



# Corporate Report

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**DATE:** August 31, 2010

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 20, 2010

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

**SUBJECT:** **Cooksville District Area Specific Review – Directions Report**

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- RECOMMENDATION:**
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 "*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.

**BACKGROUND:** **Area Specific Review Process**

In 2008, the Cooksville District Policies were scheduled to be reviewed as part of the continuing program to update policies and confirm they are valid and conform to current Provincial and municipal planning policies. It was recognized, however, that outside of the former village area (Huron Street and Dundas Street intersection) and a couple of areas experiencing increased levels of redevelopment activity, the majority of the Cooksville Planning District is relatively stable with minimal pressure for change. Staff identified areas within the District experiencing development pressures, that were in need of review in terms of the Official Plan policies and zoning.

The areas under review (as shown on Appendix 1) include Gordon Woods (Area 1) and the residential area bounded by Queensway East, Cooksville Creek, the North Service Road and Cliff Road (Area 2) including lands fronting on Camilla Road between Queensway East and King Street. Both areas are experiencing pressures related to infill development, potential redevelopment as well as new development. The third area under consideration is the Cooksville Creek floodplain. A consulting team lead by Macaulay Shiomi Howson with Brook McIlroy Inc. and Philips Engineering were retained to look at these specific areas.

The scope of the review for Areas 1 and 2 included a consideration of a full range of issues related to development pressures. The Area 3 review was scoped as a literature review of studies and works completed to date, related specifically to the floodplain.

The consultant has prepared a Directions Report (attached under separate cover) outlining the issues identified by the community and responses to these issues from both an Official Plan policy and an operational perspective.

**COMMENTS:****Ongoing Studies and Issues Impacting Areas 1 and 2**

Both Areas 1 and 2 are in close proximity to the Hurontario Street corridor. A number of studies and initiatives are currently underway which should be considered as part of the land use planning for both Areas 1 and 2.

**1. The Growth Plan**

In 2006, the Province of Ontario released "Places to Grow – Growth Plan for the Greater Golden Horseshoe" (GGHA) to guide development patterns throughout the GGHA up to 2031. The Growth Plan prescribes a set of policies for managing growth, land development and resources and are based on the following principles:

- Build compact, vibrant and complete communities;
- Plan and manage growth to support a strong and competitive economy;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;

- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognizes the diversity of communities in the GGHA; and
- Promote collaboration among all sectors – government, private and non-profit and residents to achieve this vision.

As part of the implementation of the GGHA, in 2008, the Province identified various urban growth centres throughout the GGHA. Mississauga's Urban Growth Centre (UGC) extends from Highway 403 to the QEW, encompasses all lands in City Centre and lands approximately 500 metres (1,640 feet) on either side of Hurontario Street. Appendix 1 outlines Mississauga's UGC through the Cooksville Planning District.

Mississauga's urban growth centre (UGC) will be a focal area for investment in institutional and region-wide public services as well as office, commercial, recreational, cultural and entertainment uses. The UGC will support major transit infrastructure and accommodate a significant share of population and employment growth. Lands within the Hurontario Street corridor will be the major focus for this growth, with an appropriate transition to adjacent stable residential areas.

The Growth Plan targets intensification to existing built-up areas with particular focus on UGC's, intensification corridors, such as, Hurontario Street, major transit station areas, brownfield sites and greyfields (former commercial sites that are underutilized). Intensification within Cooksville is targeted to both the Hurontario and Dundas Street corridors and areas generally within 500 metres (1,640 feet) of each.

As noted in Appendix 1, both Areas 1 and 2 are adjacent to the UGC. According to the GGGH, and reflected in the draft Mississauga Official Plan, these areas are not considered for intensification. Further, an appropriate transition from lands along the corridor to the adjacent stable residential neighbourhoods will ensure that both Areas 1 and 2 can continue to thrive as primarily low density residential.

