

City of Mississauga
Corporate Report



<p>Date: May 27, 2022</p>	<p>Originator's files: CD.02-MIS</p>
<p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: June 20, 2022</p>

Subject

INFORMATION REPORT (ALL WARDS)
Mississauga Official Plan Review – Bundle 2 Draft Policies

Recommendation

That the report titled “Mississauga Official Plan Review – Bundle 2 Draft Policies” dated May 27, 2022 from the Commissioner of Planning and Building, be received for information.

Executive Summary

- Since 2019, significant research, departmental and agency meetings and public consultation have been undertaken to inform the drafting of policies.
- Draft Official Plan policies are being shared in three separate bundles to facilitate public consultation and to provide time for feedback to be incorporated.
- Bundle 2 policies are now available for review and commenting. These policies relate to Transportation, Cultural Heritage and the Economy and Employment Areas.
- A public consultation session was held on June 8th, 2022 to discuss proposed Bundle 2 policies. Comments heard during this consultation are summarized and posted on the Mississauga Official Plan Review webpage <https://yoursay.mississauga.ca/official-plan-review> and will be considered for updates to the draft policies.

Background

The city is currently undertaking the 10-year review and update of Mississauga Official Plan (MOP). The Official Plan Review (the review) commenced in 2019 and since then, significant work has been done including background research, public consultation, preliminary policy direction memos, and draft official plan policy revisions.

Draft Official Plan policies are being shared in three separate bundles throughout 2022 to facilitate public consultation and to provide time for feedback to be incorporated. On March 28, 2022, the Planning and Development Committee (PDC) received an [Information Report](#) containing the first Bundle of the draft Official Plan policies. Bundle 1 includes policies related to Growth Management and City Structure, Environment and Climate Change and Urban Design. On April 19, 2022, a Technical Memo supporting Bundle 1 was received by PDC as part of an [Information Report](#). It provided additional information on where new development should be located in the City.

Comments

The phased release of draft Official Plan policies in three bundles allow staff to have targeted and manageable conversations through public consultations following the release of each bundle. The following figure shows the timing for the release of each of the three bundles and subsequent Official Plan chapters:

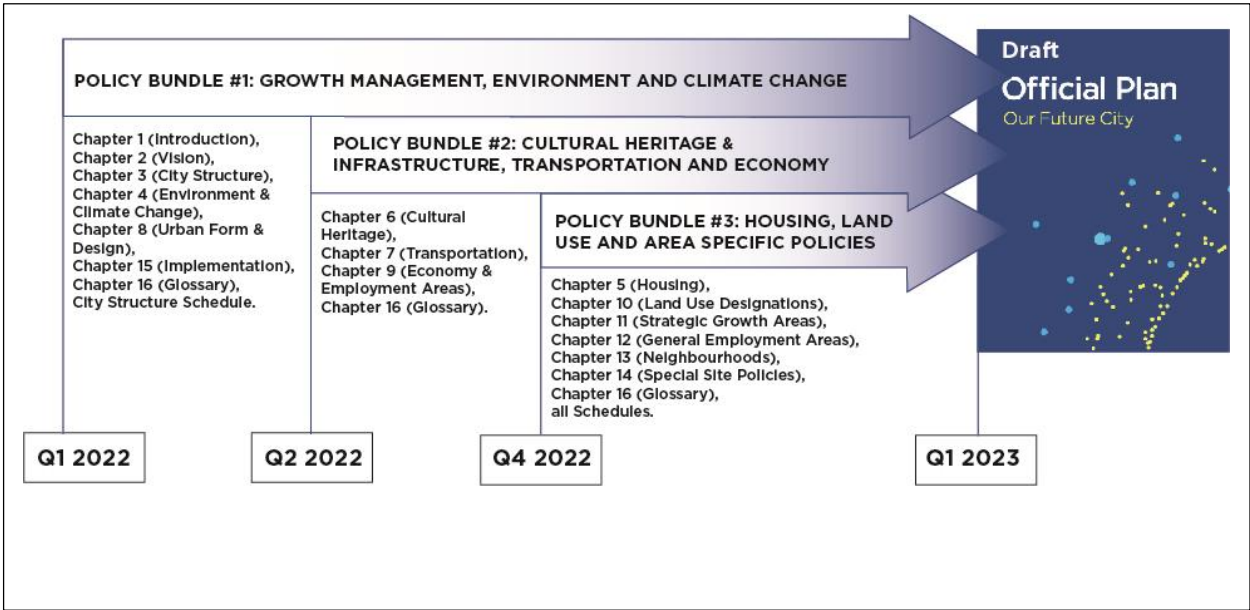


Figure 1: Timeline of the phased release of Draft Official Plan Chapters

Proposed Bundle 2 Draft Official Plan Policies

Draft policies shared through Bundle 2 address transportation, cultural heritage and the economy and employment areas. The Bundle 2 draft Official Plan policies are located in Appendix 1.

All proposed Official Plan policies and statements have been and will continue to be reviewed from an equity, diversity and inclusion perspective. Many updates to policies ensure that equity-

deserving groups' needs are accounted for to the extent that is permitted under the current land use planning framework.

On April 28, 2022, Regional Council passed By-law 20-2022 to adopt the new Region of Peel Official Plan (RPOP), which is currently awaiting Provincial approval. All new draft MOP policy will confirm to the new RPOP.

