



Corporate Report

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CD.03.MIS

DATE: April 16, 2007

TO: Mayor and Members of Council
Meeting Date: May 9, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Mississauga Plan Review - Work Program**

RECOMMENDATION: That the work program contained in the report titled "*Mississauga Plan Review - Work Program*" dated April 16, 2007 from the Commissioner of Planning and Building be endorsed as the basis for the Mississauga Plan Review (MPR).

BACKGROUND: City Council, on January 17, 2007, considered the attached (Appendix 1) report titled "*Mississauga Plan - Five Year Review*" dated December 12, 2006 from the Commissioner of Planning and Building and adopted the following recommendation:

"That, in accordance with Section 26 (1) of the *Planning Act*, a special meeting of City Council, open to the public, be held to determine the need for a revision to the Official Plan as recommended in the report titled "*Mississauga Plan - Five Year Review*" dated December 12, 2006 from the Commissioner of Planning and Building."

In the past few years, the Provincial Government prepared and approved new policies and legislation which have implications for Mississauga's Official Plan, known as Mississauga Plan. In March 2005, a new Provincial Policy Statement (PPS) came into effect. Subsequently, on June 16, 2006, Places to Grow - The Growth Plan

for the Greater Golden Horseshoe (hereafter referred to as the Growth Plan) came into effect.

Bill 136, *The Places to Grow Act, 2005* requires that official plans be amended to conform with the Growth Plan within three years of the day the Growth Plan comes into effect. This means Mississauga Plan must be amended by June 16, 2009.

Bill 51, *the Planning and Conservation Land Statute Law Amendment Act*, came into effect on January 1, 2007. It requires that decisions of council regarding planning matters, including the approval of an official plan, be consistent with the PPS and conform, or not conflict, with provincial plans that are in effect. Bill 51 also provides municipalities with new or enhanced planning tools, but only if the official plan contains the appropriate policies to permit their use.

Mississauga Plan was approved by the Region of Peel on May 5, 2003, except for certain parts of the Plan that were appealed to the Ontario Municipal Board. Currently, all but one appeal have been resolved. On April 30, 2007, Amendment 25 in conjunction with the new Zoning By-law is scheduled for consideration by the Planning and Development Committee. Amendment 25 contains numerous amendments to Mississauga Plan, most of which are to recognize existing uses and to establish the foundation for the new Zoning By-law. When Amendment 25 and the new Zoning By-law are adopted, Mississauga will have an updated official plan and a zoning by-law that is in full conformity to the official plan. However, OPA 25 does not bring Mississauga Plan into conformity with recent Provincial initiatives. Also, numerous City-initiated studies that are currently underway need to be incorporated into Mississauga Plan.

The purpose of this report is to recommend a work plan, subject to the results of this public meeting, for the review of Mississauga Plan. A significant component of this review is the studies required to ensure Mississauga Plan conforms to the provisions of the PPS, the Growth Plan and Bill 51, including the policies required to utilize the planning tools in Bill 51. The proposed work plan may need to be modified to address issues that are identified through the preparation of the various studies or that emerge over the course of the next several years.

PRESENT STATUS: Mississauga Plan was approved by the Region of Peel on May 5, 2003 save and except for certain parts of the Plan that were appealed to the Ontario Municipal Board (OMB). Currently, all but one appeal has been resolved.

COMMENTS: **Review Approach**

It is intended that a scoped review of Mississauga Plan be undertaken in view of the comprehensive review that has only recently been adopted in its final form. The thrust of the review will be twofold - to ensure conformity with the Provincial initiatives and to address significant emerging issues. The results of major initiatives underway, or to be undertaken by other Departments (e.g. the Strategic Plan, Sustainability Plan, Waterfront Parks Strategy) will also be incorporated into the review. Finally, staff will take advantage of this opportunity to review policies to ensure they are up-to-date and consistent with sections of the official plan where changes have been recommended. It is not intended that a comprehensive review of all land use categories, policies and designations be undertaken as this was addressed in the most recent plan review.

