



# Corporate Report

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**DATE:** December 12, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 8, 2007

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

**SUBJECT:** **Mississauga Plan - Five Year Review**

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**RECOMMENDATION:** That, in accordance with Section 26 (1) of the *Planning Act*, a special meeting of City Council, open to the public, be held to determine the need for a revision to the Official Plan as recommended in the report titled "*Mississauga Plan - Five Year Review*" dated December 12, 2006 from the Commissioner of Planning and Building.

**BACKGROUND:** Mississauga Plan is the City's Official Plan. It provides the goals, objectives and policies to direct the physical growth and development of the City and effects the social, economic, cultural and natural environment of the City. Mississauga Plan provides the municipal basis for detailed district land use, development and urban design, the planning and approval of public infrastructure in support of future growth, the policy framework for the Zoning By-law and the context for the review and approval of development applications.

It is also the legal document that addresses matters of provincial interest defined by legislation and documents such as Bill 51, the *Planning Act*, the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

Mississauga Plan was approved by the Region of Peel on May 5, 2003 save and except for certain parts of the Plan that were appealed to the Ontario Municipal Board (OMB). Currently, all but one appeal have been resolved.

Section 26 (1) of the *Planning Act* requires that municipalities hold a special meeting of City Council, open to the public, to determine the need for a revision to the Official Plan no less frequently than every five years. In doing so, City Council shall have regard to the Provincial Policy Statements. Previously, Mississauga held such a meeting on April 11, 2001 at which time City Council adopted the following resolution 0120-2001:

*“That the Planning and Building Department undertake a comprehensive review of City Plan to fulfill the requirements of Section 26(1) of the Planning Act, as amended.”*

To comply with the requirements of the *Planning Act*, a special meeting of City Council to determine the need for a review of the Official Plan is required in 2007. This report recommends that the required special meeting be held, and outlines some of the reasons for undertaking a review of Mississauga Plan.

## COMMENTS:

### 1. Provincial Initiatives

The Province of Ontario has undertaken several legislative and policy initiatives which require a review of Mississauga Plan to comply with, or to implement them. This section outlines these initiatives and their implications for Mississauga Plan.

#### (a) Provincial Policy Statement (March 2005)

Bill 51 requires the official plan be revised every five years to be consistent with the Provincial Policy Statement, March 2005. This means Mississauga Plan will be required, among other matters, to:

- provide for a transportation system which is safe, energy efficient and facilitates the movement of people and goods;

- establish appropriate policies to conserve significant built heritage resources and significant cultural heritage landscapes;
- provide sufficient land through intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing and other uses to meet needs for a time horizon of 20 years;
- provide opportunities for a diversified economic base;
- establish policies for protecting and preserving employment areas for current and future uses;
- maintain a 10-year supply of land and residential units;
- provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents;
- establish and implement minimum targets for affordable housing;
- promote healthy, active communities;
- identify and protect the natural heritage system;
- identify and promote opportunities for intensification and redevelopment;
- establish and implement minimum targets for intensification and redevelopment;
- establish phasing policies to ensure that specified targets for intensification and redevelopment are achieved;
- promote densities for new housing which efficiently use land, resources, infrastructure and supports transit; and
- permit alternative energy systems and renewable energy systems.

*(b) Places to Grow (June 2006)*

Bill 136, *The Places to Grow Act, 2005* requires official plans be amended to conform with the Growth Plan within three years of the day the Growth Plan comes into effect. This means Mississauga Plan must be amended by June 16, 2009, to:

- incorporate policies and other strategies in support of cultural heritage conservation, including conservation of cultural heritage and archaeological resources;
- delineate the built boundary;
- incorporate policies and strategies to phase in and achieve intensification and density targets;
- delineate the boundary of the Urban Growth Centre;
- identify intensification areas including major transit station areas and intensification corridors;
- update transportation policies and schedules;
- incorporate transportation demand management policies;
- provide for the establishment of priority routes for goods movement;
- include land use policies to support and protect goods movement needs; and
- provide an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate growth forecasts.

