



# Corporate Report

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**DATE:** August 29, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 18, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Report on Comments - Amendment 58 to Mississauga Plan - Proposed Interim Residential Intensification Policies, Community Improvement Policies and Community Improvement Areas**

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- RECOMMENDATION:**
1. That Section 3.2.3.8 of Mississauga Plan be deleted and further that Mississauga Plan be amended by adding Section 3.2.4 Residential Intensification (Interim Policies), attached as Appendix 1 to the report titled "*Report on Comments - Amendment 58 to Mississauga Plan - Proposed Interim Residential Intensification Policies, Community Improvement Policies and Community Improvement Areas*".
  2. That Section 5.8.2.1 of Mississauga Plan, Community Improvement, be amended by adding the following:  
"*l. identification of the need to encourage office employment opportunities.*"
  3. That Schedule 7 of Mississauga Plan, Community Improvement Areas, be amended by enlarging the Hurontario/Dundas Community Improvement Area, as shown on Appendix 2 to the report titled "*Report on Comments - Amendment 58 to Mississauga Plan - Proposed Interim Residential Intensification Policies, Community Improvement Policies and Community Improvement Areas*"

4. That a Community Improvement Plan for the Hurontario/Dundas Community Improvement Area be prepared.
5. That the Zoning By-law be amended, where necessary, to implement Amendment 58 to Mississauga Plan.

**BACKGROUND:**

City Council, on July 5, 2006 adopted the following recommendation:

PDC-0064-2006

“That a public meeting be held at the Planning and Development Committee to consider proposed amendments to Mississauga Plan as outlined in the reported titled “*Proposed Interim Residential Intensification Policies*” dated June 6, 2006 from the Commissioner of Planning and Building.”

The statutory public meeting to fulfill the requirements of the *Planning Act*, was held on August 2, 2006 at Planning and Development Committee. Notice of the public meeting appeared in the Mississauga News on July 5, 2006 and July 7, 2006. In addition, individual notice was send to ratepayer associations and special interest groups, including the Urban Development Institute (Peel Chapter) and members of the Building Industry Liaison Team (BILT) Committee.

Approximately 40 persons attended the meeting and were provided with the opportunity to comment on the proposed interim residential intensification policies, an amendment to the community improvement area policies and the enlargement of the Hurontario/Dundas Street Community Improvement Area.

This report responds to the comments received at the public meeting as well as to written comments that have been submitted.

**COMMENTS:****Public Meeting Comments**

Eight persons asked questions or provided comments on the proposed residential intensification policies.

Questions of clarification were asked regarding how applications currently in process would be affected, how development in floodplains would be addressed and when the proposed policies would be in effect.

Staff were also asked to confirm that there are no height restrictions in the City Centre Planning District and that lands south of the Queen Elizabeth Way in the Mineola Planning District were not within the proposed Urban Growth Centre. Further, staff were asked to explain what a community improvement area is and for definitions of what is meant by the terms “infill” and “intensification”.

Finally, a question was asked about the possibility of enacting an interim control by-law to control intensification, to which staff responded that there were no such intentions. The purpose of proposed residential intensification policies are not to disallow residential intensification, but rather to direct development to appropriate locations in accordance with the existing policies of Mississauga Plan. The term “interim” is being applied to the proposed policies because a comprehensive intensification study is being prepared that will result in policies that may identify other nodes and corridors for residential intensification along with accompanying policies and infrastructure and financial implications.

Two persons expressed support for residential intensification particularly in the central area of the City, but also commented that enhanced public transit was required. One of these persons also expressed support for mixed use buildings, intensification in other areas of the City supported by public transit facilities and suggested that parking standards should be reduced in intensification areas to discourage car usage.

One person expressed concern with residential intensification, particularly in established low density areas outside the proposed Urban Growth Centre.

Staff verbally responded to the questions and comments at the meeting. No changes to the proposed policies are recommended as a result of the public's questions or comments.

### **Floor Space Index (FSI) and Built Form Comments**

At the public meeting comments were made by the Planning and Development Committee that the use of Floor Space Index (FSI) in Mississauga Plan to regulate density has not, in itself, been successful in achieving an appropriate built form. There were also several comments regarding the proposed four-storey height restriction proposed for lands outside the Urban Growth Centre. Concern was expressed that there may be some confusion on how this height cap would be applied.

It is recognized that in addition to the overall mass of a building which FSI controls, factors such as height, building articulation, setback and the size of floor plates play an important role in creating an attractive building form that also respects the context of surrounding development. Many sites in Mississauga Plan have height restrictions that apply in conjunction with FSI policies, however, municipalities do not presently have the authority to control other architectural elements. Bill 51 proposes to give municipalities more architectural control of development. The review of Mississauga Plan will include consideration of how to regulate both the density and the form of new development based on additional authority contained in Bill 51.