Some reports to acquire additional powers or to ensure conformity with new legislation will be brought forward independent of the MPR but will be incorporated into the new official plan. Examples of these are policies regarding architectural control and complete applications.

Public Consultation

In accordance with the direction of Planning and Development Committee, the public review and City Council process will be undertaken for individual major planning studies as they are completed and brought forward to Planning and Development Committee. Other departments have noted (e.g., Transportation and Works and Community Services) that certain studies they will be undertaking that may be related to official plan matters would likely be brought to General Committee and may have a separate public consultation process, where required.

When the overall process is near completion, it is intended that the results of the studies and the initiatives of other departments and agencies be integrated into a draft official plan, which will require a statutory review process to comply with the *Planning Act*. However, by this stage it is intended that substantial public review will have already taken place and that the public meeting will be primarily to fulfill the statutory requirements of the Act.

To ensure that the public is kept apprised of MPR, Communications staff is developing a communications strategy. This will include creating space on the City's website that will provide ready access to information regarding all reports and events associated with the review.

Work Program Elements

Appendix 2 is an overview of the work program for the MPR. The work falls into four broad categories:

- Corporate Studies are major initiatives underway or to be undertaken by other Departments which may have a bearing on Mississauga Plan. These initiatives (e.g. Strategic Plan update) will provide the broad framework for the official plan.
- Planning Studies are required to bring Mississauga Plan into conformity with provincial plans or are necessary to address significant emerging issues in a comprehensive manner. These studies will result in reports to Planning and Development Committee and may also require public consultation (e.g. Growth Management Strategy).
- Department Policy Reviews of individual sections in Mississauga Plan are limited reviews at a departmental level to update current policies. In some cases, an issue-specific report to Planning and Development Committee may be presented, however, most of these reviews will be undertaken at a staff level and be incorporated into an overall report which will be brought forward at the end of the review process as a new official plan. The public will be provided an opportunity to comment on any recommended

policy changes resulting from these reviews during the statutory public consultation process (e.g. Public Health and Urban Form).

- Local Area Policies Reviews are currently scheduled in 2007 for Port Credit, Lakeview, Southdown and Cooksville. These reviews will incorporate the results of the above studies, where appropriate. Other local area reviews will be undertaken where development or land use changes are anticipated (e.g. within nodes and corridors and within the City Centre). These local area reviews will be undertaken concurrently with the review of the general policies of the official plan and continue after the new official plan has been approved as part of an on-going program of responding to local and neighbourhood planning issues.

Study Descriptions

The following is a description of the major planning and corporate studies that will provide input to MPR. The description includes the Provincial document the study is required to address, the department leading the work, the use and cost of consulting services (if applicable) and a summary of the issues the study will address. A number of studies, in addition to being required to satisfy a Provincial requirement, are also being undertaken to address issues relevant to Mississauga. Appendix 3 summarizes this information and provides a timetable for these projects.

1. Corporate Initiatives

Broad policy directions established as part of various corporate initiatives will be incorporated into the new official plan. These will establish the higher level goals and objectives and provide the direction for the Plan's policies. This includes the review of the Strategic Plan, Building a City for the the 21st Century, the Sustainability Plan, preparation of the Master Plan for the Arts and the Development Charges Review.

2. Community Impact/Bonusing

Provincial Initiative: n/a

Lead Department: Planning and Building

Consultants: To be determined

The interim residential intensification policies require the submission of a community impact study by proponents to identify the impact of development on community services and facilities such as parks and recreation facilities, schools, emergency services, care facilities, hospitals, and social services. This study will develop the requirements for community impact study submissions. In addition, the study would consider the circumstances where the bonusing provisions (Section 37) of the *Planning Act* may be used and will develop an appropriate policy framework to govern their implementation.