## **2. Hurontario Main Street Study**

In November 2008, the Province of Ontario released "The Big Move", the Regional Transportation Plan (RTP). The plan identified the Hurontario Street corridor in Mississauga and Brampton as one of the top 15 priorities for the introduction of higher order transit.

The Cities of Mississauga and Brampton engaged a consortium consulting team to undertake the Hurontario/Main Street Study. The study integrates transportation, land use and urban design in a master plan for the Hurontario Street corridor, from Port Credit to Downtown Brampton. The Hurontario Street corridor bisects the Cooksville Planning District.

The study was carried out as a Master Plan in accordance with the Municipal Class Environmental Assessment (EA) process and it will fulfill the first two phases of the EA process to determine the best transit solution for the corridor. Light rail was determined to be the appropriate technology to fulfill future transit needs. In July 2010, City Council endorsed the Master Plan and authorized staff to proceed with the more detailed planning of the corridor, and to continue working with Metrolinx to initiate a review of project delivery and funding options to realize this vital infrastructure investment for Mississauga.

An essential component of the Master Plan in terms of the land use planning component, is the recognition of stable residential areas adjacent to the corridor and the need to properly transition land use to these residential areas. Of particular note, is the interface of the Hurontario Street corridor just north of Harbourn Road as it impacts Area 1 (Gordon Woods). The Master Plan recommends an appropriate transition height of a maximum of 6 storeys on lands fronting the west side of Hurontario Street from Harbourn Road, north to the Bronte College property immediately south of Trillium Health Centre. This will allow for the proper transition to the existing 2 storey dwellings on Grange Drive.

### **3. Cooksville Creek Flooding Issues**

In July and August 2009, a number of rainfall events occurred, the most significant being the event of August 4, 2009. On that day, a short duration intense storm, centered on or close to the Mississauga Valley Community Centre, caused flooding related incidents and associated damages, mainly with the Cooksville Creek watershed, to private properties, municipal infrastructure (watercourse erosion, trail damage and flooding at the Lakeview Golf Course) and infrastructure under other ownership such as the Region of Peel and CN Rail.

The City (lead by T&W staff), Region of Peel and Credit Valley Conservation (CVC) have been working together since August 2009 to address various matters related to the August 4, 2009 rainfall event including issues associated with the flooding of Cooksville Creek. A series of update reports have been presented to City Council to keep them informed of ongoing issues and to provide status updates. A Cooksville Creek Task Force, comprised of elected officials, City, Region of Peel, CVC and MNR staff, and area resident representatives, was established to address ongoing issues and formulate strategies to best deal with flooding.

### **4. Draft Mississauga Official Plan (MOP)**

On July 7, 2010, City Council adopted the report "Report on Comments – Draft Mississauga Official Plan". The recommendations from this report revise the draft Mississauga Official Plan (MOP) based on staff recommended changes, direct a by-law to be brought forward to adopt the revised draft MOP, and for the revised draft MOP to be sent to the Region of Peel for final approval.

The draft MOP adopts a new approach to land use planning, with a focus on sustainable development and strategic initiatives to effectively manage growth and change through the integration of land use, transportation, environment and urban design. It promotes growth in locations where it is financially sustainable and where it can be developed in a more compact and efficient form that is supported by existing and planned infrastructure that enable the development of complete communities. There is a greater emphasis on urban design to ensure a high quality built form with an attractive public realm.

The plan protects and enhances stable residential areas, including the city's natural and cultural heritage resources.

Areas 1 and 2, are both identified as "Neighbourhoods" with the exception of a portion along the Hurontario Street corridor. The intent of the "Neighbourhood" policies is to preserve stable residential areas and where infill development will be sensitive to existing community character.

### **Public Engagement Process**

The Cooksville District Review began with an initial kick-off meeting held at Mississauga Valleys Community Centre with over 100 people in attendance. Staff and the consultants provided an overview of the process and asked the community to identify areas of concern within the greater Cooksville area. Two advisory groups were formed at the conclusion of the kick-off, one for Area 1 and one for Area 2. The two advisory groups were comprised of 10-12 community members from each area. As noted above, a literature review was conducted for Area 3 and, therefore, no advisory group was formed.

