



Corporate Report

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DATE: April 12, 2005

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 3, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Planning Work Program/Special Studies – 2005**

RECOMMENDATION: That the report titled "*Planning Work Program/Special Studies - 2005*" dated April 12, 2005 from the Commissioner of Planning and Building, outlining the priority of Major Projects to be undertaken in 2005, be adopted.

BACKGROUND: At the January 10, 2005 meeting of the Planning and Development Committee (PDC), discussion occurred regarding the program for the review of district policies in Mississauga Plan. It was agreed that the Planning and Building Department would report on the status and priority of the district policy review program as well as other major studies. A memorandum was sent on March 2, 2005 to the Mayor and Members of Council requesting any additional studies to be included in the 2005 Work Program.

COMMENTS: **Context**

The Department has been faced with tremendous demand to expand the scope of its work to deal with a wide range of issues in 2005. These pressures stem from the new Provincial Policy Statement and new legislation to budget pressures and issues

emerging from all areas of the City on a variety of planning matters. In order to focus the work to address the needs of City Council, each major project identified for the Work Program supports a particular strategic initiative and falls within one of the following Strategic Categories:

- Provincial Planning Initiatives;
- Mississauga Plan;
- Intensification;
- City Council Directed Projects;
- Budget/CSR; and
- Emerging Issues.

The entire list of major projects for 2005 is summarized in Appendix 1. The list identifies the Strategic Category that the project supports; provides an indication of the departmental resources required to complete the project; and, the project status. The second column also identifies the Priority of each project. Projects with an 'A' priority are those that must be undertaken for one of the following reasons: we must act on changes in legislation; respond to Provincial initiatives; City Council has directed, by Resolution, that the project be undertaken; budget decisions have been made that require action; issues have emerged that, if left unaddressed, could jeopardize the City's ability to make sound planning decisions in the future.

Projects given an 'A' priority are underway with the necessary staff and financial resources required to complete or substantially complete the projects within the year. Projects with a 'B' may have commenced in previous years and are in keeping with the strategic direction but fail to meet the criteria for an 'A' Priority at this time. Some of these projects will continue as long as staff resources are available to them. 'C' Priority projects are pending because they do not meet the 'A' Priority criteria; they lack sufficient resources and/or they do not strongly support one of the Strategic Categories.

Appendix 1 includes some day-to-day activities, such as environmental planning, compilation and analysis of statistical information, parking studies, Ontario Municipal Board (OMB) hearings, and responses to the initiatives of other levels of

government and neighbouring municipalities. However, it does not include a very significant part of daily operations which encompasses processing of development applications, comments to the Committee of Adjustment, Sign Variance applications, building permits, responding to inquiries, presentations, and participation on committees to which staff resources are already committed. While some major projects have dedicated staff, many of the major projects are undertaken by the same staff responsible for the daily operations of the Department's planning functions.

The following summarizes the key 'A' Priority Projects that are either underway or are recommended to be commenced in 2005.

1. Provincial Planning Initiatives

During the past two years, the Provincial government has released for comment the revised Provincial Policy Statement, Ontario Municipal Board Reform, Planning Act Reform and Implementation Tool, Greenbelt Plan and the Draft Growth Plan for the Greater Golden Horseshoe. Reports on all these matters have been submitted to City Council and forwarded to the Provincial government on an ongoing basis.

In addition, staff have been involved in the Hydro Corridor Provincial Secondary Land Use Program (PSLUP). On December 31, 2002, the active transmission corridor lands of Hydro One were transferred to the Province of Ontario as represented by their real estate branch, Ontario Realty Corporation (ORC) to establish the priority of public uses on these corridors. ORC developed the PSLUP under which municipalities were given a two-year planning period to identify and submit to the Province their potential long-term land-use and licensing requirements for active hydro corridor lands. This report will be presented to PDC on May 3, 2005.

