



# Corporate Report

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**PDC** SEP 20 2010

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**DATE:** August 31, 2010

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 20, 2010

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

**SUBJECT:** **Cooksville District Area Specific Review – Directions Report**

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- RECOMMENDATION:**
1. That the report titled "*Cooksville District Area Specific Review - Directions Report*", dated August 31, 2010 from the Commissioner of Planning and Building, be received for information.
  2. That staff prepare revised Special Site Policies for Area 1 and new policies for Area 2 as identified in the "*Cooksville District Area Specific Review – Directions Report*" dated August 31, 2010 from the Commissioner of Planning and Building and commence the statutory public consultation process.

**BACKGROUND:** **Area Specific Review Process**

In 2008, the Cooksville District Policies were scheduled to be reviewed as part of the continuing program to update policies and confirm they are valid and conform to current Provincial and municipal planning policies. It was recognized, however, that outside of the former village area (Huron Street and Dundas Street intersection) and a couple of areas experiencing increased levels of redevelopment activity, the majority of the Cooksville Planning District is relatively stable with minimal pressure for change. Staff identified areas within the District experiencing development pressures, that were in need of review in terms of the Official Plan policies and zoning.

The areas under review (as shown on Appendix 1) include Gordon Woods (Area 1) and the residential area bounded by Queensway East, Cooksville Creek, the North Service Road and Cliff Road (Area 2) including lands fronting on Camilla Road between Queensway East and King Street. Both areas are experiencing pressures related to infill development, potential redevelopment as well as new development. The third area under consideration is the Cooksville Creek floodplain. A consulting team lead by Macaulay Shiomi Howson with Brook McIlroy Inc. and Philips Engineering were retained to look at these specific areas.

The scope of the review for Areas 1 and 2 included a consideration of a full range of issues related to development pressures. The Area 3 review was scoped as a literature review of studies and works completed to date, related specifically to the floodplain.

The consultant has prepared a Directions Report (attached under separate cover) outlining the issues identified by the community and responses to these issues from both an Official Plan policy and an operational perspective.

**COMMENTS:****Ongoing Studies and Issues Impacting Areas 1 and 2**

Both Areas 1 and 2 are in close proximity to the Hurontario Street corridor. A number of studies and initiatives are currently underway which should be considered as part of the land use planning for both Areas 1 and 2.

**1. The Growth Plan**

In 2006, the Province of Ontario released "Places to Grow – Growth Plan for the Greater Golden Horseshoe" (GGHA) to guide development patterns throughout the GGHA up to 2031. The Growth Plan prescribes a set of policies for managing growth, land development and resources and are based on the following principles:

- Build compact, vibrant and complete communities;
- Plan and manage growth to support a strong and competitive economy;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;



- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognizes the diversity of communities in the GGHA; and
- Promote collaboration among all sectors – government, private and non-profit and residents to achieve this vision.

As part of the implementation of the GGHA, in 2008, the Province identified various urban growth centres throughout the GGHA. Mississauga's Urban Growth Centre (UGC) extends from Highway 403 to the QEW, encompasses all lands in City Centre and lands approximately 500 metres (1,640 feet) on either side of Hurontario Street. Appendix 1 outlines Mississauga's UGC through the Cooksville Planning District.

Mississauga's urban growth centre (UGC) will be a focal area for investment in institutional and region-wide public services as well as office, commercial, recreational, cultural and entertainment uses. The UGC will support major transit infrastructure and accommodate a significant share of population and employment growth. Lands within the Hurontario Street corridor will be the major focus for this growth, with an appropriate transition to adjacent stable residential areas.

The Growth Plan targets intensification to existing built-up areas with particular focus on UGC's, intensification corridors, such as, Hurontario Street, major transit station areas, brownfield sites and greyfields (former commercial sites that are underutilized). Intensification within Cooksville is targeted to both the Hurontario and Dundas Street corridors and areas generally within 500 metres (1,640 feet) of each.

As noted in Appendix 1, both Areas 1 and 2 are adjacent to the UGC. According to the GGGH, and reflected in the draft Mississauga Official Plan, these areas are not considered for intensification. Further, an appropriate transition from lands along the corridor to the adjacent stable residential neighbourhoods will ensure that both Areas 1 and 2 can continue to thrive as primarily low density residential.

## **2. Hurontario Main Street Study**

In November 2008, the Province of Ontario released "The Big Move", the Regional Transportation Plan (RTP). The plan identified the Hurontario Street corridor in Mississauga and Brampton as one of the top 15 priorities for the introduction of higher order transit.

The Cities of Mississauga and Brampton engaged a consortium consulting team to undertake the Hurontario/Main Street Study. The study integrates transportation, land use and urban design in a master plan for the Hurontario Street corridor, from Port Credit to Downtown Brampton. The Hurontario Street corridor bisects the Cooksville Planning District.

The study was carried out as a Master Plan in accordance with the Municipal Class Environmental Assessment (EA) process and it will fulfill the first two phases of the EA process to determine the best transit solution for the corridor. Light rail was determined to be the appropriate technology to fulfill future transit needs. In July 2010, City Council endorsed the Master Plan and authorized staff to proceed with the more detailed planning of the corridor, and to continue working with Metrolinx to initiate a review of project delivery and funding options to realize this vital infrastructure investment for Mississauga.

An essential component of the Master Plan in terms of the land use planning component, is the recognition of stable residential areas adjacent to the corridor and the need to properly transition land use to these residential areas. Of particular note, is the interface of the Hurontario Street corridor just north of Harbourn Road as it impacts Area 1 (Gordon Woods). The Master Plan recommends an appropriate transition height of a maximum of 6 storeys on lands fronting the west side of Hurontario Street from Harbourn Road, north to the Bronte College property immediately south of Trillium Health Centre. This will allow for the proper transition to the existing 2 storey dwellings on Grange Drive.

### **3. Cooksville Creek Flooding Issues**

In July and August 2009, a number of rainfall events occurred, the most significant being the event of August 4, 2009. On that day, a short duration intense storm, centered on or close to the Mississauga Valley Community Centre, caused flooding related incidents and associated damages, mainly with the Cooksville Creek watershed, to private properties, municipal infrastructure (watercourse erosion, trail damage and flooding at the Lakeview Golf Course) and infrastructure under other ownership such as the Region of Peel and CN Rail.

The City (lead by T&W staff), Region of Peel and Credit Valley Conservation (CVC) have been working together since August 2009 to address various matters related to the August 4, 2009 rainfall event including issues associated with the flooding of Cooksville Creek. A series of update reports have been presented to City Council to keep them informed of ongoing issues and to provide status updates. A Cooksville Creek Task Force, comprised of elected officials, City, Region of Peel, CVC and MNR staff, and area resident representatives, was established to address ongoing issues and formulate strategies to best deal with flooding.

### **4. Draft Mississauga Official Plan (MOP)**

On July 7, 2010, City Council adopted the report "Report on Comments – Draft Mississauga Official Plan". The recommendations from this report revise the draft Mississauga Official Plan (MOP) based on staff recommended changes, direct a by-law to be brought forward to adopt the revised draft MOP, and for the revised draft MOP to be sent to the Region of Peel for final approval.

The draft MOP adopts a new approach to land use planning, with a focus on sustainable development and strategic initiatives to effectively manage growth and change through the integration of land use, transportation, environment and urban design. It promotes growth in locations where it is financially sustainable and where it can be developed in a more compact and efficient form that is supported by existing and planned infrastructure that enable the development of complete communities. There is a greater emphasis on urban design to ensure a high quality built form with an attractive public realm.

The plan protects and enhances stable residential areas, including the city's natural and cultural heritage resources.

Areas 1 and 2, are both identified as "Neighbourhoods" with the exception of a portion along the Hurontario Street corridor. The intent of the "Neighbourhood" policies is to preserve stable residential areas and where infill development will be sensitive to existing community character.

### **Public Engagement Process**

The Cooksville District Review began with an initial kick-off meeting held at Mississauga Valleys Community Centre with over 100 people in attendance. Staff and the consultants provided an overview of the process and asked the community to identify areas of concern within the greater Cooksville area. Two advisory groups were formed at the conclusion of the kick-off, one for Area 1 and one for Area 2. The two advisory groups were comprised of 10-12 community members from each area. As noted above, a literature review was conducted for Area 3 and, therefore, no advisory group was formed.

The advisory groups each met on two separate occasions to discuss various issues in their areas and for staff and the consultants to get a pulse on areas of concern from the community's perspective. Discussions were lead by the consultants, and summary notes were posted on the City of Mississauga project website.

The flowchart contained in Appendix 2 outlines the public engagement process conducted for the Cooksville District Area Specific Review.

### **Cooksville District Area Specific Review Directions Report**

The overarching conclusion for Areas 1 and 2 was that they should remain stable residential areas and infill development should be in keeping with the existing character of the community. The Directions Report includes both policy and operational directions broken down into three broad areas including development, operational and natural heritage. The major issues identified through the review and recommended directions are summarized in Appendix 3 of this report.

### Area 1

For Area 1 (Gordon Woods), the overall policy direction is to expand the Special Site policies to all lands in Area 1. This would also extend the area subject to site plan control. As replacement housing has been constructed in recent years, the importance of maintaining the scale and character of these stable residential areas has been identified by both the residents and staff.

The recommended policy directions include:

- Expanding the area subject to the current special site policies; and
- Extending the area subject to site plan control to match the area subject to special site policies.

The recommended operational directions include:

- Introduction of educational programs like Road Watch and Neighbourhood Speed Watch to deal with ongoing traffic calming issues; and
- Additional enforcement of parking/stopping infractions around Harborn Road/Grange Drive/Premium Way.

The recommended natural heritage directions include:

- Regular maintenance of Stillmeadow Park;
- Exploration of the use of available open space areas in Stillmeadow Park for enhanced recreational activities;
- Consideration of additional walking/cycling trails in area; and
- Consider a review of the Tree By-law to preserve the existing tree canopy.

### Area 2

For Area 2, the policy direction is to introduce Special Site policies similar to those already in place for Area 1 (Gordon Woods); namely, for the lands fronting onto Camilla Road between Queensway East and King Street. A number of infill and replacement houses have been built in recent years and there remain a number of vacant or under-utilized lots that could potentially redevelop.

The recommended policy directions include:

- Develop special site policies similar to Area 1 for lands fronting on Camilla Road, north of the Queensway East;
- Recognize the potential for intensification along the North Service Road west of Camilla Road in keeping with City policies; and

- Consider encouraging redevelopment of lands on the north side of the North Service Road west of Cliff Road in keeping with City policies.

The recommended operational directions include:

- Evaluate specific locations for sidewalk improvements;
- Examine the use of 'Zebra' striping for pedestrian crossing at Queensway/Camilla; and
- Future use of Woodland Nurseries site (currently being investigated by Community Services).

The recommended natural heritage directions include:

- Consider a review of the Tree By-law to preserve the existing tree canopy;
- Consider additional tree planting on City owned properties to enhance tree canopy; and
- Ongoing maintenance of parks and the Cooksville Creek valley.

### Area 3

Area 3 is significantly constrained by Cooksville Creek. This study focused on a review of available information for Area 3 and provides a summary of current policy framework, development patterns and information on specific parcels. Discussion of Area 3 has also incorporated commentary on the flooding events as discussed above. It was not in the scope of this review to identify policy/zoning changes.

### **Next Steps**

Once received by Planning and Development Committee and City Council, the Directions report will be used as the basis for the preparation of amendments to the draft Mississauga Official Plan. Staff will also commence the public consultation process.

As the draft Mississauga Official Plan will be sent to the Region of Peel for final approval, the City may request that the Region of Peel modify the draft Mississauga Official Plan to incorporate these recommendations. In the interim, however, an amendment will be prepared to the existing Official Plan (Mississauga Plan), to implement the Directions Report recommendations.

**STRATEGIC PLAN:** The completion of the Cooksville Area Specific Review Directions Report and the resulting recommendations respond to the following Strategic Pillars for change, goals and actions of the City's Strategic Plan:

**CONNECT: Completing our Neighbourhoods**

- Develop Walkable, Connected Neighbourhoods
- Provide Mobility Choices
- Maintain a Safe City

**GREEN: Living Green**

- Conserve, Enhance and Connect Natural Environments
- Promote a Green Culture

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The Cooksville District Area Specific Review is part of an ongoing program to keep Mississauga Plan current, up to date and in conformity with Provincial and municipal planning policies. It was recognized that while the majority of the residential areas within the Cooksville Planning District are stable and experience minimal change, two specific areas continue to face challenges related to infill development and redevelopment. Therefore, the review was scoped to address the two areas and consolidate information regarding Cooksville Creek.

The major issues for Areas 1 and 2 have been identified and responded to through the Directions Report. Community input from the kick-off event and the community advisory group meetings have been taken into consideration and range from development pressures and traffic calming measures, to natural heritage and servicing related concerns. The Directions Report details the issues identified in Areas 1 and 2 and outlines recommended policy and operational directions. Area 3 was reviewed in the context of studies completed to date, ongoing work and the formation of a task force to deal with flooding issues.

**ATTACHMENTS:** APPENDIX 1: Map of Areas Subject to Review  
APPENDIX 2: Public Engagement Process  
APPENDIX 3: Summary of Findings  
APPENDIX 4: Directions Report (*attached under separate cover*)

*Original Signed By:*

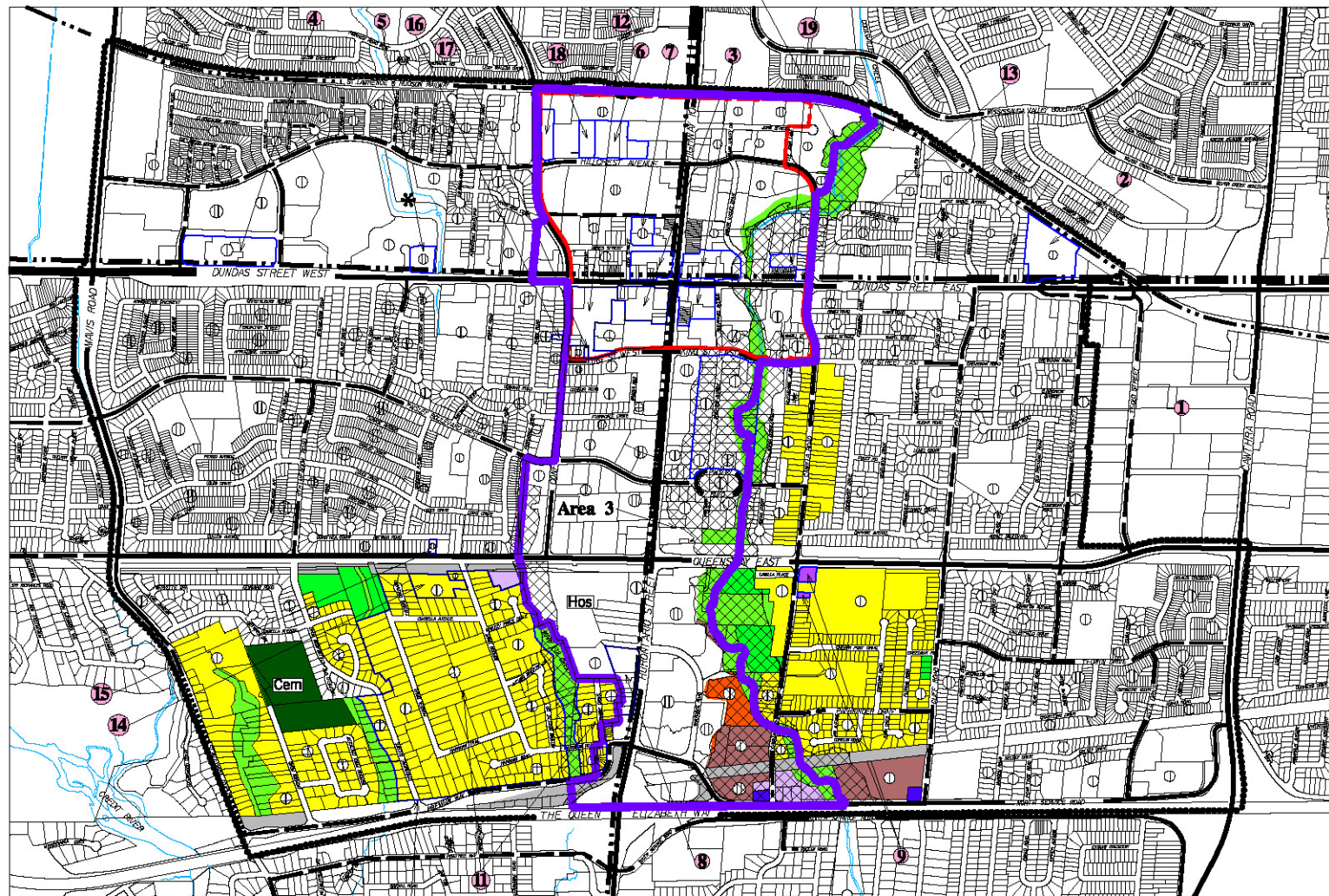
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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karen Crouse, Planner and Frank Marzo Community  
Planning, Policy Planning Division*



Area 3



#### LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - Medium Density II
- Residential - High Density I
- Residential - High Density II
- Mainstreet Retail Commercial
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

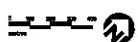
#### TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Minor Collector (Scenic Route)
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Major Transit Corridor

#### LAND USE LEGEND

- Regulatory Floodplain
- Node Boundary
- Hos - Hospital
- Cem - Cemetery
- Existing Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)
- Urban Growth Centre