The advisory groups each met on two separate occasions to discuss various issues in their areas and for staff and the consultants to get a pulse on areas of concern from the community's perspective. Discussions were lead by the consultants, and summary notes were posted on the City of Mississauga project website.

The flowchart contained in Appendix 2 outlines the public engagement process conducted for the Cooksville District Area Specific Review.

### **Cooksville District Area Specific Review Directions Report**

The overarching conclusion for Areas 1 and 2 was that they should remain stable residential areas and infill development should be in keeping with the existing character of the community. The Directions Report includes both policy and operational directions broken down into three broad areas including development, operational and natural heritage. The major issues identified through the review and recommended directions are summarized in Appendix 3 of this report.

### Area 1

For Area 1 (Gordon Woods), the overall policy direction is to expand the Special Site policies to all lands in Area 1. This would also extend the area subject to site plan control. As replacement housing has been constructed in recent years, the importance of maintaining the scale and character of these stable residential areas has been identified by both the residents and staff.

The recommended policy directions include:

- Expanding the area subject to the current special site policies; and
- Extending the area subject to site plan control to match the area subject to special site policies.

The recommended operational directions include:

- Introduction of educational programs like Road Watch and Neighbourhood Speed Watch to deal with ongoing traffic calming issues; and
- Additional enforcement of parking/stopping infractions around Harborn Road/Grange Drive/Premium Way.

The recommended natural heritage directions include:

- Regular maintenance of Stillmeadow Park;
- Exploration of the use of available open space areas in Stillmeadow Park for enhanced recreational activities;
- Consideration of additional walking/cycling trails in area; and
- Consider a review of the Tree By-law to preserve the existing tree canopy.

### Area 2

For Area 2, the policy direction is to introduce Special Site policies similar to those already in place for Area 1 (Gordon Woods); namely, for the lands fronting onto Camilla Road between Queensway East and King Street. A number of infill and replacement houses have been built in recent years and there remain a number of vacant or under-utilized lots that could potentially redevelop.

The recommended policy directions include:

- Develop special site policies similar to Area 1 for lands fronting on Camilla Road, north of the Queensway East;
- Recognize the potential for intensification along the North Service Road west of Camilla Road in keeping with City policies; and

- Consider encouraging redevelopment of lands on the north side of the North Service Road west of Cliff Road in keeping with City policies.

The recommended operational directions include:

- Evaluate specific locations for sidewalk improvements;
- Examine the use of 'Zebra' striping for pedestrian crossing at Queensway/Camilla; and
- Future use of Woodland Nurseries site (currently being investigated by Community Services).

The recommended natural heritage directions include:

- Consider a review of the Tree By-law to preserve the existing tree canopy;
- Consider additional tree planting on City owned properties to enhance tree canopy; and
- Ongoing maintenance of parks and the Cooksville Creek valley.

### Area 3

Area 3 is significantly constrained by Cooksville Creek. This study focused on a review of available information for Area 3 and provides a summary of current policy framework, development patterns and information on specific parcels. Discussion of Area 3 has also incorporated commentary on the flooding events as discussed above. It was not in the scope of this review to identify policy/zoning changes.

### **Next Steps**

Once received by Planning and Development Committee and City Council, the Directions report will be used as the basis for the preparation of amendments to the draft Mississauga Official Plan. Staff will also commence the public consultation process.

As the draft Mississauga Official Plan will be sent to the Region of Peel for final approval, the City may request that the Region of Peel modify the draft Mississauga Official Plan to incorporate these recommendations. In the interim, however, an amendment will be prepared to the existing Official Plan (Mississauga Plan), to implement the Directions Report recommendations.



