

7 Complete Communities

7.1 Introduction

One of the Strategic Plan pillars is to complete our neighbourhoods. Over the last thirty years many people moved to Mississauga because of its high quality and affordable housing. While important, housing is not enough. Communities need the infrastructure that supports physical and emotional well-being - the ability to live, learn and play. Other important ingredients in nurturing quality of life are cherishing the city's history, cultivating art and culture and valuing the distinctive characteristics of

all areas within Mississauga. This chapter addresses these aspects of community building and, taken together with the other policies in this Plan, will create communities that enable people to not only live and work in Mississauga, but also thrive.

Complete communities meet the day-to-day needs of people throughout all stages of their life. At a city wide level, Mississauga is a complete community. It has a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living. The Downtown, Major Nodes and Community



Figure 7-1: Creating complete communities is an important goal of this Plan. This means that the services and facilities needed for daily living are readily available, and there are opportunities for people to fully engage in community life.

Nodes are also planned to be complete communities. They will offer a range of residential and employment opportunities and a wide variety of services.

Some areas within the city will not meet all the needs for daily living. Residents living in one of the city's many Neighbourhoods may need to travel some distance to work in another part of the city such as a Corporate Centre or Employment Area. However, other services such as schools, shopping facilities, recreation centres or libraries should be available either within the Neighbourhood or in a nearby Major Node or Community Node, preferably accessible by a short walk or cycling trip.

The policies contained in this chapter, address elements of urban living particularly important to completing communities. This chapter includes policies regarding:

meeting the housing needs of people of all ages, abilities and income groups;

providing opportunities for the education of children, continuing learning experiences of adults, opportunities for physical fitness, leisure and social interaction, facilities for worship and spiritual contemplation;

protecting and enjoying the city's rich cultural heritage;

providing the inclusion of art and culture in the daily experience of those that live in and visit the city; and

creating areas with distinct identities that foster community identity and pride.

The goal of these policies is to create inclusive communities where people are connected, supported and allowed to flourish.

7.1.1 Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.

7.1.2 The creation of complete communities and the implications for public health will be considered by



Figure 7-2: Mississauga is home to residents of all ages. Mississauga Official Plan's policies are intended to foster vibrant and complete communities that will enable all residents to thrive.

Mississauga when making planning decisions.

7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will:

- a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
- b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;
- c. encourage environments that foster incidental and recreational activity; and
- d. encourage land use planning practices conducive to good public health.

7.1.4 Mississauga will raise awareness of the link between the built environment and public health.

7.1.5 Mississauga may require a Health Impact Statement associated with development proposals.

7.1.6 Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.

7.1.7 In cooperation with the appropriate public and private agencies and other levels of government, Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors.

7.1.8 Mississauga will recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, cultural heritage landscapes, environments, artifacts, traditions, and **streetscapes** of historical, architectural or archaeological significance.

7.1.9 Public art and culture will be encouraged as a means of enhancing the identity and unique

character of the city and its various communities. Incentive programs may be developed to encourage the creation of public art.

7.1.10 When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area.

7.2 Housing

The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive, which is one of the Strategic Plan pillars. Mississauga is fortunate to have a diverse mix of housing that is largely in good condition.

Population by Age Group | 2009 and 2031

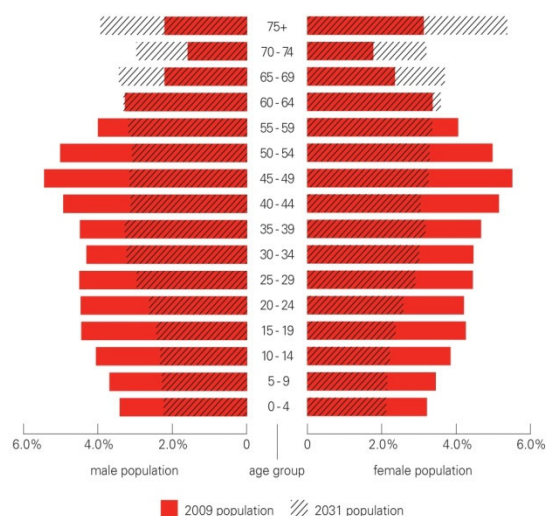


Figure 7-3: As the city's overall population continues to grow, so does the aging population. The age structure is affected by the natural increase and aging of the existing population base, and less affected by the age of new residents. A growing trend in Mississauga is to age-in-place, which means that when children move out to establish their own households, parents remain in the family home. Many will want to remain in the same community.

Mississauga is a desirable place to locate for those who work within the city or surrounding municipalities. The city provides affordable housing options in a variety of housing forms and locations across the city. The Region is responsible for providing social housing. While the city has some social housing, the inventory of social housing is not adequate to meet the need that exists.

Much of Mississauga's housing was built in the last three to four decades and geared to the needs of families with children. As these households mature, the dwelling units and Neighbourhoods that they occupy may no longer meet their needs. Opportunities for aging-in-place or alternative housing within the community will assist households as they move through the lifecycle. This may include introducing alternative forms of housing within Neighbourhoods such as supportive housing for seniors and secondary suites.

Attracting and retaining young adults and families to Mississauga is important to ensure that employers have a strong local labour force on which to draw and that the demographic mix of the city remains diverse. It is also important to accommodate new immigrants choosing to locate in the city.

It is expected that most future additions to the housing stock will be higher density forms, particularly apartments. The Plan encourages the creation of new housing in the Downtown, Major Nodes and Community Nodes that meets the needs of a diverse population. While housing in these areas is expected to be attractive to young and older adults, the needs of families must also be considered. As housing in Neighbourhoods is vacated by older adults, opportunities will exist for new families coming to the city. However, opportunities for families to live in the Downtown, Major Nodes and Community Nodes will also be encouraged.

7.2.1 Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.

7.2.2 Mississauga will provide opportunities for:

- a. the development of a range of housing choices in terms of type, tenure and price;
- b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and
- c. the production of housing for those with special needs, such as housing for the elderly and shelters.

