



# Corporate Report

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**DATE:** April 12, 2005

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 3, 2005

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Mississauga City Centre Water and Wastewater Servicing**

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**RECOMMENDATION:** That the report titled "*Mississauga City Centre Water and Wastewater Servicing*", dated April 12, 2005 from the Commissioner of Planning and Building be forwarded to the Region of Peel, by the City Clerk, and recommended for use for the planning of water and wastewater infrastructure for Mississauga City Centre.

**BACKGROUND:** In early 2004 the Region of Peel observed that based on recent development applications, Mississauga City Centre was approaching the capacity of existing and proposed local water and wastewater infrastructure.

Regional and City staff met to discuss trends in development and the potential growth capacity of the City Centre. The Region of Peel subsequently undertook the Mississauga City Centre Water and Wastewater Servicing Study.

The findings of that study, presented in September 2004, concluded that additional infrastructure or revisions to scheduled infrastructure plans are required to provide for growth after 2006. In addition, the number and density of recent development proposals in the City

Centre have led to the concern that actual growth may be greater than forecasted growth.

To ensure water and wastewater infrastructure in the City Centre is properly planned, the Region of Peel requested that the development capacity in City Centre be reviewed and a development scenario be prepared and endorsed by City and Regional Councils. While this development scenario would be used for the purpose of water and wastewater infrastructure planning, increasing the development charge would await new growth forecasts based on capacity indicated by the development scenario.

**FINANCIAL IMPACT:** Not applicable.

**COMMENTS:** Growth Forecast vs. Development Scenario

The growth forecast for the City Centre was prepared by Hemson Consulting Ltd. in 2003. A growth forecast considers both supply and demand, where demand is a function of various considerations such as economic trends, market shares, immigration levels, fertility and mortality rates and household formation characteristics. Some demand factors are relatively stable or predictable (e.g., mortality rates), while other demand factors are more difficult to predict (e.g., economic cycles).

The development scenario prepared for water and wastewater infrastructure planning is different from the growth forecast. The development scenario is based strictly on land supply data and does not consider demand factors. It is appropriate to view the development scenario as an estimate of the capacity in City Centre.

Supply Data for City Centre

Both the growth forecast and the development scenario for the City Centre begin with supply data. Calculating the amount of vacant land available for development in the City Centre is straightforward, however, with a few exceptions, Mississauga Plan and the Zoning By-law allow for a wide mix of uses and no height or density limitations. While this is appropriate from a policy perspective, it makes preparing supply data for the City Centre difficult.

### Assumptions

A series of assumptions were prepared for the 2003 Growth Forecast exercise. These assumptions were based on the type of development existing in City Centre and elsewhere in Mississauga at the time. Subsequent to the preparation of those assumptions, development proposals were submitted that were at density levels higher than had previously been experienced in Mississauga.

To arrive at a development scenario for water and wastewater infrastructure planning purposes, a series of development scenarios were prepared based on various assumptions. Regional staff selected the scenario with the highest development capacity. Based on the City's vision for the City Centre and the intensification goals of the Province, City staff agree that Regional staff selected the most appropriate development scenario.

The selected development scenario assumes higher densities based on current development activity and recent development proposals. In addition, assumptions were made for the more intense development of existing sites and the redevelopment of some properties. The key differences between the assumptions prepared for the growth forecasts and the development scenario are outlined below.

- In the 2003 Growth Forecasts all existing development was assumed to remain. In the development scenario, redevelopment of the interim uses north of Rathburn Road West, several large surface parking areas and a number of office developments was assumed. (See Appendix 1.)
- In the 2003 Growth Forecasts only applications that had been endorsed by City Council were considered in development calculations. The density of development on vacant lands and lands not subject to an endorsed application was based on apartment densities observed in the 1990s and existing office developments in the City Centre. For the development scenario, all applications submitted as of November 2004 were considered. The density of development on vacant lands and lands not subject to an endorsed application was based on the average density of recent development and current residential

applications in the City Centre and recent office developments throughout Mississauga.