**STRATEGIC PLAN:** The completion of the Cooksville Area Specific Review Directions Report and the resulting recommendations 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

**GREEN: Living Green**

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

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The Cooksville District Area Specific Review is part of an ongoing program to keep Mississauga Plan current, up to date and in conformity with Provincial and municipal planning policies. It was recognized that while the majority of the residential areas within the Cooksville Planning District are stable and experience minimal change, two specific areas continue to face challenges related to infill development and redevelopment. Therefore, the review was scoped to address the two areas and consolidate information regarding Cooksville Creek.

The major issues for Areas 1 and 2 have been identified and responded to through the Directions Report. Community input from the kick-off event and the community advisory group meetings have been taken into consideration and range from development pressures and traffic calming measures, to natural heritage and servicing related concerns. The Directions Report details the issues identified in Areas 1 and 2 and outlines recommended policy and operational directions. Area 3 was reviewed in the context of studies completed to date, ongoing work and the formation of a task force to deal with flooding issues.

**ATTACHMENTS:**

APPENDIX 1: Map of Areas Subject to Review

APPENDIX 2: Public Engagement Process

APPENDIX 3: Summary of Findings

APPENDIX 4: Directions Report (*attached under separate cover*)

*Original Signed By:*

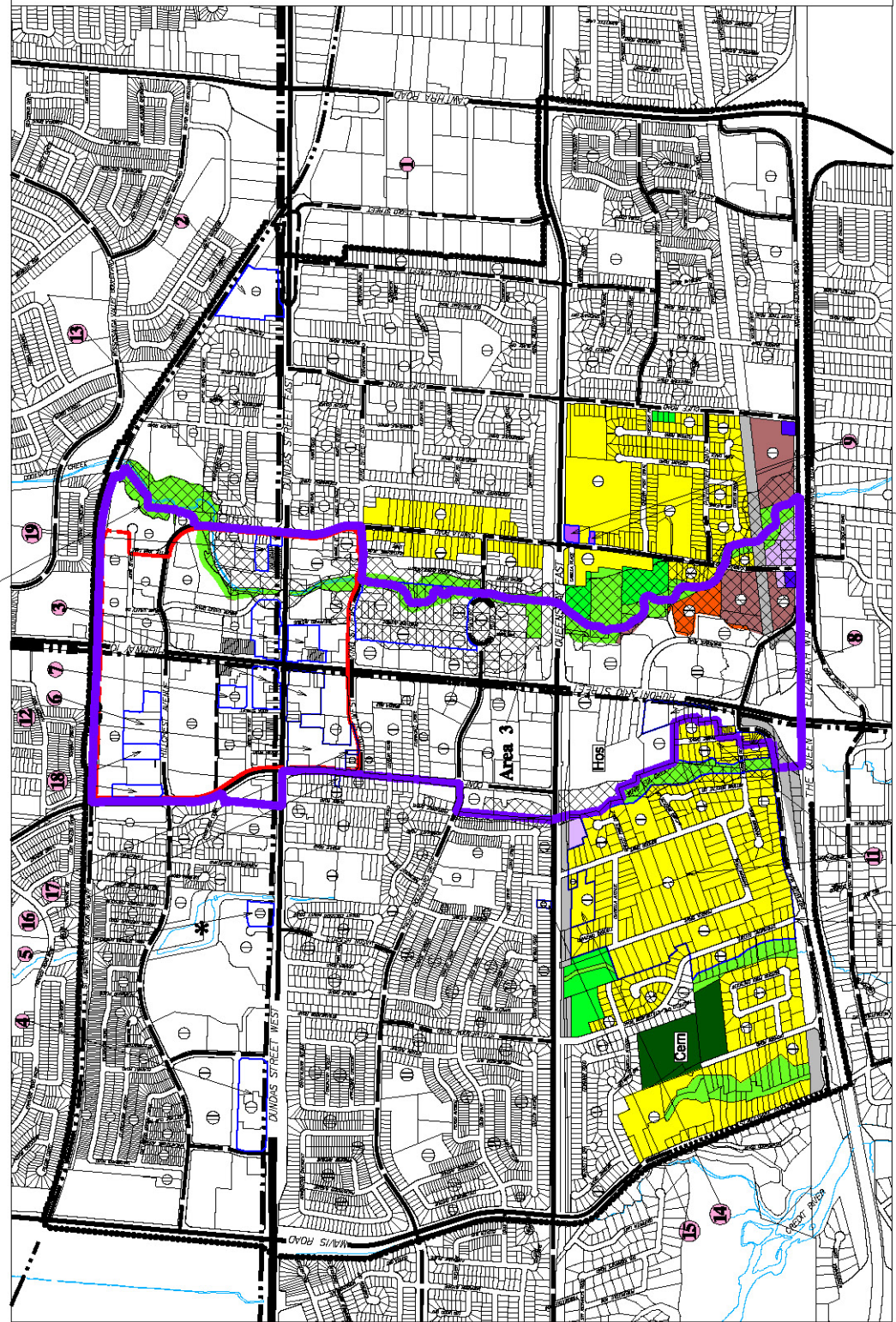
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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Karen Crouse, Planner and Frank Marzo Community  
Planning, Policy Planning Division*

