

City of Mississauga  
**Corporate Report**



<p>Date: April 14, 2022</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.03-DOW</p>
	<p>Meeting date: May 9, 2022</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARDS 4 and 7)**

**Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Draft Official Plan Amendment and Built Form Standards**

## Recommendation

That the corporate report titled “Planning 15-Minute Cities: Downtown Fairview, Cooksville and Hospital Policy Review – Draft Official Plan Amendment and Built Form Standards” dated April 14, 2022, from the Commissioner of Planning and Building and any submissions made at the public meeting held on May 9, 2022, be received for information.

## Executive Summary

- In January 2022, staff presented the Downtown Fairview, Cooksville and Hospital draft official plan amendment (OPA) and built form standards (BFS) to the Planning and Development Committee (PDC).
- The proposed OPA supports the creation of 15-minute cities and liveable communities that provide a mix of jobs, housing, community amenities and services, and facilitates transit-supportive development. The proposed BFS will allow the City to guide developers to provide a high quality built form and a vibrant public realm.
- Public engagement on the proposed OPA and BFS began early this year. Staff have received a number of comments from online communication and interactive feedback, at the community meeting, and virtual one-on-one meetings with stakeholders.
- The purpose of this report is to provide a summary of the comments received to date and to present a revised draft of the OPA and BFS. Staff intend to bring a

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Recommendation Report with the recommended policies and built form standards to the Planning and Development Committee by the third quarter of this year.

- Policies that support development in protected Major Transit Station Areas (MTSA) under subsection 16(16) of the *Planning Act* have been identified in this draft OPA. Final approval of the City's MTSA policies, including those identified in this OPA, are contingent on the Province's approval of the Region of Peel's MTSA policies.

## Background

On January 24, 2022, staff presented a report titled "Downtown Fairview, Cooksville and Hospital Policy Review – Draft Official Plan Amendment and Built Form Standards" to the Planning and Development Committee (PDC) – see Appendix 1. The report contained a draft official plan amendment (OPA) and complementary built form standards (BFS) to manage future growth and achieve vibrant, "15-minute cities" in Downtown Fairview, Cooksville and Hospital. At the meeting, three deputations were made by members of the public, and 10 letters were received. Following the PDC meeting, staff began engagement with the public on the draft OPA and BFS.

### CREATING A 15-MINUTE CITY

A number of transit investments are underway or planned in Downtown Fairview, Cooksville and Hospital, and new policies and built form standards are needed to manage anticipated development and population and employment growth. The concept of the 15-minute city offers a positive approach to shaping policies and built form standards that are tailored to the unique context of each of the three communities. It focuses on building high-quality, liveable communities where the basic needs of everyday life can be safely reached within 15 minutes by foot.

The concept was tested at the "15-Minute City Forum" hosted by the City in April 2021 and was well received by members of the public. Through this policy review, the City is working on establishing a new vision for the three communities of Downtown Fairview, Cooksville and Hospital that is centred on the concept of the 15-minute city. This OPA plays an important role in achieving the vision by setting out policies to:

- plan for a mix of jobs, community amenities and services, including local businesses, that are available and accessible within a 15-minute walk;
- enable more housing options by type, form and affordability;
- secure additional parkland and open spaces;
- create a safe and connected road and pedestrian network; and
- require human-scale, pedestrian-oriented development.

## **ALIGNING WITH THE CITY-WIDE MAJOR TRANSIT STATION AREA STUDY - DRAFT OFFICIAL PLAN AMENDMENT (MTSA MOP AMENDMENT)**

A separate corporate report on the MTSA MOP Amendment will be presented to the PDC on May 9, 2022 titled "City-Wide Major Transit Station Area Study – Draft Official Plan Amendment". An MTSA MOP Amendment is proposed that will establish an overall MTSA policy framework for Mississauga that conforms to the Region of Peel's emerging MTSA policies. Five potential Protected MTSA's along Hurontario Street are identified in the MTSA MOP Amendment – at Central Parkway, Cooksville GO Station, Dundas Street, Queensway and North Service Road.

The proposed building heights and land use designations being recommended through this policy review are to be implemented through the MTSA MOP Amendment, and are attached as Appendix 2. The recommended building heights and land use designations will be shown in a new Schedule 11 that will apply to the Protected MTSA's within Downtown Fairview, Cooksville and Hospital. Final approval of the City's MTSA policies are contingent on the Province's approval of the Region of Peel's MTSA policies.

## **Comments**

This report summarizes comments received to date and proposes key modifications to the draft Downtown Fairview, Cooksville and Hospital OPA and BFS presented at the January 24, 2022 PDC meeting. The draft OPA and BFS, with the proposed modifications, are attached as Appendices 3, 4 and 5. The complete set of public comments and city staff's response will be provided in a Recommendations Report to the PDC targeted for the third quarter of this year.