- For lands designated “Mixed Use” (see Appendix 2), the 2003 Growth Forecasts assumed 70% of the lands available for development would be developed for residential uses and 30% for office uses. A Floor Space Index (FSI) of 3.5 was assumed for residential lands (except in the transition areas where a FSI of 1.0 was assumed) and a FSI of 1.5 was assumed for office uses. The development scenario also assumed a 70% residential and 30% office development split, however, based on recent development and current applications, a FSI of 5.6 was assumed for residential land uses and a FSI of 5.0 was assumed for office uses. (Note: All transition lands are built or subject to development applications in the development scenario, therefore, no FSI assumption was required.)
- Retail floor space was not calculated in the 2003 Growth Forecasts and retail employment is a component of “population-related employment” which is calculated as a factor related to population growth. For the development scenario retail space and employment was calculated. It was assumed that the large areas of surface parking on lands designated “Retail Core”, south of Rathburn Road West (i.e. Square One) would be replaced by 4-level parking structures in order to free-up land for additional retail development. For the lands on the north side of Rathburn Road West, the development scenario assumed that the single-storey retail uses would be redeveloped with a mix of office (50%) and retail (50%) uses. For the “Retail Core” it was assumed that office uses would develop at a FSI of 5.0 and retail uses would develop at a FSI of 0.8.<sup>1</sup>

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<sup>1</sup> *The retail FSI assumption was based on a development form that is similar to the existing Square One commercial development, except that it was assumed that more of the total floor space would be leasable (i.e. no central “mall”) and, therefore, subject to parking requirements. It was also assumed that structured parking would replace surface parking.*

Results of the Development Scenario

A comparison of existing development to the supply assumed for the 2003 Growth Forecast and the development scenario are presented below.

Development Type	Existing Development *	Capacity Estimate	
		Growth Forecast	Development Scenario
Residential Units	6,400	15,140	32,200
Population	15,200	32,400	71,900
Major Office GFA m <sup>2</sup> (sq.ft.)	345 600 (3,720,100)	541 300 (5,827,000)	1 440 300 (15,503,300)
Major Office Employment	15,280	22,500	59,800
Retail GFA m <sup>2</sup> (sq.ft.)	173 500 (1,867,500)	n/a	285 000 (3,067,600)
Retail Employment	3,900	n/a	6,300

*Note: Numbers have been rounded to the nearest 100.*

*\* As of November 2004.*

**CONCLUSION:**

The development scenario is not a replacement for the growth forecasts. Rather it is an estimate of capacity for the City Centre based on a revised set of assumptions. These are based on development trends currently being observed generally and in the City Centre in particular. The assumptions are intentionally aggressive in order to not undersize water and wastewater infrastructure.

The supply capacity of the development scenario will be used in future growth forecast and Development Charge By-law updates. The Region of Peel is updating its growth forecasts this year and its Development Charges By-law in 2006. In support of the Regional growth forecast update, Mississauga will be preparing a limited update of its 2003 Growth Forecasts to consider, among other matters, the revised capacity assumptions of City Centre based on the development scenario.

