



Corporate Report

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DATE: September 13, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 3, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to the Cooksville Neighbourhood
Character Area Policies of Mississauga Official Plan
PUBLIC MEETING
WARD 7**

RECOMMENDATION:

1. That the report titled "Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan" dated September 13, 2011 from the Commissioner of Planning and Building, be received.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the September 13, 2011 report.

BACKGROUND: On September 29, 2010, City Council adopted Resolution 0243-2010 as follows:

1. "That the report titled "Cooksville District Area Specific Review – Directions Report", dated August 31, 2010 from the Commissioner of Planning and Building, be received for information.

2. That staff prepare revised Special Site Policies for Area 1 and new policies for Area 2 as identified in the report titled “Cooksville District Area Specific Review – Directions Report” dated August 31, 2010 from the Commissioner of Planning and Building and commence the statutory public consultation process.”

As of the writing of this report, Regional Council is scheduled to authorize the issuance of a Notice of Decision on Mississauga Official Plan on September 22, 2011. Once issued, Mississauga Official Plan will be approved shortly thereafter, subject to any appeals.

This public meeting of the Planning and Development Committee on October 3, 2011 is the statutory public meeting to fulfill the requirements of the *Planning Act*. Its purpose is to provide an opportunity for the public to make submissions to the Planning and Development Committee on the proposed amendments to Mississauga Official Plan – Cooksville Neighbourhood Character Area Policies as contained in Appendices 2 and 3 to this report.

COMMENTS:

Appendix 1 contains a summary of the policy framework and rationale for the proposed changes to the Cooksville Neighbourhood Character Areas under review, as adopted by City Council on September 29, 2010

Based on the recommendations in the “Cooksville District Area Specific Review - Directions Report” dated August 31, 2010 from the Commissioner of Planning and Building, the intent of the requested amendments to Mississauga Official Plan, Cooksville Neighbourhood Character Area, are:

- to expand the area subject to the Special Site 4 policies from Lynchmere Avenue west to Stavebank Road (see Appendix 2, Special Site 4 map);
- to revise the existing Special Site 4 policies to, among other matters, limit hard surface areas in the front yard, maintain a minimum frontage in keeping with adjacent lots and require a report prepared by a qualified arborist or other qualified professional to maintain the existing mature trees; and

- to introduce new special site policies, similar to the Special Site 4 policies, for all properties that front onto Camilla Road, between King Street East and Queensway East (see Appendix 2, Special Site 7 map) to, among other matters, encourage new housing to fit into the character of the surrounding area with heights of 1-2 storeys, maintaining mature vegetation, limiting hard surface areas of the front yards and minimizing shadows on existing houses.

The proposed Special Site Policies for Area 1 and new policies for Area 2 are contained in Appendix 2.

Update on Operational Directions

Staff have had an opportunity to monitor the operational directions discussed in the report “Cooksville District Area Specific Area Specific Review – Directions Report” dated August 31, 2010 from the Commissioner of Planning and Building as presented to the Planning and Development Committee on September 20, 2010. The follow-up on these operational directions is contained in Appendix 4.

For example, residents in the Gordon Woods area expressed concerns about cars parking and stopping along Harborn Road/Grange Drive and Premium Way, particularly around the retail plaza at Hurontario Street and Harborn Road. The City’s By-law Enforcement Division is aware of this issue and continues to monitor vehicles in proximity of the plaza. Residents also suggested that crossings of Queensway East should be improved for pedestrians and cyclists. The Region of Peel has completed improvements to Queensway East crossings at Camilla Road by extending the turning lanes at all four corners, adding ‘zebra striping’ to the crosswalks and bringing the signalized intersection up to current standard for both pedestrians and cyclists.

CONCLUSION:

Following the public meeting, staff will circulate the proposed amendments to the Cooksville Neighbourhood Character Area, to departments and outside agencies. Staff will report back to Planning and Development Committee on comments received with respect to the report “Proposed Amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan” dated September 13, 2011 from the Commissioner of Planning and Building.

