

MINUTES



LAKEVIEW LOCAL ADVISORY PANEL

THE CORPORATION OF THE CITY OF MISSISSAUGA

www.mississauga.ca/lakeviewportcreditreview

THURSDAY, APRIL 8, 2010

MISSISSAUGA SENIORS' CENTRE
LUCY TURNBALL ROOM (1389 Cawthra Road)

Members Present

Councillor Corbasson, Chair
Lucy Cameron, Recording Secretary
Junie Ang
Alex Banks
Professor John Danahy
Andre Lill
Jamie Pugh
Raya Shadursky

Members Absent

Charles Sousa, MPP
Jim Tovey, Vice-Chair
Bill Logar
John McKenna
Mark Tutton

Staff Present

Susan Tanabe, Manager, Community Planning, Policy Division
Karin Phuong, Planner, Community Planning, Policy Division
Angela Deitrich, Manager, City Wide Planning, Policy Division
Marianne Cassin, Planner, City Wide Planning, Policy Division
Mark Saraiva, Management Consultant, City Manager's Office

1. Overview and Introductions

- Councillor Corbasson introduced the agenda, to address the Mississauga Official Plan review and Cycling Master Plan

2. City of Mississauga Official Plan (overview by Angela Dietrich)

(Presented at the March 22, 2010 meeting of Planning and Development Committee)

Background

- Fourth Official Plan for Mississauga
- As of this time, the underlying planning philosophy has been a suburban model with a greenfield emphasis
- This plan is the first departure to that approach, in the context of the Provincial Growth Plan, new Planning Act and the City's strategic plan
- The Plan addresses next phase of growth to 2031
- The Plan is drafted to be defensible at the OMB and understandable to everyone
- Introductory text is now included throughout the Plan, along with a clear description of the vision of the Plan
- The Plan is a policy tool to guide the physical development of the city by setting out how land will be used

Organization of the Plan

- Part 1 - Introduction, Part 2 - city wide policies, Part 3 – land use designations and policies (area policies), Part 4 – implementation, glossary
- Local area plans are under separate cover
- Provides integration of land use, transportation, environment and design

New Urban System

- Three layers: green system, city structure, and corridors

City Structure

- Seven elements to the city structure: Downtown, Major nodes, Community nodes, Corporate centres, Neighbourhoods, Employment areas, Special purpose areas (including potentially the waterfront)

Multimodal Transportation System

- Shift from automobile focus
- Develop multi-modal network
- Not every street will be a complete street, i.e. road widths may not accommodate all modes of transportation

Soft Infrastructure

- Soft infrastructure such as community and cultural to serve as a focal point for surrounding communities

Greater Emphasis on Urban Design

- Qualitative emphasis on design, rather than quantitative density approach
- Green development standards
- Density requirements – for example, the density target for community nodes is 100 to 200 persons plus jobs per hectare, with a 2 to 1 ratio or 1 to 2 ratio of jobs/residents or residents/jobs
- Height requirements in community nodes – starting point suggests minimum of 2 storeys, with maximum of 4 storeys, with potentially higher heights at key locations – local area policies would specify minimum and maximum heights

Employment

- Designation and protection of land for employment uses
- A municipal comprehensive review is required to convert employment lands to alternative uses

Designation Changes

- A number of categories are amalgamated given the removal of density numbers from the Plan e.g. Residential Medium Density I, II and III are now combined
- A number of special sites have been removed from the Plan; creation of exempt sites – deem special sites that do not conform to the plan’s vision as conforming – recognize these sites as unique situations

Alignment with the Strategic Plan

- Review of how new plan relates to Strategic Plan Pillars
- Official Plan policies are directed to meeting the 5 pillars of the strategic plan

Next Steps

May 3, 2010 Statutory Public Meeting
June 28, 2010 Planning and Development Committee
Regional Council approval to follow

Zoning Bylaw Conformity - 3 years to amend the zoning to ensure it’s in conformity with the Official Plan

It was questioned whether a municipal comprehensive review (MCR) is required for the business employment lands or whether the local area plan reviews will meet the requirements of that review. In response, the staff advised that the local area reviews will suffice and that a MCR is not needed as a separate exercise, however, in the instance of the business employment lands south of Lakeshore

Road, they are tied to the Ontario Power Generation (OPG) Lands. A tertiary study of the OPG and business employment lands is to be undertaken.

A further question was raised about the Special Site 9. Staff advised that the Lakeview district policies were brought forward in the draft Official Plan. In terms of the timing of planning initiatives in this area, staff advised that the Strategic Planning group's review of the OPG/Site 9 will follow the Lakeview review. The terms of reference are underway for the OPG and industrial lands study.

3. **Other Matters**

- **Approval of January 14, 2010 Minutes** – approved, subject to the following:

Change “John” to “Jim” in the last sentence of paragraph 3 on page 5, so it reads: “Jim saw the opportunity when the coal...”

- **Next Meeting** - the next meeting of the Panel is scheduled on May 13, 2010 to discuss the Cycling Master Plan that was originally intended for discussion at this meeting. The June 17, 2010 meeting could include a discussion of planning tools, waterfront project (OPG lands), and potentially urban design standards. A break is anticipated for the summer, with a continuation of meetings on September 16 and November 18.
- **Criminal Record Searches** – all members were urged to send in the completed police record search forms.