While Mississauga Plan has height restrictions for many sites where residential development is permitted, some sites have no restrictions. For these sites, if outside the Urban Growth Centre, a four-storey height restriction is proposed. Sites with retail commercial designations that allow residential development were a primary concern because the retail commercial policies contain no limitations on residential development. The four-storey height restriction will

also apply to non-retail commercial sites that allow residential uses in order to achieve an appropriate transition between residential developments with different densities. Where Mississauga Plan already has a height restriction, either less or more than four-storeys, that height restriction will continue to apply.

A four-storey building height limitation (in conjunction with the land use designation) permits a wide variety of residential development including detached and semi-detached dwellings, townhouses, live-work units, residential apartments above retail commercial and “walk-up” apartments. Four-storey buildings will, in most situations, create an appropriate transition between tall buildings and low density, typically two storey residential units.

While a four-storey building height is expected to be appropriate in most situations outside the Urban Growth Centre where no other height restrictions apply, there will be some sites where a higher height may be considered. In these situations the proponent must be able to demonstrate that the additional height provides an appropriate transition to existing or planned development and respects the surrounding community. This will be determined through the processing of development applications.

Due to the potential for misunderstanding on how the four-storey height restriction will be applied, staff were directed to prepare a communication document for the community.

### **Written Comments Received**

John M. Alati, Davies Howe Partners (Appendix 3)

Mr. Alati represents F.S. Port Credit Limited which owns lands known as 15 Hurontario Street, located at the northeast corner of Lakeshore Road East and Hurontario Street in the Port Credit Planning District. Application OZ/OPA 05/024 has been submitted for the lands. Mr. Alati raises the matter of how the interim residential intensification policies would affect the application of his client.

Development applications are considered under the policy framework in place at the time a complete application is submitted. OZ/OPA 05/024 is a complete application that is currently being processed. As such, the proposed policies will not apply to this application.

Anne E. McCauley, Planning Consultant (Appendix 4)

Anne McCauley represents Bough Beeches Blvd Limited which owns lands at the corner of Rathburn Road and Dixie Road within the Rathwood Planning District. Ms. McCauley sent a submission to the City Clerk's office on August 2, 2006 noting that application OZ/OPA 05/019 was submitted for increased density and stated that this application should not be affected by the proposed interim residential intensification policies.

Development applications are considered under the policy framework in place at the time a complete application is submitted. OZ/OPA 05/019 is a complete application that is currently being processed. As such, the proposed policies will not apply to this application.

Subsequently, on August 8, 2006, Ms. McCauley sent an e-mail to the Planning and Building Department to express her concern with the four-storey height limitation for properties outside of the Urban Growth Centre and suggests that lands designated "Residential High Density" be excluded from the proposed height restrictions. A height limit was initially considered because several retail commercial designations allow residential development but set no density restrictions. However, the height limitation was extended to include all developments outside the proposed Urban Growth Centre where there are no existing height restrictions in Mississauga Plan.

A comprehensive intensification study is in process that will identify other suitable locations for higher densities. In the interim, the four-storey height limit is proposed to ensure that infill developments respect the scale of existing development in the surrounding community and to limit demands on infrastructure. Where it can be demonstrated building heights over four-storeys are appropriate, a site specific amendment to the official plan can be made.

*Credit Valley Conservation (CVC) (Appendix 5)*

Credit Valley Conservation (CVC) notes that the intensification principles stated in the June 6, 2006 report should include the conservation of natural heritage features and protection of the public from natural hazards. Staff concur that these are valid considerations that should be included in the list of broad principles.

CVC asked if the intensification principles address the ability or capacity of existing stormwater management systems or infrastructure to support intensification. The intensification principles listed in the report are meant to be broad and the principle that reads, *“intensification will be focused in areas identified for and capable of supporting additional development”* was intended to capture matters such as the capacity of stormwater management systems and infrastructure.

CVC asked for confirmation that the interim intensification policies are in addition to existing Mississauga Plan policies and that current policies related to the environment are still applicable. The proposed policies are additional requirements or expand upon existing policies. All existing policies continue to apply.

Proposed policy 3.2.4.4.a. (see Appendix 1) lists a series of elements for which development shall have regard. CVC requests confirmation that the first item - natural environment - includes natural hazards (flooding and erosion) and natural heritage features/natural areas system. The term “natural environment” was intended to be broad and capture the elements raised by the CVC, however, to make it clear that these elements are included, it is recommended that the proposed policy be amended to include reference to natural hazards (flooding and erosion) and natural heritage features/natural areas system.

CVC comments that the proposed policies appear to focus on the quantity control aspects of stormwater management and ask how water quality and erosion protection will be addressed. The City has been implementing the Mississauga Storm Water Quality Control Strategy (1996) for approximately ten years. This strategy is a

comprehensive approach of providing water quality and erosion control through the construction of centralized water quality control facilities for both new and retrofitted facilities. Proposed policy 3.2.4.5.g. (see Appendix 1) requires the identification of erosion on the downstream watercourse and remediation works.