STRATEGIC PLAN: The completion of the Cooksville Area Specific Review - Directions Report, with the resulting recommendations and proposed amendments to the Cooksville Neighbourhood Character Area Policies of Mississauga Official Plan, respond to the following Strategic Pillars for change, goals and actions of the City's Strategic Plan:

CONNECT: Completing our Neighbourhoods

- Develop Walkable, Connected Neighbourhoods
- Provide Mobility Choices
- Maintain a Safe City of Mississauga

GREEN: Living Green

- Conserve, Enhance and Connect Natural Environments
- Promote a Green Culture

FINANCIAL IMPACT: Not applicable.

ATTACHMENTS: APPENDIX 1: Policy Framework and Rationale for Changes to the Cooksville Neighbourhood Character Areas
APPENDIX 2: Proposed Amendments to Mississauga Official Plan – Cooksville Neighbourhood Character Area Policies – Amended Special Site 4 and New Special Site 7
APPENDIX 3: Map 16.6 – Cooksville Neighbourhood Character Area - Mississauga Official Plan
APPENDIX 4: Recommended Operational Directions and Follow-Up

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Karen Crouse, Community Planner

**Policy Framework and Rationale for Changes to the Cooksville
Neighbourhood Character Areas**

Mississauga Official Plan

The proposed revisions and new special site policies for the subject areas under review in the Cooksville Neighbourhood Character Area are supported by the following sections of Mississauga Official Plan.

City Structure Element

Both areas under review are identified as “**Neighbourhoods**” in Mississauga Official Plan. Section 5.3.5, Neighbourhoods, states:

- Neighbourhoods are stable areas with a character to be protected and are not appropriate areas for significant intensification;
- New development should be sensitive to the existing and planned character of the Neighbourhood; and
- Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development.

Green System

The Gordon Woods area (Area 1) has also been identified as a Residential Woodland. Mississauga Official Plan describes Residential Woodlands as “*areas within Neighbourhoods, generally in older residential areas with large lots that have mature trees forming a fairly continuous canopy. Some areas have minimal native understorey due to the maintenance of lawns and landscaping. Residential Woodlands provide a number of ecological benefits such as habitat for tolerant canopy birds (both in migration and for breeding) and other urban wildlife and facilitating ground water recharge due to the high proportion of permeable ground cover.*”(Section 6.3.1.4, Natural Areas System).

Further, “*development proposals in Residential Woodlands will seek to protect, enhance, restore and expand the existing tree canopy, understorey, ecosystem functions and wildlife habitat.*”

Land Use Designation – Neighbourhoods

Both Area 1 (Gordon Woods) and Area 2 (Queensway/Camilla) are designated “Residential Low Density I” in Mississauga Official Plan. Section 16.1.2.1, Neighbourhoods, Residential states that “*to preserve the character of lands designated Residential Low Density I and Residential*

Low Density II, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the greater of:

- a. *the average lot frontage and lot area of residential lots on both sides of the same street within 120 m of the subject property. In the case of a corner lot, lots on both streets within 120 m will be considered; or*
- b. *the requirements of the Zoning By-law.*

Cooksville Neighbourhood Character Area Policies

Map 16-6 for the Cooksville Neighbourhood Character Area (Appendix 3) identifies the boundaries of the Cooksville Character Area, special sites and F.S.I ranges. The symbol representing Special Site 4 needs to be expanded to include the area west over to Stavebank Road. The map also needs to be amended to include a new Special Site 7 symbol for the lands fronting onto Camilla Road between King Street East and Queensway East. These changes are shown in Appendix 3.

The Cooksville Neighbourhood Character Area Policies (Section 16.6.1.1) state “*The Residential Low Density I designation for the area bounded by the Queensway West, Hurontario Street, the Queen Elizabeth Way and Stavebank Road, permits only detached dwellings.*” This statement remains applicable.