Draft policies proposed through Bundle 2 address the following major policy directions identified through the review process:

1- Emphasize sustainable transportation modes and safe, Complete Streets

Transportation policy draft updates align with the content and direction of the City's Transportation Master Plan, with focus on providing a safe, accessible and connected multi-modal transportation system. Draft policy emphasizes a sustainable transportation system, elevating sustainable transportation modes including transit, walking and cycling, while reducing car dependence. Significant policy updates made to the transit and active transportation sections reflect this, including reference to the city's existing and planned major investments in higher order transit, and focus on transit supportive development and integration of pedestrian and cycling facilities with transit.

Another significant policy update integrates direction from the City's Complete Streets Guide that includes a new street classification system. New policy supports a network of Complete Streets designed for all travel modes and the mobility of street users of all ages and abilities. Integral to the design of a complete street is safe and comfortable access for pedestrians, cyclists, transit users, and people with disabilities. New policy emphasizes the use of Vision Zero principles to prioritize the safety of vulnerable road users in the design of the multi-modal transportation system.

New policy for a new street classification system introduces a hierarchy of street classes that considers a street's function (i.e. arterial, major or minor collector, local) and where it is located in the city (i.e. Strategic Growth Area, Neighbourhood, General Employment Area). Streets will have different characteristics depending on their function and place.

This is an improvement to how streets are planned and designed as it scales the infrastructure requirements to the street location, considering the pedestrian realm and place-making, transit and cycle facilities, boulevards, tree planting, stormwater management facilities, and the travelway and intersections. For example, a major collector street in a Strategic Growth Area may be designed to move medium to high volumes of people, be highly transit and active transportation supportive, and be a vibrant mixed-use destination street. In comparison, a major collector street design in a General Employment Area may focus on accommodating frequent large vehicles and goods movement, priority bus lanes and landscaped frontages.

2- Modernize cultural heritage policies and integrate cultural heritage landscapes and cultural districts

The new draft Chapter 6 now focuses only on Community infrastructure and Cultural Heritage. The broad mix of topics and policies under the previous Complete Communities chapter title are represented elsewhere through new MOP chapters (e.g. housing, Lake Ontario Waterfront).

Overall, draft cultural heritage policy updates modernize terminology and broaden or clarify existing policies. New policy identifies the city's significant cultural heritage landscapes with intent to conserve their cultural heritage attributes. Policy updates also specify public art as part of the city's cultural heritage and introduce policy to focus arts and cultural development within Cultural Districts.

3- Clarify the intent of the Office Centre and General Employment Areas and remove MCR policy for employment land conversion

Minor updates made to Chapter 9, Economic Growth and Employment Areas, align it with the Mississauga Economic Development Strategy 2020-2025, including updates to the city's high growth sectors, reference to the planned major transit hub at the Airport, and the importance of transit connections to employment areas.

Under the latest Growth Plan, the Region has the responsibility to prohibit the conversion of employment lands for non-employment uses such as Major Retail, residential, and other sensitive land uses not ancillary to the primary employment use. Employment land conversion requests may only be considered through the RPOP municipal comprehensive review (MCR) process. Policy updates in MOP reflect this direction. Where there is support for a conversion request, the City will assess alternate land use opportunities. For example, the City will be commencing work soon on the four employment area sites identified by Regional and City council for consideration for possible residential uses, including sites in Heartland Town Centre, Meadowvale and on Burnhamthorpe Road West.

Draft updates clarify the intent of the two types of employment area character areas: Office Centre Employment Areas and General Employment Areas (changed from Corporate Centres and Employment Areas, respectively). Office Centres are Strategic Growth Areas and following the Urban Growth Centre, are the primary location for major office. General Employment Areas support lower density and sometimes land extensive, business and industrial employment uses. The forthcoming Bundle 3 draft policies will reflect the Employment Areas terminology updates in the Land Use Designations chapter.

Policy updates also encourage intensification of existing employment areas, encourage the establishment of creative industries, and support connection to employment areas by sustainable transportation modes.

Engagement and Consultation

Bundle 2 draft policies were circulated to Peel Region as well as to Indigenous nations. Feedback received to date is incorporated, where deemed appropriate, into the draft policies shared through this report. Some responses are still under review and subject to further discussion with the commenters. Staff will continue to work with Indigenous nations throughout 2022 to discuss the draft policies and invite feedback.

A public consultation session was held on June 8th, 2022 to discuss proposed Bundle 2 policies. Comments heard during this consultation are summarized and posted on the MOP Review webpage <https://yoursay.mississauga.ca/official-plan-review> and will be considered for updates to the draft policies.

Feedback from the public, stakeholders and Indigenous Peoples on Bundle 2 policy will continue to be incorporated as it is received throughout 2022 and up until the complete final draft Official Plan is available for public commenting through a statutory meeting of Council in 2023.

Financial Impact

There is no financial impact resulting from the recommendation of this report.

Conclusion

To date, two draft policy bundles released cover policy related to the MOP vision, city structure, urban form and design, the environment and climate change, transportation, cultural heritage, and the economy and employment areas. Feedback is welcomed for these draft policies and will inform future revisions.

Attachments

Appendix 1: Mississauga Official Plan Bundle 2 Draft Policies



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

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