CVC advises that an update of the *Credit River Water Management Strategy* (CRWMS) found that current planning and development practices are not sustainable. They ask that a policy be added that supports the use of energy efficient and sustainable stormwater management practices, such as green roofs, wherever possible.

Sustainable development practices are important to all forms of development and will be included in the upcoming review of the official plan.

*Boyd Upper (Appendix 6)*

Mr. Upper provided written comments on August 2, 2006 supporting the general thrust of the policies but noting that infrastructure development, particularly transportation facilities, must accompany if not precede, intensification.

With regard to transportation improvements, Mr. Upper suggests that Mississauga should have a link to the Toronto subway system and that a subway or rapid transit system along Dundas Street East would be a catalyst to improve existing development. As such, he suggests an initial link from the Kipling Station along Dundas Street East to Square One and then eventually north on Hurontario Street to Brampton. Mr. Upper also thinks that Lakeshore Road between the Long Branch GO Station and Port Credit should be considered as a location for increased residential density.

Staff concur with Mr. Upper's comments regarding the need to support residential intensification with transportation facilities. One of the reasons that the Urban Growth Centre was identified as an area for intensification was because of the extensive transportation facilities that already exist in the area as well as the planned Bus



Rapid Transit (BRT) and the potential for higher order transit on Hurontario Street. The comprehensive intensification study will consider other locations for residential intensification. Consideration of transportation facilities will be a key factor in the identification of these locations.

### **Urban Growth Centre Boundaries**

Subsequent to the public meeting the matter of how the boundaries of the proposed Urban Growth Centre are to be interpreted was raised with staff. The comprehensive intensification study will consider if the proposed boundaries should be adjusted. Until that time, Section 6, Interpretation of Mississauga Plan provides direction on how boundaries are to be interpreted. Boundaries are to be considered approximate and *“are not intended to define the exact locations except where they coincide with major roads, railways, transmission lines, major watercourses or other bodies of water and other clearly recognizable physical features.”* The map of the proposed Urban Growth Centre includes an explanation of how the boundaries are to be interpreted.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** The public meeting regarding the Interim Residential Intensification Policies provided an opportunity for the community to express their views and provide comment. A number of persons used the public meeting to ask questions of clarification, however, there were some comments in favour of the proposed policies as well as some comments expressing concern with residential intensification. No changes to the proposed policies are recommended based on comments made at the public meeting. CVC comments resulted in minor changes to the General Policies regarding natural hazards and natural heritage features.

Also at the public meeting, Planning and Development Committee expressed concern with FSI as a tool to regulate built form and had some questions regarding the proposed four-storey height limitation. Based on these concerns and changes proposed in Bill 51 that may give municipalities some architectural controls, the review of Mississauga Plan will consider policies that regulate built form. The four-storey height cap

will apply to sites where the designation allows residential development and there are no existing official plan policies regulating building height. During the processing of development applications, exceptions to the height limitation may be considered provided the proponent can demonstrate the additional height will result in an appropriate transition to existing or planned development and respects the surrounding community.

Four written comments were also received. Two comments were in regard to development applications in process. Credit Valley Conservation provided comments which have resulted in the recommendation to make some additions to the proposed policies. The fourth comment was from a resident who supported the general thrust of the policies and made some suggestions regarding transportation improvements and other potential locations for residential intensification.

**ATTACHMENTS:**

- APPENDIX 1: Proposed Residential Intensification Policies - Amended
- APPENDIX 2: Schedule 7 of Mississauga Plan, Community Improvement Area
- APPENDIX 3: Letter dated August 2, 2006 from John M. Alati, Davies Howe Partners
- APPENDIX 4: Letter dated August 2, 2006 and e-mail dated August 8, 2006 from Anne E. McCauley, Planning Consultant
- APPENDIX 5: Letter dated August 8, 2006 from Credit Valley Conservation
- APPENDIX 6: E-mail dated August 2, 2006 from Boyd Upper, Resident

*Original Signed By:*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Angela Dietrich, Manager, Research and Special Projects*

## **Proposed Residential Intensification Policies – Amended**

### **3.2.4 Residential Intensification (Interim Policies)**

Residential intensification is encouraged, subject to meeting the policies and intent of this Plan and the following additional requirements.

#### **3.2.4.1 Location**

- a. The focus of intensification will be directed to the Urban Growth Centre, as shown on Figure 1.
- b. Intensification outside the Urban Growth Centre will occur through the development of vacant or underutilized lands in accordance with the intent of this Plan.