Area 1 – Gordon Woods

The Special Site 4 policies for the Cooksville Neighbourhood Character Area generally extend from Grange Drive to Lynchmere Avenue between Isabella Avenue and Premium Way. This area is experiencing infill pressure and, therefore, the recommendation of the Directions Report is to extend the Special Site 4 policies (16.6.5.4.1) to include these lands. The intent of the Special Site 4 policies is to recognize the unique character of the area, ensure new development is respectful of this character, preserve existing high quality mature trees, ensure new house designs fit the scale and character of the area and are one to two storeys in height. As a result of this change, the Special Site 4 map will be amended by extending the area west to Stavebank Road as shown in Appendix 2.

The Special Site 4 policies are also proposed to be amended to require that hard surface areas in front yards not exceed 50% of the front yard and to stipulate that any new lots created by way of severance, maintain a minimum frontage in keeping with the adjacent lots or the current zoning standard in keeping with the intent of policy 16.1.2.1. as noted above.

Proposed revisions to the Special Site 4 policies are italicized and underlined in Appendix 2.

Area 2 – Camilla/Queensway

A special site policy similar to the proposed revised Special Site 4 policies (Gordon Woods), is proposed for all lands fronting onto Camilla Road between King Street East and Queensway East, as this area is also experiencing infill pressures. The proposed new special site policies are shown in Appendix 2 to this report.

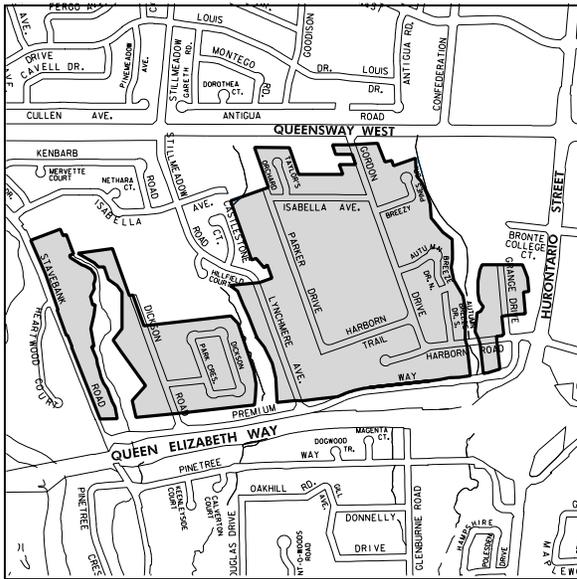
Site Plan Control – Areas 1 and 2

The area subject to the Special Site 4 policies is currently under site plan control. Following the approval of Mississauga Official Plan, staff will proceed with expanding the area subject to site plan control in accordance with the revised boundaries proposed for Special Site 4. Similarly, site plan control is proposed to be instituted for the area covered by the proposed new Special Site 7.

Proposed Amendments to Mississauga Official Plan – Cooksville Neighbourhood Character Area Policies – Amended Special Site 4 and New Special Site 7

16.6 Cooksville

Delete and replace Map 16-6: Cooksville Neighbourhood Character Area



16.6.5 Special Site Policies

16.6.5.4 Site 4

Delete and replace Special Site 4 map

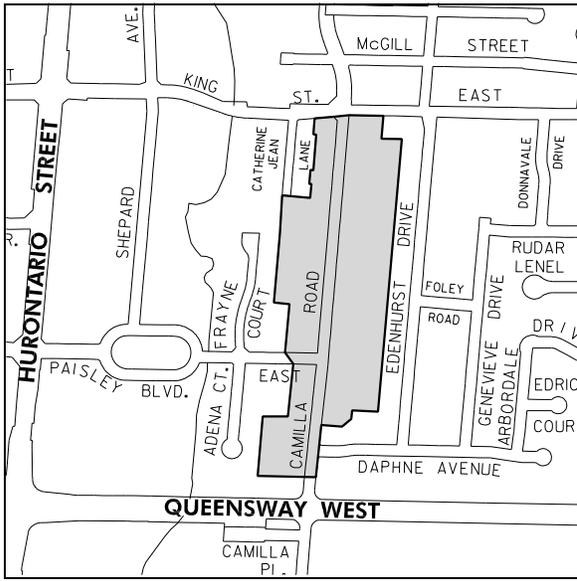
16.6.5.4.1 The lands identified as Special Site 4 are located west of Hurontario Street, south of Queensway West.

