-mentioned reports along with specific directions regarding Recommendations 113, 114 and 314. The resolution, which was adopted by City Council on January 18, 2006, is attached as Appendix 3.

On April 3, 2006, Planning and Development Committee considered a report titled "Proposed Amendments to Mississauga Plan - Report on Comments" dated March 14, 2006 from the Commissioner of Planning and Building (Appendix 4). Appendix 4 to that report (which was provided under separate cover and should be brought to this meeting) contains further amendments to some of the original recommendations and added recommendations 542 to 560 in response to comments received after the January 9, 2006 public meeting.

The Planning and Development Committee received the report and submissions made at the April 3, 2006 meeting and referred the submissions to staff for comment. In addition, specific direction was given regarding: amending the infill housing design guidelines; deleting the commercial designation near the Clarkson GO Station; reviewing the Residential Low Density II designation in the Applewood District Policies and preparing residential intensification policies. The resolution, which was adopted by City Council on April 12, 2006, is attached as Appendix 5.

On September 18, 2006, Planning and Development Committee at a further public meeting considered a report titled “Proposed Amendments to Mississauga Plan – Further Comments” dated August 29, 2006 from the Commissioner of Planning and Building (Appendix 6). Appendix 6 to that report (which was provided under separate cover and should be brought to this meeting) contains further amendments to some of the original recommendations and added recommendations 561 to 589.

The Planning and Development Committee received the report and submissions made at the September 18, 2006 meeting and referred the submissions to staff for comment.

The public meeting scheduled for Planning and Development Committee on April 30, 2007 is a statutory public meeting which fulfills the requirements of the *Planning Act*. Its purpose is to provide an opportunity to the public to make submissions to Planning and Development Committee on the proposed amendments to Mississauga Plan.

COMMENTS:

The latest proposed recommendations are under separate cover as Appendix 7 - “Mississauga Plan Proposed Amendments - Additional Comments”. Appendix 7 contains further amendments to some of the original recommendations and added recommendations 590 to 623.

The comments are in the order in which the policies appear in Mississauga Plan. Deletions are shown as “~~strikeouts~~” and additions in “*italics*”.

The recommendations do not include editorial changes, such as typographical or grammatical errors, minor matters of style or organization, minor cartographic revisions, or minor rewording that does not alter the intent of Mississauga Plan.

Two of the major goals of the Comprehensive Zoning By-law Review were to bring the Official Plan designations and the zoning into conformity with each other within the policy framework and, to avoid the creation of legal non-conforming uses. To achieve the second goal, many existing sites are proposed to be recognized in a limited or restricted form in Mississauga Plan through the use of special site

policies. These uses have been restricted to what currently “exists”. Should the use cease, the underlying designation, which is in keeping with the overall vision, applies. This strategy allows for the recognition of continuing viable uses, while maintaining the overall integrity of the policy vision for the district.

With respect to Port Credit, the strategy is an interim step which not only recognizes that the District is going through a transition phase, but also facilitates the rationalization of the planning framework with the new Zoning By-law. A comprehensive review of the Port Credit District Policies has commenced, wherein, the special sites will be re-evaluated within the context of the new policies. In addition, the new policies will address new Provincial Policy such as the Provincial Growth Plan.

The major recommendations contained in Appendix 7 are as follows:

- several housekeeping amendments to maps and/or wording of special sites to recognize existing development;
- further special sites were added to recognize existing development;
- clarification of the intent of policies;
- deletion of several recommendations dealing with the former Streetsville District Policies due to the adoption of new District Policies by City Council on November 2, 2006;
- clarification of the Urban Design Policies in the Clarkson-Lorne Park Planning District;
- establishing a maximum Floor Space Index for office uses and a Gross Floor Area limitation on accessory uses in the Industrial designation;
- to permit animal boarding establishments in Industrial and Business Employment designations, only in Employment Districts;
- to amend a previous recommendation to permit detached, semi-detached, duplex, triplex and street townhouses, rather than condominium and street townhouses, in the Residential Low Density II designation, Lakeview Planning District. This change necessitated an additional special site to recognize a condominium townhouse development located in a Residential Low Density II area;
- to designate Stavebank Road as a Minor Collector (Scenic Route) in accordance with City Council approval on February 8, 2006; and

- revisions to footnotes on Schedule 5, Designated Right-of-Way Widths, with respect to acquisition of lands for public transit rights-of-way.