7.2.3 When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.

7.2.4 Mississauga will ensure that the quality and quantity of the existing housing stock is maintained.

7.2.5 The onus will be placed on the applicant/developer to address Provincial and Regional housing requirements.

7.2.6 Mississauga will consider the contribution that can be made to current housing needs by housing programs of other levels of government and will seek to maximize the use of those programs that meet the City's housing objectives.

7.2.7 Mississauga will directly assist all levels of government in the provision of rental housing by:

- a. supporting the efforts of the Region and other local not for profit housing organizations in providing low and moderate income rental housing and accommodation for those with special needs;
- b. assisting the development of new rental units through the promotion of, and participation in, programs aimed at producing rental housing; and
- c. supporting the preservation of the rental housing stock.

7.2.8 Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.

7.2.9 The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.

7.2.10 Mississauga will encourage the Region to provide social housing in appropriate locations to meet the needs of the local population.

7.2.11 Mississauga will work with the Region to develop a housing strategy that will establish and implement affordable housing targets.

7.2.12 Conversion of residential rental properties to a purpose other than the purpose of a residential rental property, or the demolition of residential rental properties exceeding six dwelling units will not be permitted if it adversely affects the supply of affordable rental housing as determined by affordable housing targets and rental vacancy rates.

7.3 Inclusionary Zoning

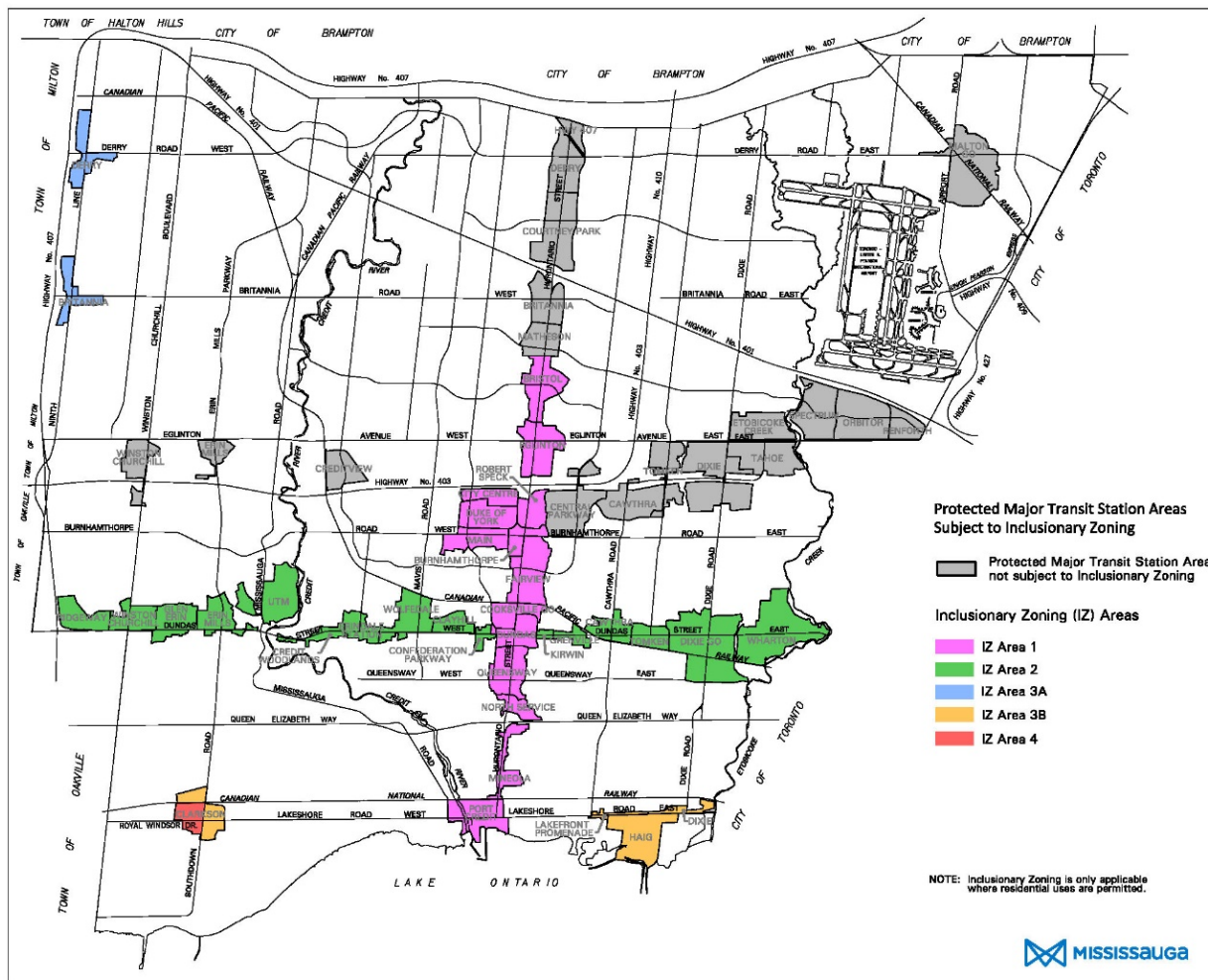
7.3.1 Inclusionary Zoning is a tool that enables the City to require that new residential development or redevelopment in specified locations include affordable housing units where residential uses are permitted by this Plan. Inclusionary Zoning in Mississauga will be guided by the following principles and objectives:

- a. Inclusionary Zoning will be implemented in conjunction with other planning tools to increase the supply of affordable housing, contributing to diverse, mixed-income communities that offer a range of housing options for residents of various socio-economic backgrounds;
- b. Inclusionary Zoning policies will be informed by ongoing monitoring and periodic financial impact assessments in accordance with Provincial requirements, or more frequently as necessary, to create and maintain affordable housing stock without negatively impacting overall development activity;

- c. The City will work collaboratively with the Region of Peel, private and non-profit developers, housing providers, and other special interest groups to leverage expertise and achieve housing objectives; and
- d. The City and the Region of Peel will work collaboratively to establish Inclusionary Zoning Implementation Guidelines to ensure the efficient delivery and monitoring of affordable housing units, such as but not limited to the procedure for qualifying purchasers and tenants, establishing annual affordable prices and rents, and ensuring the units remain affordable for the affordability period.