Area 3



**LAND USE DESIGNATIONS**

	Residential - Low Density I
	Residential - Low Density II
	Residential - Medium Density I
	Residential - Medium Density II
	Residential - High Density I
	Residential - High Density II
	Main Street Retail Commercial
	General Retail Commercial
	Convenience Retail Commercial
	Motor Vehicle Commercial
	Office
	Business Employment
	Institutional
	Public Open Space
	Private Open Space
	Greenbelt
	Utility

**TRANSPORTATION LEGEND**

	Provincial Highway and Interchange
	Aerial
	Major Collector
	Minor Collector
	Local Road
	Existing Commuter Rail
	GO Transit Station
	Major Transit Corridor

**LAND USE LEGEND**

	Regulatory Floodplain
	Node Boundary
	Hos - Hospital
	Cem - Cemetery
	Existing Stormwater Management Facility
	Planning District
	Special Site Areas (See Special Site Policies)

**Urban Growth Centre**

**Area # - Cooksville District Area Specific Review**

**MISSISSAUGA PLAN**

**Cooksville District Policies Review  
Proposed Study Areas**

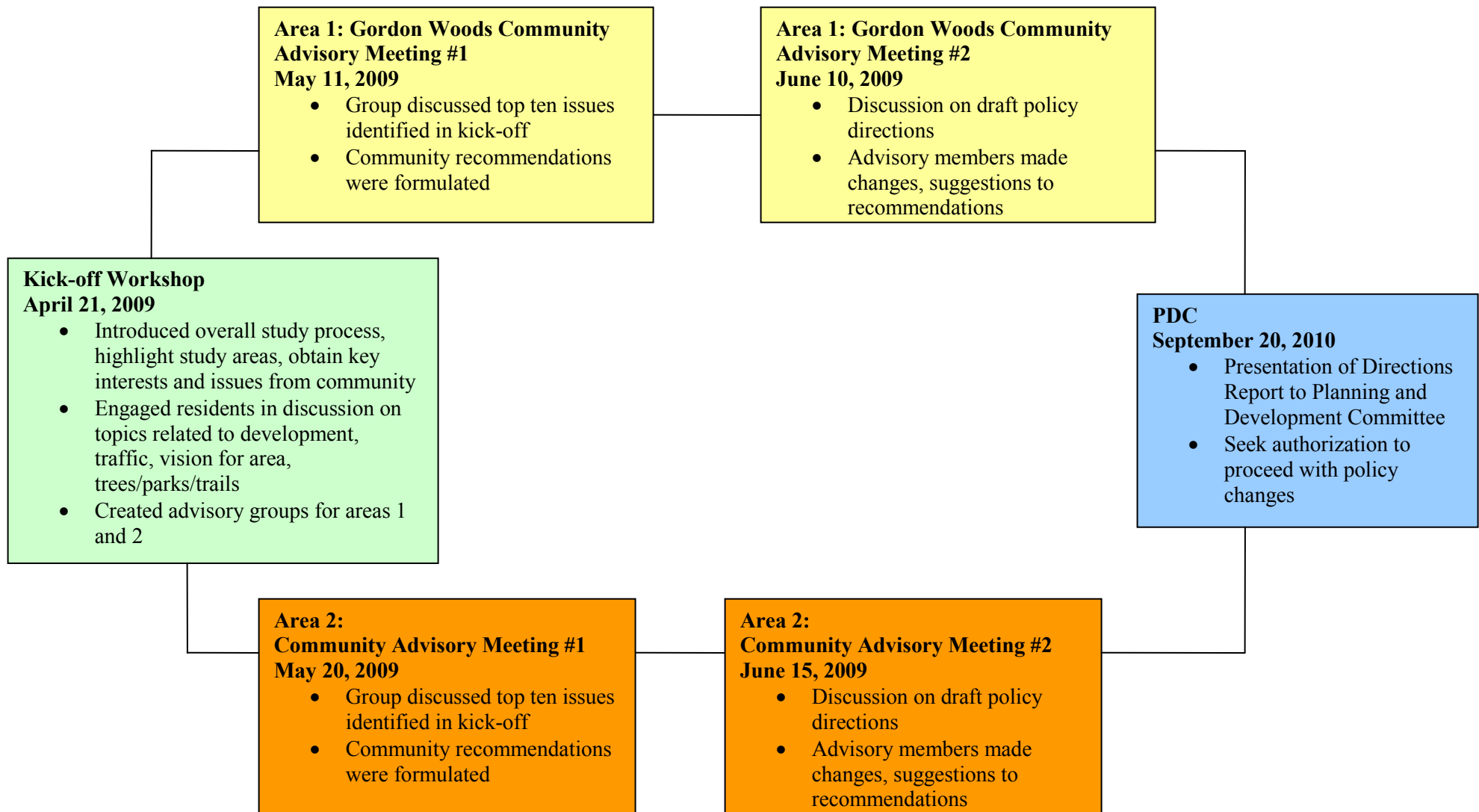
This Consultation includes Latest Approved Amendment - No. 25  
OMB Order No. 2622 2007 September 10

