

Appendix 9 – Applicable Policy Analysis

The proposed Downtown Fairview, Cooksville and Hospital Mississauga Official Plan Amendments (OPA) are consistent and conform with current Provincial and Regional policies, and recently adopted Regional policies as summarized below. They also reinforce the current policies and objectives of Mississauga Official Plan. The following assessment provides a summary of the intent of the policies.

The Planning Act

Section 2 of the *Planning Act* states the matters of provincial interest that authorities shall have regard for in exercising their responsibilities. Relevant matters of provincial interest include, amongst other matters: (h) the orderly development of safe and healthy communities; (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; (j) the adequate provision of a full range of housing, including affordable housing; (k) the adequate provision of employment opportunities; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that, (i) is well designed, (ii) encourages a sense of place and (ii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant. These provincial interests are further articulated through the PPS and the Growth Plan.

The proposed OPAs have regard for the above-noted provincial interests as they allow for more growth and development in a strategic growth area with new housing and employment opportunities. The OPAs propose policies to achieve walkable, transit-supportive development and promote a built form that is well-designed, encourages a sense of place and provides for public spaces.

Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan)

The Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

The PPS recognizes that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans". Official plans shall also set out appropriate land use designations and policies.

Under the *Planning Act*, all planning decisions must be consistent with the policy statements and conform with provincial plans.

Consistency with Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction on managing growth and creating communities that are liveable, healthy and resilient. 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 proposed Downtown Fairview, Cooksville and Hospital Official Plan Amendments (OPA) are consistent with the PPS. Please see more details below:

- **Development and Land Use Patterns:** Sections 1.1.1 and 1.1.3 require efficient land use and development patterns that promote liveable, healthy and safe communities where a mix of land uses and densities efficiently use land and resources, and support active transportation and are transit-supportive. The proposed policies support the development of walkable, transit-supportive communities in Downtown Fairview, Cooksville and Hospital with a mix of uses, an expanded street and pedestrian network, and complete street design.
- **Employment:** Section 1.3 requires an appropriate mix and range of employment opportunities. It encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities. Policy 1.7.1.d seeks to maintain and enhance the vitality and viability of downtowns and mainstreets. The OPAs propose policies that support a range of employment opportunities by retaining existing office uses, and increasing the amount of non-residential uses in key locations.
- **Housing:** Section 1.1.1 and Section 1.4 require a range and mix of housing options, including affordable housing to meet projected market-based and affordable housing needs. Section 1.4 requires transit-supportive development in proximity to transit as a means to increase the amount of housing supply to meet future housing needs. The proposed policies aim to facilitate transit-supportive development within Downtown Fairview, Cooksville and Hospital and expand on the range and mix of housing options currently available, including affordable housing.
- **Public Spaces, Recreation, Parks, Trails and Open Space:** Section 1.5 provides direction for safe public streets, public spaces, parks and open space that meet the needs of pedestrians, fosters social interaction and facilitates active transportation. Policy 1.7.1.e also encourages a sense of place by promoting a well-designed built form and cultural planning. The OPAs propose policies that facilitate an expanded pedestrian, park and open space network. New policies also seek to achieve a sense of place through good urban design, and promote cultural uses in Downtown Cooksville.
- **Transportation System:** Policies 1.5.1.a and 1.6.7 promote active communities, active transportation and a multi-modal transportation system. The OPAs propose policies that

will achieve an expanded public road and pedestrian connection network through new development.

Conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Office Consolidation, 2020)

A Place to Grow (the Growth Plan) is the Province's growth management strategy. 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 proposed Downtown Fairview, Cooksville and Hospital Official Plan Amendments (OPA) conform to the Growth Plan. Please see more details below:

- **Complete Communities and Climate Change:** Sections 2.1, 2.2 and 4.2.10 promote the concept of "complete communities." These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local stores and services, public service facilities, and a full range of housing. Policy 4.2.10 directs municipalities to support the achievement of complete communities, and reduce dependency on the automobile by promoting transit and active transportation. The OPAs propose policies that will achieve complete communities in Downtown Fairview, Cooksville and Hospital through a balanced mix of uses, range of housing options, and an expanded active transportation network.
- **Manage Growth:** Section 2.2 directs future population and employment growth to settlement areas within the Greater Golden Horseshoe. Strategic growth areas such as urban growth centres will be planned to serve as high-density employment centres and accommodate significant population and employment growth. Development within major transit station areas on priority transit corridors will be supported by a diverse mix of uses and transit-supportive densities. The proposed policies will facilitate population and employment growth to achieve a diverse mix of uses and meet provincial and regional minimum density targets within proposed protected major transit station areas in Downtown Fairview, Cooksville and Hospital.
- **Employment:** Section 2.2.5 directs retail and office uses to locations that support active transportation and have existing or planned transit. With existing and planned rapid transit in Downtown Fairview, Cooksville and Hospital, the proposed policies aim to retain existing office uses within Downtown Fairview, Cooksville and Hospital. New policies are also proposed directing at-grade retail along corridors and additional retail and office uses in key locations.
- **Housing:** Section 2.2.6 provides direction to support a range and mix of housing options, including affordable housing, to meet the needs of current and future residents. The OPAs propose policies that will provide for a range of housing options including affordable housing to help meet projected needs of current and future residents.

- **Transportation System:** Sections 3.2.2 and 3.2.3 directs municipalities to integrate land use planning and transportation planning, facilitate improved linkages to urban growth centres, major transit station areas, and other strategic growth areas, prioritize active transportation and transit, and adopt a complete streets approach. The proposed policies aim to expand the existing road and pedestrian network, improve multi-modal access to existing and planned transit, and promote complete streets.
- **Public Open Space:** Policy 4.2.5.1 encourages municipalities to develop a system of publicly-accessible parkland, open space, and trails. The proposed policies provide direction to expand the public park and open space network within the Downtown Fairview, Cooksville and Hospital Character Areas.

Peel Regional Official Plan (Office Consolidation, 2021)

The Regional Official Plan (ROP) provides direction and a strategic policy framework to guide development and growth in Peel Region and Mississauga. The over-arching theme of the ROP is sustainability – supporting the needs of present populations without compromising future generations. The sustainability framework encompasses environmental, social, economic and cultural pillars in order to ensure that the Region develops a holistic approach to planning and creates the conditions for thriving communities. The proposed Downtown Fairview, Cooksville and Hospital Official Plan Amendments (OPA) conform with the ROP. Please see more details below:

- **Complete Communities:** Section 5.3 provides direction to establish complete urban communities that contain living, working and recreational opportunities, and which respect the natural environment, resources and characteristics of existing communities. The OPAs propose policies that will achieve complete communities with a mix of housing, employment, retail, commercial, service, community and recreational uses in Downtown Fairview, Cooksville and Hospital.
- **Employment:** Section 5.2 requires local municipalities to address the provision of opportunities for residents to live and work within the urban growth centre with a wide range and mix of land uses. Policy 5.6.2.10 encourages high density employment uses in proximity to major transit station areas. The proposed policies seek to maintain existing office uses and provide additional non-residential uses in key locations.
- **Housing:** Section 5.8 provides direction for municipalities to plan for a range and mix of housing. Specifically, policy 5.8.2.3 encourages and supports municipalities to plan for a range of housing options and forms, including affordable housing to enable all residents to remain within their communities. The proposed policies reinforce these housing policy directions.
- **Active Transportation:** Policy 5.9.10.2.1 provides direction for integrated transportation planning with pedestrian and cycling networks that are safe, attractive and accessible, and provide linkages between areas and to adjacent neighbourhoods and transit

stations. The OPAs propose policies to expand the road and pedestrian network in Downtown Fairview, Cooksville and Hospital.

New Region of Peel Official Plan (Adopted, 2022)

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. While the policies of the new RPOP are not in full force and effect, it represents Regional Council's most current vision to guide growth and development within Peel Region and the City of Mississauga to the year 2051.

