

## Appendix 7 - Summary of Applicable Policies

The proposed Official Plan Amendment (OPA) for Uptown Major Node Character Area aligns with the current Provincial, Regional and Mississauga Official Plan and Policies as summarized below. The following assessment provides a general summary of the intent of the policies and is not considered exhaustive.

### 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 providing a mix of housing, a range of employment opportunities and access to recreation, parks and open spaces. The PPS also promotes economic development and long-term economic prosperity. The proposed OPA for the Uptown Node are consistent with the PPS.

Please see more details below:

- **Development and Land Use Patterns:** Policy 1.1.3 promotes efficient development patterns for settlement areas and a compact urban form. The proposed policies support the development of a dense and compact community in Uptown, proximate to the Hurontario Light Rail Transit line.
- **Housing:** Policy 1.1.1 and section 1.4 direct that healthy communities accommodate a range and mix of housing, including affordable housing. The proposed OPA encourages development in Uptown to incorporate a range of housing choices (including affordable housing) to accommodate changes in community needs over time.
- **Employment:** Policy 1.3.1 promotes economic development by encouraging a range of employment uses, mixed-use developments and maintaining a wide range of sites to support a diverse economic base. The proposed policy amendments encourage a range of employment opportunities and mixed use development in Uptown. Further policies seek to retain existing non-residential space to protect Uptown's employment base and support a diversity in economic activity.
- **Public Spaces and Recreation:** Section 1.5 provides direction for public spaces, parks and open space, specifically policy 1.5.1.b states that communities should plan and provide for a range and equitable distribution of parkland, public spaces, open spaces, trails and linkages that promote recreation. The proposed OPA identifies the location of future parks to provide a comprehensive open space network for Uptown.
- **Multi-Modal Transportation:** Policy 1.5.1.a speaks to promoting active communities, with safe public streets that support pedestrian experiences and facilitate active transportation. Policy 1.6.7.3 provides direction for multimodal and interconnected transportation systems. The proposed policies for Uptown introduce a Block and Road Concept Plan to identify future roads and pedestrian connections and support multi-modal connections throughout Uptown and to the future Hurontario LRT. The policies

also support an enhanced public realm, pedestrian experience and safer movement throughout the area.

- **Long Term Prosperity:** Section 1.7 provides direction to support long-term economic prosperity through integrated approaches to planning, including considerations for economic development, housing, built form, transportation, built form and climate change. The proposed policies seeks to provide a comprehensive planning framework for the Uptown to prosper and thrive into the future.
- **Climate Change:** Section 1.8 provides direction on climate change, specifically reducing greenhouse gas emissions and planning for the impacts of a changing climate. Proposed policies for Uptown encourage new developments to reduce greenhouse gas emissions, manage storm water, and incorporate sustainable measure in their designs.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019; Amendment 1 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 policy amendments for the Uptown Node conform to the Growth Plan.

Please see more details below:

- **Complete Communities:** Section 2.1 and policy 2.2.1.4 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 services, public service facilities, and a full range of housing to accommodate a range of incomes and household size. The proposed policies embrace the Growth Plan's direction to create a complete community in Uptown and encourage a range and mix of housing, a finer grained road network, employment uses, parks and community infrastructure.
- **Housing:** Policy 2.2.6.1.a.i provides direction to support a range and mix of housing options, including affordable housing, to meet the needs of current and future residents. Policy 2.2.6.1.b identifies that mechanisms such as land use planning and financial tools may be needed to support housing options. This proposed OPA for Uptown encourages the development of a range of housing choices, and promotes partnerships or collaborations that will support the creation of affordable housing options.
- **Major Transit Station Areas:** The Growth Plan identifies Uptown as a Major Transit Station Area (MTSA) and sets a minimum density target of 160 residents and jobs per hectare. Policy 2.2.4.8 and 2.2.4.9 requires that MTSA's are designed to be transit-supportive with multi-modal connections to stations and that development support a mix of uses, including affordable housing. The proposed policy amendments in Uptown support and conform to all of these policy directions.

- **Employment:** Policy 2.2.5.14 identifies that the redevelopment of any employment land should “retain space for a similar number of jobs to remain accommodated on site.” Policy 2.2.5.2 directs major office development to MTSAs and policy 2.2.5.15 supports compact development that integrates retail uses. The proposed policy amendments for Uptown support the creation of a mixed use and complete community, where existing non-residential floor space is retained or replaced as part of a redevelopment.
- **Transportation Network:** Policy 3.2.2.2 directs transportation systems be planned to provide connectivity between transportation modes, promote the use of transit and active transportation, and offer multimodal transportation options. The proposed OPA will ensure that Uptown is developed with a multi-modal transportation network that provides greater connectivity throughout the area and to the Hurontario LRT transit station.
- **Public Service Facilities:** Policy 3.2.8.1 provides direction for public service facilities and services to be “co-located in community hubs and integrate to promote cost-effectiveness”. The proposed policy amendments seek to promote collaboration and innovative partnerships in the delivery of public infrastructure.
- **Public Open Space:** Policy 4.2.5.1 encourages municipalities to develop “a system of publicly-accessible parkland, open space, and trails”. The proposed policy amendments for Uptown ensure a network of public parks and open spaces are developed and distributed throughout the area, and providing connectivity to existing and future roads, pedestrian and multi-use connections.

