

# City of Mississauga

# Corporate Report



<p>Date: May 21, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files: CD.06 MEA</p>
	<p>Meeting date: June 14, 2021</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 9)**

**Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment**

**File: CD.06 MEA**

## Recommendation

1. That the report titled "Meadowvale Neighbourhood Character Study Directions Report", dated April 2021 from DTAH and Gladki Planning Associates, be received for information.
2. That the report titled "Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment" dated May 21, 2021, from the Commissioner of Planning and Building, be received for information.
3. That the submissions made at the public meeting held on June 14, 2021 to consider the report titled "Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment" dated May 21, 2021, from the Commissioner of Planning and Building, be received for information.

## Executive Summary

- With recent development interest in Meadowvale, there is a need to refresh existing land use policies. Since 2018, the City of Mississauga has worked with a consultant team to deliver a new vision and set of land use policies for Meadowvale.
- This Report presents the final Directions Report from the Meadowvale Neighbourhood Character Study and proposed changes to Mississauga Official Plan (MOP). The proposed policy changes will implement the major policy recommendations from the

### Directions Report.

- Staff propose six key moves for policy changes: an updated vision for Meadowvale; maximum heights (12 storeys) and densities (2.0 floor space index) for potential development sites; design requirements for taller buildings; enhancing housing choice and affordability; preserving the park, open space and trail network; and maintaining retail in the Neighbourhood.
- The Directions Report and proposed policy changes will help ensure that new development contributes to the qualities that continue to make Meadowvale an attractive place to live, work and play.

## Background

Recent development applications are proposing taller buildings in the Meadowvale Neighbourhood near the Community Node. In response to this development interest, the City is introducing new MOP policies for Meadowvale. As an established Neighbourhood in Mississauga, Meadowvale is not identified as an area targeted for substantial growth and intensification in MOP. This report presents the policies that will help shape growth in a manner that is appropriate for the Meadowvale Neighbourhood.

Meadowvale was planned to contain a range of uses and building types – all connected by an extensive network of parks, open spaces and trails. The neighbourhood comprises mostly low-rise buildings, with the tallest buildings located where they are most appropriate, near Lake Aquitaine and the Meadowvale Community Node. In these locations, a mix of amenities and services, including parks, a community centre and library, retail stores and service establishments, support the neighbourhood. The resulting built form contributes to an overall green and open character with generous sky views and access to sunlight.

### Initiating a Character Study of the Meadowvale Neighbourhood

In 2018, the City initiated a study to create new urban design guidelines and update MOP policies for Meadowvale. The study area was between Winston Churchill Boulevard and the Meadowvale Employment Area, stretching from Britannia Road West in the south, to Tradewind Drive in the north (see Appendix 1).<sup>1</sup> The intent of the study was to provide clear guidance on where and how change should occur in the Meadowvale Neighbourhood. DTAH was retained as the lead consultant, providing urban design expertise, with Gladki Planning Associates as a sub-consultant to provide planning analysis where needed.

<sup>1</sup> Meadowvale Town Centre and the surrounding properties, which are referred to as the Meadowvale Community Node, are not included in the study area, as these lands were considered through the City's Reimagining the Mall project.

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The study focused on the following types of sites: existing rental apartment and townhouse properties, retail commercial properties, and places of worship. Other parts of the Meadowvale Neighbourhood where substantial change is not anticipated, including areas with low-rise housing forms under individual ownership, were not included as part of the study. In total, the study considered a refined list of 33 opportunity sites for more in-depth analysis.

### **Testing Infrastructure and Service Capacity in Meadowvale**

In 2020, the City undertook a capacity review of municipal and community infrastructure in the study area. Potential impacts on the following infrastructure and services were examined: schools, water and wastewater, parkland, library, recreation, fire and transportation capacity. The review tested two scenarios considering moderate and high growth. Assuming full-build out of all the opportunity sites and the adjacent Meadowvale Community Node, the review concluded that capacity is available for the majority of infrastructure and services under both scenarios.

