

Official Plan Review: Phase 2 Community Engagement Feedback

Executive Summary

The Phase 2 Community Engagement Feedback Summary provides an overview of community engagement activities and public feedback received in Phase 2 of the Official Plan Review. 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 engagement.

Phase 2 of the Official Plan Review (August 20 – December 14, 2020) consisted of extensive virtual and online engagement to help refresh the vision and confirm priorities for the new Mississauga Official Plan.



Image 1: Official Plan Review engagement phases

Phase 2 consisted of **11 virtual engagement sessions** and **5 different online engagement tools**. Engagement was focussed on understanding public aspirations for Mississauga’s future, organized under the six policy theme areas identified for the Official Plan Review: City Structure & Urban Design, Complete Communities – Community Infrastructure & Jobs, Housing, Environment, Transportation and Vision.

As the Official Plan considers a broad spectrum of city building and land use planning issues, engagement was purposefully designed to offer an opportunity for the public to touch on the issues that matter most and relate to their experiences. As a result, the feedback collected offers a snapshot of community values, areas for improvement and ideas for the future city.

Participation in virtual engagement sessions and online engagement tools, project website activity and social media campaign performance for Phase 2 of the Official Plan Review is presented in the following image:



Image 2: Overview of Phase 2 engagement in numbers (Aug. 20 – Dec. 14, 2020)

1. Virtual Engagement

Due to the unprecedented challenges of the COVID-19 pandemic, the project team pivoted to virtual engagement in place of in-person meetings. These virtual engagement sessions were among the first-ever virtual community engagements held by the City.

a) **Virtual Community Meetings**

The centrepiece of Phase 2 engagement was a series of four virtual community meetings held in October/November 2020. **72 community members participated**. Participants were a mix of residents, consultants, representatives from Peel Region and other agencies.

The meeting format included a presentation from staff followed by questions, “breakout room” discussions and feedback opportunities both verbally and in writing through the “chat” box.

The virtual community meetings were designed to simulate the familiar aspects of in-person community engagement and take advantage of multiple virtual input options. The result was detailed feedback and dynamic discussions.

b) **Youth Virtual “In Classroom” Workshops**

The project team engaged an estimated **150 high-school age youth over the course of six virtual “in classroom” workshops** in November/December 2020, as noted below:

- 2 workshops with Port Credit Secondary School (Port Credit area)
- 2 workshops with St. Francis Xavier Secondary School (Uptown area)
- 1 workshop with Iona Catholic Secondary School (Clarkson area)
- 1 workshop for youth from local organizations’ youth-focused programs (City-wide focus)

The hour-long workshops consisted of a presentation, an empathy mapping activity and breakout rooms in which youth built a future plan for a predominantly-residential neighbourhood anchored by a high school.

c) **Engagement Session with the Mississauga Board of Trade (MBOT)**

In December 2020, the project team met virtually with the Mississauga Board of Trade’s Policy and Government Affairs Committee to collect input on the Official Plan.

2. Online Engagement

Phase 2 engagement was driven through the Official Plan Review [project website](#) on the City of Mississauga’s online engagement platform “[Have Your Say Mississauga](#)”. The page provided:

- Project information and key updates
- Downloadable background documents
- Information regarding virtual engagement dates/registrations
- Online engagement tools (e.g. Survey, Polls, Ideas Board, Questions and Answers) including direct line of communication with the project team through a dedicated email address

During Phase 2, there were approximately **7,700 visitors** to the Official Plan Review page with a one-day high of 325 visitors. During this time, **258 participants contributed to the online engagement tools** on the project website. Participation in these tools and different types of visitor interactions on the website are summarized in the table below:

Action	Number of Participants
Participated in Survey	36
Participated in Quick Polls	173
Contributed to Ideas (“bulletin board” for open-ended input)	39
Submitted to Q/A	4
Submitted feedback through dedicated project email	6
Downloaded a document	408
Visited Key Dates page	246
Visited multiple pages on project website	563

Image 3: Summary of online engagement participation (highlighted in green) and project website activity.

The online survey directly replicated the questions asked at the four virtual community meetings. This offered members of the public who could not attend these sessions the opportunity to share feedback. A [recording of the presentation](#) delivered at the meetings was posted on the project website for survey participants.

What We Heard

The following is a high level summary of public feedback collected which is detailed in the full report. The feedback was organized under the six policy areas identified for the Official Plan Review.