3. Community Uses Study

Provincial Initiative: Growth Plan

Lead Department: Planning and Building

Consultants: n/a

The Community Uses Study will co-ordinate community infrastructure with land use planning and development. It will establish a strategy to provide for an appropriate range of community infrastructure to meet the needs resulting from population changes and to foster complete communities. This study will also address concerns expressed by City Council with respect to the impact of new community uses such as schools and places of religious assembly.

4. Cycling Strategy

Provincial Initiative: n/a

Lead Department: Community Services

Consultants: To be determined

The Cycling Strategy will review and update the 2001 Pedestrian and Cycling Strategic Plan. It will include an implementation plan and

will focus not only on cycling routes but on promotion, education, safety, policies and amenities. The strategy will consider trails and on-street facilities for cyclists.

5. Employment Lands Study

Provincial Initiative: Growth Plan, PPS, Bill 51

Lead Department: Planning and Building

Consultants: To be determined

The Employment Lands Study will review the existing official plan policies and amount of land designated for employment uses. The Growth Plan requires that a municipality have an adequate supply of land to accommodate the growth forecasts and that major office and institutional uses be located in urban growth centres or near transit services. In addition, prior to any conversions of employment land a municipally-initiated comprehensive review is required that considers matters such as the need for the conversion, implications for the achievement of the intensification and density targets, meeting the allocated employment forecast, and ensuring that lands are not required for long term employment purposes.

6. Growth Forecasts

Provincial Initiative: Growth Plan

Lead Department: Planning and Building

Consultants: Hemson Consulting Ltd.

The 2005 Growth Forecasts will be updated to incorporate data from the 2006 Census of Canada and the results of various studies (e.g. Growth Management Strategy, Office Strategy). Further, the forecasts will reflect the results of work undertaken in conjunction with the Region of Peel, City of Brampton and Town of Caledon to conform to the growth forecasts for the Region of Peel as specified in the Growth Plan.

7. Growth Management Strategy

Provincial Initiative: Growth Plan, PPS

Lead Department: Planning and Building

Consultants: n/a

The Growth Management Strategy will develop a long term strategic framework for future residential and employment growth. It will allow for intensification in appropriate locations and protect stable residential and employment areas from incompatible development. The strategy will consider the function of urban sub-areas (City Centre, nodes, corridors, employment areas, residential neighbourhoods) in terms of mix of uses and physical form including consideration of densities, building heights, road networks, urban design consideration and environmental issues. The strategy will also consider the implications of development for hard and soft infrastructure services and the financial implications of future growth.

8. Office Strategy

Provincial Initiative: Growth Plan, PPS

Lead Department: Planning and Building

Consultants: Canadian Urban Institute

The Office Strategy will examine the locational patterns, recent trends and identify the share of the office market that Mississauga could position itself to capture; examine the financial opportunities and constraints that affect office location decisions; recommend official plan policies for office development; and identify strategies that the City may employ to attract office development. Specific attention will be given to what is required to attract office development to the City Centre and to nodes and corridors.

9. Parking Strategy

Provincial Initiative: n/a

Lead Department: Planning and Building

Consultants: To be determined

Mississauga continues to evolve from a suburban, car-dominated municipality to an urban municipality where mixed uses and other modes of transportation are encouraged and where a new approach to parking is required. This project will consider parking strategies that encourage selected uses (e.g. office, mixed use); promote car-pooling, transit, walking and cycling; and create attractive streetscapes. Issues regarding paid parking, the City's role in developing and managing parking as well as the financial implications to the city will also be considered.