#### **3.2.4.2 Urban Growth Centre**

- a. The Urban Growth Centre is planned to achieve a minimum gross density of 200 residents and jobs combined per hectare.
- b. A minimum building height of three (3) storeys is required on lands designated Mixed Use, Retail Core Commercial, Mainstreet Commercial or General Commercial that are within the Urban Growth Centre. Where the right-of-way width exceeds 20 metres a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width.
- c. Within the Urban Growth Centre, on lands designated Mixed Use, Retail Core Commercial, Mainstreet Commercial, General Commercial, Convenience Commercial or Office, ground floor retail commercial or office uses shall be provided.
- d. On streets within the Urban Growth Centre which through the processing of development applications or other studies are identified as desirable locations for active uses, ground-floor retail commercial is encouraged to achieve an animated streetscape.

#### **3.2.4.3 Outside the Urban Growth Centre**

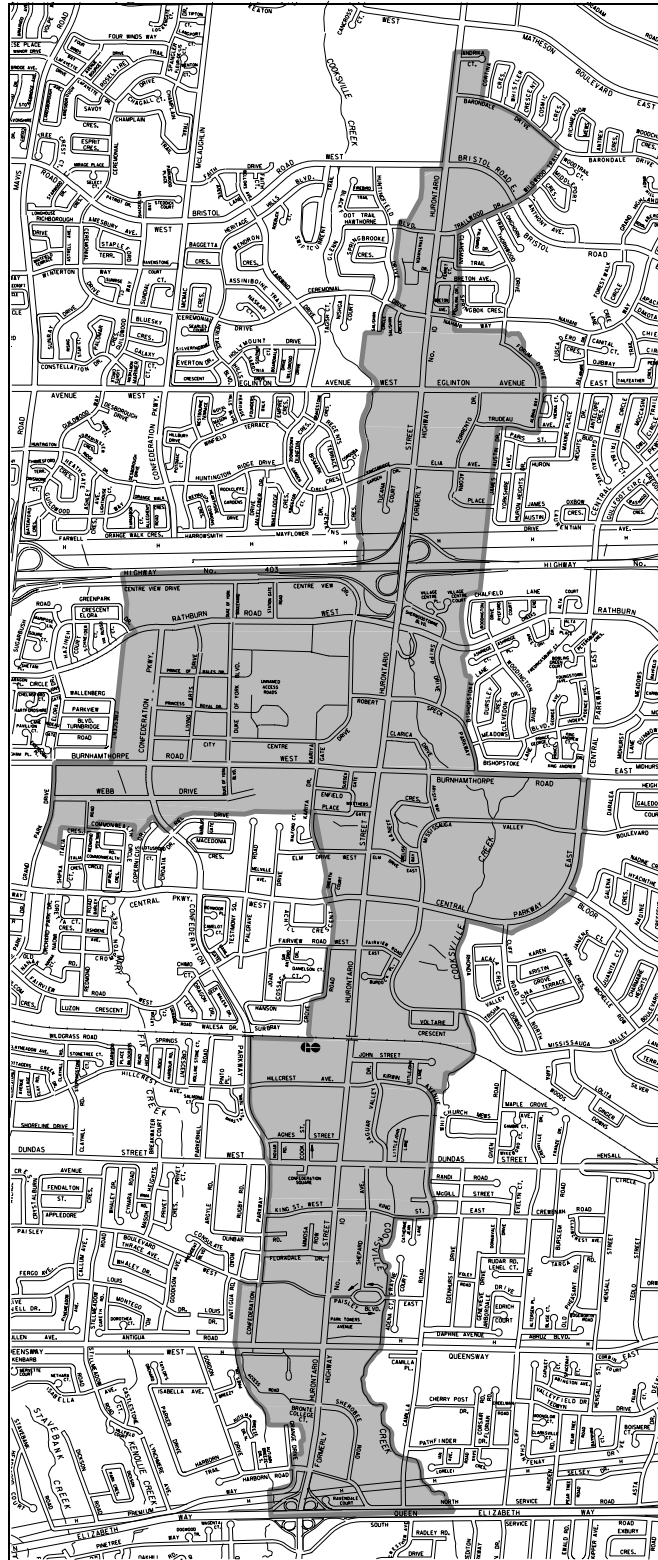
- a. Applications for residential intensification not in compliance with Section 3.2.4.1.b and requiring amendments to Mississauga Plan will generally be considered premature. Increases in density may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned community and is consistent with the intent of this Plan.
- b. Where there is no restriction on the heights of buildings in the District Policies, any consideration to heights in excess of four (4) storeys will only be considered where it can be demonstrated that an appropriate transition in heights that respects the surrounding context will be achieved.