Amend section 16.6.5.4.2 a, b, g, h; and add new subsection k as follows.

16.6.5.4.2 Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:

- a. preserve and enhance with landscaping or other features the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved or enhanced through the approval of a drainage plan by the City;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. reduce the hard surface areas in the front yard to less than 50% of the front yard;
- h. preserve existing mature high quality trees to maintain the existing mature nature of these areas based on a report prepared by a qualified arborist or other qualified professional;
- i. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged;
- j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots;
- k. the lot frontage shall generally not be decreased with the exception of lots where the frontage exceeds 50 m, where consideration may be given to consents which result in lots in keeping with the frontage of adjacent lot as per Policy 16.1.2.1 of this Plan.

16.6.5.7 Site 7



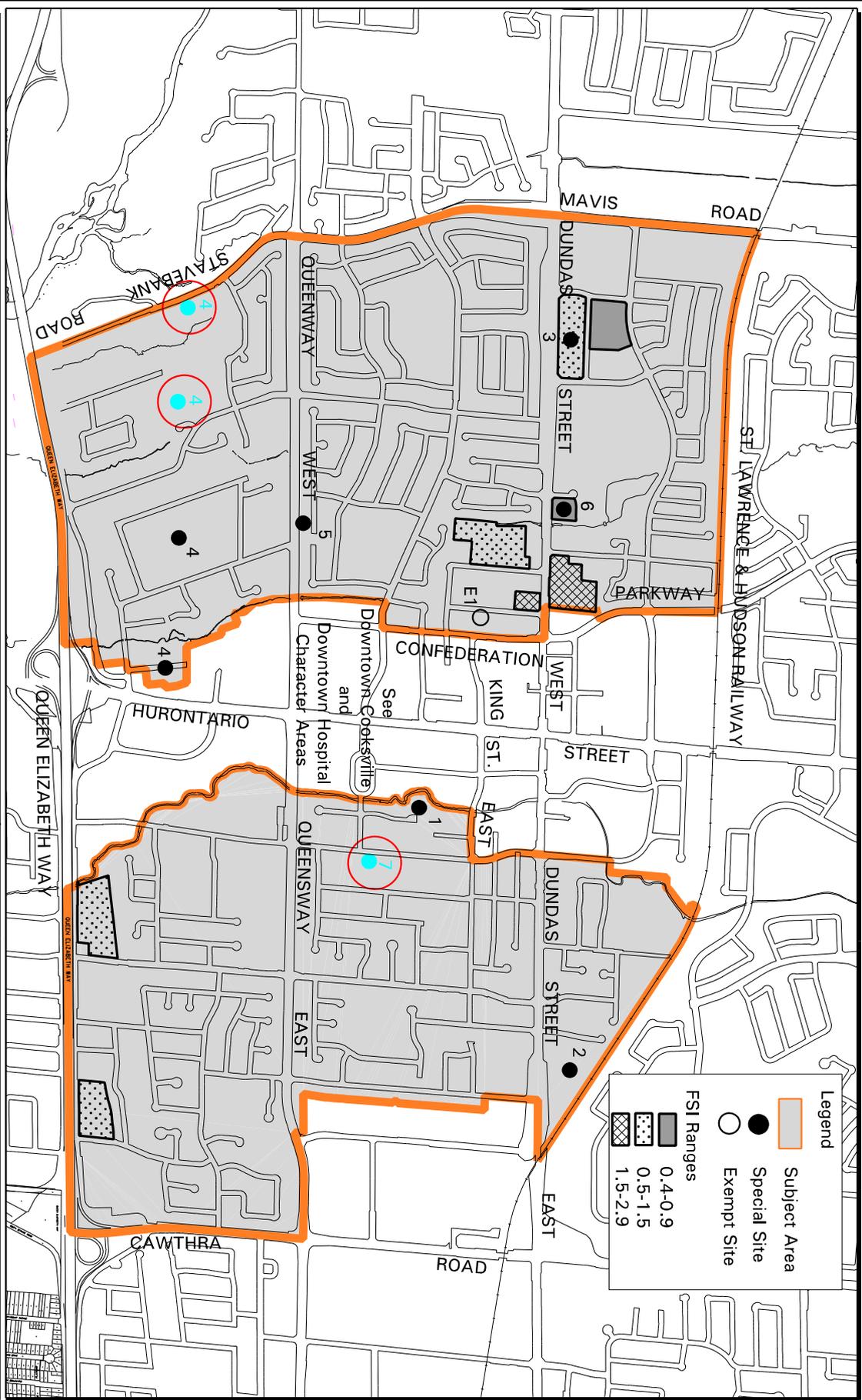
16.6.5.7.1 *The lands identified as Special Site 7 are located on the east and west sides of Camilla Road between King Street East and Queensway East.*