2. Mississauga Plan

Mississauga Plan, including district policies, was approved in May 2003, by the Region of Peel, subject to modifications, withheld decisions and appeals to the OMB. Most of the appeals have been

settled and a review of the Plan has been carried out in response to the resolution of appeals and changes emerging from the Zoning By-law Review. Further review may be necessary as a result of the revised Provincial Policy Statement (PPS) which came into effect on March 1, 2005 and the Draft Growth Plan for the Greater Golden Horseshoe.

(a) District Policies

In view of the update of the general policies in Mississauga Plan, it is appropriate to begin to review all district policies during the next few years. It is proposed to review the policies for Streetsville, Lakeview, Cooksville and Southdown in 2005.

With respect to Streetsville, Lakeview and Cooksville, some time has elapsed since they were last reviewed. Also, the changes in the PPS and emphasis on intensification and compact development in the Draft Growth Plan, require the City to look for opportunities for intensification in these districts. These districts provide the best opportunities for addressing intensification.

In addition to these issues, the focus in Streetsville will also be the redevelopment of sections of Queen Street in conjunction with the revitalization of the business core. The long-term use of all vacant properties will also be considered. The main focus in Lakeview is the review of the "Mainstreet Corridor" along Lakeshore Road East and the long term use of the industrial lands on the south side of Lakeshore Road East. The focus for Cooksville is the redevelopment and intensification of the Dundas Street and Hurontario Street intersection and adjacent corridors. The long-term use of other large tracks of land will also be included.

For Southdown, the review is based on concerns regarding the relationship between increased residential development in the Clarkson-Lorne Park District and the accommodation of industrial development, with considerable amounts of outdoor storage and processing and possibly high levels of pollution, in the adjacent Southdown District. The Streetsville district policy review is expected to be completed by September while the others are to be completed by the end of 2005.

(b) Clarkson Village Study

At the request of the Ward Councillor, the Planning and Building Department has been asked to undertake a land use and design study of Clarkson Village. The objective is to promote, maintain and enhance a vibrant and pedestrian-friendly Mainstreet commercial area by focusing on both private and public resources to revitalize and encourage appropriate development and redevelopment for Clarkson Village. The study would establish a process that considers urban design, land use planning, transportation and community uses, and would include extensive collaboration with the various community groups, residential associations, local BIA and other agencies.

The focus will be lands primarily along Lakeshore Road West from Southdown Road on the western end to Johnson's Lane on the eastern end. The larger area of influence will generally be lands north and south of Lakeshore Road West within a 0.5 km (.3 miles) radius. The final product will be a written report with maps, drawings and other graphic information is to be presented to PDC. This project is pending City Council adoption of this report.

(c) Power Generating Facilities

In response to the Provincial Ministry of Energy's first proposal call sent out in 2004 for power generating facilities to serve the Ontario market, six sites in Mississauga, not including the GTAA cogeneration facility that was chosen, were part of the first round of sites considered for generating facilities. Mississauga Plan permits power generating plants on designated "Industrial" lands. The new Draft Zoning By-law has not identified power generating plants as a general use and consequently does not permit power generating plants as-of-right with the exception of the existing Lakeview Generating Station and the Sithe property which have special site zonings.

In light of the move by the Provincial Government to reduce provincial reliance on coal-fired electricity and in view of a social responsibility to ensure that Mississauga moves in the direction of promoting cleaner alternative forms of power generation to serve

our residents, City staff will be undertaking a review of land use policies to determine if they appropriately recognize the emerging technologies and trends in power generating, not only gas-fired plants but in particular cogeneration facilities. Any change to the policies will require changes to the new draft zoning by-law.

(d) Other Studies

In addition, two studies concerning Mississauga Plan will be carried out: Commercial Schools Study; and, a Community Use Study. With respect to the former, the Comprehensive Zoning By-law review identified the need for a clear definition, locational criteria and appropriate zoning for commercial schools in Mississauga Plan. A report will be submitted to Planning and Development Committee in late 2005.

Regarding the latter, a comprehensive analysis will be carried out addressing such issues at the relationships between community use and sensitive land uses and possible conflicts between community uses and other uses. A report will be submitted to PDC in late 2005.