In order to update Mississauga Plan to: establish the policy framework for the new Zoning By-law; clarify specific policies in response to a recent OMB decision; incorporate the policies of the Accessibility Plan; update part of the Meadowvale Village District Policies; incorporate policies regarding commercial schools; and several housekeeping amendments; the following need to be adopted:

- Recommendations 1 to 413 contained in the report titled “Proposed Amendments to Mississauga Plan” dated December 14, 2004 from the Commissioner of Planning and Building;
- Recommendations 414 to 541 contained in the report titled “Proposed Amendments to Mississauga Plan - Supplementary Report” dated December 13, 2005 from the Commissioner of Planning and Building;
- Recommendations 542 to 560 contained in the report titled “Proposed Amendments to Mississauga Plan - Report on Comments” dated March 14, 2006;
- Recommendations 560 to 589 contained in the report titled “Proposed Amendments to Mississauga Plan - Further Comments” dated August 29, 2006; and
- Recommendations 590 to 623 contained in the report titled “Proposed Amendments to Mississauga Plan – Additional Comments” dated April 10, 2007.

A number of requests to amend land use designations or to add to the list of permitted uses for specific sites were received and were not supported. Such requests should be subject to the development application process to ensure the opportunity to provide notice to surrounding landowners and to circulate the proposal to the appropriate departments and agencies and other levels of government for review and comment.

Cartographic updates made to Mississauga Plan are reflected in the District Land Use Maps found in Appendix 7. These updates reflect City Council's position on Official Plan Amendments, notwithstanding current appeals to the Ontario Municipal Board. The appeals are recognized and carried forward such that there is no prejudice to the appellants. These cartographic changes enable the Comprehensive Zoning By-law to reflect City Council's position and remain in conformity to the Official Plan.

Further Studies

A number of issues were identified through this review that require further study. For example, reference to "Corridors" has been added to Section 1.2, Context, as a result of the Rose Corporation OMB decision, however, a comprehensive review of corridors is required to be consistent with the Provincial Policy Statement. This report is currently underway.

Further, the issue of "Community Uses" has evolved into a comprehensive study that will be brought forward to Planning and Development Committee at a later date.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: This report includes the analysis by staff of the comments received both in writing and verbally since the Planning and Development Committee meeting of September 18, 2006. The proposed amendments are generally housekeeping in nature and are required in order to establish the policy framework for the new Zoning By-law.

ATTACHMENTS: APPENDIX 1: Corporate Report: Proposed Amendments to Mississauga Plan dated December 14, 2004 from the Commissioner of Planning and Building.

APPENDIX 2: Corporate Report: Proposed Amendments to Mississauga Plan - Supplementary Report dated December 13, 2005 from the Commissioner of Planning and Building.

APPENDIX 3: City Council Resolution - dated January 18, 2006
pertaining to Proposed Amendments to Mississauga
Plan.

APPENDIX 4: Corporate Report: Proposed Amendments to
Mississauga Plan - Report on Comments dated March
14, 2006 from the Commissioner of Planning and
Building.

APPENDIX 5: City Council Resolution - dated April 12, 2006
pertaining to Proposed Amendments to Mississauga
Plan.

APPENDIX 6: Corporate Report: Proposed Amendments to
Mississauga Plan – Further Comments dated August
29, 2006 from the Commissioner of Planning and
Building.

APPENDIX 7 Under Separate Cover: Mississauga Plan Proposed
Amendments – Additional Comments dated April
2007.

Edward R. Sajecki
Commissioner of Planning and Building

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