

<p>Date: February 12, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: CD.02-MIS</p>
	<p>Meeting date: March 8, 2021</p>

Subject

INFORMATION REPORT (ALL WARDS)

Mississauga Official Plan Review – Engagement Summary and Policy Priorities Update

Recommendation

That the report titled “Mississauga Official Plan Review – Engagement Summary and Policy Priorities Update” dated February 12, 2021 from the Commissioner of Planning and Building, be received for information.

Report Highlights

- The Mississauga Official Plan (MOP) Review focus in 2020 was on research, accommodating statutory changes, identifying policy priorities and testing the priorities through virtual community engagement
- Feedback from community engagement confirms that the proposed MOP policy priorities are mostly aligned with community interests
- Future community engagement and public agency consultation is planned for Spring 2021 and a key component will be topic specific workshops
- Ongoing dialogue with Indigenous peoples will guide how to address areas of interest in MOP
- MOP Review policy work priorities continue to align with four guiding objectives – conformity, simplify, innovative, certainty

Background

The ten-year review of Mississauga Official Plan (MOP) commenced in 2019, with the launch of the Official Plan Review (OPR) at a June 10, 2019 Special Council meeting. For the balance of

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2019, focus was placed on a comprehensive policy review exercise and on raising public interest in and awareness of city planning matters.

Updates on the 2019 work, Urban Film Forum and the proposed public and stakeholder engagement program, were presented in a report to the Planning and Development Committee (PDC) on March 9, 2020.

The report outlined four guiding objectives to make MOP a more streamlined and strategic document – *conformity, simplify, innovative, certainty*. The MOP review aims to address conformity to and consistency with provincial and regional policy; simplify MOP policy and address policy language that is redundant, obsolete and trivial; be innovative and consider policy best practices and new trends; and, provide greater certainty in policy direction for all stakeholders, e.g., Council, staff, landowners, and the public.

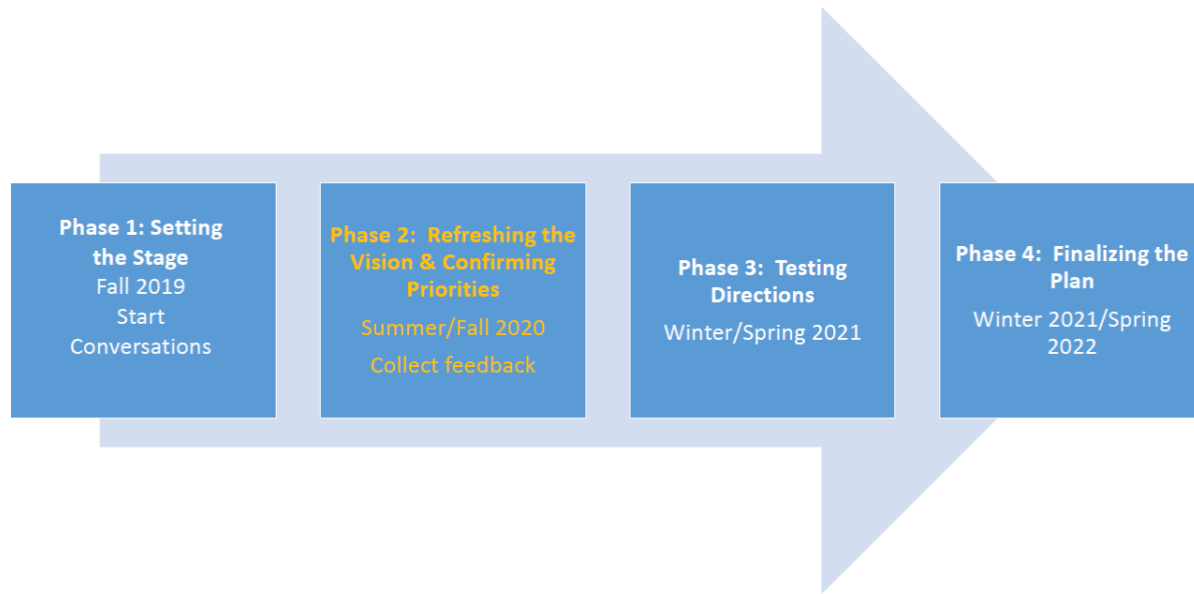
The report also outlined six policy theme areas for focussed policy review. Research briefs with proposed policy priorities were prepared in spring/summer 2020 for the six policy themes: Vision, City Structure and Urban Design, Housing, Environment, Transportation, and Community Infrastructure and Jobs.¹ The briefs were intended to provide information about policy priorities to help guide conversations during community engagement.