### Parkway Belt West Plan

The Parkway Belt West Plan (PBWP) designates and protects infrastructure corridor lands needed for transit, hydro and electric power facilities. The proposed policy amendments for Uptown will not be affecting lands protected under the PBWP.

### Region of Peel Official Plan (Consolidation, 2018)

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 holistically and creates the conditions for thriving communities. The proposed policy amendments for the Uptown Node conform to the ROP.

Please see more details below:

- **Complete Communities:** Policy 5.3.1.3 provides direction to “establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing

communities.” The proposed policy amendments for Uptown conform to the Regional Official Plan, and will ensure that Uptown is developed into a complete community.

- **Compact Urban Form:** Policies 5.3.2.3 and 5.3.2.6 provide direction on compact form and pedestrian-friendly, transit-supportive urban structure and form. Section 5.3.3 provides direction for urban growth centres and the regional intensification corridor, to ensure that these areas “include compact forms of urban development and redevelopment providing a range and mix of housing, employment, recreation, entertainment, civic, cultural and other activities for Peel residents and workers and other residents of the Greater Toronto Area and Hamilton (GTHA).” The Uptown Major Node is situated within the Regional Intensification Corridor. The proposed policy amendments for Uptown conform to the Region of Peel Official Plan.
- **Employment:** Policy 5.6.2.10 encourages high density employment uses in proximity to major transit station areas and areas planned for higher order transit service. The proposed OPA encourages economic development and employment growth in a Major Transit Station Area.
- **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 to between areas, to adjacent neighbourhoods and transit stations. Additionally, policy 5.9.10.2.7 encourages school boards to select school sites in locations to maximize walking/cycling as a primary means of travel to school. The proposed OPA for Uptown ensures the creation of a fine-grained multi-modal transportation network and, encourage collaboration and partnerships in order to develop needed community infrastructure within Uptown.

## Mississauga Official Plan

The proposed policy amendments for Uptown reinforces the current policies and objectives of the Mississauga Official Plan (MOP).

- **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 is planned to be the densest part of the city, followed by Major Nodes, which are envisioned to accommodate growth and provide a mix of population and employment uses. The proposed policy amendments reflect Uptown Node’s position as a Major Node within the City’s urban hierarchy.

- **Employment:** Policy 5.5.10, 10.2.1 and 10.41 encourage major office and retail development to be located within the Major Nodes and in Major Transit Station Areas. The proposed policy amendments for Uptown encourage economic development and protect against the loss of existing office and retail uses.
- **Parks and Open Spaces:** Chapter 6 provides city-wide direction for parks and open spaces. The proposed policy amendments provide further direction for parkland within Uptown and identify conceptual locations for future parks to ensure a distribution of open space throughout the Node.
- **Complete Communities:** Chapter 7 provides city-wide direction for complete communities. The Chapter identifies Major Nodes as areas that are to be planned to be complete communities 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 multiple 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. Policy 7.3.2 identifies Major Nodes as one of the preferred locations for community infrastructure. The proposed OPA will ensure that Uptown develops as a complete community with access to multiple modes of transportation and community infrastructure.
- **Housing:** Section 7.2 provides city-wide direction to ensure the provision of suitable housing for people of all stages of life. The MOP encourages the creation of new housing in Major Nodes to meet the needs of diverse populations, younger and older adults and families. The proposed policy amendments for Uptown encourage the development of a range of housing choices, including affordable housing.
- **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 policy amendments will ensure that Uptown develops with a fine-grained multi-modal transportation network that will provide connections throughout the Node and to the Hurontario LRT.
- **Compact Urban Form:** Chapter 9 provides city-wide direction to build a desirable, sustainable urban form with high quality urban design and public realm that contributes to a strong sense of place. Policy 9.1.2 and 9.1.9 directs urban form within Intensification Areas to promote a diverse mix of uses and support the creation of efficient multi-modal transportation system. Section 9.3 and policy 9.3.1.5 provides direction to ensure that the public realm enhances connectivity and a sense of place. The proposed OPA seeks for Uptown to be compact and enjoy high quality design in its public realm.