



Corporate Report

Clerk's Files

Originator's
Files

CD.03.MIS

DATE: November 11, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 1, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Mississauga Urban Growth Centre Boundary**

RECOMMENDATION: That the report titled "*Mississauga Urban Growth Centre Boundary*" dated November 11, 2008, from the Commissioner of Planning and Building, be received for information.

BACKGROUND: On June 16, 2006 the Province released *The Growth Plan for the Greater Golden Horseshoe, 2006* which was prepared under the *Places to Grow Act, 2005*. The Growth Plan conceptually identified 25 Urban Growth Centres in the Greater Golden Horseshoe and established minimum density targets for each. An Urban Growth Centre was identified for the Mississauga City Centre and a minimum target of 200 residents plus jobs per hectare (80 per acre) was established.

On April 2, 2008 the Ministry of Public Infrastructure Renewal (MPIR) released the *Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe*. Staff reported on this document to Planning and Building Committee on May 12, 2008, in a report titled "*Growth Plan for the Greater Golden Horseshoe – The Built Boundary and the Mississauga Urban Growth Centre*".

The report discussed the Built Boundary as defined in the *Growth Plan for the Greater Golden Horseshoe* document and the proposed Urban Growth Centre. It was recommended that the Ministry of

Public Infrastructure Renewal revise the boundary of the Mississauga Urban Growth Centre (UGC).

Staff made a number of suggestions regarding changes to the boundary of the UGC, these included the following:

- extend the boundary westerly to reflect the existing western boundary of the City Centre Planning District;
- extend the boundary northerly to include the Highway 403/Hurontario Street interchange and the lands on the north side of Highway 403 which will eventually include additional access across Highway 403 and a north service road intended to improve access to the City Centre area; and
- extend the boundary southerly to King Street to include the Cooksville GO Station and the Hurontario/Dundas intersection.

Upon further review, it was proposed to further extend the boundary southward to the QEW.

These suggestions were submitted to the Province for consideration.

COMMENTS:

On November 3, 2008 the Ministry of Energy and Infrastructure released a report titled “*Size and Location of Urban Growth Centres in the Greater Golden Horseshoe*”. This report confirms the approximate size and location of each of the 25 urban growth centres.

The confirmed Urban Growth Centre for Mississauga (Appendix 1) includes the suggested changes. The UGC extends from the Highway 403 and Hurontario Street interchange to the QEW and encompasses the City Centre Planning District and portions of Fairview, Mississauga Valleys and Cooksville.

The confirmed Urban Growth Centre boundary for Mississauga will replace the interim Urban Growth Centre boundary adopted by City Council through Official Plan Amendment 58. The new boundary will replace the interim map through the Mississauga Plan Review.

The Urban Growth Centre for Mississauga has been identified as a centre for growth in the *Sustainable Living: A Growth Management Strategy for Mississauga* document, endorsed by City Council on November 12, 2008. This document states the UGC “is the City’s downtown core and central business district. It will have the highest densities, built form and greatest mix of uses. It will also serve as the government and cultural centre for the City”.¹

FINANCIAL IMPACT: Not applicable.

CONCLUSION: On November 3, 2008 the Ministry of Energy and Infrastructure released a report titled “*Size and Location of Urban Growth Centres in the Greater Golden Horseshoe.*” This report confirms the approximate size and location of each of the 25 urban growth centres.

The boundary for the Mississauga Urban Growth Centre has been confirmed and reflects the changes recommended by staff. The UGC extends from the Highway 403 and Hurontario Street interchange to the QEW and encompasses the City Centre Planning District and portions of Fairview, Mississauga Valleys and Cooksville.