### 3.2.4.4 General Policies

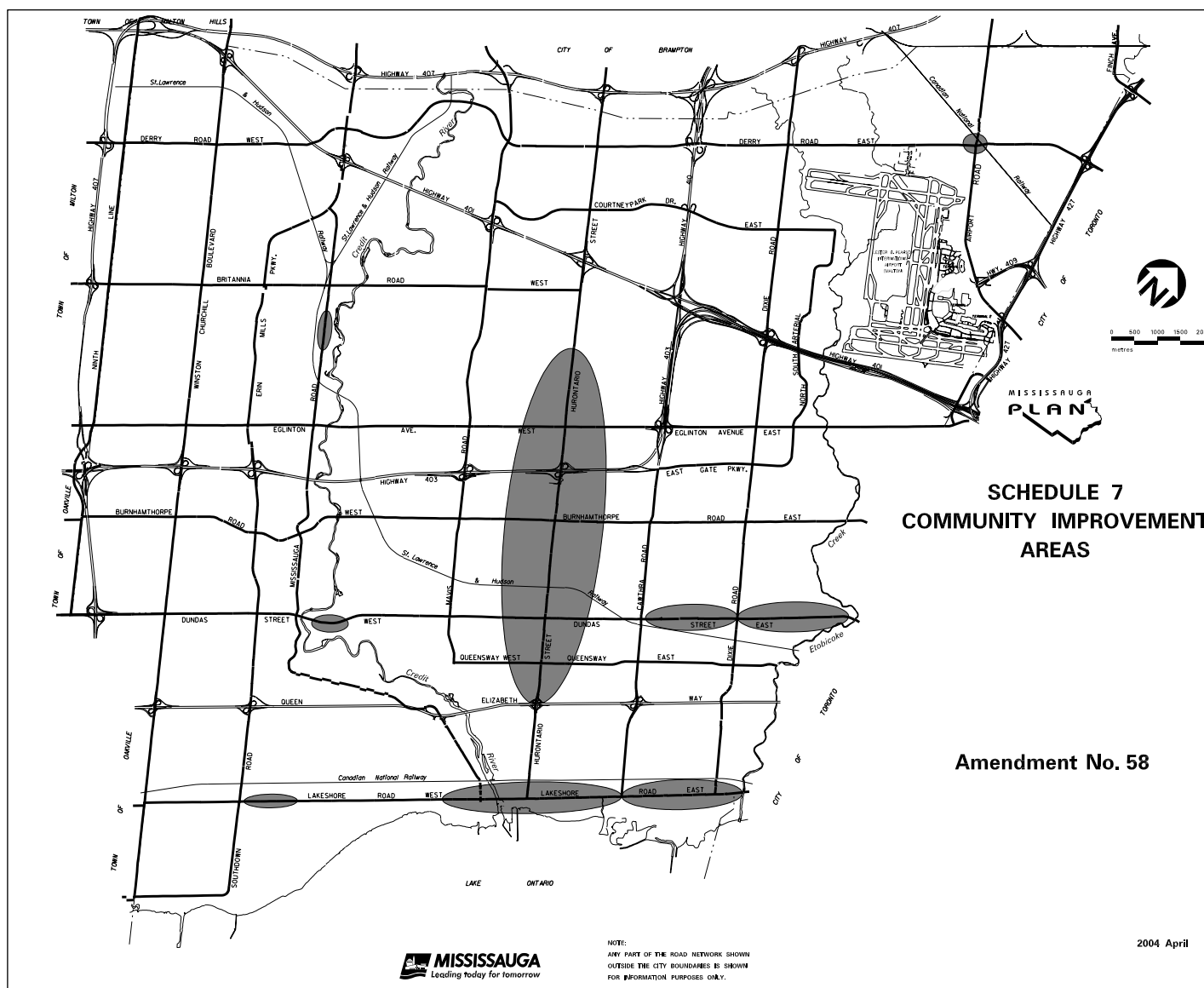
- a. Development should be compatible with the scale and character of a planned residential area by having regard for the following elements:
  - natural environment;
  - natural hazards (flooding and erosion)
  - natural heritage features/natural areas system
  - lot frontages and areas;
  - street and block patterns;
  - building height;
  - coverage;
  - massing;
  - architectural character;
  - streetscapes;
  - heritage features;
  - setbacks;
  - privacy and overview;
  - the pedestrian environment;
  - parking.
- b. Development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and planned uses, and should be provided through appropriate height, massing, character, architectural design, siting, setbacks, parking, and open and amenity space.
- c. The proponent of an intensification project may be required to provide a Community Uses Impact Study. A Community Uses Impact Study will, among other things, assess the proximity to and adequacy of existing community uses, human services and emergency services to meet increased demand caused by proposed intensification.
- d. Development should be located on public roads.
- e. Development applications should complete streets and existing development patterns.
- f. As part of the review of development applications, area-wide or site specific transportation studies may be required to be carried out to identify necessary transportation improvements and the need for staging to ensure that the development does not precede necessary transportation improvements. Further, additional minor collector roads and local roads may be identified during the review of development applications.