(c) Bill 51, Planning and Conservation Land Statute Law Amendment Act, 2006

Bill 51 received Royal Assent on October 19, 2006 but full implementation will depend upon proclamation of most of its provisions, anticipated to occur in January, 2007.

As previously mentioned, the *Planning Act* currently requires municipalities to hold special meetings, open to the public, to determine the need to revise an official plan. Bill 51 revises this section to require an official plan be revised, at least every five years, to ensure it:

- conforms or does not conflict with provincial plans;
- has regard to matters of provincial interest; and
- is consistent with Provincial Policy Statements.

The Bill also requires that an official plan be revised if it contains policies dealing with areas of employment to ensure that employment area policies are confirmed or amended.

Bill 51 provides municipalities with additional tools, which require policies in the Official Plan to use them. These are:

Complete Application - City Council may require that a person or public body that applies for an official plan or zoning by-law amendment, draft plan of subdivision or consent provide any other information or material that it may need, but only if the official plan contains provisions relating to these requirements.

Zoning with Conditions - If the official plan contains policies relating to zoning with conditions, City Council may, in a zoning by-law impose one or more prescribed conditions on the use, erection or location of the building or structure. The municipality may require the owner to enter into agreements with the municipality relating to the condition, which may be registered on-title and enforced against the owner and subsequent owners.

Architectural Design - Site development plan approval has been expanded by Bill 51 to include matters related to exterior design, including, without limitation, the character, scale, appearance, and design features of buildings, as well as sustainable design elements on any adjoining highway under the City's jurisdiction, if the official plan and site plan by-law contain provisions relating to these matters.

## **2. Strategic Planning**

Staff have focused on four strategic priorities: to build a city for the twenty-first century; to build a sustainable business plan; to continue to be an employer of choice and to focus on leadership.

In 2007, staff will be engaging Council to update this plan and this work will directly link to the updating of Mississauga Plan.

Mississauga Plan provides the land use policy framework to manage the transition to a 21st century city.

Residential greenfield development in Mississauga is coming to an end. Future growth and development will focus on more intense forms of residential and employment development and redevelopment of brownfield and “greyfield” (i.e. commercial) sites. With a greater emphasis on development within established communities, greater consideration will need to be given to urban design to ensure compatibility with surrounding development.

Consideration for the changing demographic profile is also required. For many years Mississauga was perceived as the homogenous home of young families with good economic opportunities. Today’s reality is that of a population that is aging and ethnically diverse with some segments facing economic difficulties.

As Mississauga continues to grow and change, the adequacy of hard and soft services will need to be reconsidered. A greater emphasis is being placed on public transit and “active transportation” modes (e.g., walking and cycling). Ensuring that policies regarding services such as parks, schools and other community uses meets the needs of the changing population also requires consideration.

The Federal Government requires that cities develop and adopt Integrated Community Sustainability Plans (ICSP) as part of the gas tax agreements. These plans are to address the four pillars of sustainability – environment, community, economy and culture. While an ICSP may be a stand alone document, it may also be addressed in a municipality’s official plan. The concepts of sustainability are evident in Mississauga Plan, although not explicitly addressed. Even if Mississauga decides to prepare a stand alone ICSP, Mississauga Plan should contain policies that reflect the City’s plan for achieving sustainability. This will be in keeping with the strong

leadership Mississauga has demonstrated in developing a model of healthy city stewardship. Recently, a committee considering the relationship between urban form and public health has been created whose work should also be reflected in Mississauga Plan.

**FINANCIAL IMPACT:** A review of Mississauga Plan will utilize funds from the Reserve for Planning Process Update for any professional consulting services.

**CONCLUSION:** Recent Provincial initiatives such as the 2005 Provincial Policy Statement, the Places to Grow Plan for the Greater Golden Horseshoe, and Bill 51 provide opportunities and contain requirements that have implications for Mississauga Plan. Further, Mississauga Plan must provide the appropriate direction for Mississauga's next growth stage, and position the City to meet the growth challenges of building a city for the 21st century. These matters should be considered in a special meeting of City Council that is held in accordance with Section 26 of the *Planning Act*, to determine the need for a review of Mississauga Plan.

*Original Signed By:*

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