16.6.5.7.2

Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:

- a. the lotting, building mass, side yards and rear yards should generally relate to those of adjacent lots and should front on existing public streets;*
- b. ensure that existing grades and drainage conditions are preserved or enhanced based on the approval of a drainage plan by the City;*
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation. The use of standard, repeat designs is strongly discouraged;*
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;*
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to shadowing and overlook;*
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows*
- g. reduce the hard surface areas in the front yard to less than 50% of the front yard;*

- h. preserve existing mature high quality trees to maintain the existing mature nature of the area based on a report prepared by a qualified arborist or other other qualified professional.*



Legend

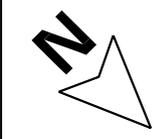
- Subject Area
- Special Site
- Exempt Site

FSI Ranges

- 0.4-0.9
- 0.5-1.5
- 1.5-2.9

MAP 16-6
COOKSVILLE NEIGHBOURHOOD
CHARACTER AREA
MISSISSAUGA OFFICIAL PLAN

- AREA OF PROPOSED AMENDMENTS
- COOKSVILLE NEIGHBOURHOOD
- CHARACTER AREA BOUNDARIES



- Proposed Amended and New Special Sites
- EXTENDING COOKSVILLE NEIGHBOURHOOD SPECIAL SITE 4 AND ADDING NEW SPECIAL SITE 7

FILE NO.	CD.03.C00
DWG NO.	APPENDIX 3
PDC DATE:	2011 10 03
DRAWN BY:	K. PROKOP

I:\CADD\PROJECTS\100227 COOKSVILLE REVIEW GRAN APPLICATION
 MISSISSAUGA Planning and Building Produced by TKW Geomatics

Cooksville District Area Specific Review Directions Report – Recommended Operational Directions and Follow-Up