10. Transportation Background Study

Provincial Initiative: Growth Plan

Lead Department: Transportation and Works

Consultants: n/a

This study is intended to contain a consolidation of the transportation issues reviewed as part of the MPR process. The scope of the work will include a review of the road network, road classification system and major transit corridors and facilities. This work is required to ensure that the City's transportation plan is up-to-date and is able to support new planning initiatives and the growing demands for a more urban treatment of some of our roadways. This will encompass consideration of the needs of users of the street of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders, and consideration for land use, urban design and streetscape. This report will also include any proposed changes to the Official Plan from the Hurontario Higher-Order Transit Feasibility Study, which is expected to be underway this year. In addition, staff will undertake a review of various Official Plan policies in areas such as goods movement, travel demand management and intelligent transportation

systems. Some of the above work will be done with the assistance of outside consulting services. Funds for these consulting services have already been approved.

11. Update to the Mississauga Storm Water Quality Control Strategy

Provincial Initiative: n/a

Lead Department: Transportation and Works

Consultants: n/a

This strategy will be undertaken as a Class EA and will engage the public, City Council and staff and stakeholders in developing an overall Storm Water Management Plan for the City. This assignment will include a critical review of the current Mississauga Storm Water Quality Control Strategy to review its current state of implementation and critique its level of success. It will also focus on preparing an overall city-wide plan which will reflect the latest management objectives with respect to storm water management and any emerging issues, as well as how the City should incorporate these objectives.

12. Urban Design Policies Review

Provincial Initiative: Growth Plan, PPS

Lead Department: Planning and Building

Consultants: n/a

The review of urban design policies is required to identify development standards which facilitate intensification, redevelopment and compact form. In support of intensification, this review will: provide for high quality public open spaces with site design and urban design standards that create attractive and vibrant places; support transit, walking and cycling for everyday activities; and address an appropriate transition of built form to adjacent areas. The review will also consider sustainable design.

13. Local Area Policies Reviews

Provincial Initiative: n/a
Lead Department: Planning and Building
Consultants: Various

Local area policies reviews update and revise the district policies to be consistent with changing local circumstances and recent provincial planning initiatives. They will take into consideration other studies, such as the Growth Management Strategy, Office Strategy and transportation studies, and indicate how their results are to be applied locally. Local area policies reviews are currently underway for Port Credit, Lakeview and Southdown while Cooksville will commence in the fall. The 2007 budget approved \$100,000 to retain consulting services to assist with the community engagement component of these reviews. In addition, \$90,000 has been approved to retain a consultant to prepare a tertiary plan for the City Centre. This tertiary plan will explore block structure; urban form; street typology; circulation patterns for pedestrians, cyclists, automobiles and transit; and potential open space opportunities for the City Centre. Other areas for review will be identified in the Growth Management Strategy.

14. Prepare Revised Official Plan

Provincial Initiative: Growth Plan
Lead Department: Planning and Building
Consultants: To be determined)

Mississauga is at an important juncture as it transitions from a rapidly growing greenfield municipality to a city where growth is occurring through infill and intensification in an urbanized context. To meet the needs of the future, investments in urban infrastructure such as the BRT and potential higher-order transit on Hurontario Street are being made. An official plan should convey the City's vision for the future and provide direction for public investment and private development. The Province requires that the official plan be in conformity with the Growth Plan by June 2009.

Staff, with consulting assistance, will integrate the above studies into a document that articulates a clear vision for the future and that is easily understood by all users. The official plan will be re-formatted and use plain language, graphics and photographs to convey its objectives and policies. Further, the electronic version of the new Plan will be interactive, and linked to the new draft Zoning By-law.

15. Zoning Conformity

Provincial Initiative: Bill 51

Lead Department: Planning and Building

Consultants: n/a

When an official plan is amended, Bill 51 requires that the zoning by-law be brought into conformity within three years. Amendments to the zoning by-law will be prepared, as required.

16. External Studies and Initiatives

In addition to work that is being conducted in-house, there are various studies and initiatives that other levels of government and agencies are undertaking that will impact MPR. Examples of these are sub-area assessments by the Province, a housing affordability study by the Region of Peel and watershed studies by the conservation authorities.

Technical Advisory Committee

A cross-department Technical Advisory Committee will be established for MPR (See Appendix 4). In addition, external stakeholders will also participate when sections of the Plan relevant to their area of responsibility are being considered.