ATTACHMENTS: APPENDIX 1: Mississauga City Centre - Urban Growth Centre

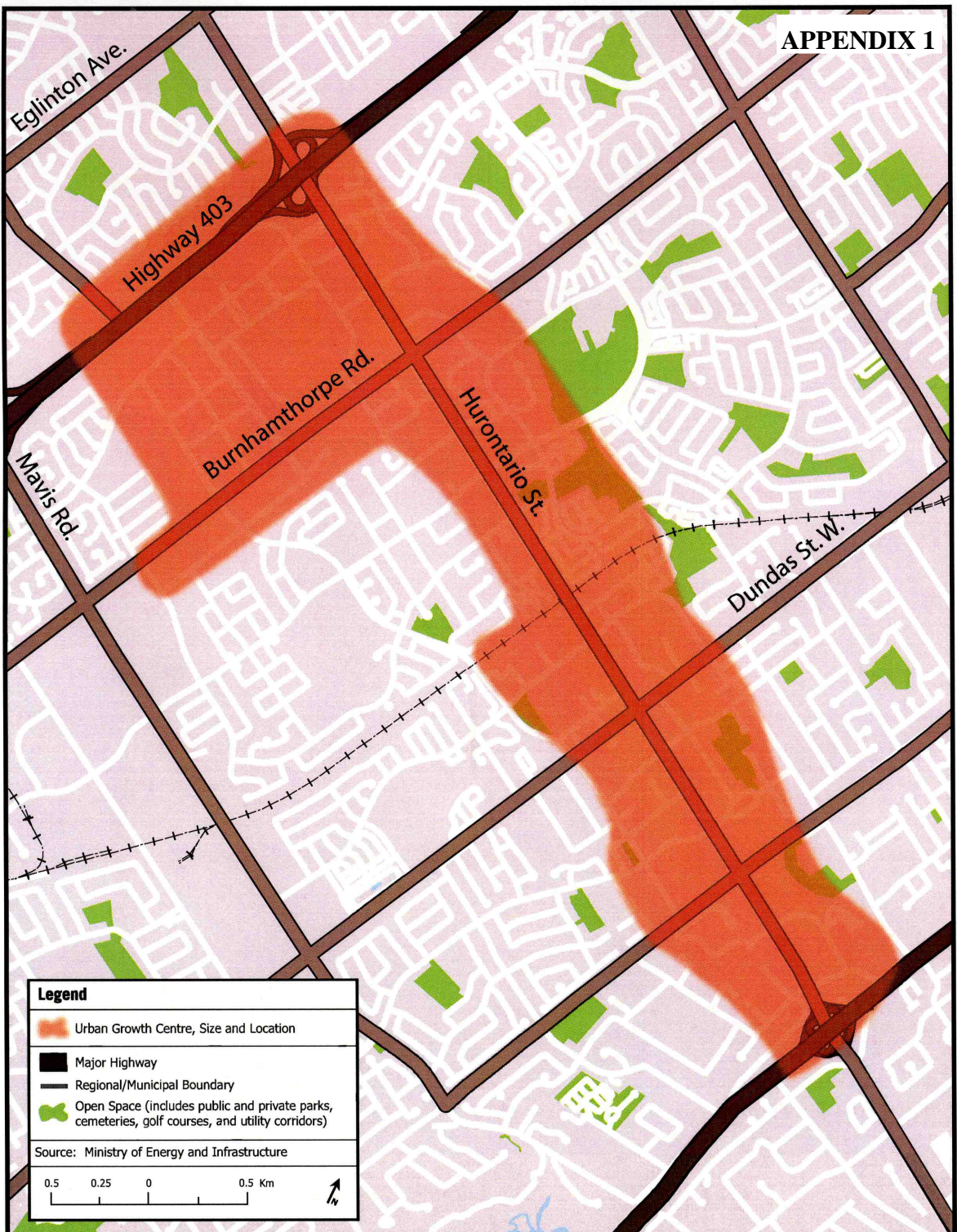
Original signed by:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Shahada Khan, Policy Planner

K:\PLAN\POLICY\GROUP_Reports\2008\N-December 1\Mississauga Urban Growth Centre Boundary.doc

¹ *Sustainable Living: A Growth Management Strategy for Mississauga*, October 2008, pg. 51.



PLACES TO GROW
BETTER CHOICES. BRIGHTER FUTURE

Mississauga City Centre Urban Growth Centre

This size and location mapping is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. An urban growth centre boundary is not a land use designation and its delineation will not confer any new land use designations, nor alter existing land use designations. Any development on lands within the urban growth centre boundary is still subject to applicable provincial plans and the relevant provincial and municipal land use planning policies and approval processes. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.