7.3.2 An owner of new development or redevelopment proposing 50 or more residential units or 3,600 square metres or more of gross floor area (GFA) for residential purposes, and located within an IZ Area as identified on Map 7-1: Inclusionary Zoning (IZ) Areas of this Plan, and subject to an Inclusionary Zoning By-law, is required to include **affordable ownership housing units** or **affordable rental housing units** for **moderate-income households**, as follows:

- a. the minimum required percentage of gross floor area for residential purposes in ownership housing to be set-aside as **affordable ownership housing units** or **affordable rental housing units** for **moderate-income households** is established in Table 7-1;
- b. notwithstanding Policy 7.3.2 (a), a discounted set-aside rate may be considered for the delivery of housing for **low-income households** at the City's discretion through a site specific zoning by-law amendment;
- c. through an amendment to this Plan, the City may introduce Inclusionary Zoning requirements for lands within protected **Major Transit Station Areas** that are not currently identified within an IZ Area on Map 7-1;
- d. IZ Area 4 is within an Employment Area and would require a land conversion to permit



Map 7-1: Inclusionary Zoning (IZ) Areas

residential uses. Inclusionary Zoning requirements of Section 7.3 and 19.23 of this Plan will only apply to development on lands within IZ Area 4 in the event that residential uses are permitted; and

- e. the Inclusionary Zoning requirements of Policy 7.3.2 (a) and Table 7-1 do not apply to portions of a development or redevelopment containing purpose-built rental housing until such time as it ceases to serve as purpose-built rental housing. Inclusionary Zoning requirements for purposebuilt rental housing may be introduced through future amendments to this Plan.

7.3.3 To provide a range of affordable prices and rents, the City, in consultation with the Region of Peel, will establish maximum prices and rents on an

annual basis during the affordability period for **affordable ownership housing units** and **affordable rental housing units** as follows, and in accordance with Implementation Guidelines:

- a. one-bedroom units will be priced at or below the maximum purchase price for the 4th income decile or rented at or below the maximum rent for the 4th renter income decile;
- b. two-bedroom units will be priced at or below the maximum purchase price for the 5th income decile or rented at or below the maximum rent for the 5th renter income decile; and
- c. three-bedroom units will be priced at or below the maximum purchase price for the 6th income decile or rented at or below the maximum rent for the 6th renter income decile.

**Table 7-1 – Minimum Required Percentage of Residential Gross
Floor Area (GFA) in Ownership Housing to be Affordable Housing**

IZ Area as identified on Map 7-1	Tenure of Affordable Housing Units	Applies January 1, 2023 to December 31, 2023	Applies January 1, 2024 to December 31, 2024	Applies January 1, 2025
IZ Area 1	<i>Affordable Ownership Housing Units</i>	4%	7%	10%
	<i>Affordable Rental Housing Units</i>	2%	3.5%	5%
IZ Area 2	<i>Affordable Ownership Housing Units</i>	3%	5%	7%
	<i>Affordable Rental Housing Units</i>	1.5%	2.5%	3.5%
IZ Area 3A and IZ Area 3B	<i>Affordable Ownership Housing Units</i>	3%	4%	5%
	<i>Affordable Rental Housing Units</i>	1.5%	2%	2.5%
IZ Area 4	<i>Affordable Ownership Housing Units</i>	10%	10%	10%
	<i>Affordable Rental Housing Units</i>	5%	5%	5%

7.3.4 The suite mix of the affordable housing unit component will generally be a balanced mix of one-bedroom units and family sized units (two- and three-bedroom units), to provide a range of unit types suitable for individuals and families. Bachelor units will not qualify as affordable housing units for the purposes of Inclusionary Zoning requirements. Further unit size and suite mix requirements may be established through Implementation Guidelines.

7.3.5 ***Affordable rental housing units*** or ***affordable ownership housing units*** will be required to be maintained at affordable rents or prices commencing upon execution of an Inclusionary Zoning Agreement for a minimum period of:

- a. 30 years calculated from the date of first occupancy of an ***affordable rental housing unit***; or

- b. 99 years calculated from the later of the date of first occupancy or first closing of an ***affordable ownership housing unit***.

7.3.6 Notwithstanding Policy 7.3.5 (a), after the last day of the 25th year of the affordability period, if the tenant chooses to vacate an ***affordable rental housing unit***, the affordability requirements of Section 7.3 of this Plan no longer apply to the ***affordable rental housing unit***.

7.3.7 The City will receive a portion of the net proceeds from the sale of an ***affordable ownership housing unit*** in accordance with the following policies:

- a. the City will receive no more than 20% of the net proceeds of the sale of an ***affordable ownership housing unit*** sold during the 99 year affordability period, equivalent to no more

than 2% of the sale price, for administration fees, where proceeds are the difference between the purchase price and the resale price of the affordable ownership unit; and

- b. the City will receive 50% of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 99 year affordability period, to be reinvested in affordable housing, where net proceeds are the difference between the purchase price and the resale price of the affordable ownership unit, less any legal, administration or real estate commission fees.

7.3.8 Inclusionary Zoning requirements may be met on an offsite location, at the discretion of the City through a site-specific zoning by-law amendment, subject to achieving the following conditions:

- a. the offsite location must be located in an IZ Area as identified on Map 7-1;
- b. offsite affordable housing units shall be located in proximity to the proposed development or redevelopment giving rise to the Inclusionary Zoning requirement. Proximity is deemed to be one or more of the following criteria:
 - (i) the offsite location is in the same IZ Area as the development or redevelopment giving rise to the Inclusionary Zoning requirement;
 - (ii) the offsite location is within 800 metres of the development or redevelopment giving rise to the Inclusionary Zoning requirement; or
 - (iii) IZ Area 3B and IZ Area 4 will be considered to be the same IZ Area for the purposes of Policy 7.3.8(b).
- c. the offsite Inclusionary Zoning contribution results in one or more improved housing outcomes, such as:
 - (i) the delivery of affordable housing units occurs sooner than if the units were delivered in the development giving rise to the Inclusionary Zoning requirement;

- (ii) the provision of **affordable rental housing units**

- (iii) the provision of more deeply affordable units than required (i.e. housing affordable to low-income households); or

- (iv) the provision of a greater amount of affordable gross floor area than required.