- g.** The proponent of an intensification project will be required to provide a Stormwater Management Study. This study may, among other things, be required to include the following:
- verification that the existing storm drainage system has the capacity to convey the increased storm flow due to intensification in accordance with current City standards;
  - identification of any impact on the downstream watercourse through erosion and/or flooding;
  - recommendations for any remediation works;
  - identification of the limits of allowable intensification without any unacceptable impact on both the downstream watercourse and infrastructure.
- h.** The development should maintain or improve public parkland; pedestrian, bicycle and vehicular access; and linkages to surrounding neighbourhoods.
- i.** The development should minimize the use of surface parking in favour of underground or aboveground structured parking. All surface parking should be screened from the street and be designed to provide for surveillance from public areas. Aboveground structured parking should be lined with residential, commercial or office uses.
- j.** Shared parking is encouraged.
- k.** For multiple unit development, shared access is encouraged to minimize disruption to pedestrian activity.
- l.** Multiple pedestrian entries are encouraged to reduce the mass of buildings and promote pedestrian activity.
- m.** Development proposals may be required to submit micro-climate studies to demonstrate how negative impacts on the public streets, public parkland, pedestrian environments and adjacent residential areas have been ameliorated with regard to the following environmental elements:
- sun;
  - wind;
  - noise;
  - light.
- n.** For projects that will be phased, applications shall be accompanied by a detailed phasing plan.

### Figure 1: Urban Growth Centre



Boundaries are approximate and are not intended to define the exact locations except where they coincide with major roads, railways, transmission lines, major watercourses or other bodies of water and other clearly recognizable physical features.





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August 2, 2006

**By Facsimile Transmission**

Mr. Edward Sajecki  
Commissioner of Planning and Building  
City of Mississauga  
Civic Centre, 300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

Dear Mr. Sajecki:

**Re: OPA 58 to Mississauga Plan - Proposed Interim Residential  
Intensification Policies**

We are counsel to F.S. Port Credit Limited. Our client owns lands municipally known as 15 Hurontario Street, located at the northeast corner of Lakeshore Road East and Hurontario Street, in the City of Mississauga.

We have been provided with a copy of the July 11, 2006 Public Meeting Report provided to the August 2, 2006, Planning and Development Committee. We also obtained a copy of the June 6, 2006 report considered at the June 26, 2006 Planning and Development Committee meeting. Both report relate to Amendment 58 to the Mississauga Plan.

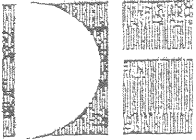
We note that in the report the proposed boundary for the Proposed Interim Urban Growth Centre, along the Hurontario Street corridor has a southern terminus just north of the Queen Elizabeth Way. The reasons articulated for the location of the corridor's southern terminus are the existence of the Mineola Planning District which is described as a stable low density residential area. We also note that the June 6<sup>th</sup> report identifies the Hurontario Street terminus at Port Credit in the area around and north of Lakeshore Road as an area "which is developing into a lively mixed use area and includes the Port Credit GO Train Station".

As you are aware, our client is currently processing, before the City, applications for redevelopment of its lands described above. We trust that the interim residential intensification policies, if approved, will not in any way be perceived or considered as an impediment to the form and intensity of development being sought by our clients on its lands. Our client's applications represent a form of development supported by

Please refer to: John M. Alati  
e-mail: johna@davieshowe.com

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Policy Plan			
Dev. & Plan			
Strat. Plan & Bus. Services			





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provincial policies and initiatives such as the Proposed Growth Plan for the Greater Golden Horseshoe and also takes advantage of the site's proximity to GO Transit commuter services and access to a wide variety of community/public services and amenities.

We would ask that the contents of this letter be considered as a submission in respect of Amendment 58 to the Mississauga Plan and that we be advised and provided notice of any further meeting, reports, information or approvals associated with OPA 58.

Yours truly,

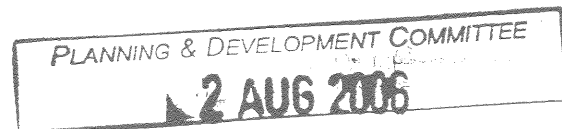
**DAVIES HOWE PARTNERS**

John M. Alati

copy: Mark DeSouza

Anne E. McCauley, MCIP, RPP  
Planning Consultant  
119 Clappison Blvd, Toronto, ON M1C 2H3  
416-284-6545

August 2, 2006



Mayor and Members of Planning and Development Committee  
City of Mississauga  
300 City Centre Drive,  
Mississauga, ON  
L5B 3C1

Dear Madam Mayor and Members of Council:

**Re: Proposed Interim Residential Intensification Policies**

I represent Bough Beeches Blvd Limited who own property at the corner of Rathburn Road and Dixie Road within the Rathwood District Node. A 20 storey apartment building exists on the property. We have submitted applications to increase the density on the site to permit the construction of additional apartment units and townhouses. We are presently proceeding through the planning process and have attended the first focus group meeting arranged by Councillor Prentice.

