



Corporate Report

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DATE: September 25, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 15, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Introduction to Mississauga Parking Strategy - Phase One -
Mississauga Plan Review**

RECOMMENDATION: That the report titled *“Introduction to Mississauga Parking Strategy - Phase One - Mississauga Plan Review”*, dated September 25, 2007, from the Commissioner of Planning and Building, be received for information.

BACKGROUND: This report is one in a series of planning studies as part of the work program for Mississauga Plan Review (Appendix 1).

City Council, staff, residents and the development industry have all expressed concerns related to parking. Among these concerns are that the cost of constructing decked or underground parking is an obstacle to office development in the City Centre and that large expanses of surface parking are unattractive and interfere with creating a compact, walkable downtown. As Mississauga is embarking on several significant transit investments such as Bus Rapid Transit and higher order transit on Hurontario Street, the role parking plays in influencing the prevailing car culture needs to be examined. Flowing out of these concerns is the question of establishing a municipal parking authority.

To address these questions in a comprehensive manner, BA Consulting has been retained to prepare Phase One of the Mississauga

Parking Strategy. The purpose of this report is to introduce BA Consulting and to outline the deliverables of Phase One of the strategy. Ralph Bond, Senior Vice-President with BA Consulting will be making a presentation to Planning and Development Committee regarding key considerations for the development of a parking strategy for Mississauga.

COMMENTS:

Mississauga has evolved from a suburban community into a major Canadian city. In addition, the transition from greenfields to infill and redevelopment has generated the need to review goals, objectives and development growth strategies which will continue to provide places to live and work, to promote sustainable development patterns and transportation systems, and healthy communities. The Mississauga Plan Review is one of several corporate initiatives underway to address this new era of development.

Parking is a powerful tool in shaping communities and can help to achieve a variety of community objectives. Specifically, Mississauga needs to understand the following:

- how land use and urban design can be affected by parking policies
- how the provision of parking can support or detract from the City's long term transportation goals
- how parking can contribute to the achievement of economic development objectives, and
- what role should the City play in the provision of parking.

The purpose of the Mississauga Parking Strategy is to bring forward recommendations for the establishment of a parking management plan which supports the development vision for the City Centre, the Urban Growth Centre, and Mississauga's many nodes and corridors. The Parking Strategy will also review, update and address gaps related to Mississauga's Payment-In-Lieu (PIL) of Off-Street Parking Program and address specific parking related issues in the employment and residential areas of Mississauga.

The scope of the strategy is extensive and, therefore, the project is divided into two phases.

Phase One will:

- examine parking management strategies in detail for the City Centre Planning District;
- include a general policy level review for the Urban Growth Centre and for nodes and corridors to provide a parking framework; and
- review the PIL of Off-Street Parking Program.

Phase Two will:

- build on the general policies outlined in Phase One for the Urban Growth area and nodes and corridors, including Business Improvement and Community Improvement Areas, and recommend detailed parking strategies for identified areas. Phase Two will be undertaken in the future and will require a separate budget.

BA Consulting has been hired to complete Phase One. Their approach to Phase One considers the City's vision for City Centre and proposes to develop a detailed Parking Management Strategy which will allow Mississauga's core to develop to its full potential as a truly urban environment.

To ensure appropriate input by various departments, cross-departmental working and steering committees have been established. Also, a stakeholder group, consisting of existing land and building owners, will be organized and consulted at critical points throughout the study.

FINANCIAL IMPACT: The \$100,000.00 budget for Phase One of the Mississauga Parking Strategy has been approved by City Council. Recommendations

resulting from the project may have a financial impact depending on future City Council decisions. Phase Two of the Mississauga Parking Strategy will require a future budget.

CONCLUSION:

Phase One of the Mississauga Parking Strategy is underway. BA Consulting has been hired to complete a detailed parking management study for the City Centre Planning District; a general policy level review for the Urban Growth Centre, nodes and corridors; and, the review PIL of Off-Street Parking Program. To date, an examination of existing conditions in City Centre and project initiation meetings are underway. It is expected that a report outlining draft recommendations regarding Phase One of the Mississauga Parking Strategy will be brought forward to Planning and Development Committee in the Spring of 2008.

ATTACHMENTS:

APPENDIX 1: Mississauga Plan Review - Overview

Original Signed:

Edward R. Sajecki
Commissioner of Planning and Building

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Department*

Mississauga Plan Review - Overview

