

**cooksville**

**Area Specific Review  
City of Mississauga**

**Area 2: Community  
Advisory Meeting # 2  
June 15  
Summary Report**





## Table of Contents

<b>1.0</b>	<b>Meeting at a Glance</b>	<b>01</b>
<b>2.0</b>	<b>Discussion Session</b>	<b>03</b>
<b>3.0</b>	<b>Next Steps</b>	<b>08</b>



## Area Specific Review City of Mississauga

### 1.0 Meeting at a Glance

On Monday, June 15th, Macaulay Shiomi Howson Ltd. (MSH), in association with Brook McIlroy Planning + Urban Design | Pace Architects (BMI | Pace), held a second meeting with the Area 2 Community Advisory Group to discuss the draft Priority Directions derived from the April 21st Kick-off Meeting and the May 20th Community Advisory Group Meeting.

#### 1.1 Who Came to the Meeting?

The Community Advisory Group consists of eleven members of the Area 2 community. Present at this meeting were:

- Tony Ferkul
- 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:

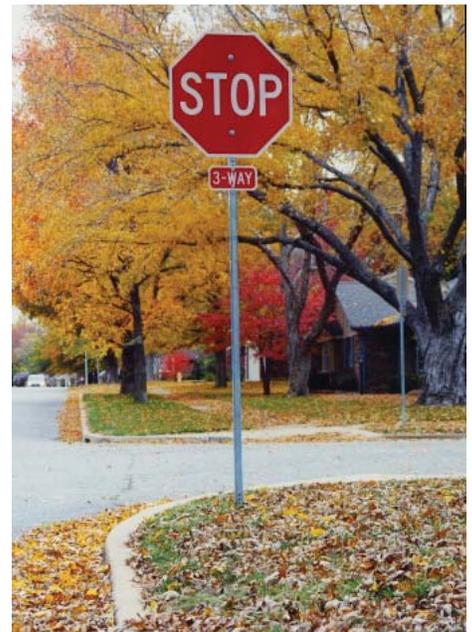
- Susan Tanabe, Manager of Community Planning
- Diana Rusnov, Manager Development Team Central
- Karen Crouse, Policy Planner
- Eric Lucic, Community Services, Planner
- Frank Marzo, Policy Planner

#### 1.2 What was Presented?

A brief introduction by Jana Joyce (BMI | Pace) presented the project timeline and outlined the themes covered in the draft Priority Directions, including:

- New Development
- Streets and Traffic Calming
- Natural Heritage, Parks and Open Space
- Community Amenities

Each draft Priority Direction was displayed, individually, for discussion. The group was encouraged to edit, refine and add to each to produce a set of directions that will be used to inform the District Planning/Urban Design Policies and Zoning for Area 2.



*The appropriate design of new development and traffic calming measures were a significant focus of the discussion.*



### 1.3 Priority Directions



*The character of existing housing should be maintained, including scale, mass, exterior design and lot size.*

The Community Advisory Group discussed each of the draft Priority Directions individually, recommending a number of refinements and additional directions. These directions, organized into common themes, are outlined below:

#### New Development

1. The scale, mass and exterior design of alternate forms of housing (i.e. seniors housing, young family housing) should be consistent with existing housing to preserve the character of Area 2.
2. Wherever possible, the principles of environmental sustainability should be applied to new development in 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).
4. A tree assessment should be required with all development applications. The preservation of healthy trees should be a priority.

#### Streets and Traffic Calming

5. Sidewalks should be incorporated in Area 2, but further studies are required to determine where and how.
6. Explore opportunities for more convenient pedestrian and cycling crossings along the Queensway.

#### Natural Heritage, Parks and Open Spaces

7. Partnerships between the City, the Conservation Authority and the community should be explored to clean up and maintain Cooksville, Camilla and Cliff Parks and Cooksville Creek (where it is on City property).
8. Existing and future trails should be enhanced by maximizing visibility and adding seating.
9. Littering should be discouraged along Cooksville Creek through increased access, regular maintenance (i.e. litter clean up, tree trimming, etc.), education and enforcement of fines.