Due to the COVID-19 pandemic, community engagement was delayed to Fall 2020 and was conducted through various engagement strategies and tactics, including the following:

- The OPR project website, which incorporated several online engagement tools (i.e., ideas board, quick polls, Question/Answer submissions, post-meeting survey) and the themed research briefs
- Pre-consultation with numerous Mississauga-based community organizations and residents' associations
- Outreach and engagement with Indigenous peoples
- Virtual youth "in classroom" workshops, engaging approximately 150 high school-age youth over the course of six virtual workshops
- A Facebook ad campaign to drive further traffic to the project website and engage a diversity of online communities. The campaign consisted of three 15-second video ads posted to Facebook focused on housing, environment and transportation. These ads resulted in almost 600 comment posts.
- Four virtual community meetings each geographically focussed in a different areas of the city. Public agencies were invited to participate.

The Fall 2020 virtual and online engagement collected feedback on the MOP vision and proposed policy priorities, concluding Phase 2 of the MOP Review public engagement process that started on August 20, 2020 and ended on December 14, 2020. The following image shows that the MOP Review will now be moving into Phase 3: Testing Directions.

¹ All MOP Review reports and Research Briefs are located at <https://yoursay.mississauga.ca/official-plan-review>



Comments

Proposed policy priorities were presented to the public during the Fall 2020 virtual and online engagement. Staff highlighted strategic directions to ensure conformity with provincial policy and legislation, as well as alignment with the city's cross-divisional master plans and strategies.

What We Heard

Although COVID-19 affected the ability to conduct in-person community meetings, the City was able to receive feedback from approximately 490 participants through the online engagement tools, dedicated project email address, facilitated virtual community meetings and youth workshops, and a meeting with the Mississauga Board of Trade's Policy and Government Affairs Committee.

We note that the average number of participants at each of the four virtual community meetings was 18 (72 combined for all the meetings). This reflects the challenge of attracting residents to MOP consultation meetings, particularly when changes relate primarily to long term planning and the implementation of approved provincial, regional and City policies.

Appendix 1 summarizes the participant feedback under each of the six policy themes guiding the MOP Review engagement.² Highlighted below are some of the comments and issues raised by participants under each policy theme, followed by a brief assessment of the updates

² Appendix 1 is an Executive Summary. The full report "Official Plan Review: Phase 2 Community Engagement Feedback" is available at <https://yoursay.mississauga.ca/official-plan-review>

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that would better align the proposed policy priorities with the feedback. It is recognized that these comments do not represent a full range or ranking of community issues but reflect a “snapshot” sample of some of the voices we heard during the engagement.

City Structure & Urban Design

- Achieve intensification with more mid-rise housing and gentle forms of infill
- Greater sensitivity to human scale/pedestrian experience in new development
- Develop thoughtfully designed, high-quality buildings
- Protect the waterfront

Update the characterization of the city structure to address development form (e.g., highrise, midrise, infill, mixed-use) and city-wide distribution, and address urban design priorities of high-quality development that is sensitive to the pedestrian environment. The Lake Ontario waterfront should also be recognized as a distinct area important to Mississauga's identity.

