

cooksville

**Area Specific Review
City of Mississauga**

**Area 2: Community
Advisory Meeting
May 20
Summary Report**





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1.0 Meeting at a Glance

On Wednesday, May 20th, Macaulay Shiomi Howson Ltd. (MSH) in association with Brook McIlroy Planning + Urban Design|Pace Architects (BMI|Pace) met with the Area 2 Community Advisory Group to discuss the top ten issues derived from the Kick-off Workshop held on April 21st.

A brief introduction by Anne McIlroy included a review of the top issues from the Post-it Note exercise at the Kick-off Workshop (based on the percentage of comments received):

1. Control Impacts of New Development (65%)
2. Maintain the Character of the Area (42%)
3. Control Impacts of Intensified Traffic and Safety at Intersections (38%)
4. Provide Opportunities for Parks and Trails (31%)
5. Protect and Preserve the Mature Forest/Trees (10%)

1.1 Community Recommendations

Following the introduction, a discussion session was held based on the “Top Ten” Priority Directions derived from the Kick-off Workshop. A number of specific recommendations were generally agreed upon throughout this discussion, including:

New Development

1. The scale and mass of new and alternate form of housing should be consistent with existing housing to preserve the character of Area 2.
2. Semi-detached houses, low-income houses and townhouses should be discouraged as they are inconsistent with the character of Area 2.
3. By-laws should ensure that the subdivision of lots is only allowed where new lots will remain consistent with the character of the area (i.e. subdivision of a 100’ lot into two 50’ lots would be appropriate).

Streets and Traffic Calming

4. Sidewalks should be incorporated only where necessary (i.e. on long, through-streets).
5. A 3-way stop should be located at the intersection of Cliff Road and Pathfinder Drive.

Natural Heritage, Parks and Open Spaces

6. Cooksville, Camilla and Cliff Parks should be cleaned up and properly maintained.
7. Existing and future trails should be maximized by enhancing visibility and adding lighting and seating.
8. Public access to Cooksville Creek should be enhanced through greater visibility and more trails. This should discourage littering and other undesirable behaviour.

Community Amenities

9. A fitness facility and other community amenities should remain at Cliffway Plaza.
10. The existing school sites should be considered for public facilities (i.e. library) as they are accessible and have a sufficient amount of parking.
11. Shared student/public educational open/green space should be provided in the area. Camilla Park and the Woodland Nurseries property are both opportunities that are accessible to the local students.



Woodland Nurseries was seen as an opportunity for shared student/public educational space.



1.2 Who Came to the Meeting?

The Community Advisory Group consists of eight members of the Area 2 community, including:

- Linda McCready
- Christine Kells
- Pat Stuart
- Shirley Manderson
- Vivianne Schinkel
- Monique Gagnon
- Andrew Gasmann
- Fred Fischer

Staff from BMI|Pace and the City of Mississauga were present to help lead the discussion and answer any questions. Staff in attendance from the City of Mississauga included:

- Karen Crouse, Policy Planner
- Frank Marzo, Policy Planner

1.3 What was Presented?

A brief introduction by Anne McIlroy served as a reminder of the top issues from the April 21st Kick-off Workshop Post-it Note exercise (based on the percentage of comments received):

1. Development (65%)
2. Maintain the Character of the Area (42%)
3. Traffic (38%)
4. Parks and Trails (31%)
5. Mature Forest/Trees (10%)



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2.0 Discussion Session

From the April 21st Kick-off Workshop, the “top ten” directions for Area 2 were distilled. From these directions a set of questions was created to guide the Community Advisory Meeting and encourage further discussion. The following section summarizes the discussion.

2.1 Issues Discussed

To ensure that the most important issues received proper attention, they were presented and discussed in order of significance.

Issue # 1: New development should be consistent with existing development (i.e. large lots and setbacks, no subdivision/high-rise).

What should new housing look like?

It was generally agreed that seniors housing was needed in the area (or nearby) because people do not want to move away as they age. The size and style of these facilities should be consistent with existing housing (i.e. small bungalows with access to communal facilities like in Hamilton and Brampton). The seniors housing at Dundas Street West and Erin Mills Street (Sherwood Forest) was a favourable example of a 2-storey seniors complex in a natural setting. There was concern that there is not an area large enough to contain an assisted living development and it would be in a high-rise building like on King Street East. An additional concern was that assisted living is a business use in the area which is inconsistent with the residential character of the neighbourhood.

As “monster homes” are built, it becomes harder for young people to buy into the area but there are some houses that are affordable for younger people. There was a general consensus that more affordable semi-detached houses were not suitable for the area (though they would fit in just outside the study area, east of Cliff Road or north of Camilla Park).

What housing characteristics are not desirable?