- d. offsite units shall not be used to satisfy Inclusionary Zoning requirements that apply to the offsite location.

7.3.9 Inclusionary Zoning By-laws will not apply to:

- a. long-term care buildings, retirement buildings, hospices, staff/student residences, group homes, or not-for profit buildings;
- b. Region of Peel or Peel Housing Corporation projects;
- c. approved development, as specifically identified as exempt in the zoning by-law, that is already subject to an affordable housing contribution requirement as of June 22, 2022. Inclusionary Zoning By-laws will apply to additional development permissions for such lands;
- d. development or redevelopment meeting the exemption criteria under the Planning Act or related Ontario Regulations; and
- e. notwithstanding 7.3.2, in no case will Inclusionary Zoning By-laws apply to development or redevelopment of less than 10 residential units.

7.3.10 Any replacement of affordable rental units required through the Rental Housing Protection policies of this Plan and Rental Housing Protection By-law 0121-2018, as amended, shall not:

- a. be included in the gross floor area for residential purposes, used to calculate the Inclusionary Zoning requirements identified in Policy 7.3.2 and Table 7-1 of this Plan; and
- b. contribute to the Inclusionary Zoning requirements in Policy 7.3.2 of this Plan.

7.3.11 Financial incentives will not be provided for affordable housing units provided in accordance with Policy 7.3.2 of this Plan. An Inclusionary Zoning By-law may identify reductions to parking rates for **affordable rental housing units** and **affordable ownership housing units** in accordance with recommendations of City-wide parking studies.

7.3.12 Inclusionary Zoning requirements identified in Section 7.3 and Section 19.23 come into effect on the later of January 1, 2023 or the date the applicable protected **Major Transit Station Area** identified in the Region of Peel Official Plan is approved by the Minister of Municipal Affairs and Housing.

7.4 Community Infrastructure

Community infrastructure is a vital part of complete communities, contributing to the quality of life and well-being of residents. It is essential in meeting social, cultural, education, recreational, and spiritual needs for a growing and multicultural resident population. In addition to the services provided by the City, community infrastructure is also provided by other agencies, levels of government and the private sector.

Access and transportation connections to community infrastructure are important. Generally, new community infrastructure is encouraged to

locate in Intensification Areas and **Corridors** to minimize traffic impacts on local roads.

7.4.1 Community infrastructure will support the creation of complete communities.

7.4.2 The preferred location for community infrastructure will be within the Downtown, Major Nodes, Community Nodes and **Corridors**. Where appropriate, community infrastructure may also be located within Neighbourhoods and Corporate Centres. Community infrastructure will generally not be located within Employment Areas. Where permitted within Employment Areas, these uses will be located along the periphery of Employment Areas.

7.4.3 Community infrastructure located within Neighbourhoods may include schools, emergency services, private clubs, daycare/day programs and places of religious assembly. Where community infrastructure is located in Neighbourhoods it will generally serve the local or nearby Neighbourhoods

City wide or region wide community infrastructure may not be permitted in Neighbourhoods.

7.4.4 Community infrastructure that generates large amounts of traffic will be located to minimize impacts on the transportation system.

7.4.5 Community infrastructure will generally be:



Figure 7-4: Community infrastructure provides valuable services to all members of the community including public schools, private schools, emergency services, private clubs, community facilities, daycare/day programs and places of religious assembly. The City provides high quality services at state of the art facilities.

- a. in proximity to transit facilities;
- b. on **Corridors**, major and minor collector roads, preferably at intersections;
- c. connected to trails, cycling facilities, where possible;
- d. in proximity to other community infrastructure and places of gathering, where possible; and
- e. accessible to persons with disabilities.

7.4.6 Mississauga will cooperate and assist other levels of government and public and private agencies in providing community infrastructure that are not within the jurisdiction of the City.

7.4.7 The type of community infrastructure as well as its scale, design, layout and configuration permitted at any location, may be limited to ensure visual and functional compatibility with surrounding development.

7.4.8 Where possible, community infrastructure will be encouraged to develop shared parking facilities.

7.4.9 School sites will be determined during the processing of development applications and will have regard for the site policies established by the School Boards.

7.4.10 School sites will be used for schools under the jurisdiction of the Peel District School Board, the Dufferin-Peel Catholic District School Board, the

Conseil Scolaire de District Centre-Sud-Ouest, or the Conseil Scolaire de District Catholique Centre-Sud, or private schools.

7.4.11 The preferred locations for places of religious assembly will be the Downtown, Major Nodes and Community Nodes. Otherwise, places of religious assembly will be encouraged to locate in **Corridors**, preferably at their intersections.

7.4.12 The availability and location of existing and planned community infrastructure will be taken into account so that new community infrastructure can be provided efficiently and effectively and tailored to meet the needs of the population in each community.

7.4.13 The proponent of an intensification project may be required to provide a Community Infrastructure Impact Study. A Community Infrastructure Impact Study will, among other things, assess the proximity to and adequacy of existing community infrastructure, human services and emergency services to meet increased demand caused by proposed intensification. A Community Infrastructure Impact Study will identify necessary community infrastructure and the need for staging to ensure that development does not precede necessary community infrastructure improvements. A Community Infrastructure Impact Study will require the approval of the City and other appropriate approval agencies.

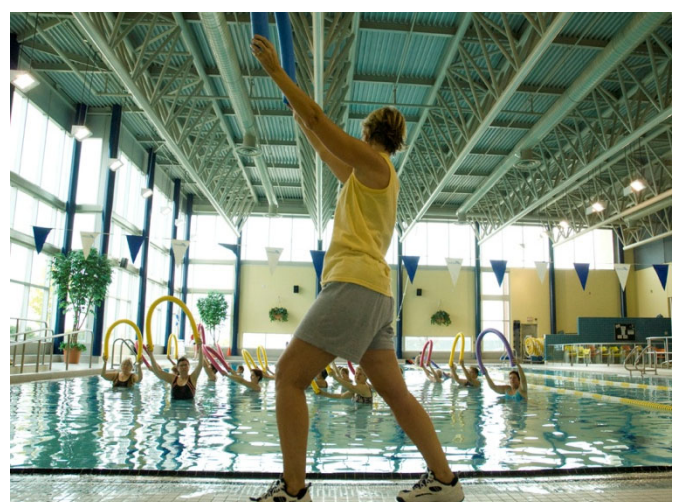


Figure 7-5: Mississauga's Community Services Department has a variety of programs for every age and interest, offered at various community facilities.