The Technical Advisory Committee will ensure that the new official plan reflects the initiatives from across the City and its partners. It is expected that committee members will engage in a detailed review of the proposed plan to make certain that the policies are clear, consistent and can be implemented. Discussions regarding the staff commitment required for this project have been held with all departments.

FINANCIAL IMPACT: Funding for Planning and Building Department studies requiring consulting services has been allocated in 2007 from the Planning Process Update Reserve. The 2008 and 2009 Planning and Building Department budgets will include additional requests for funds from the Planning Process Update Reserve. The consultant requirements of other departments have separate funding streams that have been allocated in their capital budgets.

CONCLUSION: Recent Provincial initiatives such as the 2005 Provincial Policy Statement, the Growth Plan and Bill 51 provide opportunities and contain requirements that have implications for Mississauga Plan. The recommended work plan will allow Mississauga Plan to be updated to meet all Provincial initiatives and deadlines.

In addition to conformity with all Provincial initiatives, the MPR will be a scoped review of selected policies in the existing plan. Only those policies will be reviewed where either they must be reviewed (e.g. employment lands), where there are emerging issues that need to be addressed (e.g. Office Strategy) or where corporate initiatives need to be incorporated (e.g. Strategic Plan). While the proposed work plan has endeavoured to incorporate all required studies, it may need to be modified to address issues that are identified through the preparation of various studies or that emerge within the next several years.

As components of MPR are prepared, they will be presented to City Council and a public engagement process will be undertaken, if required. Towards the end of the review process the statutory public engagement will occur. However, as the major policy areas will already have been considered, it is expected that most issues will have been resolved and the statutory public review process would be unlikely to raise significant new issues.

The review of Mississauga Plan will bring the official plan into conformity with all Provincial requirements, incorporate the results of various City initiatives and establish a policy framework that will guide the City's development in the coming decades.

- ATTACHMENTS:**
- APPENDIX 1: Corporate Report: “*Mississauga Plan – Five Year Review*” dated December 12, 2006
 - APPENDIX 2: Mississauga Plan Review - Overview
 - APPENDIX 3: Mississauga Plan Review - Work Program
 - APPENDIX 4: Mississauga Plan Review - Technical Advisory Committee

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: Ron Miller, Acting Manager Long Range Planning
Angela Dietrich, Manager Research and Special Projects*



Corporate Report

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CD.03.MIS

DATE: December 12, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 8, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Mississauga Plan - Five Year Review**

RECOMMENDATION: That, in accordance with Section 26 (1) of the *Planning Act*, a special meeting of City Council, open to the public, be held to determine the need for a revision to the Official Plan as recommended in the report titled "*Mississauga Plan - Five Year Review*" dated December 12, 2006 from the Commissioner of Planning and Building.

BACKGROUND: Mississauga Plan is the City's Official Plan. It provides the goals, objectives and policies to direct the physical growth and development of the City and effects the social, economic, cultural and natural environment of the City. Mississauga Plan provides the municipal basis for detailed district land use, development and urban design, the planning and approval of public infrastructure in support of future growth, the policy framework for the Zoning By-law and the context for the review and approval of development applications.

It is also the legal document that addresses matters of provincial interest defined by legislation and documents such as Bill 51, the *Planning Act*, the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

Mississauga Plan was approved by the Region of Peel on May 5, 2003 save and except for certain parts of the Plan that were appealed to the Ontario Municipal Board (OMB). Currently, all but one appeal have been resolved.

Section 26 (1) of the *Planning Act* requires that municipalities hold a special meeting of City Council, open to the public, to determine the need for a revision to the Official Plan no less frequently than every five years. In doing so, City Council shall have regard to the Provincial Policy Statements. Previously, Mississauga held such a meeting on April 11, 2001 at which time City Council adopted the following resolution 0120-2001:

“That the Planning and Building Department undertake a comprehensive review of City Plan to fulfill the requirements of Section 26(1) of the Planning Act, as amended.”