Most group members agreed that they worked hard to obtain their property in this area and do not wish to live next to low-income, semi-detached housing or small, subdivided lots. Also, it was felt that higher density development will eventually become low-income residences and this is suitable in some nearby areas but not within the study area. There was also agreement to see the low-income apartment buildings at Cliff Road and the North Service Road removed or converted.

If you consider areas outside of the study area there are some nice examples of townhouses that fit within their context (i.e. Sherobee Road), however, it was generally felt that townhouses were undesirable because they do not currently exist in the area (with the exception of Camilla Road and King Street and a proposed development at Paisley Boulevard and Camilla Road). Many of the properties along Camilla Road are owned by developers who are able to build townhouses because they meet all the City requirements. This sets a precedent for development that would be undesirable if it continued along Camilla Road.

During construction, development sites should be considerate of the surrounding community and not littered with trucks and construction waste.



New housing should be consistent with existing housing in Area 2.



Most residents considered this development (north of the QEW) to be inconsistent with the character of Area 2.



Unique buildings, such as the houses on the Woodland Nurseries property, should be considered for their heritage value.



Sidewalks are not necessary on all streets but should be encouraged on busy, through-streets that connect to area schools.

Issue # 2: Preserve and maintain important built features.

Are there important heritage or other buildings in Area 2 which should be protected or enhanced?

The heritage significance of all unique buildings in the area (i.e. the houses on the Woodland Nurseries property, Duchess Olga Ramanov Residence) should be investigated to determine whether they should be preserved. It was noted that the problem with this is that heritage properties can not be maintained unless there is someone willing to maintain them.

Are there important heritage landscapes in Area 2 (i.e. Woodland Nurseries)?

The Cliffway Plaza site was once an apple orchard and residents have tried, without success, to have it designated as a heritage landscape to limit any high-rise redevelopment on the site. If Cliffway Plaza is allowed to develop at a much higher density, the residents would lose the fitness facility and not see any other benefits to the neighbourhood.

Issue # 3: The existing character of Area 2 should be preserved (i.e. quiet streets, mature tree canopy, housing style, etc.).

Discuss the character of the area and provide thoughts on how they can be preserved or enhanced?

With the City’s policies on intensification, land use would have to be maximized. Subdivision of a 100’ lot into two 50’ lots is potentially acceptable, but dividing a 60’ lot into two 30’ lots is inconsistent with the character of the area. This study is seen as an opportunity to adjust the existing bylaws to minimize subdividing that is inconsistent with the area. In addition, the tree canopy is essential to the character of the area and should not be sacrificed in the subdivision of lots.

Should the design of streets and boulevards be improved? What elements are most important (sidewalks, street trees, lighting etc.)?

While a lack of sidewalks is an important element in the character of the area, it was generally agreed that long through-streets (i.e. Daphne Avenue) require a sidewalk for safety reasons.

Issue # 4: Reduce traffic speed and congestion at key intersections.

Where are traffic issues most problematic in Area 2 (i.e. Cliffway Plaza)?

The most problematic areas are long through-streets such as Daphne Avenue, where cars achieve high speeds creating unsafe conditions for children to play or walk in the area.

How can traffic and vehicular circulation be improved?

In addition to sidewalks, a centre boulevard, additional stop signs, bike lanes and speed bumps were suggested to slow traffic in the study area. Specifically, a 3-way stop should be located at the intersection of Cliff Road and Pathfinder Drive.

Residents were generally in favour of the red brick median used on Clarkson Road as a way to psychologically narrow the street.

One resident suggested that all these methods aimed to reduce cars on the street and suggested the best alternative would be to provide an efficient public transit system.



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Issue # 5: Develop a variety of community amenities (i.e. fitness facility, library).

What new community amenities would you like to see in Area 2?

Residents were in favour of maintaining the fitness centre in Cliffway Plaza. The current zoning would allow the owner to expand and add additional retail with some office above and this is acceptable. However, the owner is likely to pursue tall building heights and this is not appropriate in the area.

There was some concern as to whether or not any small shops would survive in the area with Square One so close by, but it was noted that the cafe and bakery at the Tiveron Apple Market has been there for a long time and it is very successful.

While everyone agreed that a library was essential to the area, some felt that the existing library at Hurontario Street and Dundas Street was accessible and served the area well. Others felt that this library was too small and should be expanded. One suggestion that was favoured was to use the school properties for public facilities as there is already sufficient parking.

One group member noted that a subway would be necessary if Mississauga plans to intensify. While it was noted that the LRT along Hurontario Street would help during rush hours, it was felt that it would still be difficult to get to Toronto.



Residents wished to see the fitness facility remain at Cliffway Plaza with the potential development of

Issue # 6: Develop new parks and open spaces/enhance existing parks and open spaces.

Where should new parks and open/public spaces be developed?