7.4.14 Community infrastructure will be planned and delivered to ensure financial viability over life cycles and meet projected needs.

7.4.15 Mississauga will maintain and establish programs for renewal of community infrastructure. In doing so, Mississauga will ensure that the capital cost, maintenance cost and environmental impact are minimized. Opportunities for reusing pre-existing buildings for new purposes will be encouraged.

7.5 Heritage Planning

Heritage planning is the responsibility of the Provincial Government and the City. The Heritage Advisory Committee has been established to advise City Council on matters pertaining to cultural heritage value or interest.

7.5.1 Cultural Heritage Resources

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect. Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest. These include, but are not limited to:

- structures such as buildings, groups of buildings, monuments, bridges, fences and gates;
- sites associated with an historic event;
- environments such as landscapes, **streetscapes**, flora and fauna within a defined area, parks, heritage trails and historic corridors;
- artifacts and assemblages from an archaeological site or a museum; and
- traditions reflecting the social, cultural, or ethnic heritage of the community.

To celebrate the past and create a sense of place and identity, Mississauga will designate cultural heritage resources in accordance with the *Ontario Heritage Act*.

7.5.1.1 The heritage policies are based on two principles:

- a. heritage planning will be an integral part of the planning process; and
- b. cultural heritage resources of significant value will be identified, protected, and preserved.

7.5.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

7.5.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.

7.5.1.4 Mississauga will encourage other levels of government to enact legislation and develop programs that promote the preservation and rehabilitation of cultural heritage resources.

7.5.1.5 Mississauga will encourage private and public support and the allocation of financial resources for the preservation and rehabilitation of cultural heritage resources.

7.5.1.6 Mississauga will foster public awareness of and commitment to, the protection and enhancement of cultural heritage resources.

7.5.1.7 Mississauga will maintain a Heritage Register of property, including structures and cultural landscapes that should be preserved as cultural heritage resources. The cultural heritage resources in the Heritage Register will be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance including the aggregation of both natural and cultural heritage resources.

7.5.1.8 The Heritage Register will contain a legal description of the property, the name and address of the owner, a statement explaining the cultural

heritage value or interest of the property and a description of the heritage attributes of the property.

7.5.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.

7.5.1.10 Applications for development involving cultural heritage resources will be required to include a **Heritage Impact Assessment** prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

7.5.1.11 Cultural heritage resources designated under the *Ontario Heritage Act*, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping

with the *Ontario Heritage Tool Kit*, the Ontario Ministry of Culture, and the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada.

7.5.1.12 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a **Heritage Impact Assessment**, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction

7.5.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.

7.5.1.14 Cultural heritage resources will be



Figure 7-6: The Bradley Museum is a small saltbox style farmhouse that was constructed in 1830 by Lewis and Elizabeth Bradley. After 20 years in a rugged cabin, this United Empire Loyalist couple and their seven children called this modest house home. Bradley House opened to the public in 1967. It was originally restored by the Mississauga Heritage Foundation to reveal the everyday life of early settlers in Ontario.

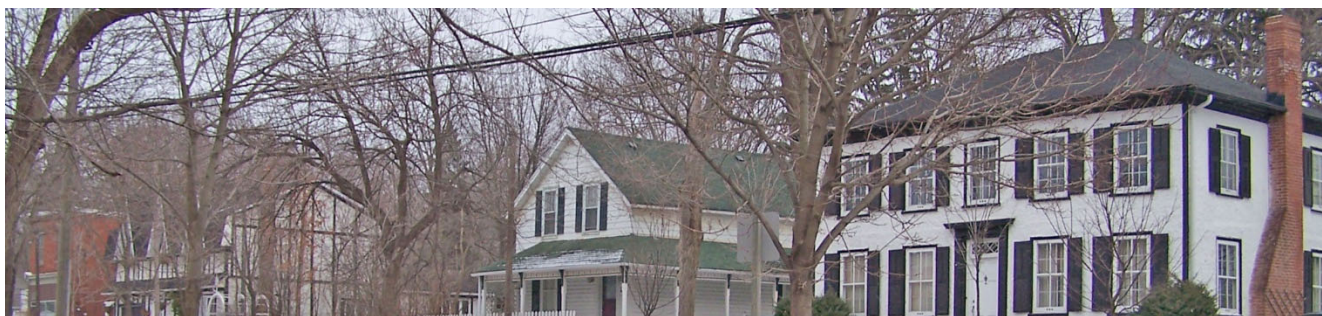


Figure 7-7: Heritage Conservation Districts enable the City to manage and guide change through the adoption of a plan and guideline for the conservation, protection and enhancement of each area's special character. Meadowvale Village, at Old Derry and Second Line roads, is a historic community within the modern City of Mississauga. The City recognized the significance of Meadowvale Village in 1980 by designating it a Heritage Conservation District pursuant to the *Ontario Heritage Act*, the first designated in Ontario. More recently, Port Credit Village was designated a Heritage Conservation District in 2004.

integrated with development proposals.

7.5.1.15 Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning by-laws.

7.5.1.16 Mississauga will acquire **heritage easements**, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of cultural heritage resources.

7.5.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.

7.5.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.

7.5.1.19 Mississauga will consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

7.5.1.20 Mississauga will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

7.5.2 Cultural Heritage Properties

Cultural heritage properties are those properties or defined areas that are determined to be of cultural,

historical, archaeological or natural significance and/or value. A heritage designation is applied to properties that have contextual, archaeological, historical/associative and/or physical/design value that is to be preserved. Properties of cultural heritage value are designated under the *Ontario Heritage Act*, on the City's Heritage Register, and include listed properties that have not been designated under the Act, but that City Council believes to be of cultural heritage value or interest.