To comply with the requirements of the *Planning Act*, a special meeting of City Council to determine the need for a review of the Official Plan is required in 2007. This report recommends that the required special meeting be held, and outlines some of the reasons for undertaking a review of Mississauga Plan.

COMMENTS:

1. Provincial Initiatives

The Province of Ontario has undertaken several legislative and policy initiatives which require a review of Mississauga Plan to comply with, or to implement them. This section outlines these initiatives and their implications for Mississauga Plan.

(a) Provincial Policy Statement (March 2005)

Bill 51 requires the official plan be revised every five years to be consistent with the Provincial Policy Statement, March 2005. This means Mississauga Plan will be required, among other matters, to:

- provide for a transportation system which is safe, energy efficient and facilitates the movement of people and goods;

- establish appropriate policies to conserve significant built heritage resources and significant cultural heritage landscapes;
- provide sufficient land through intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing and other uses to meet needs for a time horizon of 20 years;
- provide opportunities for a diversified economic base;
- establish policies for protecting and preserving employment areas for current and future uses;
- maintain a 10-year supply of land and residential units;
- provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents;
- establish and implement minimum targets for affordable housing;
- promote healthy, active communities;
- identify and protect the natural heritage system;
- identify and promote opportunities for intensification and redevelopment;
- establish and implement minimum targets for intensification and redevelopment;
- establish phasing policies to ensure that specified targets for intensification and redevelopment are achieved;
- promote densities for new housing which efficiently use land, resources, infrastructure and supports transit; and
- permit alternative energy systems and renewable energy systems.

(b) Places to Grow (June 2006)

Bill 136, *The Places to Grow Act, 2005* requires official plans be amended to conform with the Growth Plan within three years of the day the Growth Plan comes into effect. This means Mississauga Plan must be amended by June 16, 2009, to:

- incorporate policies and other strategies in support of cultural heritage conservation, including conservation of cultural heritage and archaeological resources;
- delineate the built boundary;
- incorporate policies and strategies to phase in and achieve intensification and density targets;
- delineate the boundary of the Urban Growth Centre;
- identify intensification areas including major transit station areas and intensification corridors;
- update transportation policies and schedules;
- incorporate transportation demand management policies;
- provide for the establishment of priority routes for goods movement;
- include land use policies to support and protect goods movement needs; and
- provide an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate growth forecasts.

(c) Bill 51, Planning and Conservation Land Statute Law Amendment Act, 2006

Bill 51 received Royal Assent on October 19, 2006 but full implementation will depend upon proclamation of most of its provisions, anticipated to occur in January, 2007.

As previously mentioned, the *Planning Act* currently requires municipalities to hold special meetings, open to the public, to determine the need to revise an official plan. Bill 51 revises this section to require an official plan be revised, at least every five years, to ensure it:

- conforms or does not conflict with provincial plans;
- has regard to matters of provincial interest; and
- is consistent with Provincial Policy Statements.

The Bill also requires that an official plan be revised if it contains policies dealing with areas of employment to ensure that employment area policies are confirmed or amended.

Bill 51 provides municipalities with additional tools, which require policies in the Official Plan to use them. These are:

Complete Application - City Council may require that a person or public body that applies for an official plan or zoning by-law amendment, draft plan of subdivision or consent provide any other information or material that it may need, but only if the official plan contains provisions relating to these requirements.

Zoning with Conditions - If the official plan contains policies relating to zoning with conditions, City Council may, in a zoning by-law impose one or more prescribed conditions on the use, erection or location of the building or structure. The municipality may require the owner to enter into agreements with the municipality relating to the condition, which may be registered on-title and enforced against the owner and subsequent owners.