*The principles of environmental sustainability (i.e. solar lighting) should be incorporated into new development wherever possible.*

#### Community Amenities

10. The current (or a comparable) fitness facility and other community amenities (i.e. doctor's office, barbers, neighbourhood shopping, etc.) should remain at Cliffway Plaza.
11. The Cliffway Plaza site should remain commercial to preserve the current uses.
12. The existing school sites should be considered for public facilities (i.e. joint-use library) as they are accessible and have a sufficient amount of parking.



13. Further studies should be initiated to determine the extent of, and propose solutions to, the traffic issues that would be created with shared public/school facilities.
14. Shared student/public educational open/green space in the area should provide a variety of educational opportunities. Camilla Park and the Woodland Nurseries property located at 2171 Camilla Road are both potential locations that are accessible to the community.
15. The Woodland Nurseries property located at 2171 Camilla Road should be maintained and to better ensure its preservation and conservation, the property should be upgraded from a cultural landscape to a heritage designated property.

## 2.0 Discussion Session

From feedback provided at the May 20th Advisory Group Meeting, BMI|Pace prepared a set of draft Priority Directions. The directions were presented to the Community Advisory Group, who were encouraged to discuss them and add to them as necessary. The following section summarizes the discussion, which began by addressing the remaining issue from the previous meeting, before considering the priority directions.

**Note - The comments that follow represent the thoughts and opinions of the Community Advisory Group and are not the opinions of City Staff and/or the consultants.**

### 2.1 Issue # 9

**What actions should the City take to help maintain the existing tree canopy and ensure that new trees are planted?**

Advisory group members felt that the City By-law allowing the removal of four trees/year is not effective because it is difficult to determine how many trees have been removed, and therefore difficult to enforce.

Mississauga Urban Forestry should maintain the trees in the parks, and along the streets to ensure they do not become overgrown and dangerous (i.e. Pathfinder Drive).

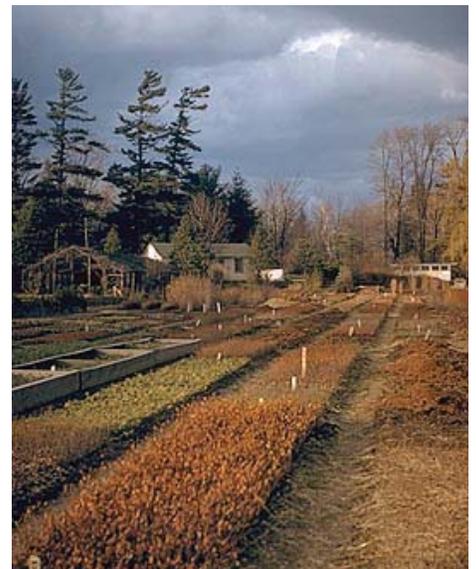
There was concern regarding the removal of trees at the Camilla Road and Paisley Boulevard development. The City responded that the trees under question were marked to be trimmed (red dot), not removed (red "x"). Where trees are to be replaced, a waiting period is required to allow the roots to be removed.

**Are there areas where more trees should be planted?**

It was agreed that where trees are planted, the urban heat island effect is reduced and vehicle emissions are buffered. No specific areas were selected to plant additional trees, but it was recommended that a program be initiated to add trees wherever possible.



*Zoning at the Cliffway Plaza property should remain commercial to ensure the current community uses remain.*



*The Woodland Nurseries could provide a variety of educational opportunities.*



## 2.2 Priority Directions Discussion

### New Development



Most residents considered lower-income housing, such as the buildings above, inconsistent with the character of Area 2.

**Direction # 1: The scale and mass of new and alternate forms of housing (i.e. seniors housing) should be consistent with existing housing to preserve the character of Area 2.**

This direction was generally agreed upon but it was felt that the exterior design of the building should also be consistent with the existing housing and that an additional example should be added, such as young family housing.

The group also felt it was important that new development incorporate principles of sustainable development wherever possible.

