

City of Mississauga

Corporate Report



Date: December 1, 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:
December 7, 2020

Subject

REVISED RECOMMENDATION 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 December 1, 2020, from the Commissioner of Planning and Building, be adopted.
2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Southdown Employment Area Character Area Policies contained in the Southdown Local Area Plan in accordance with the proposed modified policy as outlined in Appendix 1 of this report.

Background

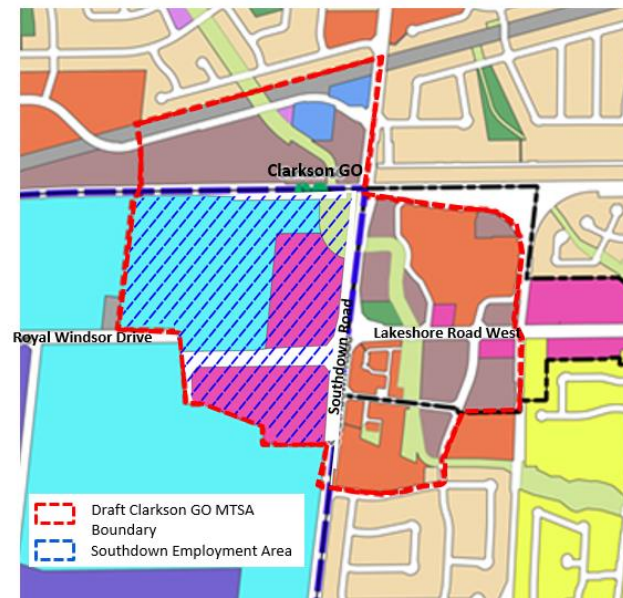
The [Clarkson Transit Station Area Study](#) has been initiated to develop a transit oriented plan for the lands surrounding the Clarkson GO station, also referred to as a Major Transit Station Area (MTSA)¹. The Growth Plan 2019 and Amendment No. 1 (2020) requires MTSA's to plan for a minimum density of 150 residents and jobs combined per Ha. This results in a minimum addition of approximately 6,000 additional residents and jobs to meet the minimum density target for Clarkson GO MTSA.

Staff presented an update report titled “Clarkson Transit Station Area Study Update Report” to Council on June 17 2020 (attached with Appendix 2) which identified the draft boundary of the Clarkson GO MTSA, potential redevelopment opportunities and the findings of the preliminary environmental and land use compatibility analysis. The preliminary environmental analysis recommended that an air quality study should be completed before considering any sensitive uses on lands within the Southdown Employment Area section of the Clarkson GO MTSA boundary. Council directed staff to proceed with preparing an Amendment to the Mississauga Official Plan to recognize the requirement of a completed air quality study.

¹ 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.

On October 19 2020, the Planning and Development Committee received the staff report titled “Southdown Local Area Plan – City Initiated Official Plan Amendment” (Appendix 2) and a public meeting was held to consider the proposed amendment to the policies of the Southdown Local Area Plan in the Mississauga Official Plan. The proposed policy amendment recognized the requirement of a satisfactory air quality study to be completed before sensitive uses can be considered on the lands included within the Southdown Employment Area and the Clarkson GO MTSA boundary (see cross hatched area in Figure 1 below).

Figure 1: Draft boundary of Clarkson GO MTSA and Southdown Employment Area



Comments

The notice of the statutory public meeting dated October 19 was advertised in the Mississauga News newspaper on September 24, 2020 and approximately 1,210 notices were mailed out to inform local residents, landowners and related departments and agencies. The notice was published on the Clarkson Transit Station Area Study’s webpage and was sent by email to nearly 165 project subscribers.

No members of the public registered to speak to this item at the Planning and Development Committee meeting on October 19. Staff have received and responded to general inquiries related to air quality in the area and redevelopment envisioned through Clarkson Transit Station Area Study. The feedback received from residents is generally supportive of the completion of an air quality study.

Following the statutory public meeting, additional input was received from municipal stakeholders on the original policy amendment as presented in the public meeting information report titled “Southdown Local Area Plan – City Initiated Official Plan Amendment” dated October 5th, 2020 (Appendix 2). They requested modifying the original policy language to

provide more clarity and facilitate its implementation. The intent and objective of the policy remains unchanged. As such, staff is proposing that the modifications to the proposed policy as outlined in Appendix 1 to this report be adopted.

Next Steps

A landowner in the draft Clarkson GO MTSA boundary has already initiated an air quality study in accordance to the City's Terms of Reference, which is expected to be completed in early 2021. The findings of the air quality study will inform the recommendations of the Clarkson Transit Station Area Study with regards to future land uses, densities, heights, transportation connections etc., which will be brought forward for Council's consideration after seeking community feedback.

The Region's MTSA Study is currently underway and a Region of Peel Official Plan Amendment (ROPA) for MTSA is expected to be forthcoming sometime in 2021. Once the Region's MTSA ROPA is adopted, staff will bring forward a Mississauga Official Plan Amendment to align with the Region's MTSA policies and to implement the recommendations of the Clarkson Transit Station Area Study.

Financial Impact

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

Conclusion

The intent of the proposed policy as modified remains unchanged. Staff recommend that the proposed amendment be adopted in accordance with the recommendations specified in this report.

Attachments

- Appendix 1: Southdown Local Area Plan - Proposed Mississauga Official Plan Amendment, as modified.
- Appendix 2: Staff report titled "Southdown Local Area Plan – City Initiated Official Plan Amendment" dated October 5 2020.



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

Prepared by: Taral Shukla, Planning Associate, City Planning Strategies
Romas Juknevičius, Acting Manager, City Planning Strategies