My clients and I have reviewed the planning report and proposed amendment to the Mississauga Plan titled "Proposed Interim Residential Intensification Policies" and have discussed the report with planning staff. In November 2005, we submitted our planning applications for increased density for our property located within the Rathwood Node to the City of Mississauga in good faith. We do not believe we should be affected by the proposed interim residential policy. We request that our applications continued to be processed.

I request notice of any Committee or Council meetings regarding intensification policies or studies in Mississauga. I also request notification of the adoption of the proposed Interim Residential Intensification Official Plan amendment.

Yours truly,

Anne McCauley, MCIP, RPP

c. client  
c. Councillor Prentice

**Angela Dietrich - Interim Residential Intensification Policies**

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**From:** Anne McCauley <annemcc@rogers.com>  
**To:** Angela Dietrich <angela.dietrich@mississauga.ca>  
**Date:** 2006/08/08 10:19 AM  
**Subject:** Interim Residential Intensification Policies  
**CC:** Daniel Berens <dberens@stanfordhomes.ca>, Lesley Pavan <lesley.pavan@mississauga.ca>

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Hi Angela

I attended Mississauga's Public Meeting with respect to the above referenced proposed OPA on August 2, 2006. At that time you provided a power point presentation of your report. Would you please email to me a copy of your power point presentation.

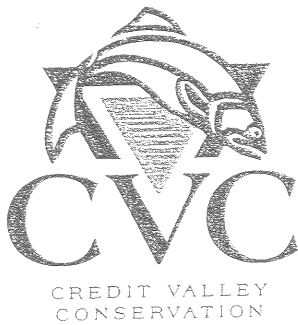
My client, Bough Beeches Ltd, owns land designated "Residential - High Density II" within the Rathwood District Node. On his behalf, an Official Plan amendment and zoning by-law amendment was submitted in November 2005 to increase the FSI on site and to permit townhouses as well as apartment dwellings. The site is presently occupied by a 20 storey apartment building.

Although I understand that our application will not be subject to the proposed Official Plan amendment, I am concerned as a professional planner with the proposal to LIMIT ALL BUILDING HEIGHTS TO 4 STOREYS policy 3.2.4.4(h) for all land use designations outside the Urban Growth Centre. If the OPA is adopted as drafted, Mississauga is sending a mixed message to the community with respect to building height. On one hand it is stating that the maximum building height is 4 storeys, on the other hand where the zoning by-law and existing development is 18 - 20 storeys as is the case on the three corners of Dixie and Rathburn Rds, greater building height is expected "where it can be demonstrated".

At the Public Meeting, the Councillors indicated a concern with this mixed interpretation of building height and you indicated that in many cases a height greater than 4 storeys is expected especially for the apartment residential designations. Consequently, if the concern is unlimited height on the commercial or mixed use designations, I suggest that only these designations be subject to a 4 storey height restriction. Alternatively, you may wish to exclude the "Residential High Density" from the proposed height restrictions. A more restrictive Official Plan policy regarding height for only certain land uses is stronger and more definitive as following sound planning principles than a policy which is so all encompassing as to require numerous amendments or challenges.

I would appreciate your comments and thank you for offering to send the planning professionals copies of your power point presentation.

Anne McCauley, MCIP, RPP



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August 8, 2006

Angela Dietrich  
Manager Research and Special Projects  
Planning and Building Department  
City of Mississauga  
300 City Centre Drive, 11<sup>th</sup> floor  
Mississauga, Ontario L5B 3C1

Dear Ms. Dietrich:

**Re: Interim Residential Intensification Policies  
City of Mississauga**

Further to our recent discussions on the proposed interim policies and the public meeting held August 2, 2006, Credit Valley Conservation (CVC) staff offer the following comments:

The CVC commends the City of Mississauga on the proactive approach of addressing intensification. As noted in the City's June 6, 2006 staff report, the interim policies are intended to provide greater guidance on how the City will deal with applications for residential intensification. In light of the recent changes to the Provincial Policy Statement and the introduction of the Places to Grow legislation, urban intensification has become a key Provincial focal point and matter that all urban municipalities must address. We understand that policies will be in place until such time as a broader study is completed which likely forms part of the Mississauga Plan's five year review.

In regards to the proposed policies CVC staff offer the following comments for your consideration:

**June 6, 2006 Staff Report:**

- *Intensification Principles:* The intensification principles should also include the conservation of natural heritage features and protection of the public from natural hazards.
- *Intensification Principles:* Please advise if bullet points two and four address the ability or capacity of existing stormwater management systems or infrastructure to support intensification.