Architectural Design - Site development plan approval has been expanded by Bill 51 to include matters related to exterior design, including, without limitation, the character, scale, appearance, and design features of buildings, as well as sustainable design elements on any adjoining highway under the City's jurisdiction, if the official plan and site plan by-law contain provisions relating to these matters.

2. Strategic Planning

Staff have focused on four strategic priorities: to build a city for the twenty-first century; to build a sustainable business plan; to continue to be an employer of choice and to focus on leadership.

In 2007, staff will be engaging Council to update this plan and this work will directly link to the updating of Mississauga Plan.

Mississauga Plan provides the land use policy framework to manage the transition to a 21st century city.

Residential greenfield development in Mississauga is coming to an end. Future growth and development will focus on more intense forms of residential and employment development and redevelopment of brownfield and “greyfield” (i.e. commercial) sites. With a greater emphasis on development within established communities, greater consideration will need to be given to urban design to ensure compatibility with surrounding development.

Consideration for the changing demographic profile is also required. For many years Mississauga was perceived as the homogenous home of young families with good economic opportunities. Today’s reality is that of a population that is aging and ethnically diverse with some segments facing economic difficulties.

As Mississauga continues to grow and change, the adequacy of hard and soft services will need to be reconsidered. A greater emphasis is being placed on public transit and “active transportation” modes (e.g., walking and cycling). Ensuring that policies regarding services such as parks, schools and other community uses meets the needs of the changing population also requires consideration.

The Federal Government requires that cities develop and adopt Integrated Community Sustainability Plans (ICSP) as part of the gas tax agreements. These plans are to address the four pillars of sustainability – environment, community, economy and culture. While an ICSP may be a stand alone document, it may also be addressed in a municipality’s official plan. The concepts of sustainability are evident in Mississauga Plan, although not explicitly addressed. Even if Mississauga decides to prepare a stand alone ICSP, Mississauga Plan should contain policies that reflect the City’s plan for achieving sustainability. This will be in keeping with the strong

leadership Mississauga has demonstrated in developing a model of healthy city stewardship. Recently, a committee considering the relationship between urban form and public health has been created whose work should also be reflected in Mississauga Plan.

FINANCIAL IMPACT: A review of Mississauga Plan will utilize funds from the Reserve for Planning Process Update for any professional consulting services.

