

City of Mississauga
Corporate Report



<p>Date: February 15, 2022</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: March 9, 2022</p>

Subject

Green System Fencing Exception – Policy 05-02-01 Related to SP 20-141; 2210 Speakman Drive – Trillium Health Partners (Ward 2)

Recommendation

1. That the Corporate Report from the Commissioner of Community Services dated February 15, 2022 entitled “Green System Fencing Exception – Policy 05-02-01 Related to SP 20-141, 2210 Speakman Drive – Trillium Health Partners (Ward 2)” to amend the policy to provide the Commissioner of Community Services authority to grant exceptions, be approved.
2. That the Commissioner of Community Services in consultation with the Director and City staff, be authorized to grant exceptions on a case-by-case basis to the Green System Fencing Policy 05-01-01, attached as Appendix 1 to the Corporate Report from the Commissioner of Community Services entitled “Green System Fencing Exception Policy 05-02-01 Related to SP 20-141, 2210 Speakman Drive – Trillium Health Partners (Ward 2)” dated February 15, 2022, be approved.

Executive Summary

- The current City Green System Fencing Policy does not provide any flexibility in interpretation or exemption – Staff are proposing that authority be granted to the Commissioner of Community Services transferred from Council to make exemptions, as appropriate.
- The policy requires the erection of a chain-link fence on private property adjacent to City parkland to delineate private/public space; in select infill developments this is often not a preferred treatment.
- City Staff have encountered many infill development applications that are adjacent to public parks where a softer treatment, such as a vegetative fence or less rigid barrier,

may be more appropriate.

- The urban fabric is a blend of public and private spaces, especially with the emergence of Privately Owned Public Spaces (POPS), and fencing treatment should be flexible where these spaces abut City parkland.
- An exception is requested for 2210 Speakman Drive (SP 20-141) as the applicant's proposal for a vegetative hedge to delineate public/private property adjacent to Sheridan Park (P-121) does not comply with the City's Green System Policy.
- Granting the Commissioner of Community Services the authority to grant exceptions to the Green System Fencing Policy will benefit current and future complex infill development applications by creating a more inclusive public realm.

Background

The Green System Fencing Policy states that subject properties adjacent to parkland require installation of a fence that complies with the Green System Fencing Standards (standard black vinyl chain-link fence of 1.5 meters height, or approved equal, 0.15 meters off the property line, on private property to delineate private and public space). There are also fencing policies for other public/private interfaces such as greenlands. With respect to SP 20-141 Ward 2 – 2210 Speakman Drive – Trillium Health Partners, the applicant requests City Staff and Council to consider an exception using vegetation to delineate the property line in lieu of chain-link fence adjacent to Sheridan Park (P-121), as it provides inclusivity and improved connection to the community. This does not comply with the Green System Fencing Policy – 05-02-01. The policy requires fencing of all municipally-owned or managed lands within the Green System which are adjacent to private property. In instances such as this, site plan approval cannot be issued until an exception is made by Council or the applicant complies with the Policy. The current policy states the following: *Requests for exceptions to this policy may be made in writing to the Director of Parks, Forestry and Environment, Community Services Department and will be considered by Council on their own merits.* The amendment proposed would transfer authority to grant exceptions from Council to the Commissioner of Community Services. The Commissioner, in consultation with the Director and applicable City staff, will make the final decision to approve or deny the request; it will also streamline the development approvals process.

Comments

City Staff support the exception to the policy for 2210 Speakman Drive and recommend an amendment to the existing policy to permit the Commissioner of Community Services authority to grant exceptions to the Green System Fencing Policy – 05-02-01 going forward. There are a variety of design options to delineate the public realm that are not rigid or 'barrier' such as vegetative fences or hedges that may be deemed appropriate in urban landscapes. This is especially important as there are a variety of competing urban design interests that impact the public realm within dense urban projects where space is limited. There could be future instances where greenland fencing may require flexibility as well.

Engagement and Consultation

City Staff have coordinated with applicants to explore fencing options for infill projects to avoid conflicts with the Green System Fencing Policy, although there are often few feasible solutions to avoid noncompliance. Park Planning also engaged Staff in Development & Design, Park Operations, and Park Development to ensure that all options were explored prior to requesting this Green System Fencing Policy exception. Finally, Staff in the Corporate Business Services Division were consulted for compliance with corporate policy revision processes.

Financial Impact

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

Conclusion

Given the increase in complex infill development applications, there is a need for design flexibility to achieve high quality public realm. Chain-link fence adjacent to City parkland with a height of 1.5 meters is not a desirable treatment in every circumstance and there are softer treatments available that would achieve a similar condition. City Staff support the request by Trillium Health Partners – 2210 Speakman Drive (SP 20 141) for a vegetative hedge in lieu of a chain-link fence adjacent to Sheridan Park as its an appropriate treatment for the site. There are many competing design elements in infill projects which would benefit from flexibility in interpretation and exception of the City's Green System Fencing Policy by the Commissioner of Community Services transferred from Council on a case-by-case basis..

Attachments

Appendix 1: Draft Revision – Green System Policy 05-02-01

Appendix 2: Trillium Health Partners – SP 20-141 – 2210 Speakman Drive Site Plan



Jodi Robillos, Commissioner of Community Services

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