7.5.2.1 Programs for the selective acquisition of cultural heritage properties by the City will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs.

7.5.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a **Heritage Impact Assessment**.

7.5.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

7.5.3 Heritage Conservation Districts

In some locations, the cultural heritage value or interest is more than an individual structure or

property. It may be a collection of cultural heritage attributes that form the character and appearance of an area, including buildings, structures, cultural landscapes, open spaces, roads, fences, and other property features. Although such locations may include individual cultural heritage properties, they may also be an area where no building or element may be significant on its own but collectively they contribute to the special cultural heritage value character of the area that is worthy of preservation and identification as a Heritage Conservation District.

Heritage Conservation Districts are areas defined by the City as being of unique character to be conserved through a designation by-law pursuant to the *Ontario Heritage Act*. Mississauga has two Heritage Conservation Districts. Meadowvale Village, designated in 1980 and Ontario's first Heritage Conservation District, and Old Port Credit Village, designated in 2004. Additional Heritage



Figure 7-8: An excavation was conducted in 1972 at the original location of the Cherry Hill house at the northwest corner of Cawthra Road and Pinkney Drive. After a subsequent excavation of the site, a collection of 30,000 artifacts including glass, ceramics, pottery, metal, bone and miscellaneous material was discovered and in 1986 the collection was turned over to the Bradley Museum. One of the findings includes the china plate pictured above called Spero; the pattern is dated between 1886 and 1891.

Conservation Districts may be considered.

7.5.3.1 Heritage Conservation Districts will be designated by the City in accordance with the *Ontario Heritage Act* and the following criteria:

- most of the structures or heritage elements, in a grouping, that have a unique character and reflect some aspect of the heritage of the community or are of historic, architectural, natural, or cultural significance; or
- an environment that should be preserved because of its cultural heritage, cultural landscape, or scenic significance.

7.5.3.2 Heritage Conservation District Plans will contain the following:

- a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- a statement explaining the cultural heritage value or interest of the heritage conservation district;
- a description of the heritage attributes of the heritage conservation district and of properties in the district;
- policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- a description of the alterations or classes of alterations that are minor in nature and that the owner of a property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a Heritage Permit.

7.5.3.3 Applications for development within a Heritage Conservation District will be required to include a **Heritage Impact Assessment** and Heritage Permit, prepared to the satisfaction of the City and the appropriate authorities having jurisdiction.

7.5.4 Archaeological Resources

The city's human history spans thousands of years and is reflected through physical remains that have been left behind by individuals or groups of people. These physical remains are archaeological resources and can be found lying on top of the ground, buried in the earth or under water.

Archaeological resources help us understand the people who previously inhabited the area and are important in preserving the city's history and identity.

7.5.4.1 Mississauga will cooperate with the Provincial Government to designate archaeological sites in accordance with the *Ontario Heritage Act*.

7.5.4.2 Removal of artifacts from an archaeological site will be prohibited except in accordance with the requirements of the *Ontario Heritage Act*, the Provincial Government and the City.

7.5.4.3 Any archaeological or other artifacts of heritage significance discovered on properties during the development of privately owned land will be deeded gratuitously to the appropriate public authority.

7.5.5 Archaeological Protection Areas

Archaeological protection areas are sites of archaeological value and interest of major significance to the history and identity of the city, worthy of preservation and possible acquisition by the City.

An archaeological site is a defined location noted through the scientific study of material remains of past human life and activities. Archaeological sites are an irreplaceable part of heritage and although the history of Mississauga as a city is short, it is rich, varied and unique in 10 000 years of archaeological resources. What is discovered from archaeological sites contributes to a better understanding of the past. The removal of archaeological material is a destructive process. Archaeological protection areas retain these resources for future generations.

7.5.5.1 As a condition of development, the City in consultation with the Provincial Government, may require that an archaeological assessment be undertaken. Should any significant archaeological remains be discovered, an appropriate mitigation strategy will be developed. Any salvage excavation of archaeological remains will be conducted to the satisfaction of the City and the Provincial Government.

7.5.5.2 Programs for the survey and excavation of archaeological protection areas will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs.

7.5.5.3 Any report on surveys or excavations in Mississauga must be filed with the City at the time the report is filed with the Provincial Government.

7.5.5.4 Mississauga reserves the right to refuse a completed archaeological report if it is not satisfactory to the City.

7.5.5.5 To protect against the inappropriate removal of artifacts, Mississauga may keep the existence and location of archaeological protection sites confidential.

7.5.5.6 Mississauga will investigate establishing and maintaining an inventory of archaeological sites and reporting to the Provincial Government all known sites.

7.5.5.7 Mississauga will consider the use of public open space for conserving archaeological protection sites where appropriate.

7.5.5.8 Sites of archaeological value and interest of major significance to the history and identity of the City, worthy of preservation and possible City acquisition, are categorized as archaeological protection areas.

7.5.5.9 Archaeological protection areas should be designated archaeological sites by the Provincial Government in accordance with the *Ontario Heritage Act*.

7.5.5.10 Mississauga, in cooperation with the Provincial Government, will endeavor to preserve archaeological sites of major significance by prohibiting uses or development on archaeological protection areas that would have a deleterious effect on the archaeological site.

7.5.5.11 Sites of lesser archaeological value and interest but still representing an important contribution to the history and identity of the City, worthy of documentation and study, may be subject to an archaeological assessment and mitigation.

7.5.5.12 Mississauga will endeavour to protect the archaeological heritage of the City by identifying archaeological sites and encouraging documentation.

7.6 Cultural Infrastructure

Culture contributes to creating engaging, lively and richly textured places where people want to live and

visit. It plays a significant role in creating vibrant and liveable communities, contributes to the economy and should reflect and celebrate the culture, histories and traditions of the community. Incorporating culture creates a social environment that supports community building.

Cultural infrastructure refers to those properties that are used primarily or occasionally for creation, presentation or delivery of cultural products or events or which are themselves cultural artifacts. These properties may have been constructed as purpose built cultural buildings or they may have had, or continue to have, another primary purpose. These properties may be owned by governments, institutional and not for profit corporations, or by private interests. Some properties will conform to the description of conventional cultural facility type (e.g., museum) while others may not. The public and physical places where digital culture is facilitated (e.g., internet cafes, wireless hotspots) are included.