### **Implementing the Outcomes of the Study**

This report is the culmination of extensive engagement with the community, analysis of existing conditions, review of best practices, creation of development concepts and testing of those concepts with the community. The result is the Meadowvale Neighbourhood Character Study Directions Report, herein called the Directions Report, and a proposed amendment to MOP to implement the key policy recommendations of the study. The Directions Report provides a full account of the study process and outcomes, with a detailed list of design and policy recommendations to implement the community's vision for future development (see Appendix 2).

## **Comments**

City Staff propose 6 key policy moves in order to implement the major policy recommendations of the Directions Report. Staff will work to implement other recommendations through additional planning tools such as the Zoning By-law and urban design guidelines. No changes to Schedule 10 Land Use Designations, which identifies permitted land uses, are proposed through this amendment.

A draft of the proposed policies are contained in Appendix 3. Policy changes implemented through this Amendment will apply to the Meadowvale Neighbourhood Character Area as shown in Appendix 4.

### **1. Define a Vision for Future Development in Meadowvale**

Through the study's engagement process, the community helped define a vision for Meadowvale. The vision included in the Directions Report encapsulates the positive attributes of

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the Meadowvale community. The vision is supported by 8 guiding principles, which are intended to provide overall direction for future development.

**MOP Policy Changes:** Based on this feedback, Staff propose adding the following vision for Meadowvale into MOP.

*Meadowvale is a vibrant and complete community founded on the principles of generous and well-connected open spaces, a diversity of housing types, safe and convenient means of moving about, and access to sunlight and open skies. As Meadowvale grows from its roots as a self-contained, master-planned community, it will continue to provide a mix of uses and housing options – including a range of rental housing by type, unit size and affordability. New development shall respect, fit in with, and reinforce the qualities that make Meadowvale a unique place to live, work and play.*

## **2. Establish Maximum Heights and Densities for New Development**

The Directions Report recommends allowing a maximum height of 12 storeys and a floor space index (FSI)<sup>2</sup> of 2.0 on lands designated Mixed Use (MU) and Residential High Density (RHD) – subject to transition and separation distance requirements. Opportunities for buildings with heights of up to 8 storeys should also be explored for sites designated Residential Medium Density (RMD). In the Meadowvale context, the Directions Report defines mid rise buildings as between 5 and 8 storeys. Expanding permissions for mid rise buildings to the most appropriate RMD sites near amenities and services would enhance Meadowvale's existing diverse housing options. The results of the capacity study, built form modelling, existing precedents and the context of the Neighbourhood in relation to the Community Node, informed the final recommended maximum heights and FSI.

**MOP Policy Changes:** Staff propose policy changes on sites designated MU, RHD and RMD to implement the height and FSI recommendations. For RHD and MU sites, the proposed policy changes permit a maximum height of 12 storeys and a maximum FSI of 2.0 for new development, subject to key design controls that maintain the open and green character of Meadowvale. For RMD sites in proximity to the Community Node and the MU site at the northwest corner of Britannia Road West and Glen Erin Drive, a maximum height of 8 storeys is proposed. Redevelopment of RMD sites is contingent on maintaining at least one type of low rise dwelling to preserve existing family-friendly housing options.

## **3. Implement Design Requirements for Taller Buildings**

To preserve the open and green character of Meadowvale and ensure access to sunlight, sky views and privacy, the Directions Report proposes several development controls for taller buildings between 9 and 12 storeys:

<sup>2</sup> FSI is a measure of density and refers to the amount of floor area of a building, or group of buildings, over the total area of a development site.

- a minimum separation distance of no less than 40 metres from an adjacent taller building measured on the portion of the building located above the podium<sup>3</sup>;
- a podium that is no less than 3 storeys and no greater than 6 storeys; and,
- transition requirements that ensure ultimate heights are within a 45-degree angular plane taken from the rear and side property lines with adjacent low-density residential, parks and open spaces.

MOP Policy Changes: The proposed policy changes include the requirement for a podium condition and a minimum separation distance requirement of 40 metres for taller buildings. In addition to the general transition policies proposed through this amendment, strong transition policies also exist in MOP Chapter 9: Build a Desirable Urban Form.

#### **4. Enhance Housing Choice and Affordability**

Through the engagement process, members of the community emphasized the continued importance of a mix of housing options. Meadowvale has a good mix of housing by type, unit size and affordability that should be preserved and strengthened through new development. The Directions Report recommends new policies that expand on the range of housing availability to meet community needs.

