

# 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.21-CLA

Meeting date:  
October 19, 2020

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 2)**

### **Southdown Local Area Plan – City Initiated Official Plan Amendment**

## Recommendation

1. That the report titled "Southdown Local Area Plan – City Initiated Official Plan Amendment" dated October 5<sup>th</sup>, 2020 from the Commissioner of Planning and Building be received for information.
2. That submissions made at the Planning and Development Committee Public Meeting held on October 19, 2020, regarding the report titled "Southdown Local Area Plan - City Initiated Official Plan Amendment," dated October 5th, 2020 from the Commissioner of Planning and Building, be received.
3. That Staff report back to the Planning and Development Committee on the submissions made from the public, and comments made from circulated departments and agencies, regarding the proposed changes, outlining any modifications to the original proposed amendment, as necessary.

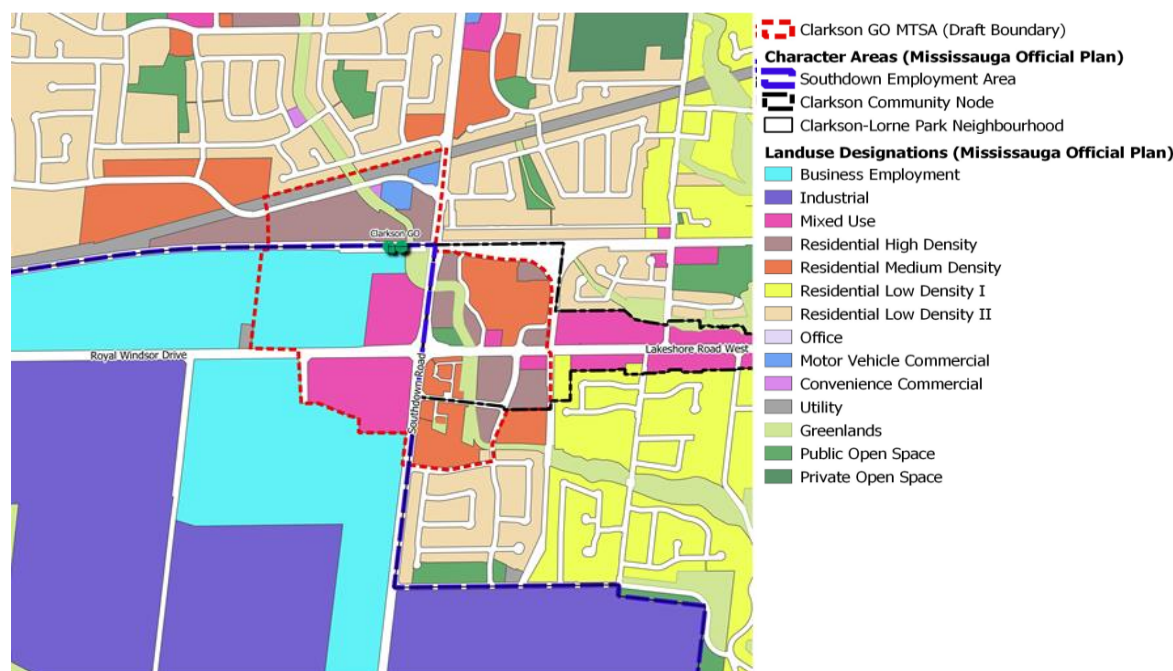
## Background

As part of the planning process, the Province's Growth Plan establishes protocols for municipalities to plan for Major Transit Station Areas<sup>1</sup> (MTSA) around identified GO stations to accommodate a minimum density of 150 residents and jobs combined per hectare (Ha).

Accordingly, the City initiated the [Clarkson Transit Station Area \(TSA\) Study](#) in coordination with the Region of Peel to evaluate the growth potential of the area surrounding the Clarkson GO station as a Major Transit Station Area (MTSA). Figure 1 shows the delineation of the draft boundary of the Clarkson GO MTSA, which includes lands located within the Southdown Employment Area. An additional 6,000 residents and jobs combined will be required within the Clarkson GO MTSA to meet the minimum density target.

<sup>1</sup> A Major Transit Station Area (MTSA) is defined as an area within an approximate radius of 500 to 800 metres from an existing or planned transit station or a stop, representing about a 10-minute walk.