**City of Mississauga 2010 August**

Area 1

Area 2

# Cooksville District Area Specific Review Public Engagement Process



## Cooksville District Area Specific Review Directions Report – Summary of Findings

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
Development	<p><b>Issues Identified by Community</b></p> <p><u><b>New Development</b></u></p> <ul style="list-style-type: none"> <li>scale and mass of new housing should be limited to edge of community and should be consistent with existing housing to preserve the character of Gordon Woods</li> <li>lots should be consistent with large lot character to preserve the extensive tree canopy</li> <li>intensification should be discouraged and limited to the edge of the community if at all</li> <li>heritage designation should be further investigated</li> <li>variances should take protection of trees and preservation of water table into consideration</li> </ul> <p><b>Recommended Policy Directions</b></p> <ul style="list-style-type: none"> <li>Extend Special Site 11 and the related policy framework to all properties designated 'low density I residential'</li> <li>All of Area 1 should be subject to site plan control</li> <li>Hard surfaces should be kept to a minimum in front yards</li> <li>Ensure protection of tree canopy by requiring arborist report and drainage plan for new development</li> <li>New house designs to fit character of neighbourhood</li> <li>Reductions in lot sizes would not be permitted (unless existing lots greater than 50 metres) resultant lot frontages to be minimum of 30 metres</li> <li>If a formal request is made by area residents to consider all or portions of Gordon Woods to be recognized as a cultural landscape through the City's Heritage Register then a review by the City would be required and if implemented then all properties identified would be evaluated from a heritage perspective during site plan review process</li> </ul>	<p><b>Issues Identified by Community</b></p> <p><u><b>New Development</b></u></p> <ul style="list-style-type: none"> <li>any new housing should fit the scale and character of the surrounding area</li> <li>new housing should reflect the mass and exterior design of the existing context</li> <li>principles of environmental sustainability should be utilized in new development</li> <li>subdivision of lots only allowed where new lot will match adjacent lot frontages (ie. subdivision of 30 metre lot into two 15 metre lots appropriate)</li> <li>preservation of healthy trees should be a priority for all new development</li> </ul> <p><b>Recommended Policy Directions</b></p> <ul style="list-style-type: none"> <li>develop Special Site policies for new development along Camilla Road, north of Queensway East and specifically: <ul style="list-style-type: none"> <li>encourage new housing to fit the scale and character of surrounding area</li> <li>lotting, building mass, side and rear yards should respect and relate to adjacent lots</li> <li>lots should front on existing public streets</li> <li>garages should be recessed or located behind main face of house, alternatively located in rear of property</li> <li>new housing should have minimal impact on neighbours (ie. shadow and overlook)</li> <li>height should be limited in height to 1-2 storeys and include smaller architectural elements (ie. bay windows and projecting dormers)</li> <li>existing grades and drainage should be preserved</li> <li>hard surfaces should be kept to a minimum in front yard</li> <li>preserve existing mature trees</li> </ul> </li> </ul>