Area # - Cooksville District Area Specific Review



### Cooksville District Policies Review Proposed Study Areas

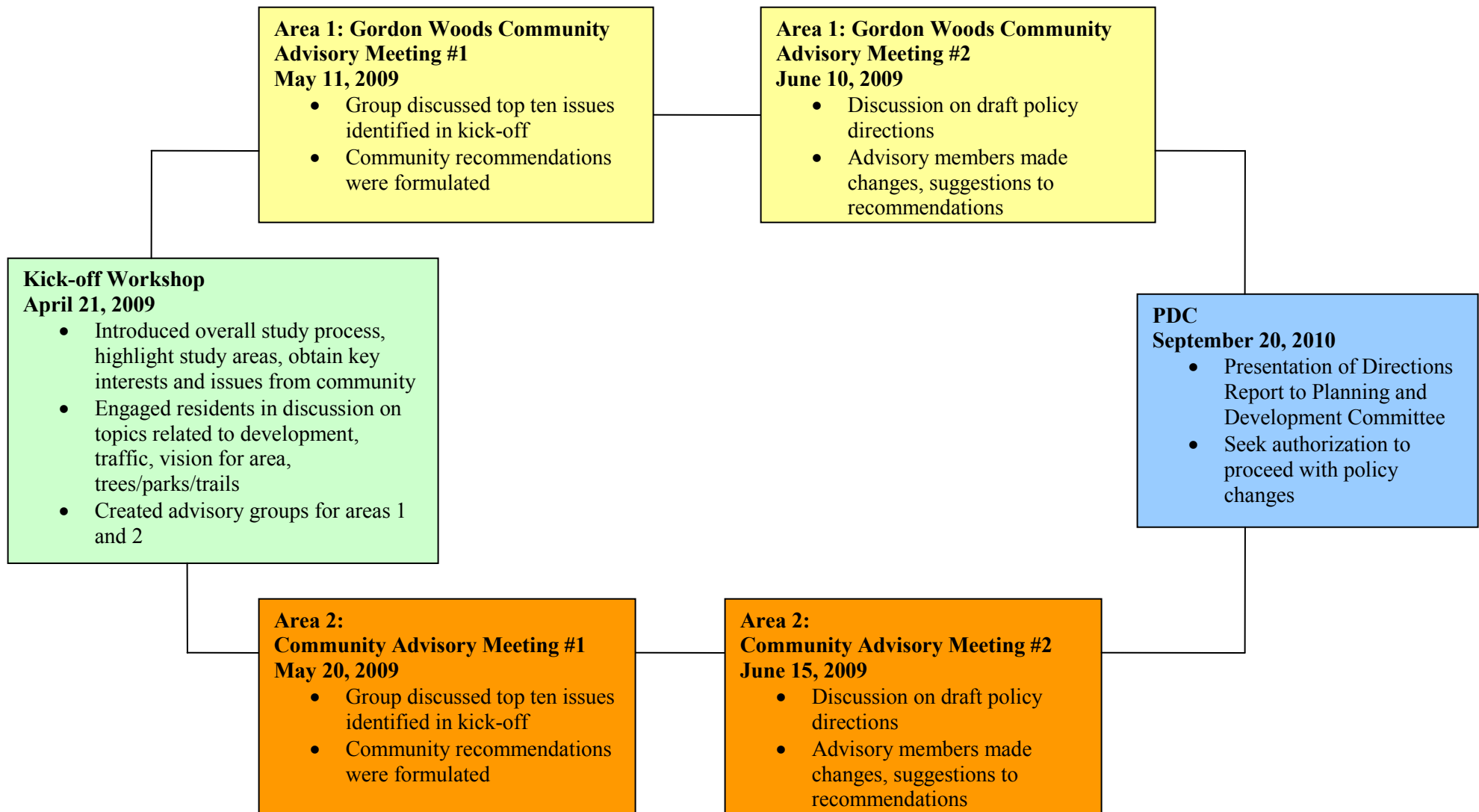
This Consolidation includes Latest Approved Amendment - No. 25  
OMB Order No. 2622 2007 September 10

City of Mississauga 2010 August

Area 1

Area 2

# Cooksville District Area Specific Review Public Engagement Process



## Cooksville District Area Specific Review Directions Report – Summary of Findings

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
Development	<p><b>Issues Identified by Community</b></p> <p><u><b>New Development</b></u></p> <ul style="list-style-type: none"> <li>scale and mass of new housing should be limited to edge of community and should be consistent with existing housing to preserve the character of Gordon Woods</li> <li>lots should be consistent with large lot character to preserve the extensive tree canopy</li> <li>intensification should be discouraged and limited to the edge of the community if at all</li> <li>heritage designation should be further investigated</li> <li>variances should take protection of trees and preservation of water table into consideration</li> </ul> <p><b>Recommended Policy Directions</b></p> <ul style="list-style-type: none"> <li>Extend Special Site 11 and the related policy framework to all properties designated 'low density I residential'</li> <li>All of Area 1 should be subject to site plan control</li> <li>Hard surfaces should be kept to a minimum in front yards</li> <li>Ensure protection of tree canopy by requiring arborist report and drainage plan for new development</li> <li>New house designs to fit character of neighbourhood</li> <li>Reductions in lot sizes would not be permitted (unless existing lots greater than 50 metres) resultant lot frontages to be minimum of 30 metres</li> <li>If a formal request is made by area residents to consider all or portions of Gordon Woods to be recognized as a cultural landscape through the City's Heritage Register then a review by the City would be required and if implemented then all properties identified would be evaluated from a heritage perspective during site plan review process</li> </ul>	<p><b>Issues Identified by Community</b></p> <p><u><b>New Development</b></u></p> <ul style="list-style-type: none"> <li>any new housing should fit the scale and character of the surrounding area</li> <li>new housing should reflect the mass and exterior design of the existing context</li> <li>principles of environmental sustainability should be utilized in new development</li> <li>subdivision of lots only allowed where new lot will match adjacent lot frontages (ie. subdivision of 30 metre lot into two 15 metre lots appropriate)</li> <li>preservation of healthy trees should be a priority for all new development</li> </ul> <p><b>Recommended Policy Directions</b></p> <ul style="list-style-type: none"> <li>develop Special Site policies for new development along Camilla Road, north of Queensway East and specifically: <ul style="list-style-type: none"> <li>encourage new housing to fit the scale and character of surrounding area</li> <li>lotting, building mass, side and rear yards should respect and relate to adjacent lots</li> <li>lots should front on existing public streets</li> <li>garages should be recessed or located behind main face of house, alternatively located in rear of property</li> <li>new housing should have minimal impact on neighbours (ie. shadow and overlook)</li> <li>height should be limited in height to 1-2 storeys and include smaller architectural elements (ie. bay windows and projecting dormers)</li> <li>existing grades and drainage should be preserved</li> <li>hard surfaces should be kept to a minimum in front yard</li> <li>preserve existing mature trees</li> </ul> </li> </ul>

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
		<ul style="list-style-type: none"> <li>recognize potential for intensification on North Service Road, west of Camilla while being mindful of City's intensification policies</li> <li>consider encouraging redevelopment of Residential High Density I area west of Cliff Road in keeping with City's intensification policies</li> </ul>
Operational	<p><b>Issues Identified by Community</b></p> <p><b><u>Streets and Traffic Calming</u></b></p> <ul style="list-style-type: none"> <li>sidewalks – safety concerns vs. maintaining 'rural' character of streets</li> <li>need for traffic calming measures including stop signs and speed bumps</li> <li>restrict right turns onto Gordon Drive at Queensway during peak times</li> <li>need to install stop signs at Harborn Trail/Parker Drive and Parker Drive/Isabella Avenue</li> <li>parking/traffic/stopping and retail delivery issues around Harborn Road/Grange Drive/Premium Way</li> </ul> <p><b><u>Recommended Operational Directions</u></b></p> <ul style="list-style-type: none"> <li>no modifications to the internal street network being proposed</li> <li>educational programs like Road Watch, Neighbourhood Speed Watch and speed trailers recommended</li> <li>request additional enforcement by City for parking/stopping infractions around Harborn Road/Grange Drive/Premium Way</li> <li>notice should be sent to retail plaza owner re: parking of delivery vehicles on street</li> </ul> <p><b><u>Municipal Services</u></b></p> <ul style="list-style-type: none"> <li>need for municipal services on lots currently serviced privately discussed</li> </ul> <p><b>Recommended Operational Direction</b></p>	<p><b>Issues Identified by Community</b></p> <p><b><u>Streets and Traffic Calming</u></b></p> <ul style="list-style-type: none"> <li>consider having more sidewalks incorporated into Area 2 particularly on longer streets</li> <li>consider opportunities for improved crossings on Queensway East for both cyclists and pedestrians</li> <li>install a 3-way stop sign at Cliff Road and Pathfinder Drive</li> </ul> <p><b><u>Recommended Operational Directions</u></b></p> <ul style="list-style-type: none"> <li>specific locations in Area 2 should be considered and evaluated for sidewalk improvements</li> <li>community should consider having the Councillor and Region of Peel examine potential for 'zebra' striping added to pedestrian crossing for improved visibility and re-assess the traffic light timing at Camilla and the Queensway to provide easier and more comfortable access for residents across Queensway</li> <li>an all-ways stop sign was installed in December 2009 at Cliff Road and Pathfinder Drive as approved by Council</li> </ul> <p><b><u>Community Amenities</u></b></p> <ul style="list-style-type: none"> <li>ensuring Cliffway Plaza site remains commercial and incorporates a variety of community-related uses</li> <li>consideration should be given to better utilize the existing schools for other public uses such as libraries</li> <li>educational opportunities for students and community members to learn about natural green spaces could be considered at Camilla Park and Woodland Nurseries</li> <li>Woodland Nurseries property should be maintained and preserved as a cultural heritage property and/or</li> </ul>

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
	<ul style="list-style-type: none"> <li>limited opportunity for large scale infill of the area therefore cost of providing full public servicing not warranted – very cost prohibitive for individual property owners</li> </ul>	<p>designated a heritage property</p> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>no changes be made to the use of existing school sites as there are policies in place for the public use of school facilities</li> <li>City of Mississauga has acquired the Woodland Nurseries property and requests to designate the property as a cultural heritage site are being taken into consideration as well as the appropriate uses for the site</li> <li>Cliffway Plaza is currently being dealt with as a development application which includes public consultation and debate</li> </ul>
Natural Heritage	<p><b>Issues Identified by Community</b></p> <p><u><b>Stillmeadow Park</b></u></p> <ul style="list-style-type: none"> <li>many residents felt the park was not being maintained and lacked facilities for park users and sufficient access points from Gordon Woods</li> <li>small sports field/basketball court and a skating rink should be developed</li> </ul> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>the site is partially occupied by a woodlot and further opportunities for naturalization should be explored</li> <li>the site should be regularly maintained</li> <li>the City should consider ways to effectively utilize the available open space for recreational uses</li> </ul> <p><u><b>Trails</b></u></p> <ul style="list-style-type: none"> <li>trails for walking, cycling etc. should be considered along the Hydro corridors and incorporate both hard and soft materials (ie. asphalt, wood chips etc.)</li> <li>any future trail in the Hydro corridor along Premium Way should include landscaping treatment to limit impact of noise from the QEW</li> <li>public access to neighbourhood creeks (Stavebank,</li> </ul>	<p><b>Issues Identified by Community</b></p> <p><u><b>Trees</b></u></p> <ul style="list-style-type: none"> <li>residents were concerned about the impact of new development on existing trees</li> <li>maintenance of trees in parks and along streets</li> <li>additional trees should be planted where possible</li> <li>should reconsider Tree By-law</li> </ul> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>a review of the current Tree By-law should be considered</li> <li>trees in parks and road allowances should be examined for health and be properly maintained</li> <li>additional tree planting should be considered for city owned sites as well as in areas where there is new development (ie. replacement trees)</li> </ul> <p><u><b>Parks and Open Space</b></u></p> <ul style="list-style-type: none"> <li>Cooksville, Camilla and Cliff parks should be maintained through a partnership with area residents, the City and Conservation Authority (CVC)</li> <li>existing and future trails should be maintained and enhanced through street furniture and increased visibility</li> <li>maintenance for Cooksville Creek should be on a regular</li> </ul>

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
	<p>Kenollie, Mary Fix) should be discouraged to protect wildlife</p> <p><b>Recommended Operational Directions</b></p> <ul style="list-style-type: none"> <li>City staff should work with Hydro One to investigate the feasibility of constructing a trail system along the Hydro corridor (QEW)</li> <li>City should examine other trail connections along Credit River (Credit River Valley Strategy)</li> </ul> <p><b><u>Cemeteries</u></b></p> <ul style="list-style-type: none"> <li>paths and walkways through St. John's and St. Mary's cemeteries should be accessible to the public for passive recreation</li> </ul> <p><b>Recommended Operational Direction</b></p> <ul style="list-style-type: none"> <li>City should liaise with cemeteries to determine possibility of permitting public access to the area during the day and provide proper signage to area residents about usage</li> </ul> <p><b><u>Tree Preservation</u></b></p> <ul style="list-style-type: none"> <li>any removal of trees in Gordon Woods should require City approval because the cumulative impact of allowing 4 trees/year to be cut down under the current tree by-law could negatively impact the overall tree canopy in the area over the long term</li> </ul> <p><b>Recommended Operational Direction</b></p> <ul style="list-style-type: none"> <li>City should consider reviewing the Tree By-law to determine most sustainable approach to preserving existing tree canopy</li> </ul>	<p>and continued basis and should include litter clean-up and tree trimming</p> <ul style="list-style-type: none"> <li>litter fines should be enforced</li> </ul> <p><b>Recommended Operational Direction</b></p> <ul style="list-style-type: none"> <li>City should develop a plan to keep Cooksville Creek and all parks in the area clean and maintained</li> </ul>



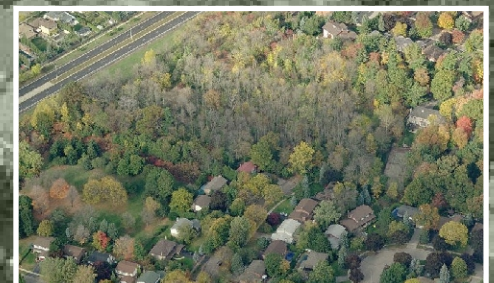
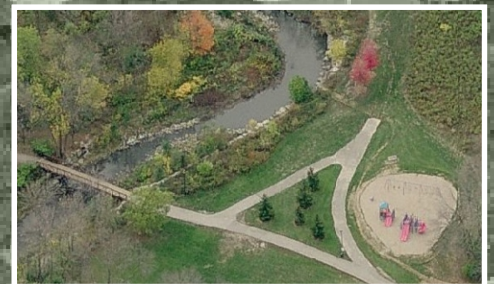
# COOKSVILLE DISTRICT

## AREA SPECIFIC REVIEW

### *Directions Report*

*Submitted by:*  
Macaulay Shiomi Howson Ltd.

*In association with:*  
Brook McIlroy Planning + Urban Design  
Philips Engineering  
PARISH Geomorphic Ltd.  
Dougan & Associates  
iTRANS Consulting Inc.



June 2010

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### **Maps:**

**Map 1 - Study Areas**  
**Map 2 - Gordon Woods Area**  
**Map 3 - Cooksville Land Use Plan**  
**Map 4 - Area 2 & 3 Land Use**  
**Map 5 - Area 3 Land Use Plan**

### **Appendix A:**

**Kick-off Workshop Summary Report - April 21, 2009**  
**Area 1: Gordon Woods Community Advisory Group Summary Report - May 11, 2009**  
**Area 2: Community Advisory Meeting Summary Report - May 20, 2009**  
**Area 1: Gordon Woods Community Advisory Meeting #2 Summary Report - June 10, 2009**  
**Area 2: Community Advisory Meeting #2 Summary Report - June 15, 2009**



# EXECUTIVE SUMMARY

The Cooksville Area Specific Review is being undertaken as part of the continuing program to keep Mississauga Plan policies valid and current. The intent is to create updated policies for the following two identified areas in the Cooksville District to reflect changes in local circumstances, as well as recent Provincial planning initiatives:

- Area 1 – Gordon Woods residential area located generally south of Queensway West, west of Hurontario Street, north of Premium Way and east of Stavebank Road; and,
- Area 2 – The residential area bounded by Queensway East, Cooksville Creek, North Service Road and Cliff Road, as well as the lands fronting Camilla Road between Queensway East and King Street East.

In addition a review of issues and constraints to development in the hazard land (i.e. lands subject to flooding) along Cooksville Creek (i.e. Area 3) has been carried out which provides updated information with respect to this area, although no policy or other changes are currently contemplated.

A key part of the review involved an extensive public engagement process. Following a general “Kick-off” Workshop to which residents of all three areas were invited, two workshops each were held with the Areas 1 and 2 Community Advisory Groups. Through these workshops, issues of concern to the community were identified and refined. A summary of the results is found in Appendix A to the report.

Based on the input from the community and the background research, a review of the Area 1 and 2 issues was undertaken and specific directions are proposed to the City for consideration, either with respect to potential changes to the Official Plan and zoning regulations which related to development related issues, or operational direction changes which relate primarily to other identified uses such as traffic calming. These are summarized as follows:

- **Issue: New Development**

Concerns with redevelopment pressures were identified in both Areas 1 and 2, including the impacts on the scale and character of the existing homes and the natural environment (i.e. trees, drainage).

**Directions**

- Extension of the current special policy framework (current Special Site Policy Area 11), clarified and enhanced, to all parts of Area 1, with the exception of Special Site Policy Area 14 and the Anapilis Christian Community Centre. This policy is designed to ensure that new housing is designed to fit the scale and character of the surrounding area.
- Establishment of a similar special policy framework for the lands along Camilla Road in Area 2, the area of most concern with respect to redevelopment.
- Refine zoning regulations to implement revised policy directions.
- If formally requested, City should review and consider whether all or portions of Area 1 should be identified as a cultural heritage landscape in the City’s Heritage Register.

- **Issue: Streets and Traffic Calming**

The issue of pedestrian safety was a significant concern in both Areas 1 and 2, together with related requests to introduce modifications to the street system to slow down traffic. A specific concern was identified in Area 1 with safety in the area of Harbourn Road/Grange Drive/Premium Way as a result of parked trucks and a lack of stopping compliance, as well as speeding issues.

**Directions**

- City should work with the resident association in Area 1 to implement the Road Watch, Neighbourhood Speed Watch and Speed Trailers education program.

- City staff will request additional enforcement of the parking and stopping prohibitions at Harborn Road/Grange Drive/Premium Way and a notice will be sent to the manager of the plaza regarding illegal parking of delivery vehicles.
- Community should approach the City in Area 2 to have specific locations evaluated for sidewalks.
- Community in Area 2 should approach the area Councillor and the Region of Peel with respect to making crossings of Queensway East more friendly to pedestrians.

- **Issue: Natural Heritage, Parks and Open Space**

Areas 1 and 2 have a number of natural features, as well as parks and open space and significant trees. The protection and enhancement of these areas/features is a major concern.

**Directions**

- Stillmeadow Park – City should consider an assessment of the use of the available open space in a more effective manner, as well as a program of regular maintenance, recognizing that a significant portion of the Park is occupied by a woodlot where further enhancement and restoration is encouraged.
- Cooksville Creek and Area 2 Parks – City should consider a plan for the cleanup and on-going maintenance of these areas.
- Trails – City should consider working with Hydro One to establish a trail along the Hydro corridor north of the QEW.
- Cemeteries – City should consider liaising with the cemeteries in Area 1 to clarify limits on accessibility and develop information for residents on the opportunities for use of these lands.
- Tree Conservation – A review of the current approach in the City's Tree By-law should be considered. An evaluation of trees on public property in Area 2, with respect to general health, maintenance and additional planting, should be considered. A requirement should also be considered for the provision of additional trees on private property when there is any significant

development.

- **Issue: Services**

Significant portions of Area 1 are on private services. Consideration of the potential for extension of municipal services was part of the study. However, given the limited proposed redevelopment any changes are not deemed necessary.

**Directions**

- The Region/City should not consider introducing municipal services to the areas presently on private services.

- **Issue: Community Amenities**

Consideration was given in Area 2 to the use of the existing schools to provide additional public amenities such as the use of the school library by residents. However, the City is addressing any needs through its own resources, and the school grounds already provide access for recreation uses.

**Directions**

- It is recommended that no changes need to be made to the relationship with the existing schools in the community.