1. City Structure & Urban Design

- Development:
 - Achieve intensification with neighbourhood infill and mid-rise housing spread across the city, allow “gentle density”
 - Context-sensitive development is important to protect existing character
 - Need for less “cookie cutter” developments
 - Concern that accelerated development may change the balance of existing land uses and complicate travel and movement within the city
 - Too many tall condos in the downtown core, with increasing heights, concentration and limited natural green space between them that result in increased wind tunnels, road noise and limited sunlight on walkways
- Urban Design and Architecture:
 - Greater sensitivity to human scale/pedestrian experience in new development
 - Need for high-quality urban design to give new buildings a unique look and contribute to developing an urban identity for Mississauga
 - Keep Mississauga an attractive place to live

- Beauty is important but also developing thoughtfully designed buildings that are responsive to location and the end user
 - There are no notable landmarks in Mississauga
 - Pick up on iconic symbols in Mississauga such as the Marilyn Monroe towers; City Hall is an example of post modern architecture and should be celebrated more
 - Waterfront and Open Space:
 - Protect the city's greatest asset, the waterfront
 - The waterfront is a big part of Mississauga's identity and it's revitalization is a priority
 - Importance of easy access to open space and nature
2. Complete Communities – Community Infrastructure & Jobs
- Public Spaces:
 - Celebration Square and Square One are important community spaces
 - Provide more small-scale public squares in neighbourhoods, more destinations and memorable spots, and places to go and things to do (e.g. community centres, playing fields, playgrounds)
 - Create adaptive reuse of parking lots and other private lands as public spaces.
 - Culture and Heritage:
 - Focus on the city's heritage that makes it memorable and unique: heritage areas (e.g. Streetsville village, Port Credit, Clarkson), museums, old parks, statues, antique shops; turn the Credit River into a cultural and heritage centrepiece
 - Desire for greater diversity and culture
 - Importance of developing and supporting cultural facilities, performance spaces and other opportunities for creative expression, community togetherness and entertainment
 - The Living Arts Centre is a very unique asset, with both arts and crafts classes and a place to see a show
 - Live and Work:
 - Encourage creative industries in Mississauga and increased support for local artists/creatives (e.g. through mentorship, grants, affordable studio/event rentals)
 - Desire to work, live and socialize in the same city; job and office development should be in proportion to housing development; interest in working from home but with access to local office or different work arrangements (e.g. co-working spaces, home businesses)
 - Local jobs and a diversified economy are important for Mississauga's future
 - Promote job creation across a variety of sectors, attracting competitive talent, strengthening connections between universities and employers, and supporting small businesses
3. Housing
- Housing Options:
 - 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 neighbourhoods, including detached, semi-detached, townhouses, second units, laneway housing, apartment buildings and condominiums, including low to mid-rise buildings
- Support a variety of housing arrangements, including multigenerational, cooperatives, senior-oriented, and live/work space
- Underutilized lands (corner lots, vacant parcels) could be re-purposed for a range of housing types including family-sized apartments, basement suites in new builds and affordable rental
- More mid-rise housing to spread out density across the city, expand the housing supply
- Curbing sprawl and accommodate increasing population through vertical growth
- Critical to ensure that future generations can live in Mississauga
- Affordable Housing:
 - Need to redefine affordability and develop a new standard reflective of cost of living and not market rate. Young people are most affected by the lack of affordable housing.
 - Build fewer towers and “luxury condos”, that look vibrant but are unaffordable

4. Environment

- Natural Areas and Parks:
 - Expand, preserve and connect green spaces and natural areas, including parks, trails, community gardens, and conservation areas for a range of reasons (e.g. to provide access to outdoor recreation and fresh air; to protect unique ecosystems that support diverse wildlife habitat; to combat climate change; to provide a “sense of place”; to connect communities; to secure a legacy for future generations)
 - Urban forest and more tree planting are important
 - Better support and showcase the Credit River and celebrate its Indigenous history
- Public Access:
 - Provide a continuous, protected, and publicly accessible waterfront area
- Community Development:
 - The downtown core lacks trees, parks, natural green space, and quiet areas for pets to walk and play
- Sustainability:
 - Important to reduce emissions, minimize waste, produce renewable energy and promote local food production
 - Future growth should protect air, water and land for future generations

5. Transportation

- All mode transportation networks:
 - Need fair, safe, connected, and accessible networks for all modes of transportation – transit, cycling, walking, vehicle
 - Provide safe protected and connected active transportation infrastructure (e.g. wide sidewalks, bike lanes separated from traffic with a physical barrier, interconnected bike network, better street and bus shelter lighting)
 - Ensure public transit is carbon neutral, functional, convenient and fast

- Need bike infrastructure for commuting, not just recreational cycling
 - Need to prioritize pedestrians over cars; use traffic calming measures to address high speeds and improve pedestrian safety (e.g. narrow streets/lanes, more crossing areas on busy roads, slower road speeds)
 - Congestion:
 - Concerns about traffic congestion and road capacity to absorb increasing traffic from ongoing new development (e.g. around Square One, along Lakeshore Road)
 - Transit:
 - Important to have transit that is reliable, frequent, with practical connections (e.g. closer to schools)
 - Develop better service to key destinations in the city and GO stations, shuttle bus services from neighbourhoods to commercial areas, shorter but more direct bus routes, express buses and better connectivity to the TTC
6. Vision
- Expand to recognize Indigenous peoples and history
 - Addressing climate action
 - Expand not just protect natural resources
 - Include affordable housing options, gentle intensification in stable neighbourhoods
 - Equity, diversity and inclusion in decision making
 - Need for more local business
 - Address connectivity

Next Steps

Comments received through Phase 2 community engagement will assist staff in developing policy directions to guide the refreshed Official Plan.

These policy directions will be tested with the community through future engagement in 2021.