Complete Communities – Community Infrastructure & Jobs

- Provide more small-scale public squares in developments, more destinations and memorable spots
- Focus on unique features: heritage areas (e.g., Streetsville village, Port Credit, Clarkson), museums, old parks, statues, public art
- Desire to work, live and socialize in the same city; interest in working from home but with access to local office or coworking hub nearby

Update policy priorities to address the opportunity for a diversity of public spaces and gathering places throughout the city, and to emphasize the need to create local job opportunities for Mississauga residents. Look at publically assessable private spaces (POPS) as a way to acquire more public squares. It is noted the City is currently in the process of updating its parkland dedication policies/rates. There are statutory limitations on how much new parkland new development can contribute.

Housing

- Provide more affordable housing options with different types of housing for people of all income levels and that are close to services, amenities and entertainment
- Provide a mix of housing types in communities, including detached, semi-detached, townhouses, second units, laneway housing, apartment buildings and condominiums, including low to mid-rise buildings
- Support for variety of housing arrangements, including multigenerational, cooperatives, senior-oriented, and live/work space

The housing policy priorities align with the feedback received, addressing the need for more affordable housing and more variety in the housing supply, including the need for more mid-rise housing. Staff generally find there is greater public support for neighbourhood intensification when discussed at a MOP level compared to individual development applications. The Province

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has mandated that municipalities have polices to allow three units (one primary, two secondary) on a residential lot.

Environment

- Expand, preserve and connect green spaces and natural areas, including parks, trails, community gardens, and conservation areas
- Provide a continuous, protected, and publicly accessible waterfront area
- Better support and showcase the Credit River and celebrate its Indigenous history
- Increase trees, parks and natural green spaces in the downtown core

The environment policy priorities generally align with the feedback, but more emphasis could be placed on supporting healthy, active communities as well as connected park and trail systems across the city. Additional policy could address the importance of the Credit River. These priorities are also important parts of the active Lakeview Village application and the recently approved Brightwater development.

Transportation

- Need fair, safe, connected, and accessible networks for all modes of transportation – transit, cycling, walking, vehicle
- Concerns about traffic congestion and road capacity to absorb increasing traffic from ongoing new development
- Need to prioritize pedestrians over cars (e.g., use traffic calming measures to address high speeds and improve pedestrian safety)
- Support public transit as a convenient and environmentally friendly option

The transportation policy priorities align with the feedback received, addressing the need for a connected, multi-modal transportation network. Transit infrastructure investment is addressed as a priority, but infrastructure investment to support other active transportation modes (i.e., cycle, walk, carpool) could also be highlighted. Streets that are accessible and safe for all users should be emphasized. Also to be addressed is the role of transit-supportive communities to reduce development-related traffic as required by the province's Major Transit Station Area (MTSA) process.

Vision

Staff are of the opinion that the current MOP vision chapter from 2011 is largely still valid and many participants echoed this sentiment. There were comments that climate change, affordable housing, Indigenous history, natural heritage, and diversity and inclusion should be priorities. However, it is acknowledged that MOP is a limited policy instrument that primarily has influence over new development. Many of these priorities are also considered as part of the City's budget process and various master plans.

The Vision will be refreshed to better align with changes in policy direction and priorities, however significant changes are not expected.

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Overall, the proposed policy priorities under the six policy themes generally align with the community feedback and will continue to be shaped by feedback from the community, Indigenous peoples, public agencies and Council.

Public Agency Feedback

Technical policy comments from public agencies will be addressed through ongoing consultation. During Phase 2 of the MOP Review public engagement process, the Toronto and Region Conservation Authority (TRCA) and the Orangeville Railway Development Corporation (ORDC) submitted comments to help inform the MOP policy directions. TRCA comments pertain to: natural hazard management, including floods; Master Environmental Servicing Plans (MESPs); stormwater management; natural heritage system (NHS) linkages; NHS mitigation hierarchy; Water Resource System (as required in the Growth Plan); watershed planning; and the TRCA Trail Strategy. ORDC's comments relate to mitigating the inherent conflicts between railway operations and residential development.

The MOP environment policy priorities will be updated to address TRCA comments. MOP railway and development policies will be reviewed for alignment with ORDC comments.