# 1 INTRODUCTION

## 1.1 What is the Cooksville Area Specific Review intended to address?

The Cooksville Area Specific Review is being undertaken as part of the continuing program to keep Mississauga Plan policies valid and current. The intent is to create updated policies for two identified areas in the Cooksville District to reflect changes in local circumstances, as well as recent Provincial planning initiatives. In addition a review of issues and constraints to development in the hazard land along Cooksville Creek has been carried out which provides updated information with respect to this area, although no policy or other changes are currently contemplated.

This scoped review addresses the following specific issues as identified in the Terms of Reference for the study:

- the land use policies affecting the Gordon Woods residential area and its identification as a “Residential Woodland” in both Mississauga Plan and the City’s Natural Areas Survey;
- development pressures on established low density residential neighbourhoods particularly Gordon Woods and the lands bounded by Queensway East, Camilla Road, North Service Road and Cliff Road, and lands fronting Camilla Road between the Queensway and King Street;
- the hazard lands surrounding the Cooksville Creek and their future development potential; and,
- the need for policies to ensure the appropriate scale and form of infill development.

## 1.2 Where are the three areas under study located?

The Cooksville District is located in the south-central part of Mississauga. The three areas which are the subject of this study are shown on Map 1 and described as follows:

- Area 1 - Gordon Woods residential area located generally south of Queensway West, west of Hurontario Street, north of Premium Way and east of Stavebank Road;
- Area 2 - The residential area bounded by Queensway East, Cooksville Creek, North Service Road and Cliff Road, as well as the lands fronting Camilla Road between Queensway East and King Street East; and,
- Area 3 - The hazard lands immediately adjacent to the Cooksville Creek for the entire reach within the Cooksville District.

## 1.3 What is the Study Process?

The three areas under study each have their own history and character. However, as Mississauga makes the transition from “suburban” to “urban” development changes are being proposed, including improved transit and pressures for redevelopment. That transition can mean different things in different areas of the City. The key issue which must be addressed through the Study is “What does this transition which Mississauga is undergoing mean for the stable residential areas of the Cooksville District, and how can development contribute to a positive, human scale community fabric?”

To address the issue, it is important to have an understanding of the technical concerns with the natural environment, municipal services, transportation and flooding, as well as an assessment of the potential for redevelopment. It is also important to have an understanding of the changes outside the three study areas which may impact the community, particularly the higher order transit studies being undertaken for the Hurontario Street corridor and Dundas Street. In addition, the community engagement process is very important to help better understand the issues surrounding these three areas from the perspective of those who live there.

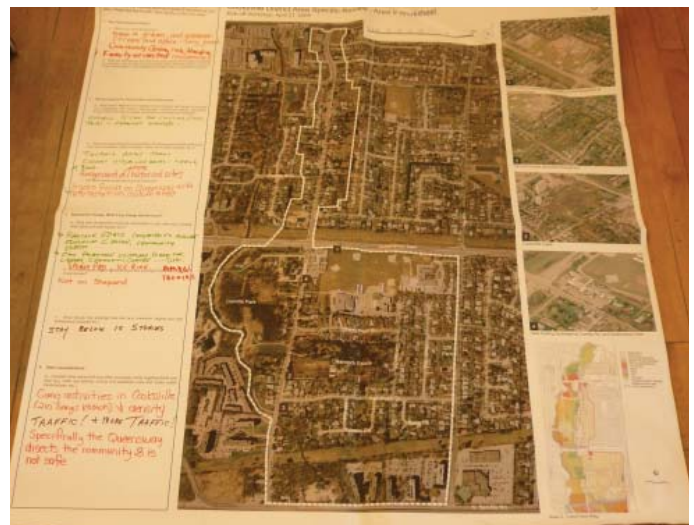
The study process, including the purpose of each phase of the work, is as follows:

- **Phase 1 Project Initiation**  
Refinement and finalization of the work program.
- **Phase 2 Research**  
To carry out the planning assessment of the three study areas and develop a background document to inform the public engagement process.
- **Phase 3 Public Engagement**  
To work with the public to explore issues and possible solutions to their concerns.
- **Phase 4 Recommendations**  
To establish the preferred directions for each of the study areas and prepare the implementing documents.

## 1.4 Public Engagement

Public engagement was a key component of the study process. A general “Kick-off” Workshop was held on April 21, 2009 to which residents of all three areas were invited. It was very well attended and an initial Post-it Note exercise allowed top priorities for the study areas to be quickly determined, while detailed discussions in small groups generated more detailed thoughts and ideas. It also provided an opportunity for the establishment of Community Advisory Groups for Areas 1 and 2.

Two workshops each were held with the Area 1 and 2 Community Advisory Groups in May and June, 2009. The Community Advisory Groups each consisted of 11 members. Through these workshops, the “Top Ten” priority issues for each Area identified through the “Kick-off” Workshop were refined and suggested directions for their resolution were proposed. A summary of the results of all of these workshops is found in Appendix A to this report.



Map from one of the Community Advisory Group Workshops illustrating priority issues .

## 1.5 What does this Directions Report address?

This report builds on the results of the initial background analysis<sup>1</sup> and the public engagement process in Phase 3. The overarching conclusion of this work, with respect to Areas 1 and 2 is that these are, and should remain, stable residential areas. That intensification or other changes in this area are not required, nor would they have any specific benefit to the community or the natural environment. Rather limited changes should be in keeping with the existing character of these neighbourhoods. The report explores, within the context of this overarching conclusion, proposed policy and regulatory directions for any issues identified in Phases 1-3 of the study related to new development. These matters include:

- new and alternative forms of housing/intensification;
- scale and mass of new housing;
- lot pattern;
- drainage system;
- heritage or unique properties;
- protection of trees and water table;

In certain cases, the resolution of the issues does not require planning policy or regulatory changes. These issues relate to the following themes:

- streets and traffic calming;
- natural heritage, parks and open space;
- services (municipal water and sewer vs. private); and,
- community amenities.

In these circumstances, specific operational approaches to the resolution of the issues are discussed and reviewed.

With respect to Area 3, the hazard lands immediately adjacent to the Cooksville Creek, no changes to policy or regulations are currently anticipated. However, the conclusions of the Background Report are summarized, as well as the August 2009 Storm Events Update report, submitted by the City's Commissioner of Transportation and Works to City Council on August 27, 2009 in response to the significant rain events of August 4, 2009 and August 9, 2009.

<sup>1</sup> The Cooksville Area Specific Review Issues and Opportunities Study, September 2009, provides a detailed discussion of the background analysis which was carried out as a basis for the public engagement process in Phase 3 of the Study.

## 1.6 Report Structure

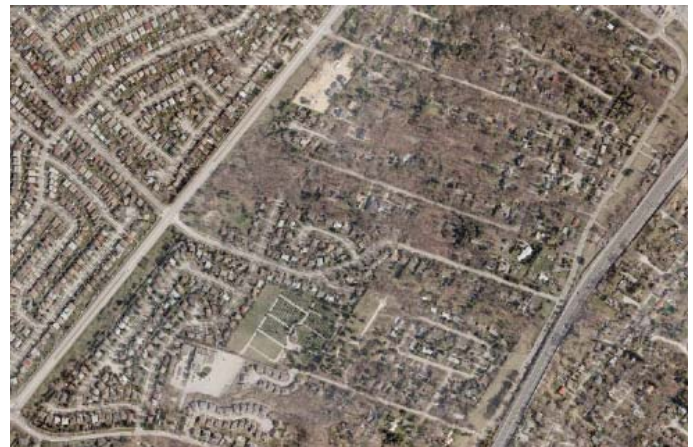
The report is structured as follows:

- **Section 1: Introduction**

This section outlines the purpose of the study, the study area and study process including what was done to engage the public about their views of their community. It also discusses the key conclusions of the work to date and what the Directions report addresses.

- **Section 2: Area 1 Gordon Woods**

Section 2 focuses on the Gordon Woods Area. It identifies the issues identified in the Terms of Reference for the Study, as well as those identified through the public engagement process. These issues are classified under four different themes. For each theme, the specific issues are identified and reviewed with respect to the existing policy framework or operational context as appropriate. Proposed future directions are then outlined for consideration by the City.



Area 1 - Looking East



- **Section 3: Area 2 Queensway East/Cooksville Creek/North Service Road/Cliff Road & Camilla Between Queensway and King**

Section 3, which relates to Area 2, follows a format similar to that in Section 2, modified to reflect the different issues and perspective required for this neighbourhood.

- **Section 4: Area 3 Cooksville Creek Hazard Lands**

Section 4 is designed to summarize the background information for this area. It outlines the terms of reference parameters, the results of the literature review, including the August 2009 report prepared by the City with respect to two major flooding events, and the conclusions of the review.

- **Section 5: Proposed Cooksville District Policy Changes**

This section outlines the proposed policy changes arising from the Study.

- **Appendix A: Public Engagement Summary**

A summary of the results of all of the initial “Kick-off” Workshop, as well as the workshops with the Community Advisory Groups is found in Appendix A to this report.



Area 2 and 3 - Looking East

# 2 AREA 1: GORDON WOODS

Gordon Woods (Area 1, Maps 1 and 2) is a well established residential area comprised primarily of single detached residences mainly on large lots. This section identifies the study parameters initially developed by the City, as well as issues identified by the Area 1 Community Advisory Group. These are then categorized in terms of four theme areas, and reviewed in that context. For each theme specific directions are proposed for consideration by the City, either with respect to potential changes in the policy and regulatory approach, or proposed operational direction changes.

## 2.1 Gordon Woods - Background

The Study Terms of Reference provides a contextual statement which recognizes that:

- the area has been identified as a Residential Woodland;
- it is a well established area of higher end housing stock with larger detached dwelling lots of which the majority are currently serviced privately;
- increasingly, the area is experiencing redevelopment pressures through the introduction of smaller lot frontages and the development of detached condominium dwellings;
- the issue of municipal services has been raised; and,
- the natural environment is under pressure from this increased level of development and the infestation of gypsy moths.

The following are identified as being in the scope of the review for Gordon Woods:

- the current land use policies and the area's identification as a Residential Woodland;
- development pressures on this established low density residential neighbourhood; and,

- potential need for policies to ensure an appropriate scale and form of infill development.



Examples of typical large-lot development in Gordon Woods



## 2.2 Community Advisory Group Issues

Two workshops were held with the Area 1 Community Advisory Group on May 11 and June 10, 2009. The Community Advisory Group consisted of 11 members of the Gordon Woods community. Through these two workshops, the following issues were identified and are divided into 3 themes:

### Theme 1 - New Development

- The scale and mass of new and alternative forms of housing (i.e. townhouses and semi-detached dwellings) should be limited to the edge of the community and consistent with existing housing (i.e. large lots and setbacks, no subdivision/high-rise) to preserve the scale and character of Gordon Woods.
- Lots should be consistent with the larger lot character of Gordon Woods to preserve the existing tree canopy.
- Intensification is discouraged and should be limited to the edge of Gordon Woods if at all.
- Heritage designation can be valuable to the community. Further investigation of heritage/unique properties and buildings would be of some value.
- By-law variances (i.e. protruding garages) should consider protection of trees and preservation of the water table.

### Theme 2 - Streets and Traffic Calming

- Sidewalks are discouraged in Gordon Woods to preserve the rural character. Lack of sidewalks poses some safety concerns for pedestrians.
- Consider means to slow traffic on Gordon Drive, Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue.
- Speed-bumps should be installed at the mid-points of Harborn Trail and Isabella Avenue.
- Right turns on The Queensway at Gordon Drive should be limited to off-peak hours.



Community Issue: Alternative forms of housing and intensification should be limited to edge of neighbourhood



Community Issue: Value in heritage/unique properties and buildings



Community Issue: Lack of sidewalks help maintain rural character but pose safety risks



- Stop signs should be installed at Harborn Trail/Parker Drive and Parker Drive/Isabella Avenue.
- A four-way stop should be installed at the intersection of Harborn Road, Grange Drive and Premium Way.

### Theme 3 - Natural Heritage, Parks and Open Space

- Where access to significant public amenities is limited in Gordon Woods, it should be enhanced and integrated as part of a well-connected trail system.
- Multi-use trails should be incorporated into the hydro corridors in Gordon Woods. These trails should include asphalt for bikers and softer, more natural surfaces for walkers (i.e. limestone fines, wood chips).
- Future development of the hydro corridor adjacent to Premium Way should provide natural buffers (trees, shrubs etc.) to limit the noise from the Queen Elizabeth Way, subject to the approval of Hydro One.
- A small sports field and/or basketball court should be developed at Stillmeadow Park to accommodate recreational activities for users of all ages. Further studies are recommended to identify the feasibility of a public skating rink.
- The trails through St. Mary's and St. John's Lithuanian Cemetery should be accessible to the public during the day for respectful passive recreation.
- The by-law allowing four trees/year to be cut down should be reconsidered to require approval before removing any tree in Gordon Woods.
- Still Meadow Park should be cleaned up and maintained. Pathways should be cleared of overgrown/fallen vegetation, and amenities should be built for all ages.
- Public access to Stavebank Creek, Kenollie Creek and Mary Fix Creek is discouraged to protect the wildlife population from adverse effects of public use.



Community Issue: Well connected multi-use trail system should be enhanced and incorporated into hydro corridors



Community Issue: Additional facilities/cleanup of Stillmeadow Park



Community Issue: Discourage public access to creeks

## 2.3 Response to Issues

The issues identified in the Terms of Reference and through the Community Advisory Group are reviewed in the following sections and the report explores for each issue, proposed policy and regulatory directions where appropriate. In certain cases, the resolution of the issues does not require planning policy or regulatory changes. In those circumstances, operational approaches to the resolution of the issues are presented.

### 2.3.1 New Development

#### Issues

The Cooksville District Area Specific Review focused on the following issues related to new development including:

- the current land use policies and the area's identification as a Residential Woodland;
- development pressures on this established low density residential neighbourhood; and,
- potential need for policies to ensure an appropriate scale and form of infill development.

The issues raised by the Gordon Woods Advisory Group elaborate on the concerns with development pressures, and particularly ensuring that infill occurs at an appropriate scale and form to fit with the surrounding community. Their concerns also relate to ensuring that new development does not significantly impact the natural environment, particularly the tree canopy and water table. In addition, the potential to investigate the potential for better recognition of the heritage value of the area was considered of some value.



Community Issue: new development should fit with surrounding community

The nature of the issues is such that they should be primarily addressed through an enhanced planning policy and regulatory approach.

#### Existing Policy Framework

Both the general Mississauga Plan (Official Plan)<sup>1</sup> policies and the more detailed policies in the Cooksville District Policies provide specific directions applicable to Area 1 (See Map 3). In addition to designations which protect specific natural features (e.g. Mary Fix, Stavebank and Kenollie Creeks), Mississauga Plan designates significant portions of Area 1 as "Residential Woodlands". Section 3.15.2.2.j – Environment – Natural Heritage requires that development proposals in such areas "should seek to preserve the existing tree canopy".

Official Plan Amendment Nos. 58 and 95<sup>2</sup> establish the City's approach to intensification which recognizes neighbourhoods such as Area 1 as stable residential areas where the existing character is to be generally preserved. In addition, the amendments provide a range of policies for evaluating any future intensification proposals. These policies are designed to focus intensification away from stable residential areas, however, they provide criteria which can be used to evaluate intensification proposals outside intensification areas, if such are proposed.

The Cooksville District Policies for this area also reflect recognition that it is a stable residential area with a unique character, in particular the area generally east of Lynchmere Ave. The policies reflect a direction that there is a benefit to ensuring development is maintained at a density which in turn allows maintenance of the tree canopy and character of the area. Specific policies include:

- Residential Low Density I designation applies to entire residential area;
- Establishment of a maximum density of 10 units per net residential hectare for area generally east of Lynchmere Ave., whereas the maximum density for Low Density Residential I of 17 units per net hectare applies to the remainder of the area.

<sup>1</sup> Note: The City is in the process of preparing a new Official Plan. Any recommendations which result from this study will be integrated with the new plan. The policies referenced in this section are the current policies unless otherwise noted.

<sup>2</sup> Official Plan Amendment No. 95 has been approved by the Region of Peel, but has been appealed to the Ontario Municipal Board by four parties.

- Special Site Policy 11 (See Map 3) applies to lands south of Queensway West, west of Hurontario, north of Premium Way and east of Lynchmere Ave, as well as lots fronting on west side of Lynchmere. This policy provides specific direction with respect to any new development and how it should relate to existing development (e.g. encourage new housing to fit the scale and character of surrounding area and be designed to protect mature, high quality trees) (see Appendix B); and,
- Mississauga Plan provides for the designation of heritage properties and heritage conservation districts. Properties and districts can be protected for different features. For instance, only the exterior of the building(s) facing the street might be protected.



St Mary's Cemetery

With respect to heritage preservation, there are four properties listed on the City's Heritage Register, 2100 Gordon Drive, 1293 Gordon Drive/2170 Parker Drive, St. Mary's Cemetery and St. John's Lithuanian Cemetery. There are no designated properties, nor has the area been previously considered for identification as a cultural heritage landscape under the City's Heritage Register or designation as a heritage conservation district.



## Proposed Policy Directions

The City has recognized through the existing policy framework that Area 1 is a stable residential area where any development should be designed to not only reflect the general character of the area, but also to protect the existing tree canopy. Further, the City's proposed policies in Official Plan Amendment No's. 58 and 95 will provide additional guidance with respect to any proposed changes in this area. The background research and public engagement process support the continuation of the City's approach recognizing that the unique character of this area results not so much from the individual homes, but from their location on large lots in an "urban forest". However, the focus of the existing policies is on the area east of Lynchmere Avenue. The background research and public engagement process support:



Parker Drive and Harborn Trail Area

## Proposed Policy Directions

- The extension of the special policy framework (current Special Site Policy 11) to all the areas designated "Residential -Low Density Area I" of Area 1, with the exception of Special Site Policy 14 which recognizes an existing development, and the Anapolis Christian Community Centre, an institutional site on the edge of the neighbourhood where some intensification/redevelopment could be considered.
- Clarify/enhance the existing policies to:
  - expand the area subject to site plan control;
  - provide for submission of a drainage plan including consideration of sustainable stormwater management techniques;
  - keep any hard surface areas in the front yard to the minimum;
  - require tree protection based on a report by a qualified arborist or other qualified professional;
  - house designs to fit with scale and character of local areas and take advantage of the site; and,
  - lot frontage would generally not be decreased with the exception of lots which exceed 50 metres where consideration may be given to consents which result in lots in keeping with the frontage of adjacent lots (minimum 30 metres).
- Refine zoning regulations to implement revised policy directions.
- If formally requested by residents, City should review and consider whether all or portions of Gordon Woods should be identified as a cultural landscape in the City's Heritage Register which would require the review of all properties through the site plan process from a heritage perspective.

## 2.3.2 Streets and Traffic Calming

### Issues

Street design and traffic calming were two related issues identified through the public engagement process. The specific concerns revealed a tension between the desire to preserve the character of the area and a concern with safety for pedestrians and bicyclists, as well as cars at critical intersections. This was particularly evident in consideration of the issue of sidewalks. On one hand, it was felt that sidewalks should be discouraged to preserve the “rural” character of the area; on the other hand there was concern that the lack of sidewalks poses a safety concern.

