

City of Mississauga

Corporate Report



Date: October 5, 2020

To: Chair and Members of Planning and Development Committee

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

Originator's files:
CD.03-UPT

Meeting date:
October 19, 2020

Subject

**PUBLIC MEETING INFORMATION REPORT (WARD 4 AND WARD 5) – Mississauga
Official Plan Amendment for the Uptown Major Node Character Area**

Recommendation

1. That the report titled "*Mississauga Official Plan Amendment for the Uptown Major Node Character Area*" dated October 5, 2020 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the Public Meeting held on October 19, 2020 to consider the report titled "*Mississauga Official Plan Amendment for the Uptown Major Node Character Area*" dated October 5, 2020, from the Commissioner of Planning and Building, be received.

Report Highlights

- A draft Official Plan Amendment (OPA) has been prepared that provides a policy framework for the future development of the Uptown Major Node Character Area (Uptown Node). Please see Appendix 1 for a map of the subject area.
- This report presents the draft OPA for Council's consideration, which includes a range of policies on items such as: housing, road connections, park locations, retaining non-residential space, urban block sizes and development master plans.
- This report also provides Council with preliminary feedback from stakeholders that were engaged over September and October, 2020; along with feedback from a virtual public meeting held on October 5, 2020.
- Staff aim to bring a Recommendation Report with the final OPA to Council for consideration before the end of 2020.

Background

The Uptown Node is under significant development pressure. There are currently 14 towers under construction and/or application in the Node, which would provide over 5,000 new residential units. The City has also received some large scale preliminary applications on key redevelopment sites.

In response to this development pressure, staff undertook preliminary work to understand the cumulative impacts of this growth in the Uptown Node on the provision of infrastructure and services. As part of this assessment the following challenges were identified: parkland deficiencies, the need for a finer-grained road network and improved pedestrian connections, improved housing mix, an imbalance between population and jobs, and the need for protection of office and retail space.

In July 2020, staff received Council support to develop an OPA to address these issues and to help ensure the Uptown Node can continue to thrive as a complete, vibrant and well served community into the future.

See Appendix 2 for a copy of the July 27, 2020 report entitled *“Information Report (Ward 4 and 5) – Uptown Node Capacity Review”*.

Comments

OVERVIEW OF DRAFT OFFICIAL PLAN AMENDMENT

The draft OPA (Appendix 3) has been prepared to address the issues identified in the Information Report presented to Council on July 27, 2020. It incorporates comments made by staff in Planning and Building, Transportation and Works, and Community Services and feedback received during the public and stakeholder consultation period over September and October, 2020. The following summarizes key policies within the draft OPA.

Develop Finer Grained Road Network

The draft OPA includes a *“Block and Road Concept Plan”* with future roads and pedestrian connections. The draft policy directs that these roads/connections are public, but allows for the consideration of private roads under certain circumstances.

The draft OPA also has policies intended to create a finer grid network and a permeable system of streets to support a well-connected and walkable community. The draft OPA also includes policies to enhance the public realm and ensure new development considers its impact on the streetscape.

Need to Retain and Encourage Non-Residential Uses

The draft OPA reinforces the vision for the Uptown Node as a mixed use community that offers a range of employment opportunities. In order to achieve a better balance between residents and jobs, the proposed policies encourage non-residential uses.

Further, the draft OPA includes a policy that requires the replacement of any non-residential space proposed to be demolished as part of redevelopment plans. In the case of retail space, a limited loss of net floor area would be permitted if the planned function of the retail uses are maintained during and after redevelopment.

Identify Parkland Locations

The draft OPA includes a “*Block and Road Concept Plan*” that proposes potential locations for future parks in order to create an interconnected open space network. The size, configurations and quality of these parks will be determined through the development application process and in line with section 42 of the *Planning Act* and any other applicable provisions. Where a public park cannot be secured, the OPA identifies that POPS (Privately Owned Publicly Accessible Spaces) could be considered.

The draft OPA also includes the requirement to provide playgrounds within a 400m unimpeded walk within the Uptown Node. This policy reflects the city-wide standards and is intended to address the playground deficit in the Node.

Requirement for Development Master Plans

The draft OPA proposes that staff may require a development master plan for large scale developments within the Node, and that this will be determined through the pre-application meeting and in consultation with staff prior to development application submission. This policy is intended to bring a more comprehensive and coordinated approach to planning within the Node.