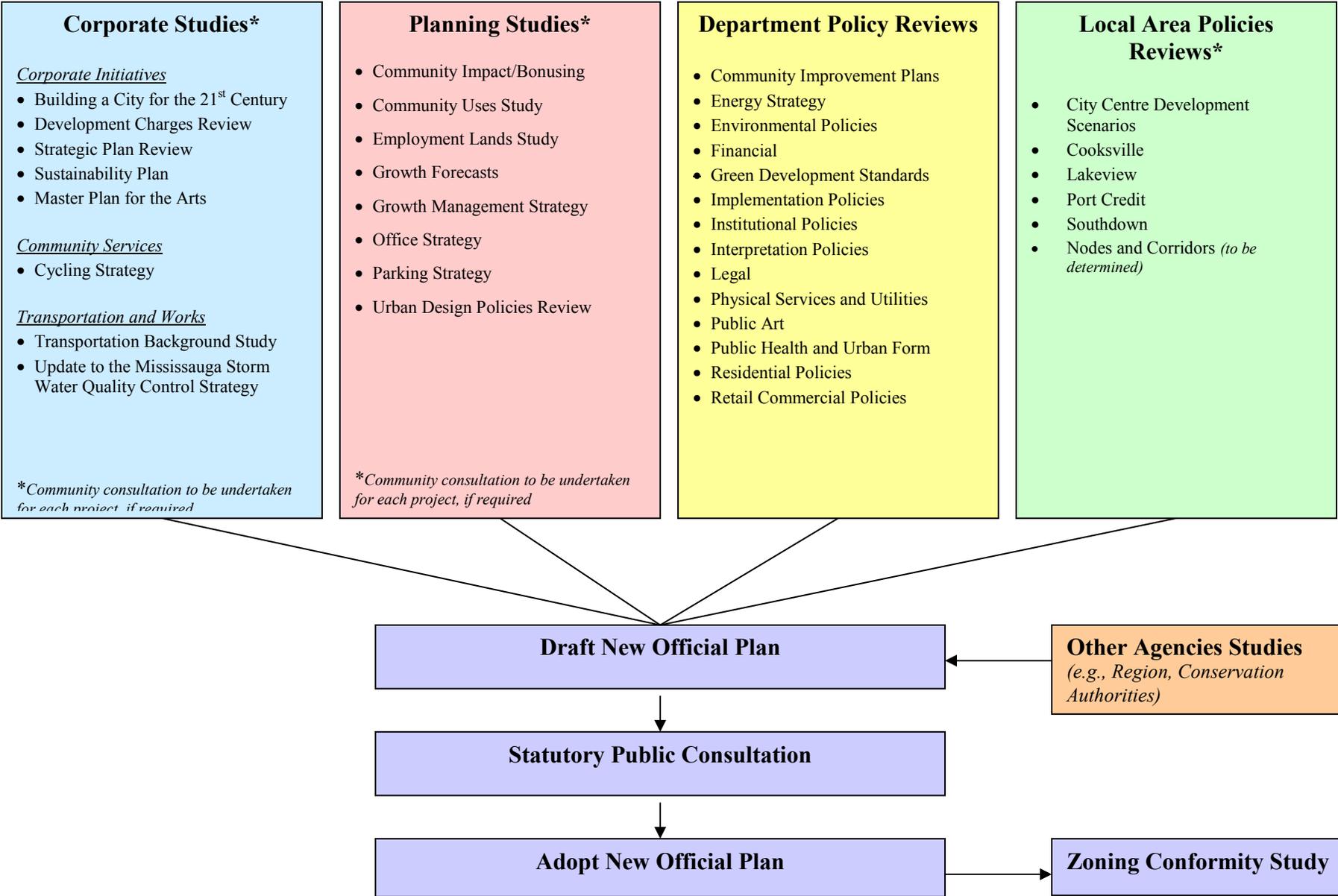
CONCLUSION: Recent Provincial initiatives such as the 2005 Provincial Policy Statement, the Places to Grow Plan for the Greater Golden Horseshoe, and Bill 51 provide opportunities and contain requirements that have implications for Mississauga Plan. Further, Mississauga Plan must provide the appropriate direction for Mississauga's next growth stage, and position the City to meet the growth challenges of building a city for the 21st century. These matters should be considered in a special meeting of City Council that is held in accordance with Section 26 of the *Planning Act*, to determine the need for a review of Mississauga Plan.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

*Prepared by Angela Dietrich, Manager, Research and
Special Projects and Ron Miller, Acting
Manager, Long Range Planning*

Mississauga Plan Review - Overview



Mississauga Plan Review - Technical Advisory Committee

Department/Agency	Steering Committee	Working Committee
Core Advisory Committee		
Planning and Development	John Calvert (Chair) Marilyn Ball Bruce Carr	Ron Miller (Chair) Angela Dietrich (Co-Chair) Mary Bracken Michael Karowick Paulina Mikicich Susan Tanabe D&D Manager D&D Planner BC21C Team Member
City Manager's Office	Gary Kent Larry Petovello Zainub Verjee	Susan Amring
Community Services	Susan Burt	David Marcucci Mark Warrack
Corporate Services	MaryEllen Bench Ivana DiMillo Roberto Rossini	Dolores Bartl-Hofmann Susan Cunningham Michael Minkowski Diana Simpson
Transportation and Works	Wendy Alexander	Lincoln Kan Robert Sasaki
Extended Advisory Team		
Region of Peel	To be determined	To be determined
Conservation Authorities	To be determined	To be determined
School Boards	To be determined	To be determined