3. Intensification

A series of four housing studies is underway. The first (Density) was presented at the January 31, 2005 meeting of PDC. Later this year, reports on housing opportunities and need will be presented. It is anticipated that these reports will be submitted to PDC in late 2005. When these are complete, work on a housing strategy will commence.

Intensification has been identified as a major growth issue in both the Provincial Policy Statement and the Draft Growth Plan for the Greater Golden Horseshoe. It is also the form of the majority of future growth as Mississauga matures.

4. City Council Directed Projects

These projects have been assigned to staff by City Council:

(a) Zoning By-law Review

A dedicated 5-member staff team has completed the new draft Zoning By-Law that implements Mississauga Plan while positioning the City to meet future development challenges. The draft Zoning By-law is written in a new format that is easier to use through better organization and cross-referencing and includes a number of new zone provisions and regulations. In January 2005, City Council approved the Department recommendation to proceed with a public participation process for the draft Zoning By-law on a ward by ward basis and these meetings are on-going through to June 2005. The official public meeting is anticipated for fall 2005 at which time a report of comments stemming from the public participation process will be available. With the significant investment made in this project to date, the Department recommends that the project proceed to completion in 2005.

(b) Implications of the Aging Population on City Services

The growth forecasts for Mississauga, presented to City Council in December 2003, indicated that a key demographic feature facing the City is a significant growth in the seniors population. Staff were directed to report on how the anticipated shift in the population age structure will impact City services. The report is scheduled to be presented to PDC in June 2005.

(c) Drive – Through Lanes

In January 2005, City Council approved, in principle, the Department's recommendations for site design and requested that staff consult with the industry prior to the enactment of the by-law changes. Several meetings were held with the restaurant, petroleum and banking industry. The consultation period has concluded and staff and additional work has been undertaken to respond to the issues with the intent to bring a further report to PDC early summer 2005 to address the issues discussed during the negotiations.

(d) Hurontario Corridor Study

City Council expressed concerns that the policies of Mississauga Plan, the design guidelines, and zoning along the Hurontario Street Corridor may not be aligned to achieve the design vision contained in Mississauga Plan and other design studies. City Council directed that staff confirm the vision for the corridor. Consequently, in May 2004, City Council adopted a Resolution directing the Department to undertake a review of the land uses and design guidelines for free-standing, commercial, single-story buildings such as restaurants and banks along major roads, gateways and other areas of high visibility, in areas designed "Business Employment" and to review the definitions of "Business Employment" and "Commercial" in Mississauga Plan. A detailed review of the land uses, policy and guidelines discussion with land owners has been undertaken. A report is scheduled to be presented to PDC in June 2005.

(e) Ward Boundaries

This study reviewed the number of wards and ward boundaries for the 2006 municipal elections. Subsequent to the Minister of Municipal Affairs decision that Mississauga is to be given two additional Peel Regional Councillors, public meetings, by-laws and possibly an Ontario Municipal Board Hearing are still required.

(f) Demolition Control By-law

On October 13, 2004, City Council passed a resolution requesting a report regarding a demolition control by-law, to prevent demolition of residential buildings while a planning approval process is in progress or while a heritage designation is being studied or debated. No staff resources have been allocated to this project at this time.

5. Budget/City Services Review (CSR)

These items are derived from budget discussions and the work that was carried out as part of the City Services Review (CSR). The

work is required to meet budget and revenue targets for 2005 and to better position the Department for dealing with future budgets.

(a) Process Reviews

A review of the Official Plan Amendment/Rezoning Process and the Site Plan Review Process is underway with a dedicated team of staff to identify opportunities to reduce costs, improve efficiencies, generate new revenues while at the same time improve the effectiveness of these processes. Consideration will be given to legislative requirements; stakeholder needs, preferences and expectations; best practices found in other municipalities; and principles of good process design.

Consultation with internal stakeholders and the Mississauga development community is currently underway on a proposed new process for Site Plan Approval, with final recommendations expected by the spring 2005. The review of the Official Plan Amendment/Rezoning Process was put on hold last September due to staffing issues in the Division, but will resume in late spring 2005. A report on recommended changes to the development application processes will be presented to PDC prior to implementation.