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
		<ul style="list-style-type: none"> <li>recognize potential for intensification on North Service Road, west of Camilla while being mindful of City's intensification policies</li> <li>consider encouraging redevelopment of Residential High Density I area west of Cliff Road in keeping with City's intensification policies</li> </ul>
Operational	<p><b>Issues Identified by Community</b></p> <p><b><u>Streets and Traffic Calming</u></b></p> <ul style="list-style-type: none"> <li>sidewalks – safety concerns vs. maintaining 'rural' character of streets</li> <li>need for traffic calming measures including stop signs and speed bumps</li> <li>restrict right turns onto Gordon Drive at Queensway during peak times</li> <li>need to install stop signs at Harborn Trail/Parker Drive and Parker Drive/Isabella Avenue</li> <li>parking/traffic/stopping and retail delivery issues around Harborn Road/Grange Drive/Premium Way</li> </ul> <p><b><u>Recommended Operational Directions</u></b></p> <ul style="list-style-type: none"> <li>no modifications to the internal street network being proposed</li> <li>educational programs like Road Watch, Neighbourhood Speed Watch and speed trailers recommended</li> <li>request additional enforcement by City for parking/stopping infractions around Harborn Road/Grange Drive/Premium Way</li> <li>notice should be sent to retail plaza owner re: parking of delivery vehicles on street</li> </ul> <p><b><u>Municipal Services</u></b></p> <ul style="list-style-type: none"> <li>need for municipal services on lots currently serviced privately discussed</li> </ul> <p><b>Recommended Operational Direction</b></p>	<p><b>Issues Identified by Community</b></p> <p><b><u>Streets and Traffic Calming</u></b></p> <ul style="list-style-type: none"> <li>consider having more sidewalks incorporated into Area 2 particularly on longer streets</li> <li>consider opportunities for improved crossings on Queensway East for both cyclists and pedestrians</li> <li>install a 3-way stop sign at Cliff Road and Pathfinder Drive</li> </ul> <p><b><u>Recommended Operational Directions</u></b></p> <ul style="list-style-type: none"> <li>specific locations in Area 2 should be considered and evaluated for sidewalk improvements</li> <li>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</li> <li>an all-ways stop sign was installed in December 2009 at Cliff Road and Pathfinder Drive as approved by Council</li> </ul> <p><b><u>Community Amenities</u></b></p> <ul style="list-style-type: none"> <li>ensuring Cliffway Plaza site remains commercial and incorporates a variety of community-related uses</li> <li>consideration should be given to better utilize the existing schools for other public uses such as libraries</li> <li>educational opportunities for students and community members to learn about natural green spaces could be considered at Camilla Park and Woodland Nurseries</li> <li>Woodland Nurseries property should be maintained and preserved as a cultural heritage property and/or</li> </ul>