Figure 7-9: The Living Arts Centre (LAC) opened its doors on October 7, 1997, adding an exciting cultural dimension to Mississauga's Downtown. Serving as an important resource for the arts, education and business, LAC features over 225,000 square feet of multiple performance venues, studio spaces and exhibition display areas. The LAC is a valued cultural resource that benefits the community.

The development of cultural infrastructure should be community driven and neighbourhood focused. A broadly distributed range of opportunities for citizens of all ages to participate in a wide variety of cultural activities, builds the foundation for strong cultural institutions and an authentic identity in the future.

7.6.1 Cultural infrastructure should:

- a. be directed to Intensification Areas;
- b. be a part of creating complete communities; and
- c. recognize and strengthen distinct identities.

7.6.2 Community Improvement Plans should be used to offer incentives to guide the development of cultural infrastructure clusters. They may provide incentive grants and loans to:

- a. preserve and adaptively reuse heritage buildings;
- b. initiate façade improvement programs for heritage buildings in commercial areas with a focus on buildings in Intensification Areas;
- c. encourage the conversion of spaces for cultural uses; and
- d. encourage public art.

7.6.3 Mississauga will support cultural development by considering the needs of the cultural community when:

- a. acquiring or selling municipal land;
- b. building and rehabilitating municipal facilities; and
- c. allowing for arts and cultural uses and activities within the public realm (e.g. public art, festivals).

7.6.4 At the discretion of the City, municipal parking facilities may be used to meet or reduce the parking requirements for cultural facilities where it does not impair the functioning of other uses. The City will develop corporate policies regarding which cultural facilities are eligible and appropriate implementation criteria and conditions.

7.7 Distinct Identities

Mississauga was created in 1974 through the amalgamation of the towns of Port Credit and Streetsville and the Town of Mississauga. These towns and settlement areas predate 1900 and continue to retain historic features.

More recent residential development occurred in phases generally from the south end of the city proceeding northward. These areas are distinguished by their common development characteristics, age, development pattern, architectural style and intensity of use.

The character of Mississauga's communities is derived in part, from physical elements such as topographical and natural features, distinct buildings, streets and places, all of which provide a sense of individuality. The waterfront, the major valley features associated with the Credit and Etobicoke rivers and the former Lake Iroquois Shoreline, are highly visible and important physical elements that create a distinct identity for the city as a whole and the specific communities in which they are located.



Figure 7-10: Public art is created for specific sites, responding to a series of conditions, including built forms and elements, landscaping, historical events and cultural and community identities, and interpreting contemporary life. Public art contributes appreciably to the experience of urban space, making it a rich and engaging environment. Many areas around the city include pieces of public art, including the Credit Valley Hospital.

7.7.1 Diverse Character

As development of existing communities proceeds, Mississauga will ensure the distinct character of existing areas, including their natural heritage features, cultural heritage, built heritage and archaeological resources are preserved and enhanced for present and future generations.

As new areas develop, particularly the Major Nodes and Community Nodes, a distinct identity should be created based on the history, needs and characteristics of residents.

Corporate Centres are also encouraged to develop unique identities. For example, Meadowvale Business Park, renowned for its bio-medical businesses, and Sheridan Park, a well established research park, both developed as prestige

employment areas set in a suburban landscape. While they are encouraged to intensify they should have a different character than other Corporate Centres such as Gateway Corporate Centre which is currently developing and is located in an **Intensification Corridor** to be served by **higher order transit**. As such, Gateway Corporate Centre is expected to have a strong urban built form that will contribute to creating a distinct identity.

7.7.1.1 Mississauga will strive to protect and enhance the desirable character of areas with distinct identities and encourage the development of distinct identities for other areas.

7.7.1.2 Built form within Intensification Areas should provide for the creation of a sense of place through, among other matters, distinctive architecture, high quality public art, streetscaping (including street trees), and cultural heritage recognition.



Figure 7-11: My Mississauga events have become a major attraction in the Downtown. A number of free events including cultural shows and dances, concerts and community festivals are held each summer. These events help promote arts and culture in the city and reach a broad audience, from youth to older adults of various backgrounds.

7.7.1.3 A distinct identity will be maintained for each Character Area by encouraging common design themes and compatibility in scale and character of the built environment.

7.7.1.4 The historic character and sense of community will be maintained through the preservation and protection of existing residential Neighbourhoods.

7.7.1.5 New development will be compatible with the physical, social and environmental attributes of the existing community.

7.7.1.6 Mississauga will strive to conserve cultural heritage resources by incorporating them into community design.

7.7.2 Lake Ontario Waterfront

The Lake Ontario waterfront shoreline within Mississauga, which measures approximately 22 km, is a part of the Natural Heritage System and is a major public destination. The waterfront includes a diversity of uses that range from industrial, commercial, recreational and tourism to residential uses while providing important ecological features and functions.

The Mississauga waterfront communities encompass all or portions of the Southdown,

Clarkson-Lorne Park, Port Credit and Lakeview Character Areas. These communities have a strong orientation to the waterfront and their identity is associated with their historic relationship to Lake Ontario. Maintaining and strengthening these relationships will be a factor in planning decisions affecting these communities.

Access to the water, parks and open space, as well as its recreational facilities, enhance the quality of life for residents and visitors. Mississauga has 22 waterfront parks that vary in size, use and features. Future development in waterfront communities should have regard for the Mississauga Waterfront Parks Strategy, a comprehensive long term plan to manage the future development of the City's waterfront parks. The waterfront will continue to serve as a regional destination for public uses and mixed use development, without compromising ecological features and functions, access to the shoreline and water, water views, and its unique historic and natural character. Among the waterfront's unique features are Rattray Marsh, a shingle beach, several harbours, marinas and historic villages. In addition, areas of the waterfront support ongoing industrial operations that contribute to the physical diversity and visual interest of the city.