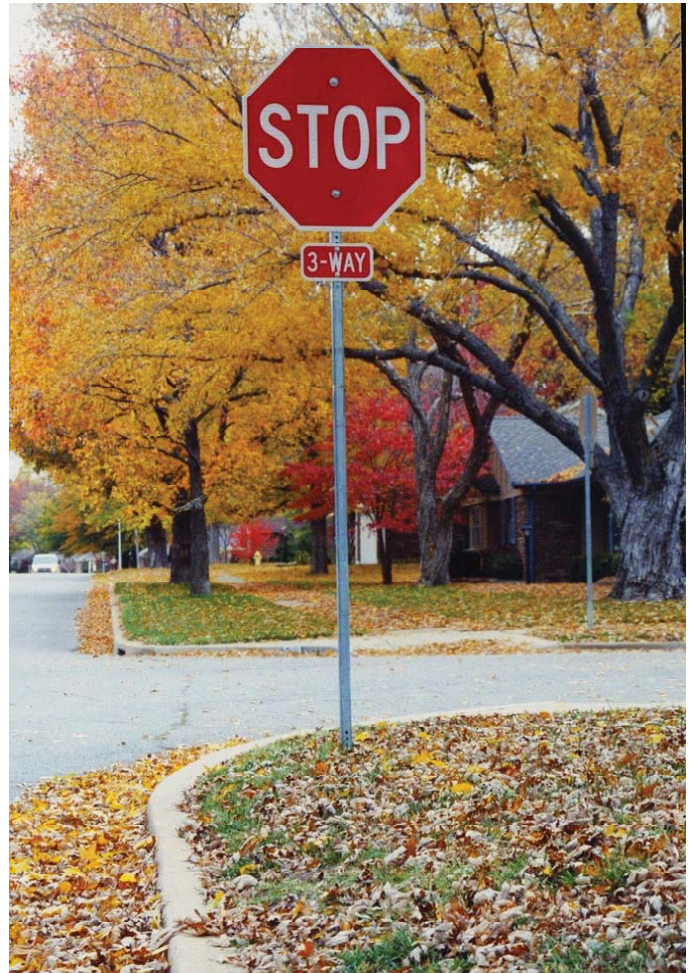
The lack of sidewalks and concern with pedestrian safety was a contributing factor to requests to consider means to slow traffic on Gordon Drive, Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue (e.g. stop signs should be included at Harborn Road/Parker Drive and Parker Drive/Isabella Avenue, an all ways stop should be installed at the intersection of Harborn Road, Grange Drive and Premium Way).

Resolution of these issues is primarily an operational issue.

### Operational Review

The issue of pedestrian safety and sidewalks is a concern that has been raised previously with the City. In response, City staff has done various reviews. Most recently a number of staff memorandums (see Appendix C) have been prepared including:

- January 18, 2008 All-way Stop Control Harborn Road and Gordon Drive;
- July 7, 2008 Petition – Request for Traffic Calming measures on Isabella Drive, Parker Drive and Harborn Trail
- December 10/15, 2008 Request for enforcement Harborn Road and Premium Way.



Community Issue: Traffic calming measures are required

A review of this information has indicated:

- **All-way Stop Harborn Road and Gordon Drive**

An all-way stop was recommended at this intersection because of sight line issues.

- **Isabella Drive, Parker Drive and Harborn Trail**

Based on the review, the cut-through volumes are not considered to be excessive, nor were any speeding problems identified on Parker Drive. Further, the City does not currently operate a traffic calming program as a retrofit measure (including speed humps). Educational programs were proposed (i.e. Road Watch, Neighbourhood Speed Watch, Speed Trailers).



- **Harborn Road and Premium Way**

Compliance studies at Harborn Road and Premium Way and Harborn Road and Grange Drive indicated that there were stopping compliance concerns at the intersection of Harborn Road and Premium Way with 216 of 260 vehicles not obeying stop controls. There were also speeding issues east bound on Harborn Road. In addition, sight inspections on Harborn Road just west of Hurontario Street confirmed there is illegal stopping and parking by larger delivery trucks on a regular basis causing operational and sightline obstructions. The City in December 2008 requested the police to increase their enforcement in this area.



Harborn Drive

## **Proposed Operational Directions**

- **Internal Neighbourhood Street System**

Based on the available technical data, it would appear that the traffic issues internal to Area 1 are not sufficient to justify the introduction of any modifications to the street network or other traffic calming measures. However, the City should work with the residents association to implement the Road Watch, Neighbourhood Speed Watch and Speed Trailers educational programs.

- **Harborn Road/Grange Drive/Premium Way**

The issues identified through the public engagement process in this area have been confirmed through the technical analysis undertaken by the City. There appears to be evidence of significant issues related to parking, stopping and speeding violations in this area. As parking or stopping within the prohibited areas continues to occur, City staff will request additional enforcement of the parking and stopping prohibitions. In addition, a notice will be sent to the property manager of the plaza regarding delivery vehicles which utilize the subject area.

## 2.3.3 Natural Heritage, Parks and Open Space

### Issues

Area 1 has a number of natural features, as well as park and open space areas. The significance of these is recognized in the existing Mississauga Plan policies and the Natural Areas Survey. Issues identified by the Community Advisory Group include consideration of improved recreation opportunities (e.g. use of hydro corridors for trails, additional recreation facilities in Stillmeadow Park).

Resolution of these issues is primarily operational.

### Operational Review

- **Stillmeadow Park**

Stillmeadow Park has direct access from Stillmeadow Road, Queensway West and via a path which connects the western and eastern portions of Isabella Avenue. The Park appears “overgrown, however a contributing factor to the appearance of the park may be the fact that a large portion is occupied by a woodlot. It has been identified as CV6 in the City’s Natural Areas Survey. The only formal facility provided is a playground.



Stillmeadow Park

- Consideration should be given to an assessment of the use of the available open space in a more effective manner to serve the neighbourhood, recognizing that City staff is of the view that the space is inadequate to accommodate a small sports field for informal activity. However, the City has a program to allow residents to develop a skating rink, provided a water connection is available. The City should determine if the development of such a facility at Stillmeadow is feasible and advise the residents association. As part of the assessment of this area, the City should consider the need for a program of regular maintenance of the paths and other facilities (e.g. remove fallen branches and litter). In addition the potential for enhancement of the woodlot portion of the site through restoration opportunities and further naturalization should be considered.

- **Hydro Corridors**

The City is in the process of developing a trail along the Queensway which makes use of the adjacent former hydro corridor lands. An off-road trail has also been proposed, along the hydro corridor north of the Queen Elizabeth Way which lies north and south of Premium Way, although it is a future project with no time commitment or capital funding. A trail in that area would provide a connection from the Credit River Valley to Hurontario Street and further to the east, with north/south connections to the trail along the Queensway up the local streets. The City would be required to work with Hydro One to develop such a trail and costs may be an issue because the City is required to contribute a portion of property taxes and undertake all maintenance of leased areas. However, if this option is pursued, as part of that process consideration could be given to additional landscaping to buffer the noise from the Queen Elizabeth Way, recognizing that the lands are subject to Hydro One’s normal controls which would limit the amount of landscaping which is possible. In addition, as direct connections to the Credit River are discouraged because of lack of available trails in the valley, the potential for a connection at this location should be considered through the Credit River Valley Strategy.



Hydro corridor adjacent to QEW

- **Stream Corridors**

There are three stream corridors in Area 1: Mary Fix Creek, Kenolli Creek and Stavebank Creek. All three creeks provide connection, or have the potential to assist in providing connections, to other natural or open space areas and provide an important ecological function. The City encourages residents to gratuitously dedicate privately owned greenbelt lands to the City to ensure their long term conservation, however, the majority of the stream corridors are privately owned. Further, as noted during the public engagement process, given the narrowness of the corridors, the City would not consider opening them to public access as this could result in significant impacts to the natural systems and wildlife. As a result, no changes are recommended to the management of these areas.

- **Cemeteries**

The two cemeteries in the area are privately owned and due to the nature of the use, any public access for recreation purposes would of necessity be limited and for passive purposes only. However, they do provide a natural resource in the area. The City should consider liaising with the owners to clarify the limits on accessibility and, if appropriate, develop signage or other information which establishes for residents opportunities for use of these lands.

- **Tree Conservation**

Currently the City's Tree By-law allows four trees per year to be cut down. This can result in a cumulative impact on specific sites and on the area as a whole, given the significant tree canopy. A review of the current approach should be considered. With respect to development applications, the proposed modifications to the policies identified in Section 2.3 of this report are designed to strengthen the approach

## Proposed Operational Directions

- **Stillmeadow Park**

The City should consider an assessment of the use of the available open space in a more effective manner to serve the neighbourhood as well as a program of regular maintenance recognizing that a significant portion of the Park is occupied by a woodlot. This would include the potential for enhancement of the woodlot portion of the site through restoration opportunities and further naturalization.

- **Trails**

The City should give consideration as part of the Cycling Master Plan to working with Hydro One to establish a trail along the hydro corridor north of the QEW, as well as the potential for connections to the Credit River valley through the Credit River Valley Strategy.

- **Cemeteries**

The City should consider liaising with the cemeteries in Area 1 to clarify the limits on accessibility by the public and develop signage or other information which establishes for residents opportunities for use of these lands

- **Tree Conservation**

A review of the current approach in the City's Tree By-law should be considered.



to this issue.

### **2.3.4 Services**

#### **Issues**

As part of the City's Terms of Reference the issue of establishing municipal services for those areas which are presently served by private sewage and/or water systems was identified. This issue is an operational issue, although it has policy implications.

#### **Operational Review**

Given the limited development proposed for the area, there would not appear to be any need for municipal services. Further, without any significant new development, costs would have to be borne by existing residents and/or the Region/City.

#### **Proposed Operational Directions**

At this time, the Region/City should not consider introducing municipal services to the areas which are presently on private services.

## 2.4 Area 1: Summary of Recommendations for Gordon Woods

The following summarizes the recommended future directions for Area 1 Gordon Woods:

- Revise Special Site Policy 11 in the Cooksville District Policies of Mississauga Plan to reflect the City's new intensification policies, and extend to all of Area 1 (See revised proposed policy in Section 5), with the exception of Special Site Policy 14 which recognizes an existing development and the Anapilis Christian Community Centre, including specific direction with respect to:
  - variances;
  - two remaining extraordinarily large lots; and,
  - use of site plan control to ensure tree preservation.
- Refine zoning regulations to implement revised policy directions.
- If formally requested by the residents, City should review and consider whether all or portions of Gordon Woods should be identified as a cultural landscape in the City's Heritage Register.
- The City should work with the residents association to implement the Road Watch, Neighbourhood Speed Watch and Speed Trailers educational programs.
- There is evidence of significant issues related to parking, stopping and speeding violations in the Harborn Road/Grange Drive/Premium Way area. City staff will request additional enforcement of the parking and stopping prohibitions. In addition, a notice will be sent to the property manager of the plaza regarding delivery vehicles which utilize the subject area.
- The City should consider an assessment of the use of available open space in Stillmeadow Park in a more effective manner to serve the neighbourhood, as well as a program of regular maintenance.
- City should give consideration, as part of the Cycling Master Plan, to working with Hydro One to establish a trail along the hydro corridor north of the QEW.
- The City should consider liaising with the cemeteries in Area 1 to clarify the limits on potential accessibility by the public and develop signage or other information which establishes for residents opportunities for use of these lands
- A review of the current approach in the City's Tree By-law should be considered.
- Maintain private services.

## 2.5 Area 1: Proposed Directions

### 2.5.1 Proposed Policy/Zoning Directions

- The extension of the special policy framework (current Special Site Policy 11) to all the areas designated “Residential -Low Density Area I” of Area 1, with the exception of Special Site Policy 14 which recognizes an existing development, and the Anapilis Christian Community Centre, an institutional site on the edge of the neighbourhood where some intensification/redevelopment could be considered.
- Clarify/enhance the policies to:
  - expand the area subject to site plan control;
  - provide for submission of a drainage plan;
  - keep any hard surface areas in the front yard to the minimum;
  - require tree protection based on a report by a qualified arborist or other qualified professional;
  - house designs to fit with scale and character of local areas and take advantage of the site; and,
  - lot frontage would generally not be decreased with the exception of lots which exceed 50 metres where consideration may be given to consents which result in lots in keeping with the frontage of adjacent lots (minimum 30 metres).
- Refine zoning regulations to implement revised policy directions.
- If formally requested by residents, City should review and consider whether all or portions of Gordon Woods should be identified as a cultural landscape on the City’s Heritage Register which may require the review of all properties through the site plan approval process from a heritage perspective.

- City staff will request additional enforcement of the parking and stopping prohibitions.
- A notice will be sent to the property manager of the plaza regarding delivery vehicles which utilize the subject area.

### Natural Heritage, Parks and Open Space

- Stillmeadow Park  
The City should consider should an assessment of the use of the available open space in a more effective manner to serve the neighbourhood, as well as a program of regular maintenance recognizing that a significant portion of the Park is occupied by a woodlot. This would include the potential for enhancement of the woodlot portion of the site through restoration opportunities and further naturalization.
- Trails  
The City should give consideration as part of the Cycling Master Plan to working with Hydro One to establish a trail along the hydro corridor north of the QEW, as well as the potential for connections to the Credit River valley through the Credit River Valley Strategy.
- Cemeteries  
The City should consider liaising with the cemeteries in Area 1 to clarify the limits on accessibility by the public and develop signage or other information which establishes for residents opportunities for use of these lands.
- Tree Conservation  
A review of the current approach in the City’s Tree By-law should be considered.

### 2.5.2 Proposed Operational Directions

#### Streets and Traffic Calming

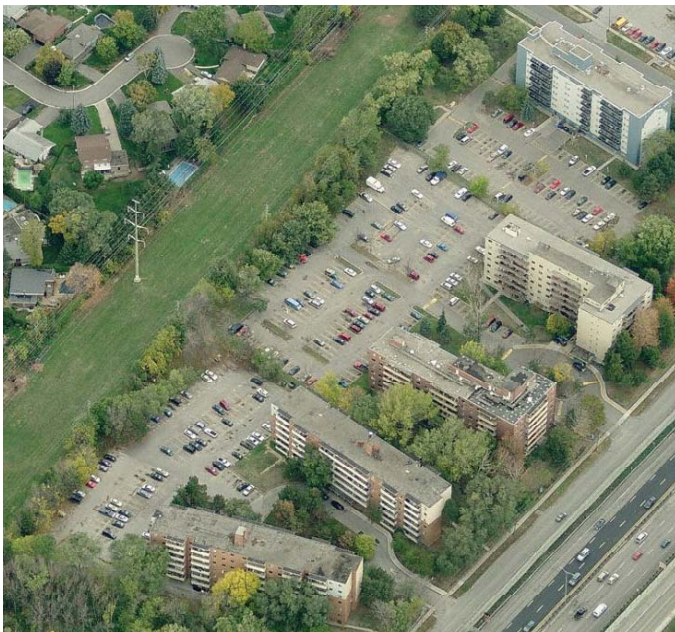
- Internal Neighbourhood Street System  
City should work with the residents association to implement the Road Watch, Neighbourhood Speed Watch and Speed Trailers educational programs.
- Harborn Road/Grange Drive/Premium Way

#### Services

The City should not consider introducing municipal services to the areas which are presently on private services.

# 3 AREA 2: QUEENSWAY EAST/ COOKSVILLE CREEK/NORTH SERVICE ROAD/CLIFF ROAD & CAMILLA BETWEEN QUEENSWAY AND KING

The residential area (Area 2, Maps 1 and 4) bounded by Queensway East, Cooksville Creek, North Service Road and Cliff Road, including the lands fronting Camilla Road between Queensway East and King Street, is a well established residential area comprised primarily of single detached residences on standard sized lots. In addition, there is some apartment development on the north side of the North Service Road west of Cliff Road. This section identifies the study parameters initially developed by the City, as well as the issues identified by the Area 2 Community Advisory Group. These are then categorized in terms of four theme areas, and reviewed in that context. For each theme, specific directions are proposed for consideration by the City, with respect to potential changes in the policy and regulatory approach, or proposed operational direction changes.



Apartment development northwest corner of Cliff Road and North Service Road.

## 3.1 Area 2 Background

The Study Terms of Reference identify Area 2 as primarily a low density residential area which is experiencing infill development pressures and redevelopment pressures on the few remaining larger sites. The focus of the Study in this area is considered to be a review of existing lot patterns and the potential for infill and redevelopment. Specific issues include:

- development pressures on this established low density residential neighbourhood; and,
- the need for policies to ensure an appropriate scale and form of infill.

## 3.2 Community Advisory Group Issues

Following the general “Kick-off” Workshop on April 21, 2009 to which residents of all three areas were invited, two workshops were held with the Area 2 Community Advisory Group on May 20 and June 15, 2009 (See Appendix A). The Community Advisory Group consisted of 11 members of the Area 2 community. Through the Community Advisory Group workshops, the following issues were identified and are divided into four themes:

### New Development

- The scale, mass and exterior design of alternate forms of housing (i.e. seniors housing, young family housing) should be consistent with existing housing to preserve the character of Area 2.



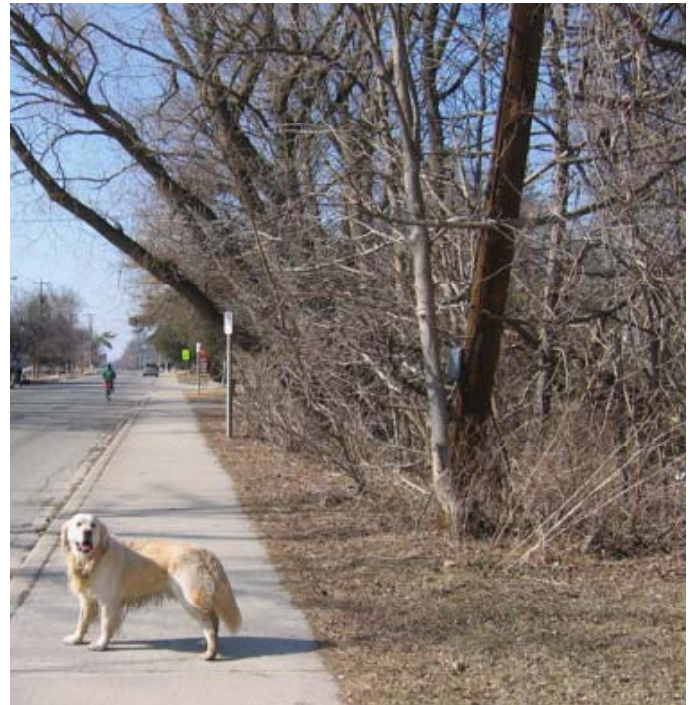
- Wherever possible, the principles of environmental sustainability should be applied to new development in Area 2.
- By-laws should ensure that the subdivision of lots is only allowed where new lots will remain consistent with the character of the area (i.e. subdivision of a 100 foot lot into two 50 foot lots would be appropriate).
- A tree assessment should be required with all development applications. The preservation of healthy trees should be a priority.