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
	<ul style="list-style-type: none"> <li>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</li> </ul>	<p>designated a heritage property</p> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>no changes be made to the use of existing school sites as there are policies in place for the public use of school facilities</li> <li>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</li> <li>Cliffway Plaza is currently being dealt with as a development application which includes public consultation and debate</li> </ul>
Natural Heritage	<p><b>Issues Identified by Community</b></p> <p><u><b>Stillmeadow Park</b></u></p> <ul style="list-style-type: none"> <li>many residents felt the park was not being maintained and lacked facilities for park users and sufficient access points from Gordon Woods</li> <li>small sports field/basketball court and a skating rink should be developed</li> </ul> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>the site is partially occupied by a woodlot and further opportunities for naturalization should be explored</li> <li>the site should be regularly maintained</li> <li>the City should consider ways to effectively utilize the available open space for recreational uses</li> </ul> <p><u><b>Trails</b></u></p> <ul style="list-style-type: none"> <li>trails for walking, cycling etc. should be considered along the Hydro corridors and incorporate both hard and soft materials (ie. asphalt, wood chips etc.)</li> <li>any future trail in the Hydro corridor along Premium Way should include landscaping treatment to limit impact of noise from the QEW</li> <li>public access to neighbourhood creeks (Stavebank,</li> </ul>	<p><b>Issues Identified by Community</b></p> <p><u><b>Trees</b></u></p> <ul style="list-style-type: none"> <li>residents were concerned about the impact of new development on existing trees</li> <li>maintenance of trees in parks and along streets</li> <li>additional trees should be planted where possible</li> <li>should reconsider Tree By-law</li> </ul> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>a review of the current Tree By-law should be considered</li> <li>trees in parks and road allowances should be examined for health and be properly maintained</li> <li>additional tree planting should be considered for city owned sites as well as in areas where there is new development (ie. replacement trees)</li> </ul> <p><u><b>Parks and Open Space</b></u></p> <ul style="list-style-type: none"> <li>Cooksville, Camilla and Cliff parks should be maintained through a partnership with area residents, the City and Conservation Authority (CVC)</li> <li>existing and future trails should be maintained and enhanced through street furniture and increased visibility</li> <li>maintenance for Cooksville Creek should be on a regular</li> </ul>

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
	<p>Kenollie, Mary Fix) should be discouraged to protect wildlife</p> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>City staff should work with Hydro One to investigate the feasibility of constructing a trail system along the Hydro corridor (QEW)</li> <li>City should examine other trail connections along Credit River (Credit River Valley Strategy)</li> </ul> <p><b><u>Cemeteries</u></b></p> <ul style="list-style-type: none"> <li>paths and walkways through St. John's and St. Mary's cemeteries should be accessible to the public for passive recreation</li> </ul> <p><b>Recommended Operational Direction</b></p> <ul style="list-style-type: none"> <li>City should liaise with cemeteries to determine possibility of permitting public access to the area during the day and provide proper signage to area residents about usage</li> </ul> <p><b><u>Tree Preservation</u></b></p> <ul style="list-style-type: none"> <li>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</li> </ul> <p><b>Recommended Operational Direction</b></p> <ul style="list-style-type: none"> <li>City should consider reviewing the Tree By-law to determine most sustainable approach to preserving existing tree canopy</li> </ul>	<p>and continued basis and should include litter clean-up and tree trimming</p> <ul style="list-style-type: none"> <li>litter fines should be enforced</li> </ul> <p><b>Recommended Operational Direction</b></p> <ul style="list-style-type: none"> <li>City should develop a plan to keep Cooksville Creek and all parks in the area clean and maintained</li> </ul>