### **COMMENTS RECEIVED TO DATE**

Comments received to date through the public engagement process generally reflect the following themes:

1. Vision – support for existing businesses, community amenities and housing affordability should be emphasized in the vision for Downtown Cooksville.
2. Environment – Cooksville Creek should be recognized as a significant natural heritage feature in the vision for all three communities. A new environmental policy was recommended that would require development proponents to identify flood impacts, flood management measures and mitigation.
3. Building heights – maximum heights above 25 storeys are appropriate and desirable in key locations; including for properties near the Cooksville GO Station and along Hurontario Street, Dundas Street and Agnes Street. Other comments were received requesting a reduction in maximum heights – including a request to reduce the maximum height from 25 storeys to 3 storeys for the commercial plaza located on the southeast corner of Hurontario Street and Fairview Road East.

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4. Mix of uses – several property owners requested exemption from policies that a) require replacement of existing office and retail and service commercial floor space through redevelopment, and b) three floors of retail and service commercial floor space at key locations. It was also suggested that the policies should allow for a broader range of uses on the ground floor of mixed use buildings, including community amenities and facilities. Additional policy support for existing local businesses in Downtown Cooksville was requested by local residents and community organizations.
5. Roads and pedestrian connections – concern that roads such as John Street, GO Access and Kirwin Avenue will require additional road widening and new streets will require land dedication. Other concerns included the potential for worsening traffic and gridlock caused by the extension of Cook Street north, and the reduction in development potential from new mid-block pedestrian connections.
6. Urban form – policies on podium heights, angular plane transition and building height variations where more than one tower is proposed should be less restrictive.
7. The Mississauga Hospital – request that the vision and policies place more emphasis on creating a healthier community, including health care services, and that land use permissions be expanded to support the redevelopment of the hospital.
8. Boundary expansion – the boundary of the Downtown Cooksville Character Area should be expanded to include 189 Dundas Street West.
9. Built Form Standards – are restrictive, do not facilitate the best use of land, and should allow for flexibility in design. Other comments were received that buildings should be designed with diverse architecture and the use of quality materials.
10. Public engagement – culturally diverse groups should be engaged and represented.

## **KEY MODIFICATIONS TO DRAFT POLICIES, SCHEDULES AND BUILT FORM STANDARDS**

Staff have reviewed the feedback from various stakeholders and propose modifications to the draft OPA and BFS presented on January 24, 2022 to the PDC. Appendices 3, 4 and 5 of this report identify each modification to the draft official plan policies, official plan schedules and built form standards, respectively. Key changes to the draft policies and built form standards are provided below.

### Official Plan Chapter 12:Downtown (Appendix 3):

1. In addition to the MTSA policies in the city-wide MTSA MOP Amendment, policies that support development in MTSA's under subsection 16(16) of the *Planning Act* have also been identified in this draft OPA in a blue box.

2. Policies in the MTSA MOP Amendment and Downtown Fairview, Cooksville and Hospital OPA that are similar and serve the same purpose have been removed from the latter document. These include the building heights map and policies related to housing affordability and the replacement of office, retail and service commercial floor space, which can all be found in the city-wide MTSA MOP Amendment.
3. Changes to maximum building heights in Downtown Cooksville in proximity to the Cooksville GO Station, including an increase from 25 storeys to 30 storeys for properties along Hurontario Street. This change better reflects recent development applications approved by Council while preserving the Official Plan's city structure hierarchy. Other site specific changes to maximum heights reflect the heights approved by City Council through the development application process.
4. Changes to the introduction section of Chapter 12: Downtown that include: a) revising introductory policies in Chapter 12 to reflect a stronger emphasis on a concentration and mix of jobs; and b) consolidating policies that apply across the Downtown Fairview, Cooksville and Hospital Character Areas to avoid repetition.
5. Strengthen the Downtown Cooksville vision with more emphasis on community amenities and supporting existing businesses, and adding a range of housing options in both type and affordability in one of the guiding principles. Additional wording is also provided in one of the Downtown Hospital guiding principles to reinforce the importance of health care services and uses that create a healthier community.
6. Provide new policies that recognize Cooksville Creek as a significant natural heritage feature, and require development proponents to identify flood impacts, flood management measures and mitigation.
7. Allow for a range of non-residential uses on the ground floor. On lands where the building has frontage on key streets such as Hurontario Street and Dundas Street, non-residential uses will be provided on the ground floor. Residential uses may be permitted above the ground floor if it is not subject to a special site policy.
8. A new policy to explore strategies to support the retention of local businesses and increase employment uses including Community Improvement Plans and other incentives.
9. Changes to urban form policies – a) replacing the reference to a specific number of storeys that building heights must vary where more than one tower is proposed with more general policy wording; and b) extending the 'A2' Street along Dundas Street West from Confederation Parkway to the western limit of the Downtown Cooksville boundary.