- *Revised Direction: The scale, mass and exterior design of alternate forms of housing (i.e. seniors housing, young family housing) should be consistent with existing housing to preserve the character of Area 2.*
- *Additional Direction: Wherever possible, the principles of environmental sustainability should be applied to new development in Area 2.*



Existing trees in Area 2 should be maintained, with new trees planted where opportunities exist.

**Direction # 2: Semi-detached houses, low-income houses and townhouses should be discouraged as they are inconsistent with the character of Area 2.**

Residents feel where these buildings exist in the area (i.e. North Service Road), there is significant crime. They have worked hard to obtain their property and would like to protect their investment. It was advised that mixed-use, mixed-income development creates more sustainable communities, but the group felt that this direction should remain unchanged.

**Direction # 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).**

The group generally agreed with this direction but had some concerns regarding tree protection in subdivided lots. It was felt that mature trees should not be removed during subdivision (i.e. Camilla Road and Paisley Boulevard). The City noted that a tree inventory was submitted with the above development application and reviewed by the City. The group felt a tree assessment should be required whenever a lot is subdivided.

There was additional concerns as to whether or not 50' lots (or the 30-40' lots in proposed subdivisions) had enough room to plant large trees. The Consultant Team responded that infill development has the advantage of existing deep soil and that large (i.e. Oak or Maple) trees could grow on lots as small as 30' in Area 2.

- *Additional Direction: A tree assessment should be required with all development applications. The preservation of healthy trees should be a priority.*



## Area Specific Review City of Mississauga

### Streets and Traffic Calming

**Direction # 4: Sidewalks should be incorporated only where necessary (i.e. on long, through-streets like Daphne Avenue).**

The group generally felt sidewalks were important for the aging population and for school children that use sidewalks. The City suggested that it is up to the residents to put forth a petition, but the residents felt there has been opposition from those whose properties would be directly affected. It was agreed that further studies (including public consultation) would be required to determine where sidewalks are required. It was also felt that sidewalks should be diverted around existing trees. The City noted that trees are carefully assessed (health, location, etc.) prior to the construction of sidewalks.

The group felt that there should be something done to increase safety for pedestrians crossing the Queensway. It was generally felt that the traffic lights should be timed to allow more frequent crossing opportunities, and that making pedestrian crossings more visible will stop vehicles from driving through. The City responded that traffic lights can be adjusted and zebra striping added to crosswalks as they are repainted.

- *Revised Direction: Sidewalks should be incorporated in Area 2, but further studies are required to determine where and how.*
- *Additional Direction: Explore opportunities for more convenient pedestrian and cycling crossings along the Queensway.*

**Direction # 5: A 3-way stop should be located at the intersection of Cliff Road and Pathfinder Drive.**

This request is currently being circulated through the Councillor's office.

### Natural Heritage, Parks and Open Spaces

**Direction # 6: Cooksville, Camilla and Cliff Parks should be cleaned up and properly maintained.**

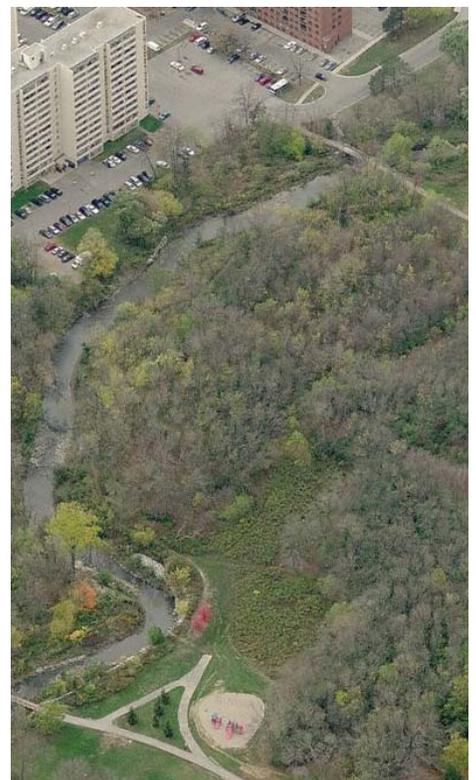
The group agreed with this direction, especially with regards to Cooksville Creek which is filled with litter (i.e. shopping carts). The City noted that a large amount of Cooksville Creek is not owned by the City and that property standards are in place where it abuts private property. They recommended that the direction should be revised to be specific about which park, and which section of the park.