Community Issue: New development should fit with surrounding community

## Streets and Traffic Calming

- Sidewalks should be incorporated in Area 2, but further studies are required to determine where and how.
- Explore opportunities for more convenient pedestrian and cycling crossings along the Queensway.
- A three-way stop should be located at the corner of Cliff Road and Pathfinder Drive.



Community Issue: Improvements to protection of trees on private and public property

## Natural Heritage, Parks and Open Spaces

- Improvements in the protection of trees are a particular concern, including suggestions that the current tree by-law be reconsidered (i.e. permission to remove four trees per year); maintenance of trees in parks and along streets by the City; and a program for adding trees wherever possible, although no specific areas were identified.
- Partnerships between the City, the Conservation Authority and the community should be explored to clean up and maintain Cooksville, Camilla and Cliff Parks and Cooksville Creek (where it is on City property).
- Existing and future trails should be enhanced by maximizing visibility and adding seating.
- Littering should be discouraged along Cooksville Creek through increased access, regular maintenance (i.e. litter clean up, tree trimming etc.), education and enforcement of fines.



Community Issue: Littering should be discouraged along Cooksville Creek

## Community Amenities

- The current (or a comparable) fitness facility and other community amenities (i.e. doctor's offices, barbers, neighbourhood shopping etc.) should remain at Cliffway Plaza.
- The Cliffway Plaza site should remain commercial to preserve the current uses.
- The existing school sites should be considered for public facilities (i.e. joint-use library) as they are accessible and have sufficient amount of parking.
- Further studies should be initiated to determine the extent of, and propose solutions to, the traffic issues that would be created with shared public/school facilities.
- Shared student/public educational open/green space in the area should provide a variety of educational opportunities. Camilla Park and the Woodland Nurseries property located at 2171 Camilla Road are both potential locations that are accessible to the community.
- The Woodlands Nurseries property located at 2171 Camilla Road should be maintained and to better ensure its preservation and conservation, the property should be upgraded from a cultural landscape to a heritage designated property.

These issues identified in the Terms of Reference and through the Citizen Advisory Group are reviewed in the following sections and the report explores for each issue, proposed policy and regulatory directions where appropriate. In certain cases, the resolution of the issues does not require planning policy or regulatory changes. In those circumstances, specific operational approaches to the resolution of the issues are presented. It should also be noted that since the review with the Community Advisory Group there have been problems with the flooding of Cooksville Creek. This issue is reviewed in the discussion of Area 3 in Section 4 of this report.



Cliffway Plaza



Existing school sites on Queensway East



Woodlands Nursery



## 3.3 Response to Issues

### 3.3.1 New Development

#### Issues

The Cooksville District Specific Review for Area 2 focused on issues related to new development including:

- development pressures on this established low density residential neighbourhood; and,
- the need for policies to ensure an appropriate scale and form of infill.

The issues raised by the Area 2 Advisory Group elaborate on the issues with development pressures. They focus on concerns with a consistent housing form, lotting pattern and protection of the natural environment, particularly trees.

The nature of the issues is such that they should be primarily addressed through an enhanced planning policy and regulatory approach along Camilla Road.

#### Current Related Policy Directions

The general Mississauga Plan<sup>1</sup> and the Cooksville District Policies provide directions applicable to Area 2 (See Map 3). In addition to designations which protect specific natural features and open space areas (e.g. Cooksville Creek, Cliff Road Park), the Official Plan designates the majority of Area 2 as “Residential – Low Density I”. The exception are the lands on the north side of the North Service Road which are designated “Residential –High Density I” and two parcels at the southeast corner of Queensway East and Camilla Road which are designated “Convenience Commercial”.

In the context of these current policies, the City, in September 2009, approved a development proposal for ten detached dwellings with frontage on a common element condominium road at 2375, 2379 and 2385 Camilla Road. The development conforms to the current Mississauga Plan policies for the Cooksville District, and was considered appropriate infill development compatible with surrounding uses.

<sup>1</sup> Note: The City is in the process of preparing a new Official Plan. Any recommendations which result from this study will be integrated with the new Plan. The policies referenced in this section are the current policies unless otherwise noted.

The recently adopted, but not approved, Official Plan Amendment No. 58 and proposed Official Plan Amendment No. 95 will establish the City’s approach to intensification which recognizes neighbourhoods as stable residential areas where the existing character is to be generally preserved and provide a range of policies for evaluating future intensification proposals. These policies are designed to focus intensification away from stable residential areas; however, they provide criteria which can be used to evaluate intensification proposals outside intensification areas where such are proposed.

#### Proposed Policy Directions

The City has recognized through the existing policy framework that Area 2 is a stable residential area where any development should be designed to reflect the general character of the area. Further, the City’s proposed policies in Official Plan Amendment Nos. 58 and 95 will provide additional guidance with respect to any future changes to this area. The background research and public engagement process support the City’s approach. However, additional policy directions should be considered for the area along Camilla Road where development pressures have been of most concern. The proposed approach is as follows:

- Recognize that the City’s proposed Official Plan policies which are designed to limit development in stable residential areas will be applicable to this area.
- Develop a Special Site Policy for the areas designated “Residential – Low Density Area I” in Area 2 along Camilla Road, with specific direction regarding the evaluation of all development proposals including:
  - encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of the particular site, i.e. topography, contours, mature vegetation;
  - the lotting, building mass, side yards and rear yards should generally respect and relate to those of adjacent lots and should provide for dwellings to front on existing public streets;

### **Proposed Policy Directions (con't)**

- garages should be recessed or located behind the main face of the house. Alternatively garages should be located at the rear of the property;
- ensure that new development has minimal impact on its adjacent neighbours with respect to shadowing and overlook;
- encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- ensure that existing grades and drainage are preserved or enhanced based on the submission and approval of a drainage plan by the City;
- keep any hard surface areas to the minimum;
- preserve existing mature high quality trees to maintain the existing mature nature of these areas based on a report prepared by a qualified arborist or other qualified professional.
- Recognize the potential for intensification in the “Residential –High Density I” area on the North Service Road west of Camilla Road, in accordance with the City’s proposed intensification policies; and,
- Consider revisions to zoning for “Residential – High Density I” area to encourage redevelopment including regulations related to setbacks and density.



### 3.3.2 Streets and Traffic Calming

#### Issues

There was considerable concern in Area 2 by the Community Advisory Group with the safety of pedestrians and the need to add sidewalks, particularly on long, through streets. A related issue was a perceived requirement to increase safety for pedestrians crossing the Queensway and the introduction of a stop sign at Cliff Road and Pathfinder Drive.

Resolution of these issues is primarily operational.

#### Operational Review

- Additional Sidewalks

Sidewalks were felt to be a priority on long, through streets for the aging population and school children. The City has a current evaluation process which is used to assess the validity of installing sidewalks throughout the City. The criteria used to assess petitions for sidewalks takes into account several factors, including affected residents input to ensure both community and area residents interests are taken into account. Residents advised that this results in opposition from those who are directly affected, however, while opposition is taken into account it is not the only criteria in the evaluation. While the City's general evaluation process has not changed, it is suggested that the Community should approach the City to have specific locations evaluated for sidewalk improvements.

- Pedestrian Crossings of the Queensway East

Suggestions to resolve this issue included:

- changes to the timing of the traffic lights at Camilla Road and the Queensway East; and,
- improving the visibility of pedestrian crossings.



Example of improved pedestrian crossing visibility

The City has advised that The Queensway is under the jurisdiction of the Region of Peel. As such, the Region is responsible for any new installation of pavement markings, traffic signs and traffic signal timing at these locations. Any concerns or requests must be forwarded to the Region of Peel for review.

- Stop sign Cliff and Pathfinder

All-way stop signs were recommended and adopted by Council in November 2009. The signs were installed in December 2009.

#### Proposed Operational Directions

- Sidewalks

The Community should approach the City to have specific locations evaluated for sidewalk improvements.

- Pedestrian Crossings of the Queensway East

That the community consider approaching the area Councillor and the Region of Peel to review:

- the timing of the traffic lights at Camilla Road and Queensway East with a view to adjustments to make them more "friendly" for pedestrians; and,
- whether "zebra" striping can be added to any pedestrian crossings on the Queensway East when they are repainted.

### 3.3.3 Natural Heritage, Parks and Open Space • Cooksville Creek

#### Issues

The public engagement process identified a range of issues related to natural heritage, parks and open space with improvements to the protection of trees and the need to clean up and better maintain the public lands along Cooksville Creek and public parks and trails.

Resolution of these issues is primarily operational.

#### Operational Review

- **Trees**

- Tree By-law - Currently the City's Tree By-law allows four trees per year to be cut down. This can result in a cumulative impact on specific sites and the area as a whole. A review of the current approach should be considered. With respect to development applications, the introduction of a Special Site Policy along Camilla Road would assist in addressing this issue.
- Maintenance of Street Trees and Trees in Parks – The City should consider an evaluation of the trees in road allowances and parks in Area 2 with respect to their general health and any steps which should be taken to improve their maintenance.
- Addition of Trees - The City should consider a requirement for the provision of additional trees when any significant development occurs on a private property. In addition, the City should consider an evaluation of its own sites with a view to identifying areas for additional tree planting.

- **Existing Parks**

City should consider whether improvements can be made in the existing parks and their ongoing maintenance.

A significant portion of Cooksville Creek is privately owned which contributes to the difficulty of keeping it cleaned up and maintained. Partnerships between the City, the Conservation Authority and the community should be explored to establish approaches for cleaning up the Creek and ensuring its on-going maintenance. This may include the enforcement of property standards on private property. Further, as noted previously, since the review with the Community Advisory Group, there have been problems with the flooding of Cooksville Creek. This issue is reviewed in the discussion of Area 3 in Section 4 of this report.

- **Trails**

It is suggested that consideration be given in the design of future trails, and the redevelopment of existing trails, to making them more visible and introducing improved seating.

#### Proposed Operational Directions

- **Trees**

- A review of the current approach in the City's Tree By-law should be considered.
- The City should consider an evaluation of the trees in road allowances and parks in Area 2 with respect to their general health and any steps which should be taken to improve their maintenance.
- The City should consider a requirement for the provision of additional trees when any significant development occurs on a private property. In addition, the City should consider an evaluation of its own sites with a view to identifying areas for additional tree planting.

- **Parks and Open Space**

City should consider developing a plan for the clean up of Cooksville Creek and Cooksville, Camilla and Cliff Parks, and their on-going maintenance.

### 3.3.4 Community Amenities

#### Issues

Through the Area 2 Community Advisory Group consideration of better use of public amenities in the area, particularly existing schools was requested. The importance of protecting the Woodland Nursery property was also recognized.

Resolution of these issues is primarily operational.

#### Operational Review

- **Cliffway Plaza**  
This is a current development application and will be dealt with by the City using the normal process, which includes public consultation.
- **Existing Schools**  
The local school boards currently have policies which allow public use of school facilities after school hours. No additional use is anticipated other than potential use of the library. As a consequence, no traffic impacts are expected. With respect to the use of the library, school libraries are not currently open to the public. The school boards would require additional resources to open the schools to the public – resources which would have to come from the City. The City's Future Directions for Libraries 2009 study will define the library space needs for the City. The need to utilize school library for additional library space in this community is not anticipated to be recommended, and as result, such resources would not be available.
- **Woodland Nurseries**  
The City has acquired the Woodland Nurseries property. The request to preserve the facility and designate it as a cultural heritage property is under consideration.

#### Proposed Operational Directions

- **Existing Schools**  
It is recommended that no changes be made in the relationship with the existing schools in the community.

## 3.4 Area 2: Summary of Recommendations

The following summarizes the recommended future directions for the Queensway East/Cooksville Creek/North Service Road/Cliff Road & Camilla between Queensway and King area:

- Utilize the City's Official Plan policies (OPAs 58 and 95) which are designed to limit development in stable residential areas with respect to any intensification proposals.
- Develop a Special Site Policy for the areas designated "Residential–Low Density Area 1" in Area 2 along Camilla Road, for the evaluation of development proposals.
- Recognize the potential for intensification in the "Residential –High Density 1" area on the North Service Road west of Camilla Road.
- The Community should approach the City to have specific locations evaluated for sidewalk improvements.
- The Community should approach the area Councillor and the Region of Peel to review improvements to the Queensway East to make it easier for pedestrians to cross.
- A review of the current approach to the City's Tree By-law should be considered.
- The City should consider developing an approach to improve maintenance of existing trees and to plant new trees on public lands.
- The City should consider a requirement for the provision of additional trees when any significant development occurs on a private property.
- City should consider developing a plan for the clean up of Cooksville Creek and Cooksville, Camilla and Cliff Parks, and their on-going maintenance.
- No changes should be made in the relationship with the existing schools in the community.

## 3.5 Area 2: Proposed Directions

### 3.5.1 Proposed Policy/Zoning Directions

- Recognize that the City's proposed Official Plan policies (OPAs 58 and 95) which are designed to limit development in stable residential areas will be applicable to this area should an intensification proposal be submitted.
- Develop a Special Site Policy for the areas designated "Residential – Low Density Area I" in Area 2 along Camilla Road, with specific direction regarding the evaluation of all development proposals including:
  - encourage new housing to fit the scale and **character** of the surrounding area, and take advantage of the features of the particular site, i.e. topography, contours, mature vegetation;
  - the lotting, building mass, side yards and rear yards should generally respect and relate to those of adjacent lots and should front on existing public streets;
  - garages should be recessed or located behind the main face of the house. Alternatively garages should be located at the rear of the property;
  - ensure that new development has minimal impact on its adjacent neighbours with respect to shadowing and overlook;
  - encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
  - ensure that existing grades and drainage are preserved or enhanced based on the submission and approval of a drainage plan by the City;
  - keep any hard surface areas to the minimum; and,
  - preserve existing mature high quality trees to maintain the existing mature nature of these areas based on report prepared by a qualified arborist or other qualified professional.

- Recognize the potential for intensification in the "Residential –High Density I" area on the North Service Road west of Camilla Road in accordance with the City's proposed intensification policies; and,
- Consider revisions to zoning for "Residential – High Density I" area to encourage redevelopment including regulations related to setbacks and density.

### 3.5.2 Proposed Operational Directions

#### Streets and Traffic Calming

- **Sidewalks**

The Community should approach the City to have specific locations evaluated for sidewalk improvements.

- **Pedestrian Crossings of the Queensway East**

That the community consider approaching the area Councillor and the Region of Peel to review:

- the timing of the traffic lights at Camilla Road and Queensway East with a view to adjustments to make them more "friendly" for pedestrians; and,
- whether "zebra" striping can be added to any pedestrian crossings on the Queensway East when they are repainted.

#### Natural Heritage, Parks and Open Space

- **Trees**

- A review of the current approach in the City's Tree By-law should be considered.
- The City should consider an evaluation of the trees in road allowances and parks in Area 2 with respect to their general health and any steps which should be taken to improve their maintenance.
- The City should consider a requirement for the provision of additional trees when any significant development occurs on a private property. In addition, the City should consider an evaluation of its own sites with a view to identifying areas for additional tree planting.



- **Parks and Open Space**

City should consider developing a plan for the clean up of Cooksville Creek and Cooksville, Camilla and Cliff Parks, and their on-going maintenance.

## **Community Amenities**

- **Existing Schools**

It is recommended that no changes be made in the relationship with the existing schools in the community.

# 4 AREA 3: COOKSVILLE CREEK HAZARD LANDS

The hazard lands (i.e. areas subject to flooding) immediately adjacent to the Cooksville Creek for the entire reach within the Cooksville District. (Area 3, Maps 1 and 4) include a range of different land uses. The approach taken to Area 3 in this study reflects the significant constraint on additional development which results from the identified flood hazard. The Area 3 analysis focused on a review of available information. This review was supplemented by the report prepared by the City on the flood events of August 2009.

This section summarizes the background information for Area 3. It outlines the terms of reference parameters and the results of the literature review and the August 2009 report. It is intended to summarize available information and does not identify proposed policy/zoning or operational directions.

## 4.1 Background – Cooksville Creek Hazard Lands

Area 3 lies in between the St. Lawrence and Hudson Railway in the north, and the North Service Road and QEW in the south. Its eastern and western boundaries are irregular, being defined by the Cooksville Creek Regulatory Floodline.

The Study Terms of Reference identify “the hazard lands surrounding Cooksville Creek and their future development potential” as an issue. The Terms of Reference also provide a contextual statement for Area 3 as follows:

“Cooksville Creek is the most significant natural feature in the Cooksville Planning District. Portions of Cooksville Creek have been impacted by channelization associated with flood and erosion control and stormwater management and the general urbanization of the extensive floodplain area. Flash flooding and high erosion rates have degraded the creek. Further, it is noted that increasingly, there has been pressure to develop lands surrounding Cooksville Creek for both infill low density housing and higher density residential uses. Numerous studies detailing the various constraints within the floodplain have been completed

and include the following three key studies:

- Cooksville Creek Rehabilitation Study which dealt with the issue of extensive erosion;
- Cooksville Creek Remediation Study which dealt with the issue of flooding and structural constraints;
- Special Policy Area Study for the Cooksville Creek Floodplain that looked at the concept of introduce (sic) various two zone special policy areas throughout Cooksville

Portions of the floodplain are subject to a Two-Zone floodplain management concept and involve on-going work with the City of Mississauga and Credit Valley Conservation to resolve development constraints. In other areas, engineering studies must be completed prior to consideration of any future development.”



Cooksville Creek south of Queensway East



Cooksville Creek north of Queensway East

## 4.2 Literature Review Results

The Study explored the issue related to the future development potential of this area, as well as determining other possible related matters for consideration, and examined:

- Existing Development Pattern;
- Development Trends;
- Heritage properties;
- Current planning policy environment;
- Current zoning regulations;
- Servicing;
- Floodplain Review; and,
- Issues and opportunities.

Key findings are as follows:

### 4.2.1 Existing Development Pattern

Within Area 3 are a number of parks (i.e. Richard Jones Park, John C. Price Park, Cooksville Park, and Camilla Park). There are also significant areas of high density residential development, and some pockets of low density residential development (See Map 4). In addition, areas of mixed use development are found at North Service Road, Queensway and Dundas Street. Two utility corridors cross the area north of the Queensway and north of North Service Road. Area 3 also contains three natural areas identified as CV8, CV10 and CV12 in the City's Natural Areas Survey.



Mix of uses and densities within the study area north of Dundas St. E.



Mix of uses and densities within the study area south of Dundas St. E.

### 4.2.2 Development Trends

No major applications have been submitted for amendments to the Mississauga Plan or Zoning By-law between 2003 and 2008. However, City staff has had ongoing discussions with Sorokolits/Consulate Developments regarding development of their lands which are located south of the Hydro Corridor, generally west of the Cooksville Creek, north of and east of the North Service Road. Work is being done as a basis for the submission of a complete application for high density residential development on their lands.

