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(Province)

**DATE:** September 14, 2004

**TO:** Mayor and Members of City Council

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

**SUBJECT:** **Addendum Report - A Growth Plan for the Greater Golden Horseshoe**  
**MEETING DATE: September 15, 2004**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** Planning and Development Committee, on September 7, 2004 considered the report titled "A Growth Plan for the Greater Golden Horseshoe" dated August 17, 2004 from the Commissioner of Planning and Building and adopted the following:

*"That the report titled "A Growth Plan for the Greater Golden Horseshoe" dated August 17, 2004 from the Commissioner of Planning and Building, be received and referred back to staff to bring back a further report with amendments as recommended at the Planning and Development Committee meeting of September 7, 2004."*

Subsequently, on September 8, 2004 the Ministry of Public Infrastructure Renewal held a public meeting and information session in Mississauga to obtain comments from the public on the report titled "A Growth Plan for the Greater Golden Horseshoe".

The purpose of this report is to summarize the issues raised by Planning and Development Committee and the comments of the public made on September 8, 2004; and, to provide revised recommendations for City Council in accordance with the

direction of the Planning and Development Committee.

**COMMENTS:****1.0 Concerns of Planning and Development Committee**

Planning and Development Committee, at its meeting on September 7, 2004, raised the following issues:

- ! clarify the boundaries of the Mississauga City Centre Priority Urban Centre;
- ! who will enforce HOV lanes in view of the fact that Peel Regional Police currently do not enforce the existing HOV lanes in Mississauga;
- ! who will pay for services resulting from urban boundary expansions;
- ! the Federal and Provincial governments should pay for financial incentives and services resulting from intensification;
- ! it is not always feasible to locate high density development near higher order transportation stations. The objective of intensification should be modified to indicate that it is supported, where appropriate and consistent with local municipal official plans;
- ! affordable housing should be considered to be subsidized or assisted housing;
- ! that the development of standards and performance measures for urban centres be the responsibility of lower-tier municipalities or, failing this, that upper-tier (regional) municipalities be granted the authority to delegate the responsibility for these matters to lower-tier municipalities;
- ! that Regional governments should only be involved in the

implementation of the Growth Plan where they are responsible for a specific service, such as water supply and sanitary services, as well as social services and health;

- ! that the Greater Toronto Transportation Authority be expanded to include the entire Greater Golden Horseshoe;
- ! municipalities should not be granted the authority to establish their own fuel taxes to ensure consistency across the Province; and
- ! the Growth Plan and Provincial Policy Statement (PPS) must be consistent. The PPS, OMB Reform and Greenbelt Report are key ingredients to implement the Growth Plan. For example, the Growth Plan refers to a 15-year supply of land for future growth, whereas the PPS refers to a 20-year supply of land.

## **2.0 Public Comments**

On September 8, 2004 the Ministry of Public Infrastructure Renewal hosted a public open house, and presented the Growth Plan to obtain comments from the public. Few comments were directed at the content of the Growth Plan. Related comments included:

- ! the need for a plan for solid waste management;
- ! growth should be redirected to other parts of the Province;
- ! how will resistance to intensification be addressed?
- ! the possible conflict between intensification and recent policy discussions to control the demolition of rental housing;
- ! locating power generating stations to minimize their impacts on the population;
- ! compensation to farmers in the Greenbelt;

- ! the Growth Plan should address the crime rate;
- ! speed up the widening of Highway 401, east of Winston Churchill Boulevard;
- ! expand broad band networks;
- ! the plan should address recreation and cultural facilities for youth; and
- ! implementation of the Growth Plan will require the establishment of priorities for infrastructure investment.

All of these issues, including waste management and energy, while not recognized specifically in the Growth Plan, are fundamental to its overall objectives and must be brought forward in conjunction with the Plan. The public's comments reinforce the need for an Implementation Board to address all aspects related to growth.