August 8, 2006

Re: Interim Residential Intensification Policies  
City of Mississauga

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- *Other Policies:* We understand that the interim policies identify additional requirements of existing policies in the Mississauga Plan. In this regard, all existing policies with the Mississauga Plan such as 2.7 and 3.12 (Environment) and 3.8.4 (Greenbelt) remain applicable. Please confirm

#### Draft Policies:

- *3.2.4.5 General Policies, Subsection i):* Please confirm in item i) that natural environment includes natural hazards (flooding and erosion) and natural heritage features/natural areas system.
- *3.2.4.5 General Policies, Subsection o):* The policies of this section appear to be focussed on quantity control aspects of stormwater management. Please advise on how stormwater runoff for water quality and erosion protection will be addressed.

#### Credit River Water Management Strategy Update:

Originally developed in 1992, the *Credit River Water Management Strategy (CRWMS)* was aimed at ensuring “abundant, safe and clean water” now and in the future for both the people and wildlife within the Credit River watershed. Much has changed since 1992. Considerable urban growth has taken place in the watershed. Through studies and monitoring we have gained a much better knowledge of how the watershed functions and the condition of its resources. The CRWMS Update will build on and integrate the considerable work that has been carried out in the watershed. It will propose measures to protect the features and functions of the Credit River watershed. It will allow decisions about growth to be made in the context of ensuring that there will be “abundant, safe and clean water”. Through working partnerships with municipalities, provincial agencies, academics and individual groups, the CRWMS Update was developed to be a decision support mechanism to implement upfront planning and sustainable practices for various future land use and climate extreme scenarios.

The findings of the *CRWMS Update*, which the City has participated in since 2003, include:

- Direct linkages exist between public well being and ecosystem health;
- Existing watershed conditions show some degradation in the environment and Current planning and development practices are not sustainable;
- Growth can occur if we change current planning and development practices and implement aggressive storm water management;
- We must also restore existing rural and urban land uses (for example replacing old stormwater pipes with perforated storm water pipes, installing curb cuts in parking islands and design bioretention cells to treat runoff, tree planting); and,
- Regardless of urban form and storm water management alternatives applied, there is a limit to growth if the goals and objectives for watershed health are to be realized.

August 8, 2006

Re: Interim Residential Intensification Policies  
City of Mississauga

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CVC staff note that the CRWMS Update found current planning and development practices to be unsustainable. As such, we would support the City's use of energy efficient and sustainable stormwater management practices wherever possible. To add further specificity to the interim policies, while also allowing for the potential use of a broader range of sustainable stormwater management practices, we recommend that the following policy be added:

*The application of energy and water conservation certification standards and sustainable stormwater technologies (such as green roof technology) wherever possible is recommended.*

CVC staff thanks the City for the opportunity to participate and provide comments on the interim intensification policies. We look forward to being involved in the broader study on this matter and development of the long term policy direction.

Please contact the undersigned should you have any questions on our comments.

Regards,



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Copy: **City of Mississauga**  
Attention: Mary Bracken

## Appendix 6

*E-mail comments received from Boyd Upper (August 2, 2006):*

Pat

I read the Planning and Development Committee Report on Intensification.

I agree with their general thrust.

As I read it intensification focuses on increasing residential density. I think there has to be infrastructure development accompanying, if not preceding, intensification.

On the question of transportation -- I think it is time for Mississauga to push for a link to the Toronto subway system. Hurontario Street already has a population that is denser than the population along Yonge Street when Toronto's first subway was built. Look how it generated nodal intensification.

When the subway was extended from Eglinton north to Finch look at what happened in North York. Now there is intensification.

The recent extension of the Sheppard Avenue subway to Fairview Mall has set off an explosion of high rise developments along Sheppard Ave that intensifies the area way beyond provincial guidelines.

Dundas Street from Highway 427 to Hurontario Street is a mish mash that needs to be drastically improved. A subway or rapid transit system would be the catalyst for major improvements. A subway extension from Kipling Station along Dundas to Hurontario and north on Hurontario, initially to Square One, and eventually to Brampton, makes a lot of sense. It will also produce a lot of intensification

I also think some thought should be given to increasing residential density on Lakeshore Road west of the Long Branch GO station almost up to the business core in Port Credit. There are several large high rise buildings just west of Etobicoke Creek and there are at least two dozen (with more coming) multi-storey buildings in Port Credit itself, but the future possibilities for significant intensification along Lakeshore Road west from the Long Branch GO station should be pursued. There is already a growing and improving retail core in Port Credit to service more people and there is a park system close to the lake that makes residential development along this stretch at least as attractive as the Palace Pier complex on the Humber and the spate of new developments west of the Humber all the way up to Marina Del Ray. The lakefront in south Etobicoke is now carrying more than its share of intensification.

Just a few quick thoughts.

Boyd