

# FAQs General

## **1. Why is the City initiating an Official Plan Amendment (OPA) for Downtown Fairview, Cooksville and Hospital?**

The last comprehensive policy review for Downtown Fairview, Cooksville, and Hospital was completed in the 1990s and the policies now need to be updated to reflect current circumstances. Located in a provincial Urban Growth Centre (UGC), population and employment growth is expected in the future. This area will also see changes in its transportation system with improvement plans for three transit lines - the Milton GO line, Hurontario LRT, and Dundas Bus Rapid Transit (BRT). New and updated Official Plan policies are necessary to manage change.

- The OPA will propose new detailed policies that integrate land use, transportation, and built form and heights to help guide redevelopment in these areas.
- By proactively planning for this growth, Downtown Fairview, Cooksville and Hospital can build on their existing strengths as a place where newcomers and small businesses will continue to thrive to become walkable, 15-minute communities.

## **2. How are City-initiated studies such as the Hurontario/Main Street Corridor Master Plan, Vision Cooksville and Dundas Connects being considered through this policy review?**

Previous studies have helped establish an overall vision for these areas, with detailed land uses, heights, and transportation improvement recommendations. The results of the studies will help inform and guide the new policy direction for Downtown Fairview, Cooksville, and Hospital. Staff will also undertake a more detailed analysis of the recommendations as part of the policy review.

## **3. What is a “15-minute city”?**

A 15-minute city is an approach to city planning focussing on building high-quality, liveable communities where the basic needs of everyday life can be safely reached within 15-minutes by foot. This approach emphasizes the features of a community that are needed to serve residents – including parks, groceries, jobs, medical clinics, pharmacies, schools, shops, restaurants, and more – and that these everyday needs can be safely and conveniently accessed without the use of a car.

## **4. How will plans for the Hurontario LRT and the Dundas BRT impact this project?**

Among other changes, the policy review will consider:

- a mix of uses to support transit ridership
- new pedestrian and cycling connections to safely and conveniently connect residents and visitors to the LRT and BRT rapid transit stations; and,

- how new developments can create a vibrant downtown with buildings closer to the street edge, retail or community ground floor uses, and a well-connected and attractive public realm.

**5. Will there be more affordable housing in these communities?**

The Region of Peel and the City of Mississauga have developed housing strategies that plan to provide new affordable housing for all. More information on the Region's housing strategy can be found [here](#) and on Mississauga's housing strategy [here](#).

**6. What are Built Form Standards and what do they achieve?**

Built Form Standards complement Official Plan policies and provide more detailed direction on how to implement the vision for Downtown Fairview, Cooksville and Hospital. They express the City's expectations for good design, and the importance of a high quality built form and public realm in creating vibrant, walkable communities. There are two types of standards – general standards that apply to most new developments and street-specific standards. The street-specific standards are based on the unique character of different street types in Downtown Fairview, Cooksville and Hospital that are identified as either A, B or C streets. Each street type has frontage requirements, including varying setbacks from the street, podium heights, and step backs from the top of the podium to the tower portion of a building.