In addition, 12 people attended a public display on Planning Reform Initiatives held on September 9, 2004 in the Great Hall in the Civic Centre. As noted, the proposed changes to the PPS and *Planning Act* are highly interrelated with the Growth Plan. Staff were available to answer questions and to provide information to the public and agencies.

**CONCLUSION:**

Pursuant to the direction of Planning and Development Committee, amendments have been prepared to the recommendations of the report titled "A Growth Plan for the Greater Golden Horseshoe" dated August 17, 2004 from the Commissioner of Planning and Building.

**RECOMMENDATION:**

That the report titled "A Growth Plan for the Greater Golden Horseshoe" dated August 17, 2004 from the Commissioner of

Planning and Building, be adopted by City Council and forwarded by the City Clerk to the Ministry of Public Infrastructure Renewal, the Ministry of Municipal Affairs and Housing, the Ministry of Finance and the Association of Municipalities of Ontario, subject to the following amendments:

- a) that the Growth Plan clarify the boundaries of the Mississauga City Centre Priority Urban Centre;
- b) that the Growth Plan address the means and cost of enforcing HOV lanes;
- c) that the Growth Plan identify who will pay the cost of providing services for urban boundary expansions;
- d) that Recommendation 2 of the August 17, 2004 Planning and Building Department report be deleted and replaced with the following:

"That the City of Mississauga supports the objective of intensification and compact development, where appropriate and consistent with local municipal official plans, and further that the Growth Plan recognize that it is not always feasible to have high density development near higher order transportation stations.";

- e) that Recommendation 4 of the August 17, 2004 Planning and Building Department report be deleted and replaced with the following:

"That the Federal and Provincial governments provide financial incentives and pay for services associated with intensification.";

- f) that Recommendation 9 of the August 17, 2004 Planning and Building Department report be deleted and replaced with the following:

"That the City of Mississauga supports construction of more

assisted and appropriate housing through capital funding under the Federal -Provincial Affordable Housing Program.";

- g) that Recommendation 16 of the August 17, 2004 Planning and Building Department report be deleted and replaced with the following:

"That the City of Mississauga requests the term "target" used in strategy for Priority Urban Centres identified on page 17 of the Plan be clarified. Further, that the Provincial Government be advised the implementation of their strategy regarding standards and performance measures has already been carried out by Mississauga, and that Peel Region should be given the authority to delegate any responsibilities associated with growth forecasts in Mississauga.";

- h) that Recommendation 21 of the August 17, 2004 Planning and Building Department report be deleted and replaced with the following:

"That the City of Mississauga requests the strategies for future growth in the Plan be carried out by a combination of the Provincial Government and the lower-tier governments in the absence of a Growth Plan Implementation Board; upper-tier governments should only be involved where they are responsible for a specific service, such as social services and health, water supply and sanitary services.";

- i) that Recommendation 25 of the August 17, 2004 Planning and Building Department report be deleted and replaced with the following:

"That the proposed Greater Toronto Transportation Authority (GTTA) support the ongoing development of an integrated transportation system across the entire Greater Golden Horseshoe.";

- j) that Recommendation 26 of the August 17, 2004 Planning and

Building Department report pertaining to authority for municipalities to establish their own fuel taxes be deleted;

- k) that Recommendation 32 of the August 17, 2004 Planning and Building Department report be deleted and replaced with the following:

"That the Provincial Government consider establishing a Growth Plan Implementation Board which would:

- implement the policies of the Plan
- co-ordinate land use planning with the Plan
- provide strategic advise to the Provincial Government
- recommend funding allocations from the Provincial Government
- address all aspects of growth, such as waste management and energy"

- l) that the August 17, 2004 Planning and Building Department report be amended by adding the following recommendation:

"34. That Provincial initiatives on the PPS, OMB Reform, Planning Reform and Greenbelt legislation be tied to the implementation of the Growth Plan."

Original Signed By:

Edward R. Sajecki

Commissioner of Planning and Building