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DATE: December 14, 2004

TO: Chairman and Members of Planning and Development Committee
Meeting Date: January 10, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Plan**

ORIGIN: Planning and Building Department

BACKGROUND: Mississauga Plan was adopted by City Council on July 10, 2002 and approved by the Region of Peel on May 5, 2003, subject to modifications, withheld decisions and appeals to the Ontario Municipal Board (OMB). Since that time, the need for amendments to the Plan has emerged resulting from the Comprehensive Zoning By-law Review, City Council approved amendments from the Accessibility Committee, and the resolution of appeals.

Exhibit 1 "Mississauga Plan Proposed Amendments" (under separate cover) contains the proposed amendments (413 recommendations) in the order in which the policies appear in Mississauga Plan. Deletions are shown as "~~strikeouts~~" and additions are shown as "*italics*".

COMMENTS:**Comprehensive Zoning By-law Review**

At its meeting on April 26, 2000, City Council adopted the Planning and Development Committee recommendation directing the Commissioner of Planning and Building to undertake a Comprehensive Zoning By-law Review. Subsequently, the review was delayed until 2002 because of staffing issues.

Through research and review of specific zones and regulations, a number of changes were identified that require amendments to Mississauga Plan. The majority of proposed amendments are district specific. Examples include adjusting the Floor Space Index (FSI) ranges in the district land use policies or proposing additional Special Sites to be consistent with the existing zoning and to reflect the as-built condition.

Accessibility Committee

On March 10, 2004 City Council adopted recommendation AAC-0009-2204 which states:

"That the recommended changes to Mississauga Plan, be endorsed by the Accessibility Advisory Committee, as amended, in Section 3.6 subsection 5.4.2.1, to read "Planning policies and reports will be made available to all, in an accessible format, to encourage continuing public awareness and input into the process" and be referred to the Planning and Building Department for inclusion in the next review of the Mississauga Plan."

A number of policies were amended to raise accessibility awareness in Mississauga Plan. The majority of the changes were general in nature, although district specific policies were also amended with respect to the City Centre Planning District.

Clarification and Rewording

Some of the proposed amendments represent clarification or rewording of specific policies and housekeeping updates. They do not include editorial changes such as typographical or grammatical errors, minor matters of style or organization, minor cartographic revisions, or minor rewording that does not alter the intent of a policy.

General Policies

A number of amendments are being proposed to the General Policies of Mississauga Plan to clarify their intent or, where appropriate, to strengthen the policies to provide greater direction.

Outstanding Issues

Through the Comprehensive Zoning By-law Review, two outstanding issues have been identified; community uses and commercial schools.

Currently, there is confusion with respect to the "Community Uses" definition in the Glossary, and Section 3.16, Community Uses policies. A comprehensive analysis will be conducted to review issues such as, community uses versus sensitive land uses, the use of symbols to identify community uses on district land use maps and the potential land use conflicts of community uses with other permitted uses.

The other outstanding issue is commercial schools. Mississauga Plan is silent with respect to commercial schools. Through the Comprehensive Zoning By-law Review, it was identified that a clear definition, locational criteria and appropriate zoning are required for commercial schools. A detailed review will be undertaken and a report brought forward to the Planning and Development Committee outlining recommended changes.

Public Process

As detailed changes are proposed to update Mississauga Plan, it is appropriate to expand the public participation program to include meetings in each of the nine wards. These ward meetings are part of the communication strategy for the Comprehensive Zoning By-law Review. The Mississauga Plan Proposed Amendments and the Draft Comprehensive Zoning By-law going through the public process at the same time reinforce the relationship of the Draft Comprehensive Zoning By-laws role in implementing Mississauga Plan.

After the completion of the ward meetings, a report will be submitted to the Planning and Development Committee outlining any additional changes or revisions and recommending the statutory public meeting be held in accordance with the *Planning Act*, to consider the proposed Official Plan amendments.

CONCLUSION:

A number of recommended amendments to Mississauga Plan are proposed, the majority of which were identified through the Comprehensive Zoning By-law Review. As a result of the integral relationship between these documents, it is appropriate for both documents to proceed through the public participation program simultaneously.

RECOMMENDATION:

That the report titled "Proposed Amendments to Mississauga Plan", dated December 14, 2004, from the Commissioner of Planning and Building be received and circulated to internal and external stakeholders for their review and comments.

Edward R. Sajecki
Commissioner of Planning and Building