Figure 1 : Draft boundary of Clarkson GO MTSA

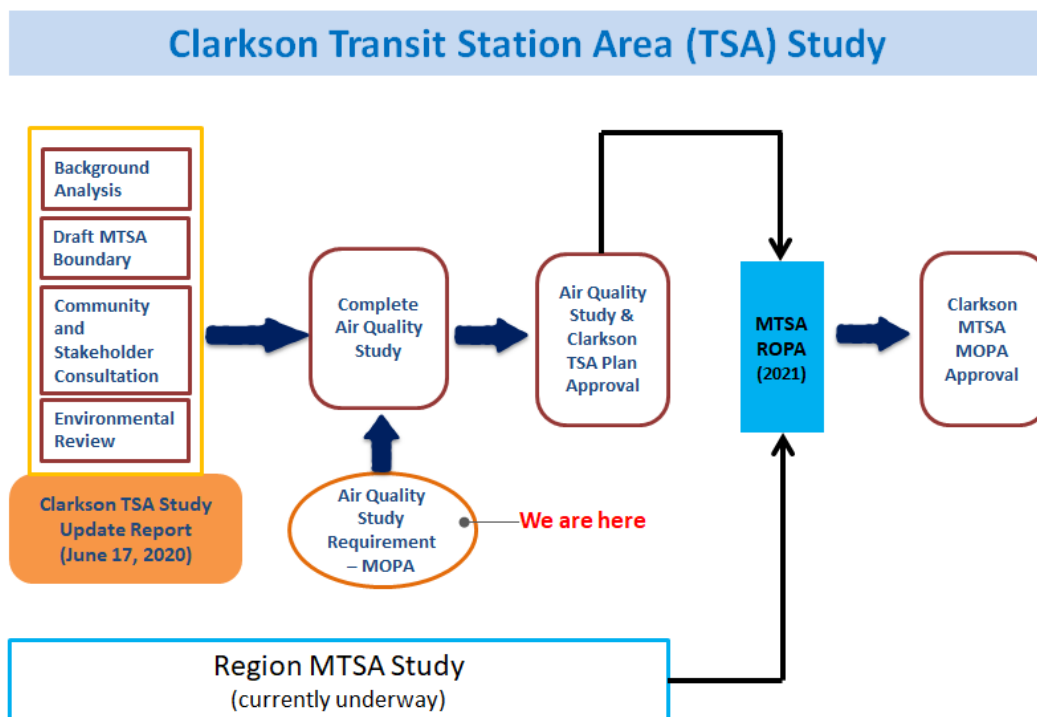


With MTSA planning, both the Region and the City have specific roles. The Region's primary function is to identify and delineate MTSAs across the Region in coordination with local municipalities. The City's responsibility is to support the Region through its local knowledge and various studies such as the Clarkson TSA Study. The [Region's MTSA project](#) is well underway and will conclude with a Regional Official Plan Amendment (ROPA) sometime in the new year. Subsequently, the City will conform to the new regional policies by bringing forward Mississauga Official Plan Amendments (MOPAs) for various MTSAs across the city, such as in Clarkson.

On June 17<sup>th</sup> 2020, Council approved receipt of the report titled "Clarkson Transit Station Area Study Update Report" (See report in Appendix 1) which directed staff to proceed with the next steps. These are being undertaken in concert with the regional MTSA planning work.

Specifically, staff were directed to prepare a MOPA in two stages. The first stage is to complete a MOPA to require an Air Quality Study in consideration of any proposed sensitive land uses (i.e. residential) within the Southdown Employment Area section of the Clarkson GO MTSA, once delineated. The second stage would be to prepare a MOPA to implement the land use vision and master plan established through the Study. It is prudent for the City to advance the OPA in two stages to ensure that consideration will be given to air quality prior to changing any land uses within the Southdown Employment Area (see figure 2).

Figure 2: Clarkson TSA Study Process



## Comments

Preliminary environmental and land use compatibility analysis conducted for the Clarkson TSA Study identified concerns related to local air quality specific to the Southdown Employment Area.

As such, the completion of an Air Quality Study was recommended for this area. The findings from this study will guide the completion of the Clarkson TSA Study in determining whether future sensitive uses are appropriate and identify any necessary mitigation measures to be implemented. Once complete, the Clarkson TSA Study and any land use change recommendations will be brought forward for Council's consideration. Community consultation will continue throughout the process.

### Proposed Mississauga Official Plan Amendment (MOPA):

Considering the need for an Air Quality Study in this area, Staff propose that the Mississauga Official Plan be amended to add the following policy within Section 10 of the Southdown Local Area Plan:

#### "10.4 Sensitive Land Uses

*Prior to and as a condition of a development application being deemed complete which proposes a sensitive land use on the lands included within the boundary of the Southdown Employment Area and within the delineated boundary of the Clarkson GO Major Transit Station Area once it has been established, an Air Quality Study must be completed in accordance with the City's Terms of Reference and to the satisfaction of the City of Mississauga and appropriate approval authorities. The City of Mississauga may refuse to accept or further consider such a*

*development application where an Air Quality Study is not submitted or is not satisfactory to the City and appropriate approval authorities.”*

The proposed amendment aligns with the current Provincial, Regional and Mississauga Official Plan and Policies as outlined in Appendix 2.

### **Next Steps:**

It should be noted that a landowner within the draft boundary of the Clarkson GO MTSA has initiated an Air Quality Study in July 2020 based on a set of Terms of Reference prepared by staff. The study is expected to be completed in early 2021.

The findings of the Air Quality Study will be used to determine the appropriate land use recommendations culminating in the completion of the Clarkson TSA Study and the preferred plan for the area. The Clarkson TSA Study will be brought forward for Council consideration before proceeding with the drafting of the implementing official plan policies. The official plan policies will address land uses, building heights, density and local road patterns among other things. As indicated earlier in the report, the regional MTSA ROPA will have to be in place (expected sometime in 2021) prior to any MOPA being approved by City Council.

## **Financial Impact**

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

## **Conclusion**

The proposed policy amendment does not recommend changes to current land use designations. The proposed policy amendment intends to enable City staff, Council and relevant approval authorities to determine whether future intensification through the introduction of new sensitive uses is appropriate within the Clarkson GO MTSA and the Southdown Employment Area and can coexist with the surrounding industries.

Comments received on the proposed amendments outlined in this report will be considered and staff will report back to the Planning and Development Committee on submissions made.

## **Attachments**

Appendix 1: Clarkson Transit Station Area Study Update Report to Council, dated June 5, 2020.

Appendix 2: Southdown Local Area Plan – City Initiated OPA: Conformity to Provincial, Regional and Mississauga Official Plan Policies




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

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