### 4.2.3 Heritage Properties

There are no properties designated under the Heritage Act in the study area. However, there are three which are listed on the City's Heritage Register as follows:

- 2465 Shepard Avenue;
- 205 North Service Road ; and,
- 199 North Service Road

### 4.2.4 Current Planning Policy Environment

In considering any land use planning matters, the most current Provincial, Regional and City policy framework is applicable. At the Provincial level there have been significant changes in the policy framework since 2001. Specifically, with respect to urban areas like Mississauga, a new emphasis has been given to efficient development including a priority on intensification and redevelopment over development in "greenfield" areas through the Growth Plan and the Provincial Policy Statement, 2005 (PPS). It is necessary for any action by the City to conform



to the Growth Plan and be consistent with the PPS. In particular, it should be noted:

- Provincial policy anticipates that the identification of a hierarchy of intensification areas with certain locations (e.g. Urban Growth Centres) acting as focal points for such development, while other areas will accommodate only limited changes; and,
- Intensification as defined by the Province applies to any increase in density.

The Region of Peel is also currently in the process of updating their Official Plan to bring it into conformity with the new Provincial planning initiatives. The City's Official Plan (Mississauga Plan) must conform to the Region of Peel Official Plan as well as the Provincial policies. Mississauga Plan conforms to the current Regional Plan.

The City is also implementing the directions in the Growth Plan and the PPS in a three step process. This includes interim residential intensification policies in Official Plan Amendment 58 which have been appealed to the OMB; Official Plan Amendment 95 which has been approved by the Region of Peel, but has also been appealed to the Ontario Municipal Board; and the City's new Official Plan which was adopted by Council on July 7, 2010.

In all three cases the policies focus intensification on the City's Growth Centre, nodes, intensification corridors and major transit station areas, including the Hurontario Street corridor.

Significant portions of Area 3 are located within the City's Urban Growth Centre. The policies in Official Plan Amendment 95 for the Urban Growth Centre are found in Section 3.13.2 and 3.13.6. These policies encourage intensification and indicate that a minimum gross density of 200 residents and jobs combined per hectare are to be achieved by 2031 with a minimum height of three storeys. However, at the same time, the policies recognize that there may be constraints on intensification. In particular, applicable to Area 3 which is within the Cooksville Creek hazard lands, Section 3.13.6.16 indicates that development should be compatible with the scale and character of a planned area having regard for a range of elements including natural environment, natural hazards (flooding and erosion), natural heritage features/ Natural Areas System, and trees/tree canopy/vegetation that do not fall within the Natural Area System. In addition, Section 3.1.3.6.25 requires the proponent of an intensification project to provide a Stormwater

Management Study including consideration of impact on downstream watercourse corridor through erosion and/or flooding; recommendations for remediation works; and identification of the limits of allowable intensification without any unacceptable impact on both the downstream watercourse corridor and infrastructure.

With respect to Mississauga Plan, the study area is subject to all the policies in the Plan. The general policies which are particularly relevant include Section 3.2 Residential, Section 3.9 Greenbelt and Section 3.15 Environment. However, it is the Cooksville District Policies (Section 4.8) which are most relevant as follows:

- Section 4.8.2 Development Concept indicates that the District is "generally a stable, established area; hence, the focus of the Plan is on recognizing the scale and enhancing the character of existing neighbourhoods. Mississauga Plan also recognizes that specific sites within the Cooksville District are appropriate for redevelopment, infilling or intensification. However, this should occur in a manner that it is both functionally and visually compatible with the character of existing neighbourhoods." The section then goes on to identify the Cooksville Node at the intersection of Dundas Street and Hurontario Street, lands near the Cooksville GO Station and along major arterial roads as areas which would be the focus for infill, intensification and redevelopment.
- Section 4.8.4 Residential indicates that Residential Low Density I designation which is applicable to certain pockets of Area 3 permits single detached, semi detached and duplex dwellings at a maximum density of 17 units per net residential hectare.
- The other major applicable designations include:
  - Residential Medium Density I;
  - Residential High Density I;
  - Residential High Density II;
  - Greenbelt; and,
  - Open Space – Community Park.
- In addition, there is an area of designated "Office" and "Motor Vehicle Commercial" at Camilla and North Service Road; a small area of "Convenience Commercial" at the Queensway; and an area of "Main Street Commercial" along Dundas Street, as well as "Utility" designations on the two utility corridors.



- With respect to the road pattern, Dundas, and Queensway are designated as Arterial Roads, while Kirwin and King Streets are Major Collectors with a basic right of way width of 26 metres; and Camilla, and Paisley are Minor Collectors with a basic right of way width between 20 and 26 metres. All other roads are local roads with a basic right-of-way width between 17 and 20 metres.

- There are two Special Site policies which apply to lands in the study area. The lands identified as Special Site 1 are located on Shepard Avenue between King Street East and Paisley Boulevard East. The policies indicate that:

“a. any proposal to alter the natural alignment of the Cooksville Creek and associated Greenbelt lands through filling or channelization will require the appropriate approvals from Credit Valley Conservation and the City of Mississauga. The final design of such alteration works will address the following:

- Criteria for erosion measures;
- Incorporation of the recommendations of the Cooksville Creek Rehabilitation Study for the reach of the Cooksville Creek between King Street East and Paisley Boulevard East;

b. in the event that structural management options are not feasible and, subject to a detailed planning design and supporting engineering studies for the Special Site 1 lands, a Two-Zone floodplain management concept, or combination of a Two-Zone floodplain management concept and structural management options, may be implemented;

c. the limits of the development will be determined through detailed studies to address limits of flooding. Land not suitable for development will be redesignated to Greenbelt;

d. the preparation of a concept plan promoting the integrated redevelopment of the existing residential lots will be required in conjunction with any redevelopment applications. The concept plan will be required to address the following:

- naturalization of the Cooksville Creek and retention of existing vegetation;
- an alternate street access and design to limit access to the lands from only King Street East;
- housing forms that provide for the stepping of densities and building heights from higher at the north and west ends of the site to lower at the south and east ends of the site.”

#### 4.2.5 Current Zoning Regulations

The zoning reflects the existing land use including a range of residential zones from low density R1 to high density zones (e.g. RA2-38, RA2-6), as well as some commercial and utility zones in applicable areas.

In addition to the residential zones, a Greenbelt Overlay Zone, or a Greenbelt 1 (G1) Zone applies to lands in the Greenbelt designation in Mississauga Plan which includes the lands in the Regulatory Floodplain of the Cooksville Creek. In lands in the Greenbelt Overlay Zone, construction of any building or structure or addition may not be permitted and requires the approval of the City and Conservation Authority based on the submission of environmental technical studies. The G1 Zone permits only limited uses such as flood control and natural heritage features and areas conservation, as well as certain restricted accessory uses such as trails accessory to natural heritage features and areas conservation.

Certain lands along Shepard Avenue, which are subject to the Special Site 1 policies in the Cooksville District Policies, have been placed in a Development Zone, as has a site on Paisley Boulevard.

#### 4.2.6 Servicing

Area 3 is serviced with public services.

#### 4.2.7 Floodplain Review

Three key studies have been undertaken in an effort to assess the Cooksville Creek system from the standpoint of flooding, erosion and development potential as follows:

- Cooksville Creek Rehabilitation Study – Final Report June 1997

- Cooksville Creek Flood Remediation Plan – Final Report, May 2002
- Special Policy Area Study for the Cooksville Creek Floodplain, April 2003

The Special Policy Area (SPA) Study (specifically assessed four (4) properties for potential development (Map 5):

- **Consulate Site** - South of the Hydro Corridor, generally west of the Cooksville Creek, north of and east of the North Service Road;
- **Camilla Road F & F Site** – South of Camilla Place, west of Camilla Road, north of Cherry Post Drive, and generally east of Cooksville Creek;
- **Humenik Property** – The lands fronting on Shepard Avenue and a property on the south side of Paisley Boulevard just east of Hurontario Street;
- **Little John Lane** – A property north of Dundas Street East, east of Kirwin Avenue and east of Cooksville Creek; and another property south of Dundas Street East immediately east of Cooksville Creek.

Structural improvements outlined in the Flood Remediation Plan, as well as other supplemental flood management works were evaluated initially as complements to on-going One-Zone floodplain management. Where these works were deemed to be ineffective, consideration was advanced for either a Two-Zone or SPA policy application.

Since 2003 a number of activities have occurred in Area 3 which to varying degrees have influenced development potential within or proximate to the hazard lands. As a result the current recommendations/status associated with these four properties and the balance of Area 3 is as follows:

#### Consulate Site

These lands are currently being explored for the application of a Two-Zone concept for the flood plain. The Two-Zone splits the flood plain into the floodway (inner portion) and the flood fringe (outer portion). Development is restricted in the floodway and, within the flood fringe, development would be permitted subject to criteria related to flood proofing. This concept is currently under discussion with the City and Credit Valley Conservation (CVC).



Consulate Site

#### F & F Site

This area has relatively coincident Regional and 100 year flood levels and, as such, there is a limited difference between the floodway and the floodplain. Given that the downstream backwater effects from the QEW do not affect this property, there are limited structural management options for this area, for specific urban development. Hence, it has been, and continues to remain the recommendation, to manage these lands by way of the current One-Zone Flood Policy, with development only allowed outside the existing Regulatory floodplain. There are lands above the flood plain on this property that may be suitable for development.



F & F Site



## Humenik Lands

This property was investigated in some detail within the SPA Study to determine various means of facilitating development/redevelopment of the lands. Currently managed under a One-Zone Policy, this area has generally been restricted in terms of its development potential, despite the fact that there have been development applications advanced for the lands since the mid-1970's. The property owner proposed channelizing the creek and floodplain and constructing associated berming in the late 1990's, subject to various conditions posed by CVC; however, to-date, these conditions have not been satisfied. Various alternatives advanced in the SPA Study were evaluated and costed for consideration. These were deemed viable, hence, area improvements can be considered for managing the floodplain under a potential One-Zone Flood Management Policy. In addition, due to wide spread shallow flooding, a Two-Zone Policy was also considered a possibility for facilitating development of the lands, depending on the form and orientation of development. Lastly, the area could also be considered for a Special Policy Area due to its location as part of the City's Urban Growth Centre. In sequence then, it is recommended that the structural options of creek and floodplain channelization be considered at the outset, and then depending on the development plans which are forwarded, there may be further consideration of a hybrid of channelization with a Two-Zone or Special Policy Area. Detailed studies are required to assess the feasibility of the various flood plain options presented in the SPA study.



Humenik Lands

## Little John Lane

As noted previously, these lands have benefited from the recent upgrade (2006) of the Kirwin Avenue culvert which has reduced the spill flows and thereby facilitated flood free ingress and egress. A current development application for the subject property has basically maintained the tableland and floodplain land available by reshaping and recontouring the floodplain along the west limit of the property.



Little John Lane

## Balance of Lands in Area 3

The balance of the lands between the properties cited would need to be evaluated in terms of depths and velocities, and associated land use.

In addition, with respect to erosion hazard; based on the findings of the geomorphic update, the meander belt widths originally identified for this portion of Cooksville Creek through the 1997 Rehabilitation Study are generally consistent with those that were established based on common current protocols. These belt widths, however, did not incorporate a factor of safety to account for long-term adjustments in channel form as is the current practice. With this in mind, meander belt width dimensions have been refined on a reach basis for Cooksville Creek which include a long-term erosion component. This long-term erosion component was found to be consistent with rates of erosion that have been quantified for selected sections of Cooksville Creek and, as such, are considered appropriate and reflective of on-going morphologic processes within the system.

## **4.2.7 Other Studies**

The CVC has also advised that the Cooksville Creek Subwatershed Study – Phase 1 is currently underway. This study has been circulated to the City for review, but is still in draft form. This study will recommend opportunities for restoration and pollution prevention.

## **4.2.8 August 2009 Major Rain Events**

The City recently undertook a review of the implications of major rain events in August 2009 which primarily relates to Cooksville Creek. The results are summarized in a report to General Committee from the Commissioner of Transportation and Works dated August 27, 2009 and titled “August 2009, Storm Events Update”. The report reviews the rain events that occurred on August 4th and 9th, in particular, the related inquiries, service requests and claims to the City as a result of flooding related issues, associated damages to private and public properties and the current actions being undertaken by the City, the Region and the CVC to prevent or reduce the impacts of flooding. The report recommends that:

- advancing planned flood remediation and erosion rehabilitation works on Cooksville Creek be assessed; and,
- additional opportunities to reduce the risk of flood damages and safety concerns be considered such as roof leader disconnection.



# 5 PROPOSED COOKSVILLE DISTRICT POLICY CHANGES

The proposed directions arising from the Cooksville District Area Specific Review are primarily operational in nature. However, specific changes are also proposed to the current land use policies applicable to Areas 1 and 2.

## 5.1 Area 1 Proposed Revised Special Site Policy

Currently, a Special Site Policy is applicable to a portion of Area 1 (see map 3) which is generally located south of Queensway West, west of Hurontario, north of Premium Way and east of Lynchmere Avenue, as well as lots fronting on the west side of Lynchmere. This policy is proposed to be extended to all areas currently designated “Residential Low Density I” in Area 1, with the exception of the lands designated “Special Site Policy 14” and the Anapilis Christian Community Centre. The existing policy is also proposed to be modified as follows (**additions shown as underlined, deletions struck out**):

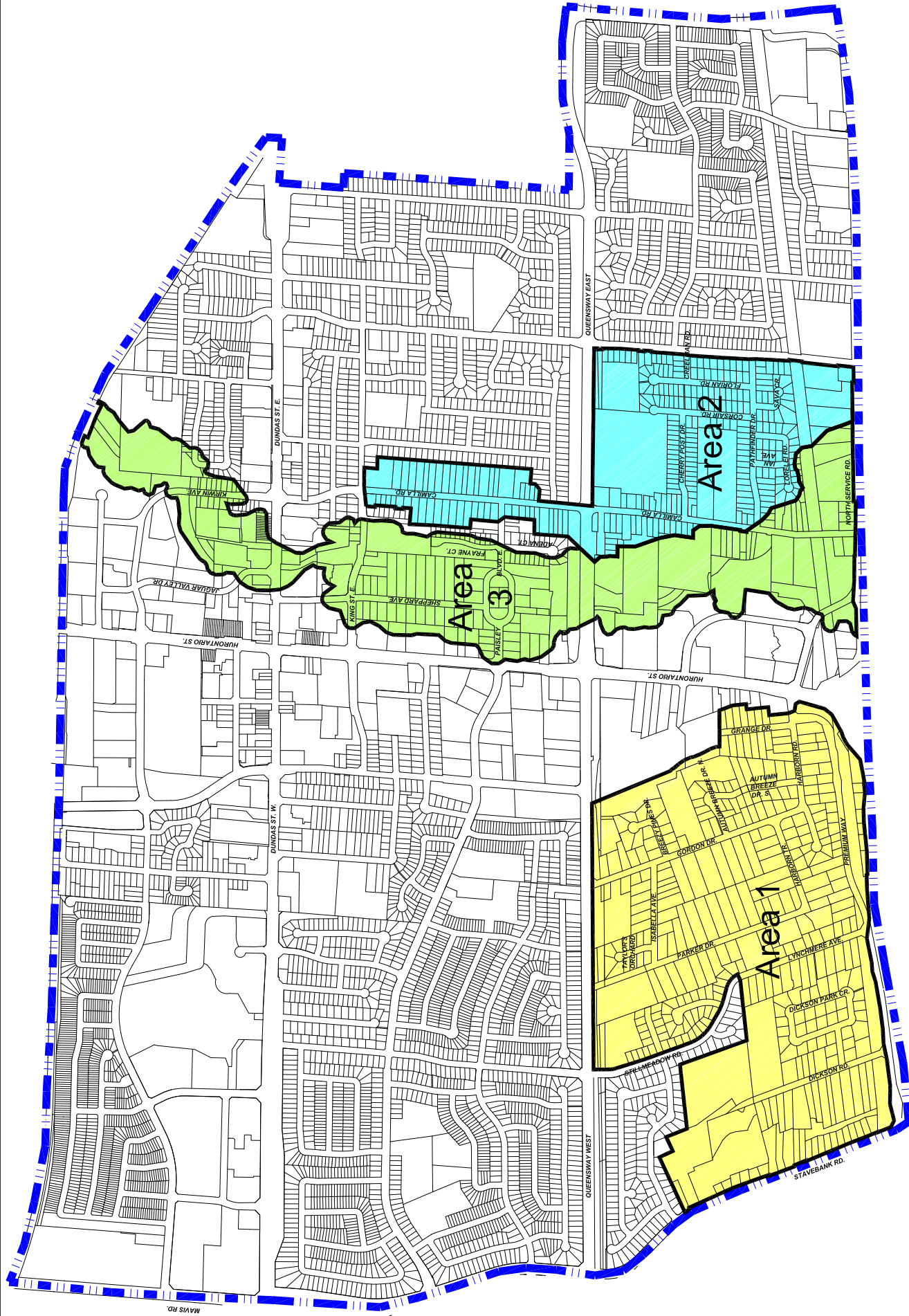
“Notwithstanding the policies of the Residential Low Density I designation on these lands, and the policies of Section 3.13 Intensification, all development proposals, including applications for variances and consents, shall be subject to site plan control, and the following additional policies will apply shall be used to evaluate development applications with the objective of maintaining the existing tree canopy and general character of the area:

- a. preserve and **enhance** with landscaping or other features the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage are preserved or enhanced through the approval of a drainage plan by the City;
- c. encourage new housing to fit the scale and **character** of the surrounding area, and take advantage of the features of the particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively garages should be located at the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to shadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. ~~reduce~~ keep any the hard surface areas in the front yard to the minimum in particular generally less than 50% of the front yard;
- h. preserve existing mature high quality trees to maintain the existing mature nature of these areas based on report prepared by a qualified arborist or other qualified professional;
- i. house designs which fit with the scale and character of the local area, and take advantage of the particular site ~~are encouraged~~. The use of standard, repeat designs is strongly discouraged;
- j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots;
- k. the lot frontage shall generally not be decreased with the exception of lots where the frontage exceeds 50 metres, where consideration may be given to consents which result in lots which are in keeping with the frontage of adjacent lots provided the other policies of this section are satisfied.