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
Operational	<p><u>Streets and Traffic Calming</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> no modifications to the internal street network being proposed educational programs like Road Watch, Neighbourhood Speed Watch and speed trailers recommended request additional enforcement by City for parking/stopping infractions around Harborn Road/Grange Drive/Premium Way notice should be sent to retail plaza owner re: parking of delivery vehicles on street <p><u>Operational Direction Follow-up</u></p> <ul style="list-style-type: none"> <i>City's By-Law Enforcement Division is aware of the parking issues at Harborn Road/Grange Drive/Premium Way and will continue to monitor vehicles in proximity to the plaza</i> <p><u>Municipal Services</u></p> <ul style="list-style-type: none"> need for municipal services on lots currently serviced privately discussed <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> limited opportunity for large scale infill of the area therefore cost of providing full public servicing not warranted – very cost prohibitive for individual property owners 	<p><u>Streets and Traffic Calming</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> specific locations in Area 2 should be considered and evaluated for sidewalk improvements community should consider having the Councillor and Region of Peel examine potential for 'zebra' striping added to pedestrian crossing for improved visibility and re-assess the traffic light timing at Camilla and the Queensway to provide easier and more comfortable access for residents across Queensway an all-ways stop sign was installed in December 2009 at Cliff Road and Pathfinder Drive as approved by Council <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <i>Peel Region has completed improvements to the crossing at Queensway and Camilla Road</i> <p><u>Community Amenities</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> no changes be made to the use of existing school sites as there are policies in place for the public use of school facilities City of Mississauga has acquired the Woodland Nurseries property and requests to designate the property as a cultural heritage site are being taken into consideration as well as the appropriate uses for the site Cliffway Plaza is currently being dealt with as a development application which includes public consultation and debate <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <i>The status of the Woodland Nurseries has not changed; it is currently owned by the City, but closed to the public while the City conducts site maintenance. Detailed planning for the site is scheduled to commence in 2012.</i>

<p>Natural Heritage</p>	<p>Issues Identified by Community</p> <p><u>Stillmeadow Park</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> the site is partially occupied by a woodlot and further opportunities for naturalization should be explored the site should be regularly maintained the City should consider ways to effectively utilize the available open space for recreational uses <p><u>Natural Heritage Direction Follow-up</u></p> <ul style="list-style-type: none"> <i>Stillmeadow Park is subject to the standard maintenance provided by Community Parks throughout the city and continues to receive this maintenance on an on-going basis. If there are any issues specific to Stillmeadow Park, details should be provided and maintenance will look into the matter more closely.</i> <p><u>Trails</u></p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> City staff should work with Hydro One to investigate the feasibility of constructing a trail system along the Hydro corridor (QEW) City should examine other trail connections along Credit River (Credit River Valley Strategy) <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> <i>The Credit River Parks is ongoing with the public consultation phase now complete. Stakeholder consultation continues</i> <i>Opportunities for trail connections along the Credit River in Cooksville will be discussed through this study</i> <p><u>Cemeteries</u></p> <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> City should liaise with cemeteries to determine possibility of permitting public access to the area during the day and 	<p>Recommended Operational Directions</p> <ul style="list-style-type: none"> a review of the current Tree By-law should be considered trees in parks and road allowances should be examined for health and be properly maintained additional tree planting should be considered for city owned sites as well as in areas where there is new development (ie. replacement trees) <p><u>Parks and Open Space</u></p> <ul style="list-style-type: none"> Cooksville, Camilla and Cliff parks should be maintained through a partnership with area residents, the City and Conservation Authority (CVC) existing and future trails should be maintained and enhanced through street furniture and increased visibility maintenance for Cooksville Creek should be on a regular and continued basis and should include litter clean-up and tree trimming litter fines should be enforced <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> City should develop a plan to keep Cooksville Creek and all parks in the area clean and maintained
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	<p>provide proper signage to area residents about usage</p> <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> • <i>Currently there are no access agreements in place for either cemetery</i> <p><u>Tree Preservation</u></p> <ul style="list-style-type: none"> • any removal of trees in Gordon Woods should require City approval because the cumulative impact of allowing 4 trees/year to be cut down under the current tree by-law could negatively impact the overall tree canopy in the area over the long term <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> • City should consider reviewing the Tree By-law to determine most sustainable approach to preserving existing tree canopy <p><u>Operational Direction Follow-Up</u></p> <ul style="list-style-type: none"> • <i>The community raised the issue of reviewing the tree by-law. The Community Services Department has begun a review of the private tree by-law</i> 	
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