(b) 2005 Mississauga Urban Design Awards

The Mississauga Urban Design Awards is the longest running program of its kind in Ontario. The urban design awards program recognizes projects which demonstrate design excellence and their contribution to developing a vibrant and liveable city. The Urban Design Awards program boosts the City's profile and is an important contribution to recognition of our City across the GTA. Due to budget constraints, there is no corporate funding for an Urban Design Awards program to run in 2005. The Department is working on a framework and Terms of Reference for the Design Awards program in order to present the 24th Annual Mississauga Urban Design Awards program with private sector funding. A report to Council with accompanying Terms of Reference is scheduled for Spring 2005.

(c) Fees and Charges By-law Review

This project is a result of the 2005 Budget exercise. The purpose is to undertake a comprehensive review of the current fees and charges which apply to development applications, to recover costs and to fund the continuation of the full-time staff required in 2005. Background research commenced in the fall 2004. Preparation of a corporate report with recommendations for consideration by PDC is being targeted for late spring 2005 to be followed by an implementing by-law.

(d) Review of Securities for Infill Housing

The purpose of this review is to investigate the process and amount of monies collected through securities associated with the approval of site plan applications for detached dwellings. There is a significant difference between the value of site works undertaken on the majority of sites and the security held by the City. The security only relates to tree preservation. A review of the appropriateness of the amount of the security and the purposes for which it is intended is being compared through this study with the expectations of the site plan approval process for new dwellings.

A review of comparable practices of other municipalities was initiated in the fall 2004. The pros and cons of various alternatives are to be investigated and a preferred option developed. A report on any recommended changes to the securities for detached dwelling site plans will be presented to the PDC in late spring, 2005.

6. Emerging Issues

These projects originate from a variety of sources including requests from individuals or groups and initiatives by staff and are considered to be critical to deal with current development pressures and to ensure that tools and information are available to make proper planning decisions.

(a) City Centre Development & Design Projects

There are a number of current design initiatives underway in the City Centre, including the Burnhamthorpe Enhanced Boulevard, where the first phase will be constructed this spring, on the south side of Burnhamthorpe Road, in front of the Tridel-Ovation project and the Davies Smith-Citygate project. Design work also continues for the extension of Confederation Parkway.

(b) Urban Design Review Panel

Staff are currently investigating opportunities to institute an Urban Design Review Panel which would provide a peer review for development proposals within the City Centre and for other significant new developments throughout the City. Terms of Reference for the establishment of the Urban Design Panel is anticipated for the late spring of 2005.

(c) City Centre Parking Standards Review

The zoning by-law requirement for parking for residential units in the City Centre area is a minimum of one parking space per unit. Unlike the parking standards for most residential zones, there is no requirement in the zoning by-law for visitor parking spaces in association with residential units. To date, visitor parking has been identified through the site plan approvals process for each development and the number of spaces has varied based on the applicants determination of demand.

The Department is concerned that the parking standard in the zoning by-law, and the reliance on the site development approvals process to negotiate visitor parking spaces, could result in significant parking problems within the City Centre. Several complaints have been received by the Ward 4 and 7 Councillors from new residents. Until transit availability and a reduced dependency on the automobile have changed the trends of those living and visiting the City Centre, appropriate accommodation of cars has to be factored into the approval of developments.

The Department will review the current parking provisions and through discussions with the City Centre developers, develop recommendations on parking requirements for future developments. At the same time, the Department will also entertain discussions with the residential developers to encourage their involvement and contribution to enhancing the use of transit within the City Centre. The Planning and Building Department would like to challenge the City Centre residential developers to promote alternatives for residents that could assist in reducing the rates of vehicle ownership. A report to PDC on this matter is planned for early summer 2005.