Indigenous Peoples

Meetings were held with Huron-Wendat First Nation and Mississaugas of the Credit First Nation to review the proposed policy priorities and OP Review process and to seek feedback on areas of interest. Interests include acknowledgement in MOP of Aboriginal and treaty rights, representation in the MOP vision statement and historical context, the Indigenous engagement process, and protection of archeological resources. Ongoing dialogue with Indigenous peoples throughout the MOP Review will guide how to address areas of interest in MOP.

Next Steps

Future community engagement under Phase 3: Testing Directions, is planned for Spring 2021 and will include topic specific workshops. This phase of engagement will address policy requirements and gaps and confirm the vision, priorities and policy directions.

Policy work will also continue, informed by the community engagement feedback and aligned with the MOP Review's four guiding objectives – *conformity, simplify, innovative, certainty*. Below are the key priorities, with indication in brackets of the objective it meets.

City Structure:

- Addition of Major Transit Station Areas (MTSAs) and related policies – required to show delineated boundaries and provide minimum density targets for each station (*conformity*)
- Revamp/Removal of Intensification Corridors and Corridors – needed to align with the new MTSA structure (*simplify*)

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- Consideration of Urban Avenue Policy Areas along specific arterial roads - new policies to guide redevelopment along select roads in Neighbourhoods with direct access lots and intensification potential (*innovative/certainty*)
- Reduction of Special/Exempt Sites in all Character Areas – opportunity to remove sites that are fully developed in accordance with the policy provisions (*simplify*)
- Consolidation of 23 Neighbourhood Character Areas – opportunity for policy consistency across the Neighbourhood structure (*simplify*)

Land Use Policy:

- New Housing Policies (e.g., Inclusionary Zoning, large site policies, updated neighbourhood intensification policies - more units on one lot) – required to address requirements under the provincial Growth Plan for a range and mix of housing options, including second units and affordable housing (*conformity*)
- Explore potential for Height-based residential land use designations – low, medium and high rise based designations could remove Low Density I and II redundancy in MOP and better address midrise housing forms, differentiating them from tall towers (*simplify/innovative/certainty*)
- New Mixed Use/Commercial Policies – to guide intensification of commercial sites within Neighbourhoods, while maintaining importance of retail functions (*innovative/certainty*)
- New Climate Change Policies – to align with the City's Climate Change Action Plan, and strengthen the City's climate change resiliency through the natural and built environments (*conformity/innovative/certainty*)
- Refresh of Employment Area and Corporate Centre policies - to ensure long-term protection of employment lands while enabling some land use flexibility where appropriate (e.g., re-evaluate minimum size of "major retail" in Employment Areas; examine potential for limited auto sales in Employment Areas; rename the Mixed Use designation within Employment Areas and Corporate Centres to clarify prohibition of residential uses) (*certainty*)

Transportation Policy:

- New Streets Policies and Classifications – to align with outcomes from the Changing Lanes initiative under the Transportation Master Plan (*conformity*)

Schedules:

- Explore the creation of a Height Schedule (Maximum Storeys) and Density (PPJ/ha)³ Schedule – to accompany the City Structure and provide more certainty of where height and density can occur (*certainty*)

³ PPJ/ha – persons plus jobs per hectare

Financial Impact

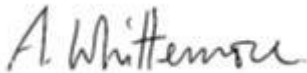
There is no financial impact resulting from the recommendation in this report.

Conclusion

Feedback from the Fall 2020 engagement showed that the proposed policy priorities are generally aligned with the community sentiment. However, further comments from the community and Council regarding changes to the policy priorities are welcome. The planned Spring 2021 community engagement sessions will provide an opportunity for more in-depth discussion on specific policy updates, changes and additions. Staff will be bringing subsequent reports to Council in 2021 on some of the key directions outlined above.

Attachments

Appendix 1: Official Plan Review: Phase 2 Community Engagement Feedback - Executive Summary



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

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