## 5.2 Area 2: Proposed Special Site Policy

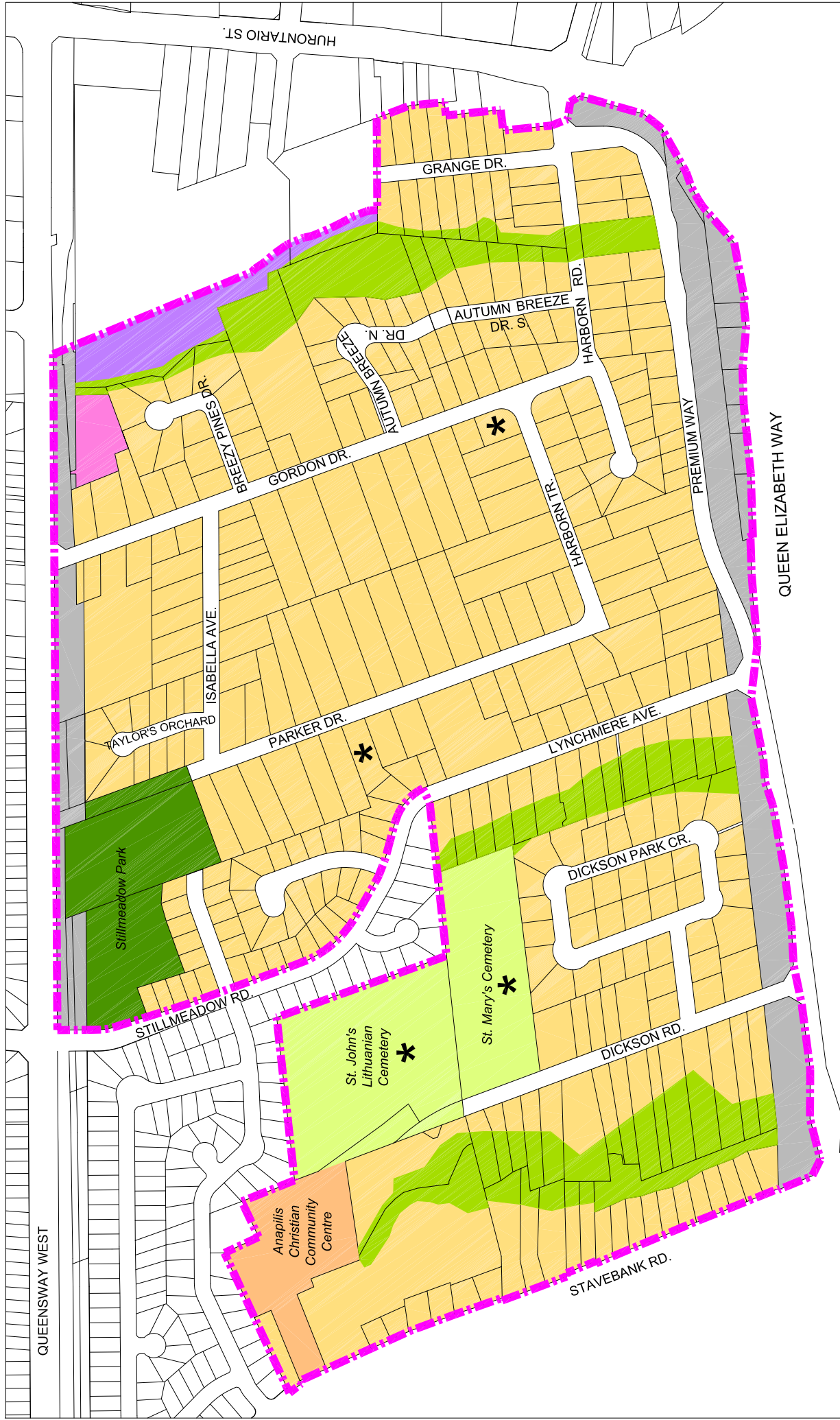
Based on the background review, and public engagement process, the development of a Special Site Policy for the areas designated “Residential – Low Density Area I” in Area 2 along Camilla Road is proposed, including specific direction with respect to the evaluation of all development proposals including:

- encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of the particular site, i.e. topography, contours, mature vegetation;
- the lotting, building mass, side yards and rear yards should generally respect and relate to those of adjacent lots and should front on existing public streets;
- garages should be recessed or located behind the main face of the house. Alternatively garages should be located at the rear of the property;
- ensure that new development has minimal impact on its adjacent neighbours with respect to shadowing and overlook;
- encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- ensure that existing grades and drainage are preserved or enhanced based on the approval of a drainage plan by the City;
- keep any hard surface areas to the minimum; and,
- preserve existing mature high quality trees to maintain the existing mature nature of these areas based on report prepared by a qualified arborist or other qualified professional.



Map 1





# Cooksville District Area Specific Review

## Gordon Woods Area

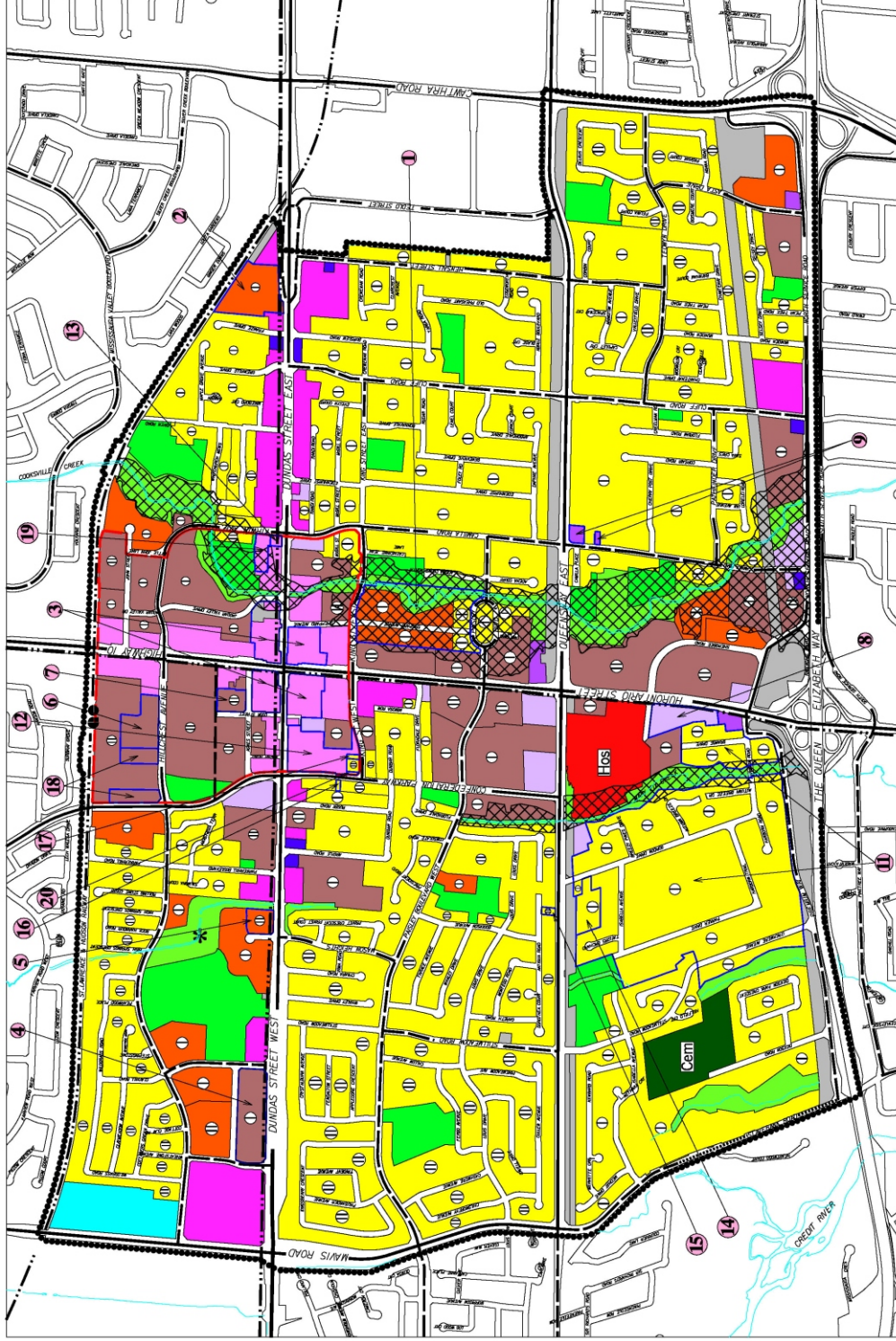


Map 2



- Study Areas
- Low Density Residential
- Office
- Utility
- Institutional
- Park
- Cemetery
- Greenbelt
- Properties Listed On Heritage Register But Not Designated \*





**LAND USE DESIGNATIONS**

	Residential – Low Density I
	Residential – Low Density II
	Residential – Medium Density I
	Residential – Medium Density II
	Residential – High Density I
	Residential – High Density II
	Mainstreet Commercial
	General Commercial
	Convenience Commercial
	Motor Vehicle Commercial
	Office
	Business Employment
	Institutional
	Public Open Space
	Private Open Space
	Greenbelt
	Utility

**TRANSPORTATION LEGEND**

	Provincial Highway and Interchange
	Arterial
	Major Collector
	Minor Collector
	Minor Collector (Scenic Route)
	Local Road
	Existing Commuter Rail
	GO Transit Station
	Major Transit Corridor

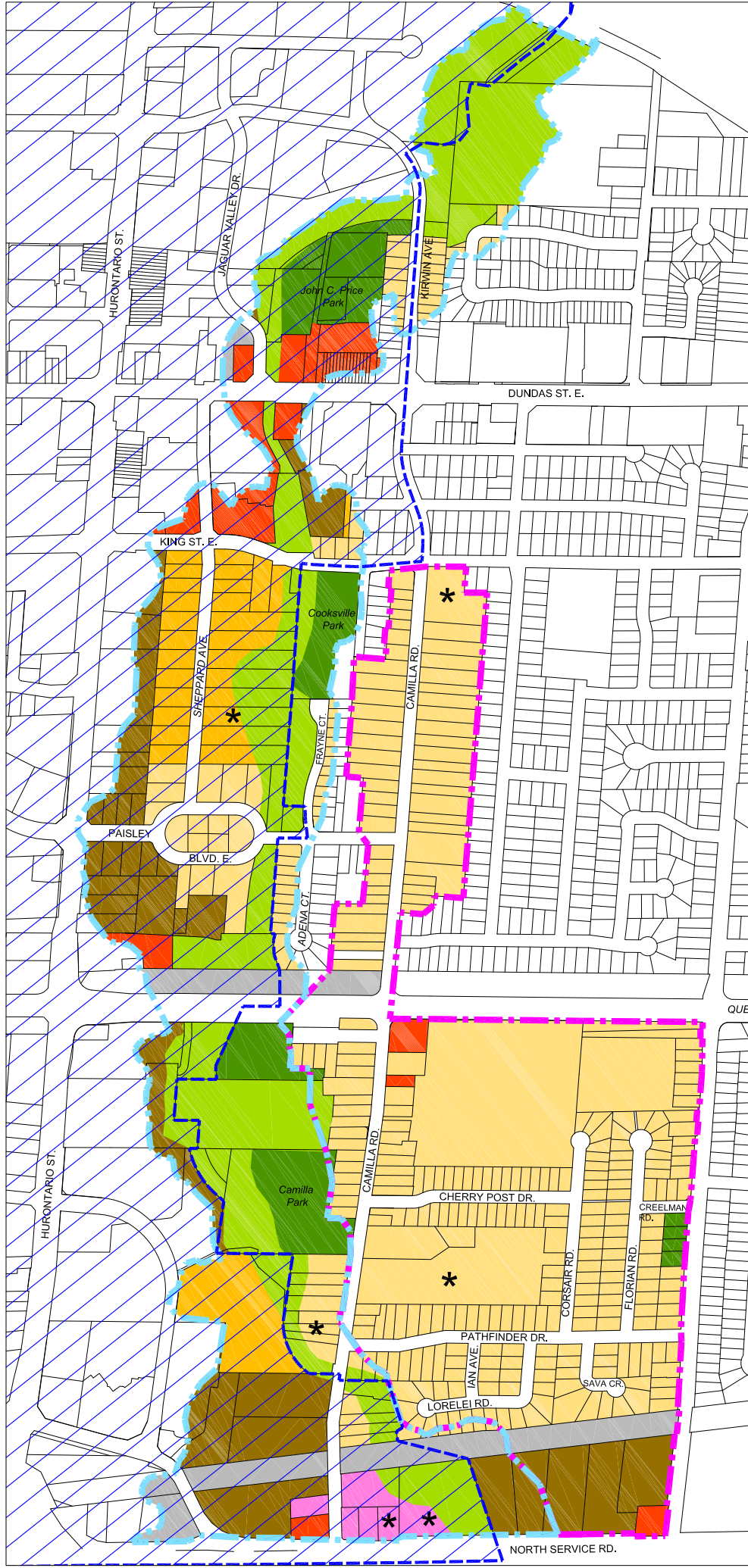
**LAND USE LEGEND**

	Regulatory Floodplain
	Node Boundary
	Hos – Hospital
	Cem – Cemetery
	Existing Stormwater Management Facility
	Planning District
	Special Site Areas (See Special Site Policies)

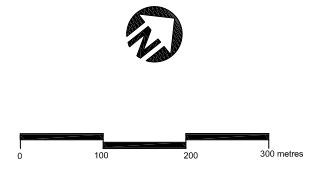


# **Cooksville District Land Use Map**

This Consolidation includes Latest Approved Amendment – No. 83  
Approved 2008 May 06  
**City of Mississauga** **2008 May**



- Study Area 2
- Study Area 3
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Office
- Utility
- Park
- Greenbelt
- \* Properties Listed On Heritage Register But Not Designated
- Urban Growth Centre



# Cooksville District Area Specific Review Land Use





#### LEGEND

- COOKSVILLE CREEK WATERSHED BOUNDARY
- COOKSVILLE CREEK FLOODLINE DELINEATION (Approximate)
- POTENTIAL DEVELOPMENT SITES
- RESIDENTIAL
- BUSINESS EMPLOYMENT
- OFFICE
- COMMERCIAL (MIXED USE)
- OPEN SPACE
- OTHER

**COOKSVILLE DISTRICT  
AREA 3  
CITY OF MISSISSAUGA**

**LAND USE  
PLAN**



Scale  
**1:5000**  
Consultant File No.  
**109002**  
Drawing No.  
**3**

**Cooksville District  
Area Specific  
Review**

**Map 5**

June 2010

**APPENDIX A:**

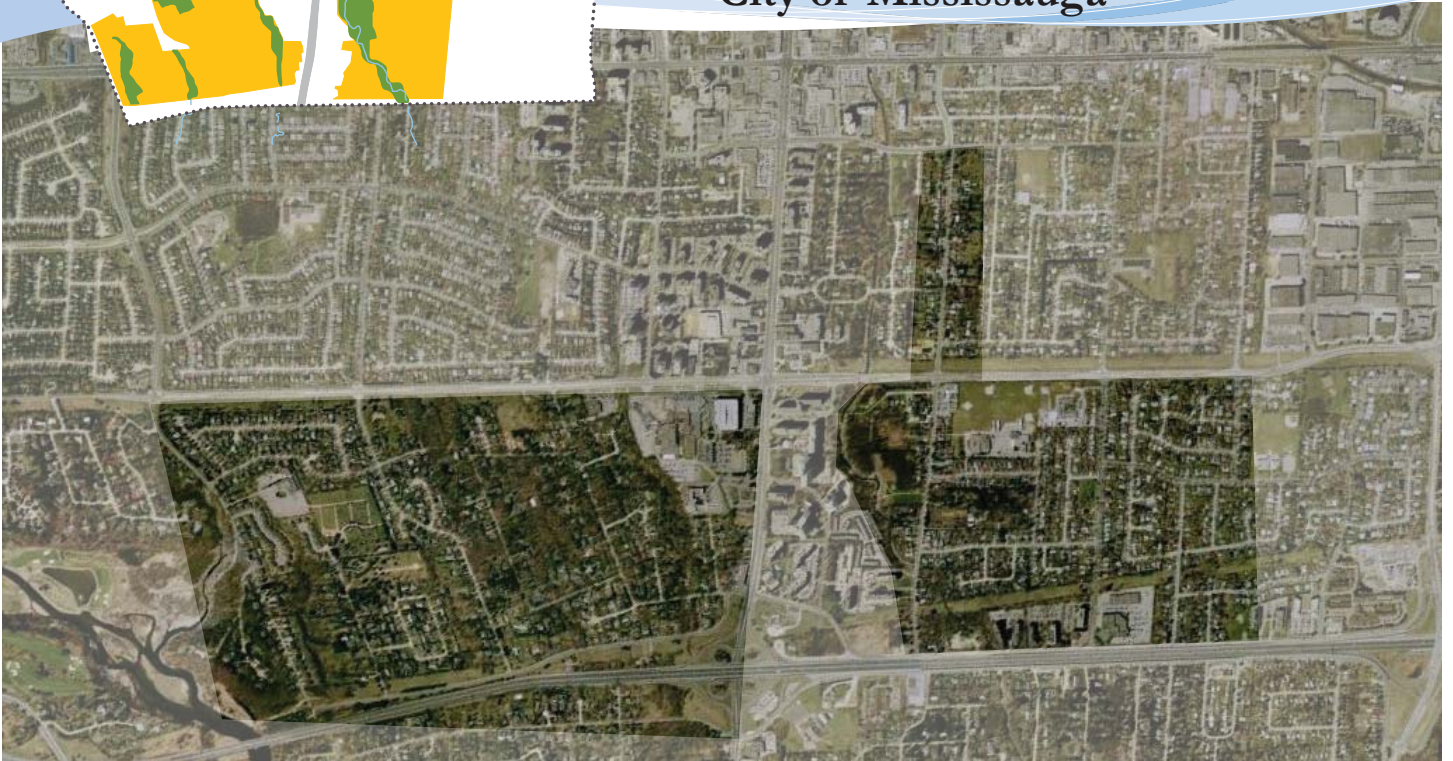
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**cooksville**

## Area Specific Review City of Mississauga

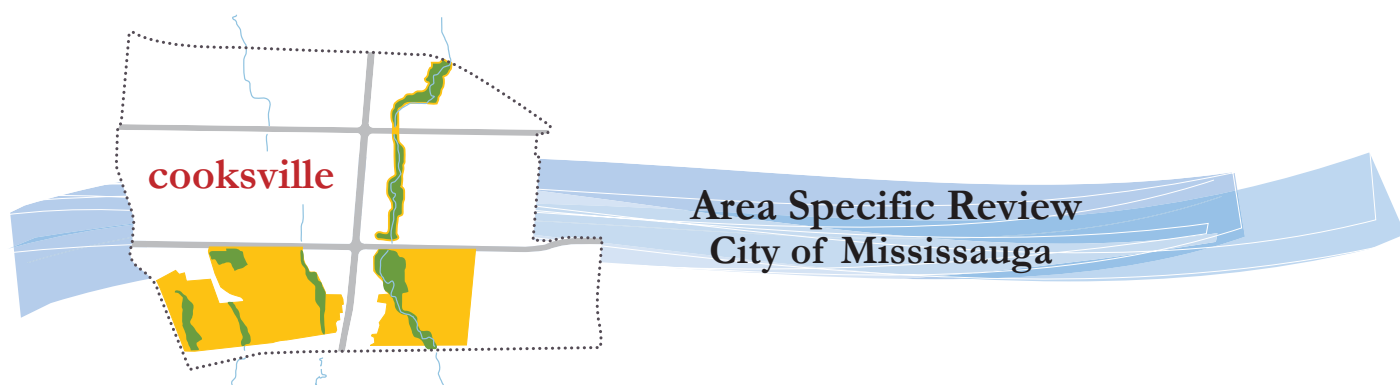


# April 21, Kick-off Workshop

## Summary Report

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## 1.0 Workshop at a Glance

The Kick-off Workshop began with an introductory PowerPoint presentation and Post-it Note exercise. Following the presentation, participants engaged in group discussions at their table based on one of two study area maps. The Post-it Note exercise allowed the Consultant Team to quickly determine the top priorities for the individual study areas while the detailed discussions generated more thorough recommendations. The findings are outlined below (section 1.1 and 1.2) and summarized in greater detail in Sections 2.0-5.0.