(d) Credit Valley Railroad Station Relocation (Ward 6)

At the request of the Ward Councillor, the Planning and Building Department have been asked to participate in a Steering Committee to relocate the historic Credit Valley Railroad Station in Streetsville from its current location on Williams Street to a site owned jointly by the City and the Royal Canadian Legion on Church Street. This project will require the establishment of a City Project Team made up of representatives from various departments. The proposed project will require a budget to undertake the necessary studies, such as, Environmental Phase 1, etc. and for any new construction required on-site as well as the purchase of land from the Royal Canadian Legion. The proposal will also require an Official Plan Amendment and Rezoning of the lands on Church Street in order to accommodate the proposed tenants (Streetsville BIA and Streetsville Historical Society). The proposed tenants require occupancy by 2007. This project is pending City Council adoption of this report.

(d) Infill Housing Site Plan Brochure/Counter Signage

This project involves the preparation of a brochure for use by homeowners, builders and the development industry. Its purpose is to assist clients in understanding the requirements for submitting a Site Plan application for Infill Housing Guidelines. In addition, signage and mapping are to be prepared and posted within the Planning and Building Department encouraging clients to arrange a pre-consultation meeting with staff before submitting a formal

application. This would allow staff to identify any issues and improve turnaround times for site plan approval. Completion is anticipated in May 2005.

(e) Mississauga Accessibility Design Handbook

One of the initiatives in the Mississauga Accessibility Plan is to develop accessibility design guidelines/standards for the City. The mandate of the Accessibility Design Handbook is to generate built environments that are more inclusive. The Handbook deals with general space and reach requirements of individuals with disabilities; exterior elements of the site and landscape areas around a building, open space, park lands, municipal roads and boulevards; interior elements of a building and finally, system controls. The Handbook will be circulated to the Accessibility Advisory Committee in March 2005 for comments. Upon approval of the Mississauga Accessibility Design Handbook by the Accessibility Advisory Committee a recommendation for adoption of the Handbook will be forwarded to Council.

(f) Malton Vision- Westwood Mall

Staff have initiated discussions with the owner of Westwood Mall in Malton, to explore the possibility of redevelopment of the existing Westwood Mall site. The Mall is centrally located in Malton and currently has a well-used and important transit terminal located on-site. The Westwood Mall site is well suited for redevelopment as a mixed-use, transit supportive development. Redevelopment of this site could re-connect surrounding residents with the open space system that is currently hidden behind the mall, as well as improve the retail component of the site to function more as a transition mainstreet centre for the Malton community. The owners have expressed interest in redeveloping their lands. Some preliminary design work was undertaken by staff and further resources will be allocated in late fall 2005.

(g) Payment in-Lieu of Parking Review

A comprehensive review of the existing payment-in-lieu of parking policies will be undertaken. This review will consider matters such a changing other land and construction values, contribution amounts by business size and the type of land uses eligible. A report will be presented to PDC in late 2005.

(h) Employment Land Trends Study

This study assesses the demand for employment lands by reviewing employment land development in the last five years and comparing it to the vacant employment land supply. The report is scheduled to be presented to PDC in September, 2005.

(i) Scoped Growth Forecast Review

To provide input into the Region of Peel's growth forecast exercise, Mississauga will be conducting a limited update of the 2003 Growth Forecasts. This involves comparing the forecasts to actual growth occurring to-date, recent developments, and revised development capacity assumptions in City Centre updated intensification and redevelopment opportunities and data based on existing Mississauga Plan policies and designations and assumption variations from growth forecasts recently prepared for the Provincial Government.

FINANCIAL IMPACT:

With the current complement of staff, the 2005 Planning Work Program for 'A' Priority Projects has no financial impact on the Department. However, should items be added or there is a change in priorities, staffing and budgets will need to be re-assessed to meet the demands of the workload.

CONCLUSION:

Appendix 1 is a summary of the Department's Work Program to be undertaken in 2005. All of the 'A' Priority projects fall within one of the Strategic Categories identified and are a priority due to one of the following influencing factors:

- changes in legislation;
- response to Provincial initiatives;
- Council resolution;
- budget decisions have been made that require action;
- issues have emerged that, if left unaddressed, could jeopardize the City's ability to make sound planning decisions in the near future.