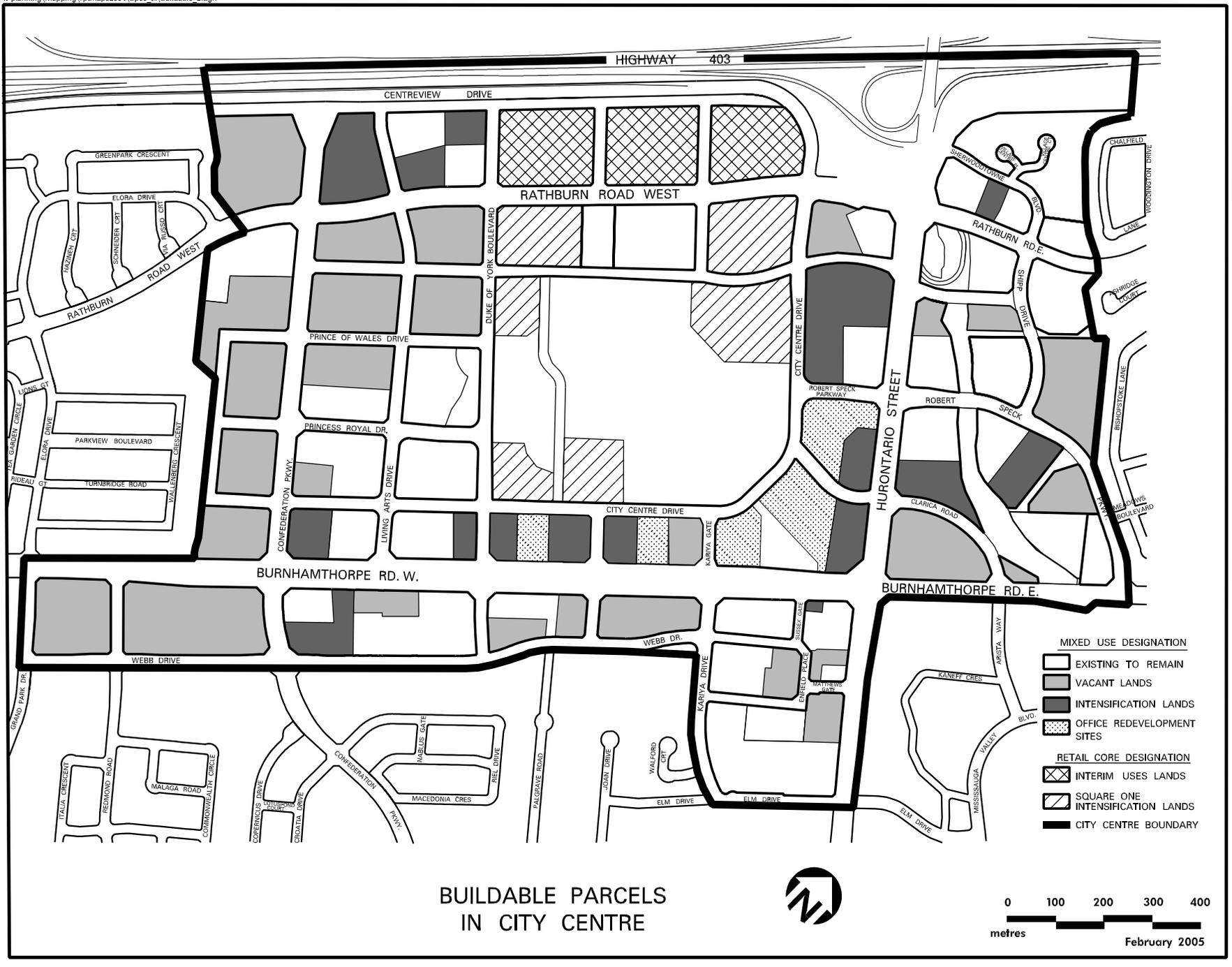
**ATTACHMENTS:**            *Appendix 1: - Building Parcels in City Centre*