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10. The OPA has been updated to reflect the uses in the Zoning Order issued by the Province on April 1, 2022 for the Mississauga Hospital. Changes to the hospital lands include: a) expanding the uses to allow for an education facility and training, and a retirement building up to 25 storeys; and b) removing the conceptual public park and open space.

#### Official Plan Schedules (Appendix 4)

11. Additional land use changes are proposed for Schedule 10: Land Use Designations of MOP (Appendix 4, Map 'E-2') that:

- (a) re-designate the property located on the southwest corner of Hurontario Street and Queensway (2250 Hurontario Street) from a Residential High Density use to an Institutional use to reflect the permitted uses, as per the Zoning Order; and
- (b) re-designate the properties located on the northwest corner of Shepard Avenue and Paisley Boulevard East (2406 - 2416 Shepard Avenue and 29 Paisley Boulevard East) from Residential Low Density I to Residential High Density to allow for comprehensive land development.

#### Built Form Standards (Appendix 5)

12. Identify a segment of Dundas Street West from Confederation Parkway to the western boundary limit of Downtown Cooksville as an 'A2' Street in the Built Form Standards.

### **PROVINCIAL AND REGIONAL POLICY CONFORMITY**

The Province identifies through its Provincial Policy Statement (PPS) matters that are of provincial interest, and provides direction on creating liveable, healthy and resilient communities. The PPS highlights the importance of the efficient use of land and resources, a range of housing options, a mix of employment opportunities and access to recreation, parks and open spaces. The Province has also set out the Growth Plan for the Greater Golden Horseshoe to establish a land use planning framework and manage growth. It highlights the importance of building complete communities, supporting economic development, and directing intensification to strategic growth areas to make efficient use of land and optimize infrastructure.

The Region of Peel Official Plan (ROP) provides direction and a strategic policy framework to guide development and growth in Peel Region and Mississauga. The Region is currently undertaking a Municipal Comprehensive Review to conform to provincial planning policies and legislation that will require approval by the Province. The proposed amendments to MOP are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Golden Horseshoe and the Region of Peel Official Plan.

## Engagement and Consultation

The engagement program to date has included online communication, a virtual community meeting, an online interactive feedback tool and virtual one-on-one meetings with stakeholders, as detailed below:

- **“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/downtown-fairview-cooksville-and-hospital-policy-review>)
- **Virtual Community Meeting:** A community meeting was held on February 16, 2022 with approximately 85 people in attendance. Notification for the meeting included a mail out of approximately 29,600 postcards in 3 languages, social media advertisements on Twitter, Facebook, and LinkedIn, and an email blast. The meeting included a staff presentation and a chat forum to ask staff questions.
- **Indigenous Communities:** Letters inviting Indigenous communities to participate in the policy review for Downtown Fairview, Cooksville and Hospital were sent to the Haudenosaunee Development Institute, the Huron-Wendat First Nation, the Mississaugas of the Credit First Nation, and the Six Nations of the Grand River.
- **On-line Interactive Feedback Tool:** An online interactive PDF tool was launched that gave the public another option to provide comments on the draft policies and built form standards. Nine comments were received using this tool.
- **Stakeholder Meetings:** Staff met with key stakeholders including: the Cooksville Community Hub, development consultants and landowners, residents and agencies, as well as the Region of Peel, Credit Valley Conservation and Trillium Health Partners.

## Financial Impact

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

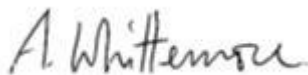
## Conclusion

The proposed Downtown Fairview, Cooksville and Hospital draft OPA supports the creation of 15-minute cities and liveable communities that provide a mix of jobs, housing, community amenities and services, and facilitates transit-supportive development. The proposed BFS will facilitate the creation of a high quality built form and a vibrant public realm.

To date, staff have received a number of comments from members of the public and other stakeholders. Several comments have expressed support for the proposed official plan policies and built form standards, while others raised concerns. A detailed set of the public's comments and city staff's response will be provided in a Recommendations Report to the PDC planned for the third quarter of this year. Final approval of the policies is contingent on the Province approving the Region's MTSA policies.

## Attachments

- Appendix 1: Downtown Fairview, Cooksville and Hospital Policy Review – Draft Official Plan Amendment and Built Form Standards (Information Report, January 24, 2022)
- Appendix 2: Recommended Building Heights and Land Uses for Downtown Fairview, Cooksville and Hospital – Draft Protected MTSA Schedule 11, Maps 11-K, 11-L, 11-M
- Appendix 3: Downtown Fairview, Cooksville and Hospital Draft Official Plan Amendment – Revised Character Area Policies
- Appendix 4: Downtown Fairview, Cooksville and Hospital Draft Official Plan Amendment – Revised Official Plan Schedules
- Appendix 5: Downtown Fairview, Cooksville and Hospital Draft Official Plan Amendment – Revised Built Form Standards



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Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Christian Binette, Planner