Any new significant work projects added during the remainder of the year will have implications on the ability of the Department to complete the work program as set out in this report and priorities would require adjustment.

ATTACHMENTS:

Appendix 1: Chart - Planning and Building Department 2005 Major Projects.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

PLANNING AND BUILDING DEPARTMENT 2005 MAJOR PROJECTS

PROJECT NO.	* PRIORITY	PROJECT	STRATEGIC CATEGORY (See Note on Page 4 re acronyms)	RESOURCES	STATUS
1	A	Mississauga Accessibility Design Handbook	CCD	Manager, Design	In progress
2	A	Hurontario Corridor Study	CCD	Manager, Dev., Urban Designer, Planner	In progress
3	A	Drive-Through Lanes	CCD	Manager, Design, Landscape Architect	In progress
4	A	2005 Mississauga Urban Design Awards - Program	BUD/E-Issues	Manager, Design, Landscape Architect, 2 Landscape Technologists	Pending
5	A	Clarkson Village Study	CCD	Urban Designer, Planner	Pending
6	A	Malton Vision - Westwood Mall	E-Issues	Landscape Architect, Planner	In progress
7	B	Mississauga Entry Features/Sign	E-Issues	Landscape Architect	In progress
8	B	Mississauga Entry Feature Winston Churchill/Hwy. 401	E-Issues	Landscape Architect	In progress
9	A	City Centre Streetscape - updates	E-Issues	Landscape Architect	In progress
10	A	Burnhamthorpe Linear Park	E-Issues	Landscape Architect	In progress
11	C	Bicycle Rack Design Guidelines	CCD	Landscape Architect	On hold
12	C	Micro Climate Study Guidelines	E-Issues	Urban Designer	On hold
13	B	Sign By-law 0054-2002, as amended Review - Amendments	E-Issues	Manager, Design, Supervisor, Sign Unit	Pending
14	C	Shadow Study Guidelines - updates	E-Issues	Landscape Architect	On hold
15	A	Public Art Policy	E-Issues	2 Landscape Architects	In progress
16	A	Confederation Parkway Extension Streetscape	E-Issues	Landscape Architect	In progress

* A priority rating of A (high), or B (medium) or C (low) is provided for each item.

PLANNING AND BUILDING DEPARTMENT 2005 MAJOR PROJECTS

PROJECT NO.	* PRIORITY	PROJECT	STRATEGIC CATEGORY (See Note on Page 4 re acronyms)	RESOURCES	STATUS
17	B	Condominium Design Guidelines	E-Issues	Landscape Architect	In progress
18	A	City Centre Parking Requirements	E-Issues	Manager, Dev., Planner	In progress
19	B	Infill Development Design Guidelines	E-Issues	Landscape Architect, Planner	Pending
20	B	City Centre Parks	E-Issues	Landscape Architect	Pending
21	A	Urban Design Panel, Terms of Reference	E-Issues	Manager, Design	In progress
22	A	City Centre Vision and Master Plan - Update	E-Issues	Manager, Design, Landscape Architect, Urban Designer	In progress
23	A	City Centre Promotional Material	E-Issues	Planner, Landscape Architect, Urban Designer	In progress
24	C	Demolition Control By-law	CCD	Planner, Urban Designer	On hold
25	A	Process Review - Official Plan Amendment/Rezoning Process	BUD	3 Planners, Landscape Technologist, Urban Designer, Landscape Architect	Pending
26	A	Process Review - Site Plan	BUD	3 Planners, Landscape Technologist, Urban Designer, Landscape Architect	In progress
27	A	Zoning By-law Review	CCD	Zoning By-law Team (5)	In progress
28	A	Credit Valley Railroad Station Relocation	E-Issues	Planner, Urban Designer Landscape Architect	Pending
29	A	Fees and Charges By-law Review Re: Development Applications	BUD	2 Dev. Managers, Planner	In progress
30	A	Review of Securities for Infill Housing	BUD	Manager, Dev., Landscape Architect	In progress
31	A	Infill Housing Site Plan Brochure/Counter Signage	E-Issues	Manager, Dev., Urban Designer	In progress

* A priority rating of A (high), or B (medium) or C (low) is provided for each item.