Aside from a facility for students (which could be included at an existing park) and the Woodland Nurseries, it was generally agreed that more parks were not needed if existing properly maintained.

The group also noted that the City is slowly removing landscaping from Cliff Park to reduce the size and to minimize maintenance requirements. This should be stopped immediately.

What kind of parks should be developed (i.e. active or passive recreation)?

With three schools in the study area, there should be open space nearby that can be shared between students and the public and used for learning opportunities (i.e. community garden). Both Camilla Park and the Woodland Nurseries were seen as potential locations.

How can existing parks (i.e. Camilla and Cliff Park) be enhanced?

Camilla Park is seen as dangerous because of activities related to the townhouses that backlot onto the park. Children can not play here and that the police are often called to the area.

If the City were to purchase the Woodland Nurseries property, it could be left as a natural area and Camilla Park could be redeveloped as a complementary active open space.

Another suggestion to enhance parks and trails in the area was the introduction of more sustainable lighting standards.



It was suggested that the school properties be used for public amenities as they are highly accessible and there is already sufficient parking.



Many residents felt that Camilla Park is unsafe because of undesirable activities associated with the adjacent apartment buildings.



To maximize use, Cooksville Creek should be cleaned up and enhanced with trails, lighting and benches.

Issue # 7: Create more trails and greater connectivity to natural features.

Is there sufficient public access to natural features (i.e. Cooksville Creek)?

Cooksville Creek is an important resource in the area but existing trails are not used to their full potential because people do not feel safe there due to a lack of visibility, trails, lights and benches. Many expressed that they would not use new trails unless the existing condition of the creek area was improved.

It was suggested that trails are not currently being developed because the City will not pay and are instead waiting for the developers (who are on hold because of floodplain issues).

Issue # 8: Convert the hydro corridors along The Queensway and The Queen Elizabeth Way into useable open space.

What activities/elements should be accommodated in the hydro corridors (i.e. walking and cycling trails)?

An off-leash dog park was noted for the hydro corridor north of The Queensway and one resident felt that trails along The Queensway (walking or cycling) should be natural because there is a variety of small wildlife habitat there (i.e. squirrels, butterflies, etc.).

Issue # 10: Preserve and maintain important natural features (i.e. Cooksville Creek).

Is Cooksville Creek well integrated within the area? What other natural features are important to the identity and character of the community?

Cooksville Creek is not used as often as it should be because it is dirty and needs to be properly maintained. Increasing visibility and enhancing public access should deter people from leaving garbage in the area. Another suggestion included a community clean-up program through the rate-payers association.



Natural trails along the hydro corridors would preserve the existing small wildlife habitats.