If the City were to remove dangerous materials (i.e. used needles, glass, etc.) beforehand, the residents agreed that they would advertise, and participate in, an open space clean-up program.

- *Revised Direction: Partnerships between the City, the Conservation Authority and the community should be explored to clean up and maintain Cooksville, Camilla and Cliff Parks and Cooksville Creek (where it is on City property).*



*Sidewalks are encouraged in Area 2 but require further studies to determine proper locations.*



*Maximizing visibility to Camilla Park could decrease undesirable behavior and enhance public safety.*



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

**Direction # 7: Existing and future trails should be enhanced by maximizing visibility and adding lighting and seating.**

The City clarified that their policy is to not light trails unless they are school or transit connections because it can harm natural habitats and gives users a false sense of security. Active night-time recreation (i.e. illuminated baseball diamond) would be required before this would be considered.

- *Revised Direction: Existing and future trails should be enhanced by maximizing visibility and adding seating.*

**Direction # 8: Public access to Cooksville Creek should be enhanced through greater visibility and more trails. This should discourage littering and other undesirable behaviour.**

It was noted that Cooksville Creek should be an asset to the area, but it is not in its current state. The City suggested that the solution is to educate people and enforce the property standards while the Consultant Team suggested that areas that are well maintained, having a sense of ownership typically discourages people from littering. Another suggestion was to greatly increase (i.e. \$2500) and enforce the fine for those who are caught littering.

- *Revised Direction: Littering should be discouraged along Cooksville Creek through increased access, regular maintenance (i.e. litter clean up, tree trimming, etc.), education and enforcement of fines.*

**Community Amenities**

**Direction # 9: A private fitness facility and other community amenities should remain at Cliffway Plaza.**

The group agreed with this direction but felt that it should be stressed that the *current* fitness facility (or a comparable one) remains, and that examples of community amenities should be provided.

- *Revised Direction: The current (or a comparable) fitness facility and other community amenities (i.e. doctor’s office, barbers, neighbourhood shopping, etc.) should remain at Cliffway Plaza.*
- *Additional Direction: The Cliffway Plaza site should remain commercial to preserve the current uses.*



**Direction # 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.**

The group was in favour of this direction but felt that it should be made clear that the library example refers to a joint-use library and that the traffic issues related to this increased use would require further investigation. City staff clarified that all community centres, parks, etc. were currently under review as part of the Future Directions initiative.

- *Revised Direction: The existing school sites should be considered for public facilities (i.e. joint-use library) as they are accessible and have a sufficient amount of parking.*
- *Additional Direction: Further studies should be initiated to determine the extent of, and propose solutions to, the traffic issues that would be created with shared public/school facilities.*

**Direction # 11: Shared student/public educational open/green space should be provided in the area. Camilla Park and the Woodland Nurseries property located at 2171 Camilla Road are both opportunities that are accessible to the local students.**

The group agreed with this direction but felt that it should be added that the spaces could facilitate a variety of educational opportunities and that they should not be limited to local students.

There were more specific concerns regarding the future of the Woodland Nurseries property located at 2171 Camilla Road. It was felt that the Woodland Nurseries property should be maintained as a Cultural Heritage Landscape and that security measures would be required if the property becomes open to the public.

- *Revised Direction: Shared student/public educational open/green space in the area should provided a variety of educational opportunities. Camilla Park and the Woodland Nurseries property located at 2171 Camilla Road are both potential locations that are accessible to the community.*
- *Additional Direction: The Woodland Nurseries property located at 2171 Camilla Road should be maintained and to better ensure it's preservation and conservation, the property should be upgraded from a cultural landscape to a heritage designated property.*



The Woodland Nurseries property located at 2171 Camilla Road was seen as an opportunity for a variety of shared student/public educational opportunities.



The existing school sites should be considered for public facilities, such as a joint-use library. Further studies would be required to determine the traffic impacts of such a use.



### 3.0 Next Steps

