



Corporate Report

Clerk's Files

Originator's
Files

LA.07.PRO
(Province)

DATE: April 6, 2005

TO: Mayor and Members of Council
Meeting Date: April 13, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Summary Report - Places To Grow - Better Choices. Brighter Future - Draft Growth Plan for the Greater Golden Horseshoe**

ORIGIN: Planning and Building Department

BACKGROUND: On April 4, 2005 Planning and Development Committee considered the attached report (Exhibit 1) titled "*Places To Grow – Better Choices. Brighter Future – Draft Growth Plan for the Greater Golden Horseshoe*" dated March 15, 2005 from the Commissioner of Planning and Building. The report reviews and comments in detail on the Draft Growth Plan recommendations as they pertain to Mississauga and staff's comments are for the most part supportive. Committee asked that staff prepare an abbreviated supplementary report highlighting those areas where Mississauga may have some concerns and adopted the following:

"PDC-0037-2005 That the Planning and Building Department bring back to Council a brief report outlining specific concerns with respect to the Draft Growth Plan for the Greater Golden Horseshoe."

COMMENTS:

Pursuant to the foregoing recommendation, this report summarizes the concerns relevant to Mississauga identified in the titled "*Places To Grow – Better Choices. Brighter Future – Draft Growth Plan for the Greater Golden Horseshoe*" dated March 15, 2005.

They are grouped in the following themes:

- Municipal Participation;
- Role of Regional Planning;
- Intensification;
- Social and Physical Infrastructure; and
- Waste Management.

1. MUNICIPAL PARTICIPATION

Although staff generally supports the Draft Growth Plan, this is contingent upon Mississauga being a full and active participant in many aspects of the growth strategy and its implementation. This includes:

- Mississauga having a full and active role in the preparation and implementation of the Sub-Area Growth Strategy (SAGS) for the GTA and Hamilton;
- The process for amending the Growth Plan and SAGS clearly establishing that municipalities may request the Provincial Government to amend the Plan and SAGS as circumstances warrant;
- The Provincial Government providing an opportunity for municipalities to review and comment on draft regulations pursuant to the proposed *Places to Grow Act*; and
- The preparation and approval of any guidelines to implement the goals and policies of the Growth Plan being carried out in consultation with lower-tier municipalities to avoid duplication of existing policies where they may exist in area municipal official plans.

2. ROLE OF REGIONAL PLANNING

Since the Draft Growth Plan recognizes that successful planning requires development and infrastructure decisions take place across municipal and inter-regional boundaries, there is a need to clarify the role of the Region and local municipalities going forward. It is staff's views that:

- Mississauga must actively participate in the determination of such elements as growth allocations, areas of intensification, affordable housing, intensification targets and infrastructure requirements for the sub-area. Therefore, the term "municipalities" should be defined for the purpose of determining the role of upper-tier and lower-tier municipalities in the preparation of SAGS;
- The framework and indicators to measure progress in achieving goals and targets of the Growth Plan should be developed in consultation with lower-tier municipalities;
- The City of Mississauga should be responsible for carrying out monitoring of targets for Mississauga set out in the Growth Plan;
- The role of the Region of Peel should be confined to those functions for which it is responsible such as waste management, water supply, sanitary services, regional roads and non-profit housing;
- The term "inter-regional planning" should be defined in the context of preparing SAGS and that "sub-area economic analysis" be clarified; and
- The Province should grant authority to the Region of Peel to delegate monitoring functions to Mississauga, as is the current practice.

3. INTENSIFICATION

Although Mississauga recognizes the need for and supports intensification, the intensification policies have raised the following concerns:

- Intensification should occur where it is appropriate and consistent with local municipal official plans, and must not include stable residential neighbourhoods;
- The target of 200 residents and jobs per hectare (80 residents and jobs per acre) should apply only to Urban Growth Centres; density targets for intensification areas and corridors should be identified during the preparation of the SAGS;
- The term "target", including "intensification target", should be defined by the Growth Plan;
- The strategies to determine the appropriate amount and scale of development in intensification areas should be based on land use compatibility, design considerations and local circumstances as well as household and employment forecasts and intensification targets; and
- In previous comments, Mississauga has taken a strong position with respect to linking growth and infrastructure investments. The Provincial Multi-Year Infrastructure Strategy must address this issue, including intensification.