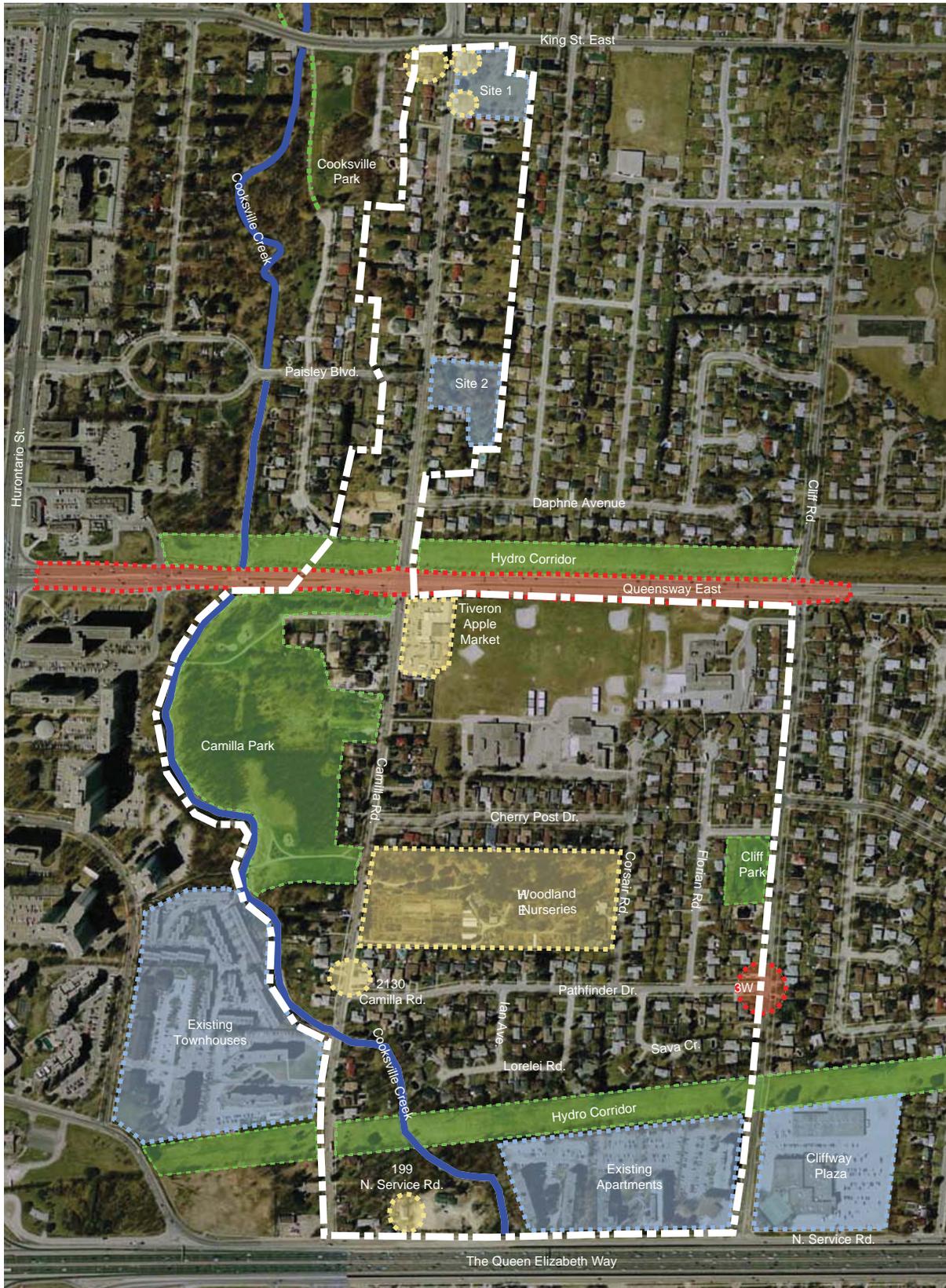
2.2 Additional Issues

Due to the detailed discussions concerning some of the most significant issues, there were some issues that were not fully discussed during this meeting (i.e. Issue # 9: Maintain and protect the existing mature tree canopy). If necessary, these issues and any outstanding issues will be reconsidered at the next meeting on June 15th.



Woodland Nurseries was seen as one of the most significant resources in Area 2.

3.0 Opportunities Plan: Area 2



	<p>Study Area Boundary</p> <p>While the boundary covers a defined area, group members felt it is necessary to consider issues outside of this that will directly affect the study area (i.e. Cliffway Plaza).</p>
	<p>Parks and Trails</p> <p>Camilla Park is currently isolated and is not maintained in a positive way. It should be maintained and/or enhanced with trails, lights and benches and should be part of a continuous trail system throughout the area.</p> <p>The hydro corridors are opportunities for open space development and should develop walking and cycling trails that connect with Camilla Park and other open spaces in the area. Small wildlife habitats here should be maintained.</p> <p>Cliff Park should be restored to its original size, cleaned up and well maintained to increase usability.</p>
	<p>Existing Trails</p> <p>There is an existing trail that follows Cooksville Creek from Dundas Street East. This trail could be continued along the creek throughout the study area.</p>
	<p>Special Sites</p> <p>Woodland Nurseries (and the houses on the property) is an important feature in the community. It should be protected and potentially developed as an education centre and/or a natural setting adjacent to open space at Camilla Park.</p> <p>The Tiveron Apple Market is an important community feature and should be maintained.</p> <p>Registered (but not designated) heritage properties at 2130 Camilla Road, 199 North Service Road as well as the three unique properties at King Street East and Camilla Road should be investigated regarding their heritage significance.</p>
	<p>Development Opportunities/Concerns</p> <p>Site 1 is a large area of vacant land that was previously the site of a listed heritage barn.</p> <p>Site 2 is a potential development site that is currently an unmaintained vacant lot. There is an existing development application to develop detached condos here, but the residents are concerned this will set an undesirable precedent if approved.</p> <p>The development at Cliffway Plaza should preserve the existing fitness facility and incorporate complementary community facilities (i.e. cafes). Density should be limited to fit within the neighbourhood context and minimize traffic impacts.</p> <p>The existing apartments at North Service Road and Cliff Road and the townhouses at Camilla Road should be cleaned up and maintained.</p>
	<p>Traffic Concerns</p> <p>Opportunities for pedestrian crossings should be investigated at The Queensway.</p> <p>3W: A three-way stop should be incorporated at Pathfinder Drive and Cliff Road.</p>
	<p>Cooksville Creek</p> <p>Above King Street East and around Camilla Park, Cooksville Creek is overshadowed by large apartment buildings and townhouses and does not feel safe for residents. The creek should be enhanced with greater public access and a well connected walking and cycling trail system.</p>

Note: The information included in the Opportunities Plan represents a summary of public input collected at the Community Advisory Meeting held on May 20. The plan is for discussion purposes only and does not represent final community recommendations.



4.0 Next Steps