Once approved, the new RPOP will have delineated major transit station areas across Peel Region and minimum densities requirements for each major transit station area. Local municipalities will be directed to address: land uses that support complete communities; minimum densities; minimum and maximum heights where appropriate; and improved multi-modal access and connectivity, among other matters.

The City of Mississauga is proposing an amendment to its Official Plan (draft Amendment No. 144) that will introduce protected major transit station areas to conform with the new RPOP. Downtown Fairview, Cooksville and Hospital Official Plan Amendment (OPA) 146 proposes additional protected major transit station area policies that support mixed use transit-supportive development. OPA 146 will come into force and effect once Amendment No. 144 is in force and effect.

Mississauga Official Plan (Consolidation, 2021)

The proposed Downtown Fairview, Cooksville and Hospital Official Plan Amendments (OPA) reinforce the current policies and objectives of Mississauga Official Plan (MOP). Please see more details below:

- **City Structure and Growth:** Chapter 5, Section 5.3 identifies an urban hierarchy and recognizes the different functions of various areas of the city. The Downtown will contain the highest densities, tallest buildings and greatest mix of uses. The OPAs propose a vision and mix of uses that reflect the position of Downtown Fairview, Cooksville and Hospital within the City's Urban Hierarchy.
- **Employment:** Section 5.3.1 identifies the Downtown as the primary location for mixed use development. Policies 5.5.10 and 10.4.1 encourage major office and retail development to be located within major transit station areas. The proposed policies aim to retain existing office uses and increase the amount of non-residential uses in key locations to achieve the vision of a vibrant Downtown where residents can live, work and play.
- **Parks and Open Spaces:** Chapter 6, Section 6.3 provides city-wide direction for Mississauga's green system that is comprised of the natural heritage system, urban forest, natural hazard lands and parks and open spaces. Section 6.3 introduces the one-

zone concept and two-zone floodplain management concept. The proposed policies provide further direction for development within the floodplain and the expansion of parks and open space to serve future growth.

- **Complete Communities:** Chapter 7 provides city-wide direction for complete communities. The Chapter identifies the need to plan for complete communities that meet the daily needs of people and offer a range of services, employment and residential opportunities. Specifically, Policy 7.1.3 encourages compact built environments that integrate a mix of uses, support alternative modes of transportation, and encourage recreational activities. Section 7.3 identifies the need for community infrastructure as a vital part of complete communities and quality of life. The OPAs propose policies that support the development of complete communities with a balanced mix of uses, including community infrastructure, and different modes of transportation.
- **Housing:** Section 7.2 provides city-wide direction to ensure suitable housing for people of all stages of life. MOP encourages the creation of new housing to meet the needs of diverse populations, younger and older adults and families. The OPAs propose policies to increase the amount of housing that is available in Downtown Fairview, Cooksville and Hospital.
- **Multi-Modal Transportation:** Chapter 8 aims to create sustainable communities with multi-modal transportation networks, encourages a shift towards more sustainable modes of transportation and prioritizes the creation of a fine-grained road pattern in Intensification Areas. The proposed policies will support a fine-grained multi-modal transportation network by introducing new public roads and pedestrian connections and promoting complete streets in Downtown Fairview, Cooksville and Hospital.
- **Urban Form:** Chapter 9 provides city-wide direction to build a desirable, sustainable built form with high quality urban design and public realm that contributes to a strong sense of place. Specifically, Sections 9.2.1 and 9.5 requires development in Intensification Areas to contribute to a vibrant, pedestrian realm, support pedestrian and cycling connectivity, incorporate appropriate podium conditions and ensure appropriate transitions in height with surrounding areas. The proposed policies in Downtown Fairview, Cooksville and Hospital provide direction to activate street frontages along key streets, introduce new pedestrian connections, contribute to a vibrant pedestrian realm, and ensure appropriate podium conditions and height/built form transitions.