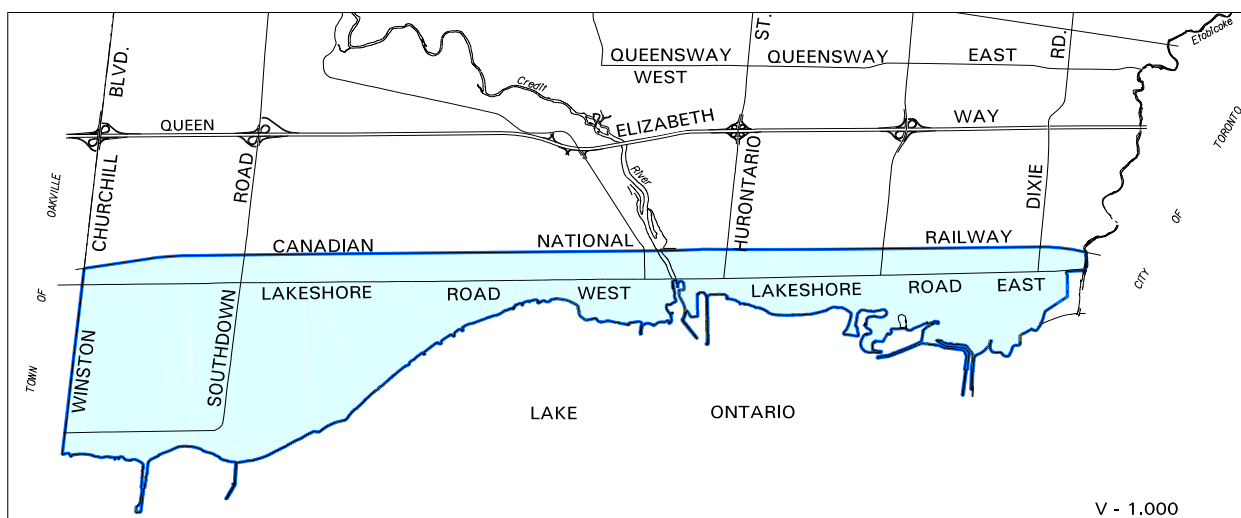


Figure 7-12: The Mississauga waterfront communities include all or a portion of Southdown, Clarkson-Lorne Park, Lakeview and Port Credit.



Figure 7-13: Mississauga is located on the Lake Ontario shoreline. The waterfront contains a number of natural areas and public spaces that are major destinations within the city.

Lake Ontario was a key factor in the settlement of Mississauga and influenced the settlement pattern of the city, as well as, the city's cultural and natural heritage.

7.7.2.1 To ensure that the waterfront continues to remain a viable natural asset for present and future generations Mississauga will:

- a. continue to pursue the acquisition of physical and visual public access to the waterfront having regard for the function of the Natural Heritage System and the risks posed by potential natural hazards; and
- b. permit and promote a range of uses that recognize the waterfront as a focus for recreation, tourism and economic development activities while having regard for the natural

hazards and natural environment associated with these areas.

7.7.2.2 Port Credit Harbour will be the focus for tourism and economic development on the waterfront. The function and image of Port Credit as a centre for commercial activity and tourism will be enhanced and promoted. In addition, planning studies will consider the entire waterfront and identify other tourism and economic development opportunities.

7.7.2.3 All publicly owned land should be retained by the City or other levels of government, and contribute to public use and enjoyment of the Lake Ontario waterfront.

7.7.2.4 The review of applications for development along the Lake Ontario waterfront and the mouth of the Credit River, will have regard for the following:

- a. provision of public views of the lake from within and throughout the property;
- b. maintain existing or create new view corridors to the lake and along the shoreline;
- c. recognition, reflection, and integration of cultural heritage resources;
- d. provision of public access to and along the water's edge, in particular the waterfront trail system (e.g., through the acquisition of parkland);
- e. potential to provide linkages for other trail systems, public access nodes, and natural features, areas and linkages including their ecological functions;
- f. design of shoreline forms that do not pose physical barriers to the water;
- g. natural hazards;
- h. restoration and shoreline improvements;
- i. natural heritage features and their functions;
- j. opportunities for nature appreciation;
- k. compatibility among land uses;
- l. the privacy and security of private property;
- m. mix of appropriate uses;
- n. form and scale appropriate to the waterfront location;
- o. ensure that public open space adjacent to the shoreline is clearly seen to be open to the public;
- p. dedication of patent water lots to the City or appropriate public agency;
- q. provision of a variety of appropriate uses and activities which are lake dependent and lake enhanced; and
- r. development of public shoreline parkland and the provision of associated recreational facilities.

7.7.2.5 Public Open Space and development adjacent to the Lake Ontario Waterfront Trail should be designed to enhance the trail user's experience of Lake Ontario by maximizing views of Lake Ontario and by creating a varied, visually stimulating, comfortable and human scaled edge to the waterfront trail.

7.6.2.6 The implementation of development proposals should enhance and promote the image and identity of Mississauga as a waterfront city with a unique waterfront advantage for development that will consider, among other uses, recreation, retail, cultural and tourism activities.



Figure 7-14: Lakefront Promenade is located on the Lake Ontario shoreline and is a major destination park.

7.8 Urban Agriculture

Mississauga, like other cities around the world, is dependent on the importation of food to sustain its population. While this dependency is expected to continue, Mississauga supports a variety of urban agricultural practices that allow its residents access to freshly grown local produce, supports the surrounding agricultural community, enhances local food security, reduces the energy costs associated with transporting food great distances and achieves a more sustainable community.

7.8.1 Mississauga supports the following urban agricultural practices:

- a. urban gardening;
- b. community gardening; and
- c. the creation of rooftop gardens.

7.8.2 Farmers' markets will be encouraged particularly in Intensification Areas.



Figure 7-15: The Garden of the Valley, located in the Mississauga Valleys Character Area, is a community garden. It includes plots that can be rented and community plots that are gardened by volunteers. Each plot is approximately 3.0 m x 1.2 m and is gardened organically without the use of any pesticides, herbicides or chemical fertilizers. The gardens provide residents, with not only the opportunity to grow plants and vegetables, but also to socialize and network.