*Appendix 2: - City Centre District Land Use Map*

*Original Signed By:*

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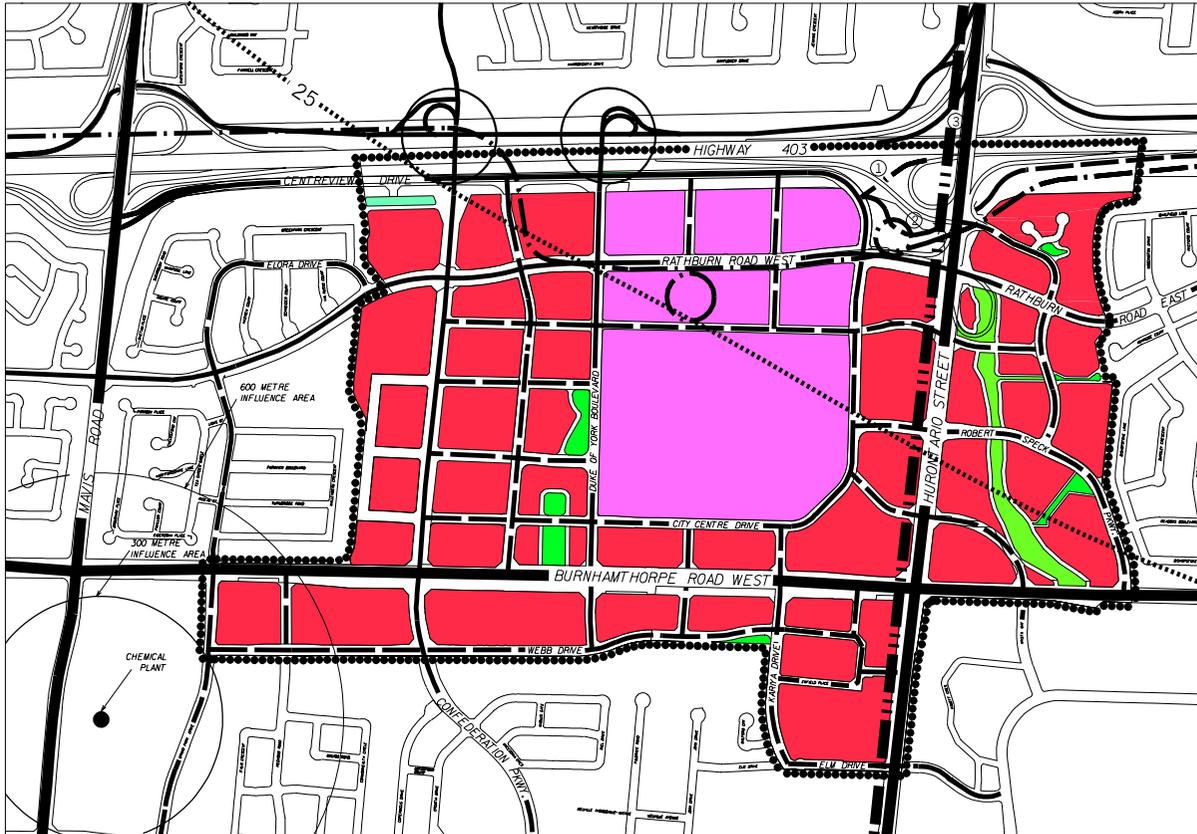
Edward R. Sajecki  
Commissioner of Planning and Building



- MIXED USE DESIGNATION**
- EXISTING TO REMAIN
  - VACANT LANDS
  - INTENSIFICATION LANDS
  - OFFICE REDEVELOPMENT SITES
- RETAIL CORE DESIGNATION**
- INTERIM USES LANDS
  - SQUARE ONE INTENSIFICATION LANDS
  - CITY CENTRE BOUNDARY

## BUILDABLE PARCELS IN CITY CENTRE





**LAND USE DESIGNATIONS**

- Mixed Use
- Retail Core Commercial
- Open Space
- Greenbelt
- Parkway Belt West

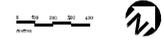
**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Transitway Station
- Transitway
- Major Transit Corridor
- Proposed Grade Separation
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District

- ① Option 1, Conceptual Centre View Drive connection to EB Hwy. 403 concept.
- ② Option 2, Conceptual Centre View Drive to EB Hwy 403 concept.
- ③ Conceptual N-W ramp terminal relocation

**Note:** All road proposals within the Highway 403 Corridor are conceptual and require review and approval of the Provincial Government.

**Note:** The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.



## City Centre District Land Use Map

This Consolidation includes Latest Approved Amendment –  
OMB Order No. 0671 2004 March 30  
**City of Mississauga 2004 October**