In addition to the foregoing, Planning and Development Committee expressed concerns with the wording of recommendation 17 in the March 15, 2005 report (Exhibit 1), and requested that it be amended to include conditions for the acceptability of secondary suites. These conditions should incorporate the current Intensification Policies in Mississauga Plan. Consequently, it is recommended that recommendation 17 be revised to read:

"That the City of Mississauga supports secondary suites as a component of affordable housing and an intensification strategy subject to:

- a. adequate engineering and community services;
- b. satisfactory financial impact;
- c. compatibility with surrounding land uses;
- d. sufficient off street parking; and
- e. compliance with the building code."

4. SOCIAL AND PHYSICAL INFRASTRUCTURE

Expansions to settlement area boundaries and intensification will place increased demands on the provision of social services, the transportation network and municipal services. In particular, Mississauga is concerned that:

- The process and criteria for expanding settlement areas should include reference to the impact on human services and the preservation and enhancement of existing communities;
- Schedule 5, Moving People, should be reviewed with respect to the absence of links to connect the Mississauga Bus Rapid Transit (BRT) segment to the Highway 407 network east of Renforth Drive to complete the GO Bus Rapid Transit (GO BRT) spine as endorsed by GO Transit;
- The *Development Charges Act* should be reviewed to resolve inconsistencies between smart growth plans and the current legislation;
- The Provincial Government should proceed with an interim infrastructure plan for projects which are justified by existing needs, have received Environmental Assessment approval, and support designated Urban Growth Centres; and
- References to innovative technologies and approaches, such as green buildings and green roofs, should be included in Section 4.6.2, Water Conservation Policies.

5. WASTE MANAGEMENT

In addition, the Planning and Development Committee was concerned that the Draft Growth Plan does not address waste management. It has consistently been Mississauga Council's position to the Province that a waste management strategy be prepared in conjunction with a growth management plan for the Greater Golden Horseshoe. Consequently, the following additional recommendation is provided:

"That the Draft Growth Plan be amended to include a waste management strategy."

CONCLUSION:

Although Mississauga supports the Draft Growth Plan, modifications are required to address municipal participation, the role of regional planning, intensification, and social and physical infrastructure, including waste management. The Draft Growth Plan, in conjunction with the *Places To Grow Act*, if modified in accordance with this report and adopted, will provide an appropriate framework for managing future growth, protecting the environment and infrastructure investment decisions.

RECOMMENDATIONS:

1. That the report titled "Summary Report-Places To Grow – Better Choices. Brighter Future – Draft Growth Plan for the Greater Golden Horseshoe" dated April 6, 2005 from the Commissioner of Planning and Building be adopted and forwarded, by the City Clerk, to the Ministry of Public Infrastructure Renewal and the Ministry of Municipal Affairs and Housing.
2. That the recommendations of the report titled "Places To Grow – Better Choices. Brighter Future – Draft Growth Plan for the Greater Golden Horseshoe" dated March 15, 2005 from the Commissioner of Planning and Building be amended as follows:

That recommendation 17 be revised to read "That the City of Mississauga supports secondary suites as a component of affordable housing and an intensification strategy subject to:

- a. adequate engineering and community services;
 - b. satisfactory financial impact;
 - c. compatibility with surrounding land uses;
 - d. sufficient off street parking; and
 - e. compliance with the building code.
3. That the Draft Report titled "Places To Grow – Better Choices. Brighter Future – Draft Growth Plan for the Greater Golden Horseshoe" from the Ministry of Public Infrastructure Renewal be amended to include a waste management strategy.

Original Signed By:

Edward R. Sajecki,
Commissioner of Planning and Building