MOP Policy Changes: Staff propose new policies for Meadowvale that will ensure development contributes to the Neighbourhood's existing diverse housing stock. In particular, new developments will be required to:

- incorporate a mix of housing forms on site;
- consider unit sizes which address the needs of young families and provide opportunities to age in place; and,
- encourage the provision of affordable housing.

#### **5. Preserve Meadowvale's Park, Open Space and Trail Network**

The park and trail system in Meadowvale provides a safe and convenient means for travelling by foot or bike to nearby services and amenities. The Directions Report recommends development integrate new connections to this existing network of parks and trails where feasible. To preserve views to parks and maintain a sense of openness, sites immediately adjacent parks and open spaces should provide generous setbacks.

MOP Policy Changes: The policy changes will ensure generous setbacks and transition requirements for taller buildings immediately adjacent to parks and open spaces, including on

<sup>3</sup> The podium of a taller building functions similar to a mid rise building with fewer setback and transition requirements than the portions of a building above the podium.

the RHD sites adjacent to Lake Aquitaine. Development will also be required to consider opportunities for new connections to the existing park, open space and trail network.

## 6. Maintain the Retail Function of Commercial Sites

The original planning for Meadowvale identified key locations where non-residential uses would best serve the community. The Community Node, which lies outside the study area and is centred around the mall, is the focal point. Within the Neighbourhood, there are three key locations where a mix of retail uses are concentrated adjacent to major roads. In the low rise areas of Meadowvale, several convenience commercial sites offer another scale of retail within walking distance of many residents. To preserve their important function to the community, the Directions Report recommends retention of retail uses through any redevelopment.

MOP Policy Changes: The proposed vision and policies reference the continued importance of a mix of uses to the walkability and liveability of the Meadowvale Neighbourhood. Should development occur on a site designated MU, existing retail retention policies in Chapter 5: Direct Growth of MOP will help ensure the retention of commercial uses. No development or policy changes are contemplated for smaller convenience commercial sites in Meadowvale.

## Engagement and Consultation

The recommended policy changes reflect the feedback received through the multiple engagement activities undertaken with the community since 2018. The following is an overview of some of those engagement activities:

- **Community Meetings:** A total of four community meetings were held, including a community design charrette with a neighbourhood bus and walking tour, and a 3D modelling exercise with the community of four demonstration sites
- **Stakeholder and Landowner Meetings:** The consulting team and staff met with key stakeholders to receive their insights regarding possible development of their properties
- **On-line Surveys and Community Intercept Interviews:** To supplement what we heard from participants during the four community meetings
- **“Have Your Say” webpage:** A dedicated web page was launched containing project information, background documents, and a frequently asked questions section (please visit <https://yoursay.mississauga.ca/meadowvale>)

### Feedback Received to Date

During engagement events with the community, participants repeatedly emphasized the need for context-sensitive development in Meadowvale. At the same time, there was recognition of

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possible benefits for the community from new development, such as the building of age-friendly housing units and improved connections to the trail network. In general, participants in the various engagement events valued the following:

- open and green character of Meadowvale;
- affordability and ability to age in place;
- network of parks, open spaces and trails; and,
- ability to walk or bike safely to many community destinations.

## Financial Impact

There are no financial impacts resulting from the recommendations in this report.

## Conclusion

The Meadowvale Neighbourhood, similar to other Neighbourhoods in the City, will experience a modest degree of change over time. Recent development interest suggests that infill and redevelopment is possible on certain sites in Meadowvale. Since 2018, the City has worked with the community, DTAH and Gladki Planning Associates to affirm the vision and enhance the land use policies for Meadowvale. This has now culminated in a final Directions Report and proposed policy changes to MOP. These two documents will help ensure that development contributes to the qualities that continue to make Meadowvale an attractive place to live, work and play.

## Attachments

Appendix 1: Map of Meadowvale Character Study Area

Appendix 2: Meadowvale Neighbourhood Character Study Directions Report

Appendix 3: Proposed Changes to Meadowvale Policies of Mississauga Official Plan

Appendix 4: Map of Meadowvale Neighbourhood Character Area and Land Use Designations



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