Housing Mix and Affordability

The draft OPA encourages the development of a range of housing choices in terms of unit type, unit size, tenure, and price, to accommodate changes in community needs over time. The draft OPA also promotes opportunities for partnerships in order to meet this objective.

Community Infrastructure Provisions through Partnerships

The draft OPA encourages community partnerships and the sharing of community infrastructure and facilities, where practical. This proposed policy is, in part, intended to provide support to the Peel District School Board, given the immediate need for an elementary school in the area.

Urban Design

The draft OPA amends the existing urban design policies and introduces detailed policies to support the creation of a vibrant community with a sense of place. Draft policies include urban design considerations in relation to street hierarchy, as well as the creation of urban scale blocks and streets.

Building Height - *Policies Not Amended*

The current planning framework in the Uptown Node allows for height permissions up to 25 storeys, with the opportunity to develop taller buildings if certain criteria can be met. Given the growth emphasis placed on Uptown Node, the policy framework guiding heights in the Uptown Node is considered sufficiently robust and is not be addressed as part of this OPA.

COMMUNITY ENGAGEMENT

Engagement Process

This OPA has been underpinned by stakeholder engagement with the following groups:

- **Public Engagement:** The public has been involved via a project website, social media, an online comments form, a virtual community meeting and this statutory public meeting. Public engagement was intended to provide information on the draft policies and gain preliminary feedback.
 - **Virtual Community Meeting:** A virtual community meeting was held on October 5, 2020.
 - **Statutory Public Meeting:** Notification for the October 19, 2020, Statutory Public Meeting was published in the Mississauga News. Information of this public meeting was also shared on the Uptown Node project website (www.yoursay.mississauga.ca/uptown), and promoted via a media release, Council's Corner newsletter and social media.

- **Posting Draft OPA:** The draft OPA policies will be posted on the project website on October 9, 2020 along with an online comment form in order to receive further detailed comments from the public.
- **Stakeholder and Land Owner Engagement:** Outreach with the Uptown Node's stakeholders and major land owners took place over September and October, 2020 in order to provide information on the amendment and gain preliminary feedback on more site specific matters.

Feedback Received to Date

Staff engaged stakeholders and the public through the abovementioned engagement tactics. Staff have incorporated this preliminary feedback into the draft OPA and provided a summary of the key messages received below.

Creating a Complete Community

- We heard about the need for Uptown Node to evolve as a complete, vibrant and mixed use community that provides opportunities for people of all ages and abilities to live, work, shop and play.
- Feedback also included the need for school sites in the Node, playgrounds, parks and improved pedestrian connections.

Improving Multi-Modal Movement around the Node

- We heard about the need for a more connected Node that supports multi-modal transit, including improved pedestrian connections, active transportation, automobiles and future connections to the Hurontario Light Rail Transit.
- Feedback was received that people often felt unsafe crossing some of the larger roads in the Node, and there was support for implementing pedestrian connections and a finer grained street network for people to move around.

Consideration of Local Development Aspirations and Condition

- During our discussions with major land owners in the area, we heard support for strengthening Uptown Node into the future.

- We also heard that it will be important that the OPA incorporates their development aspirations and that it carefully considers individual site constraints to ensure the new policy framework is achievable on the ground.
- One land owner also expressed that it will be important any requirements for new office and retail are economically viable.

In response to posting the draft OPA policies, staff anticipate detailed comments from the public and stakeholders. Staff will consider all feedback received in finalizing the draft OPA and will present this feedback to Council for consideration as part of the final Recommendations Report.

Financial Impact

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

Conclusion

The Uptown Node Official Plan Amendment has been a consultative process that has produced a draft policy framework to aid in the development of a vibrant, mixed-use and connected community. The next step is to incorporate any further feedback received through community engagement and at the October 19, 2020 Public Meeting into the final OPA that will be presented to Council for consideration by the end of the year.

Attachments

Appendix 1: Context Map of Uptown Node

Appendix 2: Information Report (Wards 4 and 5) – Uptown Node Capacity Review, July 27, 2020

Appendix 3: Uptown Major Node Character Area – Draft Official Plan Amendment



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