PLANNING AND BUILDING DEPARTMENT 2005 MAJOR PROJECTS

PROJECT NO.	* PRIORITY	PROJECT	STRATEGIC CATEGORY (See Note on Page 4 re acronyms)	RESOURCES	STATUS
32	C	Pound Facility	CCD	Manager, Dev., Planner	Pending
33	A	Maintaining E-City web page for D&D & the P&B intranet page	E-Issues	Landscape Architect, Planner, Support Staff	On-going
34	B	Study of Heritage Easement Policy and Potential Applications	E-Issues	Urban Designer	In progress
35	A	Regional Initiatives (eg. Greenland Securement Program, Regional Official Plan Strategic Update)	CCD	Director, Manager, Policy, 2 Planners, Statistician	In progress
36	A	Power Generating Facilities Study	E-Issues	Manager, Policy, 3 Planners	In progress
37	C	Commercial Schools Study	E-Issues	Planner	Pending
38	B	Employment Land Trends Study	E-Issues	Planner, Researcher	In progress
39	A	Housing Opportunities Study	E-Issues	Manager, Policy, Planner, Researcher	In progress
40	C	Parking (eg. Payment In-Lieu Of Parking Review, Places Of Religious Assembly Standard Review)	E-Issues	4 Planners	On-going
41	A	Ward Boundaries	CCD	Director, Manager, Policy	In progress
42	A	Streetsville District Policies Review	MP	Manager, Policy, 2 Planners, Urban Designer, Landscape Architect	In progress
43	C	Lakeview District Policies Review	MP	2 Planners	Pending
44	C	Cooksville District Policies Review	MP	2 Planners	Pending
45	B	Southdown District Policies Review	MP	2 Planners	Pending

* A priority rating of A (high), or B (medium) or C (low) is provided for each item.

PLANNING AND BUILDING DEPARTMENT 2005 MAJOR PROJECTS

PROJECT NO.	* PRIORITY	PROJECT	STRATEGIC CATEGORY (See Note on Page 4 re acronyms)	RESOURCES	STATUS
46	B	Housing Needs Study	E-Issues	Manager, Policy, Planner, Researcher	Pending
47	A	City Centre Water and Wastewater Study	E-Issues	Manager, Policy, Planner	In progress
48	C	Community Use Study	E-Issues	Planner	Pending
49	B	Monitoring Studies (eg. Employment Survey, Vacant Land Inventory, Growth Forecast Monitoring)	E-Issues	Manager, Policy, 4 Planners, 3 Researchers, Statistician	On-going
50	A	Adjacent Municipalities Monitoring (eg. NW Brampton, Ninth Line)	CCD	2 Planners	On-going
51	B	Environmental Studies (eg. Natural Areas Survey, Cooksville Creek)	CCD	Planner	On-going
52	A	Provincial Initiatives (eg. The Growth Plan, The Greenbelt Plan, Provincial Policy Statement, Sub-Area Growth Strategy)	CCD	Director, 2 Policy Managers, 2 Planners, Researcher	On-going
53	B	Implications of an Aging Population on City Services	CCD	Manager, Policy, Planner, Researcher	In progress
54	A	Mississauga Plan Review (eg. Appeals, Housekeeping, Zoning By-law Review, Provincial Initiatives)	MP	Manager, Policy, 2 Planners	On-going
55	A	Hydro Corridor Provincial Secondary Land Use Program	PPI	Planner	On-going

Note:

- BUD - Budget/CSR
- CCD - City Council Directed Projects
- E-Issues - Emerging Issues (including power generation)
- INT - Intensification
- MP - Mississauga Plan (including district reviews)
- PPI - Provincial Planning Initiatives

* A priority rating of A (high), or B (medium) or C (low) is provided for each item.