### 1.1 Post-it Note Priorities

From the Post-it Note exercise, the top priorities for each area were compiled. They are summarized below in order of importance (based on the number of comments collected for each priority).

#### Area 1: Gordon Woods

1. Maintain the Character of the Area (100%)
2. Protect and Preserve the Mature Forest/Trees (60%)
3. Control Impacts of Intensified Traffic and Safety at Intersections (39%)
4. Control Impacts of New Development (24%)
5. Provide Opportunities for Parks and Trails (24%)

#### Area 2

1. Control Impacts of New Development (65%)
2. Maintain the Character of the Area (42%)
3. Control Impacts of Intensified Traffic and Safety at Intersections (38%)
4. Provide Opportunities for Parks and Trails (31%)
5. Protect and Preserve the Mature Forest/Trees (10%)

### 1.2 “Top Ten” General Directions

Throughout the workshop there were a number of ideas that were consistently mentioned for both study areas. These ideas have been interpreted into general directions and include:

#### 1. New development should be consistent with existing development.

If intensification and/or infill occurs there is a desire to maintain the density, lot size, and zoning standards that currently exist. Sub-divisions, “monster homes” and high-rise development should not be considered suitable in either of the study areas.

#### 2. The “rural” character of the areas should be preserved.

There are a number of elements that contribute to the “rural” character in the two study areas including housing style, discontinuous and sidewalk-free streets, mature tree canopy and open drainage. These features should all be preserved.

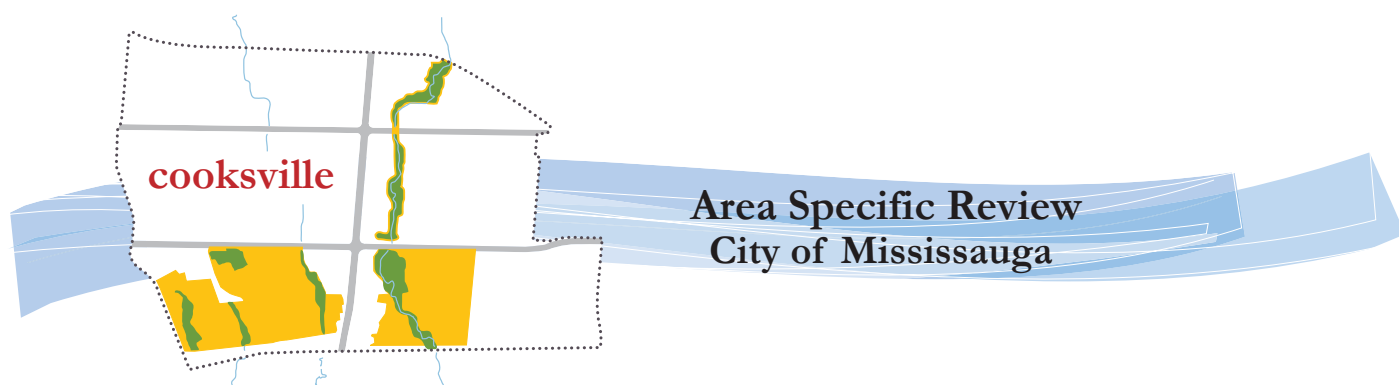


Area 1: Gordon Woods



Area 2

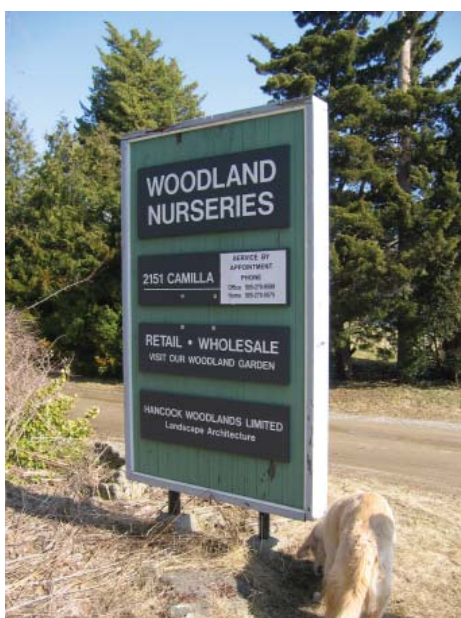




## Area Specific Review City of Mississauga



*The large mature tree canopy.*



*The Hancock Estate and Woodland Nurseries*

### 3. Maintain and protect the existing mature tree canopy.

Low-densities, a lack of paving, and no central sewage system (in Area 1:Gordon Woods) have created a water table that supports a canopy of large, mature trees throughout the study areas. Appropriate measures should be taken to ensure future development does not disrupt these features or this water table.

### 4. Develop new parks and open spaces.

To enhance the open space system in the study areas, new parks and open spaces should be developed wherever possible.

### 5. Preserve and maintain important natural features.

There are a number of existing parks in the study areas but it is generally felt that they are not being properly maintained (specifically Cliff Park and Stillmeadow Park) and are becoming dangerous places after dark. Care should be taken to ensure these parks are cleaned on a regular basis to make them more user friendly and deter undesirable behaviour.

There are also a number of creeks (Stavebank, Kenolli, Mary Fix, and Cooksville) in the study areas which should be cleaned up and enhanced with trails and increased public access and visibility.

### 6. Preserve and maintain important built features.

Important built features in the areas include St. Mary's and St. John's Lithuanian Cemeteries, Hancock Estate, the Tiveron Apple Market, and a number of properties in the Heritage Register but not designated as heritage properties (Duchess Olga Ramanov Residence, Kher Khai, Booth Round House, and Rawling Residence). The residents wished to see these places preserved.

### 7. Create more trails and greater connectivity.

Residents enjoy walking through the study areas but mentioned that more trails and greater connectivity between open spaces would be desirable, including safe crossings at The Queensway and a system of trails along the Stavebank, Kenolli, Mary Fix, and Cooksville Creeks.

### 8. Convert the hydro corridors into useable open space.

Hydro corridors run along The Queensway and Queen Elizabeth Way in both study areas and should be developed to include walking and cycling trails.

### 9. Develop a variety of community amenities.

Residents noted a lack of community amenities in the study areas and recommended a community centre, a skating rink, an outdoor theatre, a library and playgrounds.

### 10. Reduce traffic speed and congestion in the study areas.

Residents generally felt that measures should be taken to reduce traffic speeds and congestion in and around the study areas. Specific traffic problems were noted at The Queensway and the intersections around the Queen Elizabeth Way and Cliff Road.





## 2.0 Introduction

### 2.1 Workshop Outline

On Tuesday, April 21st, Macaulay Shiomi Howson Ltd. (MSH) in association with Brook McIlroy Planning + Urban Design|Pace Architects (BMI|Pace) hosted an evening Kick-off Workshop for the Cooksville District Area Specific Review. The objective of this initial workshop was to introduce the study, explain the consultation process, highlight the study areas and obtain key interests, issues, and concerns from the community.

As participants arrived at the workshop, they were instructed to sit at one of two tables focusing on the area that was most applicable to them. The study areas included:

- **Area 1: Gordon Woods** - Bounded by The Queen Elizabeth Way, Queensway West, Stavebank Road, and Hurontario Street. Please refer to the map on page 4.
- **Area 2:** Bounded by Cooksville Creek, The Queen Elizabeth Way, Cliff Road, and Queensway East (with a portion extending north to King Street along Camilla Road). Please refer to the map on page 6.

The evening began with a welcome from Ward Councillor Nando Iannica, followed by a presentation from Susan Tanabe, the Manager of Community Planning for the City of Mississauga. Susan's presentation provided a brief overview of the study, its link to the Official Plan Review and how it is aligned with other City priorities (i.e. the Strategic Plan). This introduction was followed by a more detailed presentation by Liz Howson, which outlined the study purpose and process, the study areas, the policy framework and the background research to-date.

At each table, participants were asked to engage in a discussion based on a series of questions provided on the study area map as well as the individual handouts. Each table was asked to select a member of their group to take notes and report back to the room at the conclusion of the workshop.

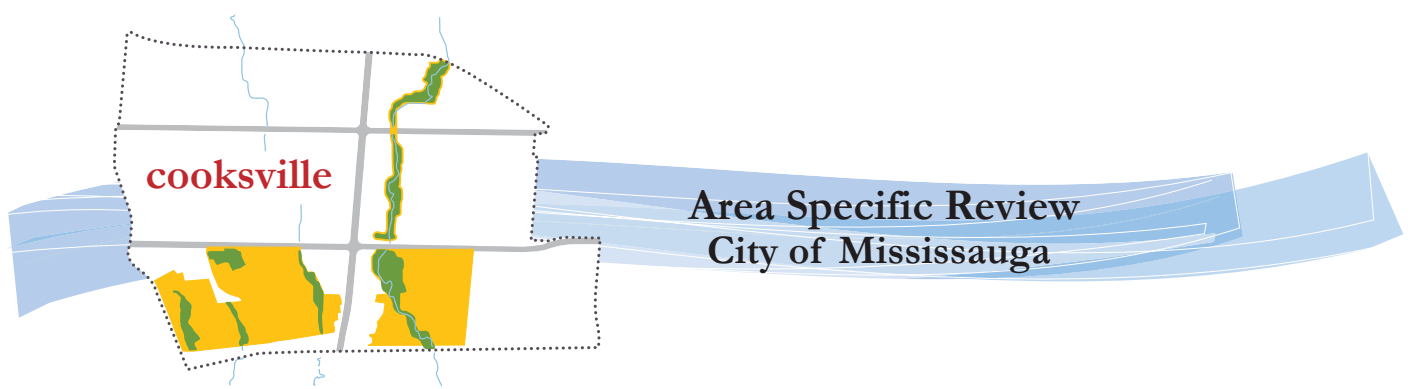
Karen Crouse, Policy Planner, made concluding remarks and discussed next steps in the Area Specific Review process including asking attendees to sign up for the two area Local Advisory Committees, which are to begin meetings this month (May, 2009).

### 2.2 Who Came to the Workshop?

The workshop was attended by eighty-six members of the community, including residents, property and business owners. Staff from MSH, BMI|Pace and the City of Mississauga were present to help facilitate the workshop and answer any questions.

Staff in attendance from the City of Mississauga included:

- Nando Iannica, Ward Councillor
- Susan Tanabe, Manager of Community Planning
- Diana Rusnov, Manager Development Team Central
- Karen Crouse, Policy Planner
- Frank Marzo, Policy Planner



## 2.3 What was Presented?



*Maintain the character of the area.*

A brief introduction by Susan Tanabe provided an overview of the study and the City's priorities. Topics included:

- Ongoing Studies; and,
- Cooksville Area Specific Review.

A presentation by Liz Howson outlined the study purpose and process, the study areas, the policy framework and the background research to-date. Topic Included:

- Presentation Overview;
- Study Purpose;
- Study Areas;
- Provincial Policy Context;
- Study Area 1: Gordon Woods - Enclaves, Cooksville District Plan Excerpt, Planning Policy, Issues and Opportunities;
- Study Area 2 - Background, Cooksville District Plan Excerpt, Planning Policy, Issues and opportunities;
- Study Area 3: Cooksville Hazard Lands - Cooksville District Plan Excerpt, Planning Policy, Floodplain Review, Potential Redevelopment Sites, Issues and Opportunities;
- Workshop Introduction; and,
- Next Steps.

\* Please visit the website below to view these presentations.

## 3.0 Post-it Note Exercise

Prior to the PowerPoint presentation, participants were asked to write down their top three issues and/or concerns related to Area 1 or Area 2. The responses were summarized and presented back to the group following the presentation.

There were a number of issues and/or concerns common throughout the group and the following summarizes them in order of priority (based on the number of comments collected) for each of the two areas (please refer to the individual table discussions in Section 4.0 for more detail):

### 3.1 Area 1: Gordon Woods

Of the eighty-six participants, thirty-three made comments on the Post-it notes specifically related to Area 1: Gordon Woods. These comments are summarized below.

#### 1. Maintain the Character of the Area

100% of the Post-it Notes included comments related to maintaining the character of Area 1: Gordon Woods:

- Maintain the density, lot size and zoning standards
- Preserve the rural character and quality of life
- Do not allow sub-divisions or monster homes



*Avoid "monster homes" and sub-divisions.*



## 2. Mature Forest/Trees

60% of the Post-it Notes included comments related to preserving the mature trees in the area:

- Maintain and protect the existing mature tree canopy
- Maintain and protect the environment in general

## 3. Traffic

39% of the Post-it Notes included comments related to impacts of intensified traffic and safety at intersections:

- Traffic is a major concern at Harbourn Road entrance
- Traffic speeds need to be reduced in the area
- Traffic congestion is an issue on Hurontario Street

## 4. Development

24% of the Post-it Notes included comments related to impacts of new development:

- Smaller, reasonable lot sizes should be maintained
- New parks and plantings should be developed

## 5. Parks and Trails

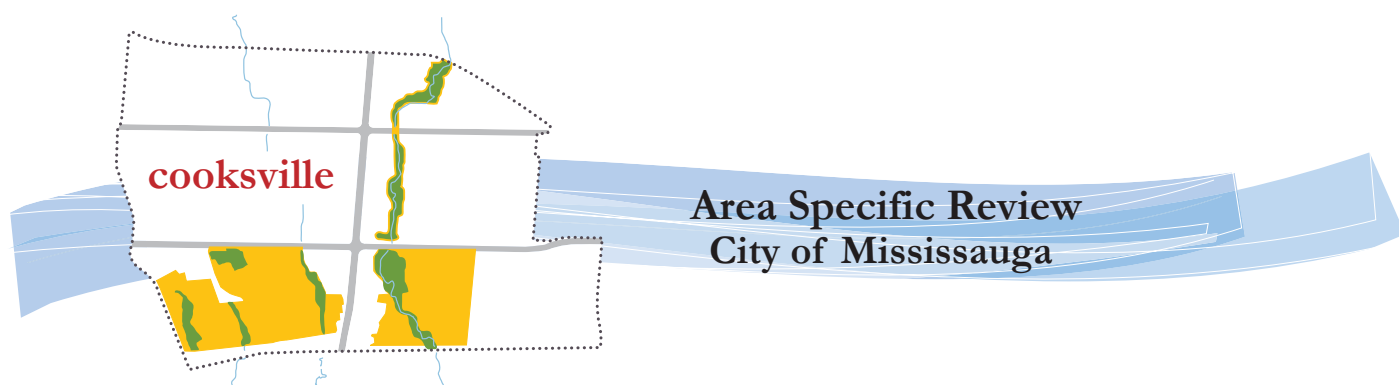
24% of the Post-it Notes included comments related to opportunities for parks and trails:

- Existing open space should be maintained
- New parks and plantings should be developed
- The former hydro lines should be enhanced with trails/paths



Area 1: Gordon Woods





## 3.2 Area 2

Of the eighty-six participants, twenty-six made comments on the Post-it notes specifically related to Area 2. These comments are summarized below.

### 1. Development

65% of the Post-it Notes included comments related to impacts of new development:

- Concern over the negative impacts of the Cliffway Plaza development
- Concern regarding the future development of Hancock Estate
- Concern regarding monster homes and high-rise development

### 2. Maintain the Character of the Area

42% of the Post-it Notes included comments related to maintaining the character of Area 2:

- Maintain the existing character, including low-density, large lots, tree canopy, and quiet streets

### 3. Traffic

38% of the Post-it Notes included comments related to impacts of intensified traffic and safety at intersections:

- General concern about traffic congestion/speed in the area
- Specific concerns for traffic/congestion on Hurontario Street and at the proposed Cliffway Plaza site.
- Safety issues with crossing The Queensway

### 4. Parks/Trails

31% of the Post-it Notes included comments related to opportunities for parks and trails:

- There is a lack of community facilities in the area (library, fitness institute, and playgrounds)
- Existing green spaces (Cooksville Creek, and Camilla and Cooksville Parks) should be maintained
- More trails (biking and walking ) and greater connectivity is desired

### 5. Mature Forest/Trees and Sustainability

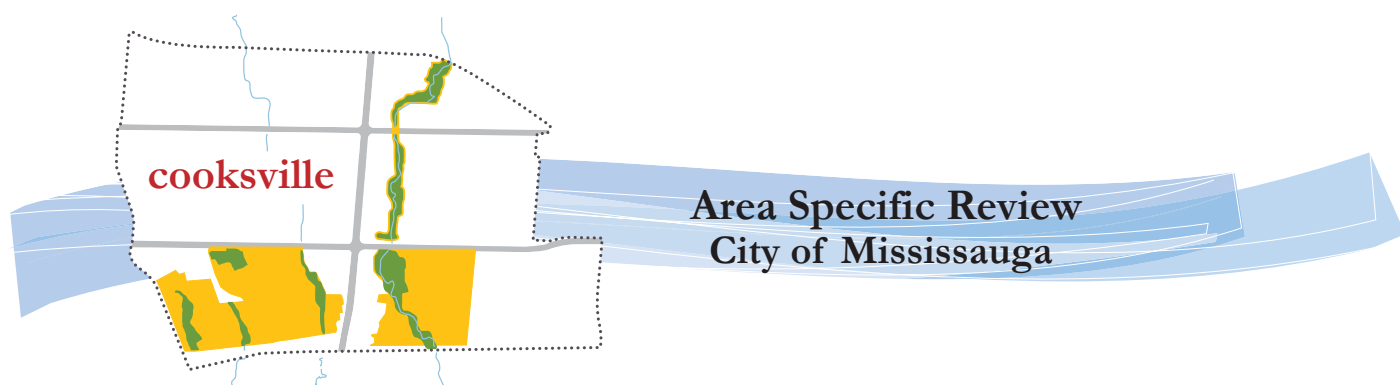
10% of the Post-it Notes included comments related to preserving the mature trees in the area:

- The existing mature trees should be maintained and protected
- Natural areas in general should be maintained and protected
- There is concern about flooding, erosion and water quality in Cooksville Creek
- There is concern that intensification will result in greater air pollution



Area 2





### 3.3 General Comments

There were an additional fifteen Post-it Notes that did not specify which area was discussed, but provided comments that could apply to either area.

#### 1. Traffic

- A general reduction in traffic is desired

#### 2. Development

- High-rise development is not desired
- Main street facades should be enhanced
- Commercial development should be limited to the edge of the communities

#### 3. Maintain the Character of the Area

- The quality of life, existing landscape, mature trees and rural atmosphere should be maintained

#### 4. Mature Forest/Trees

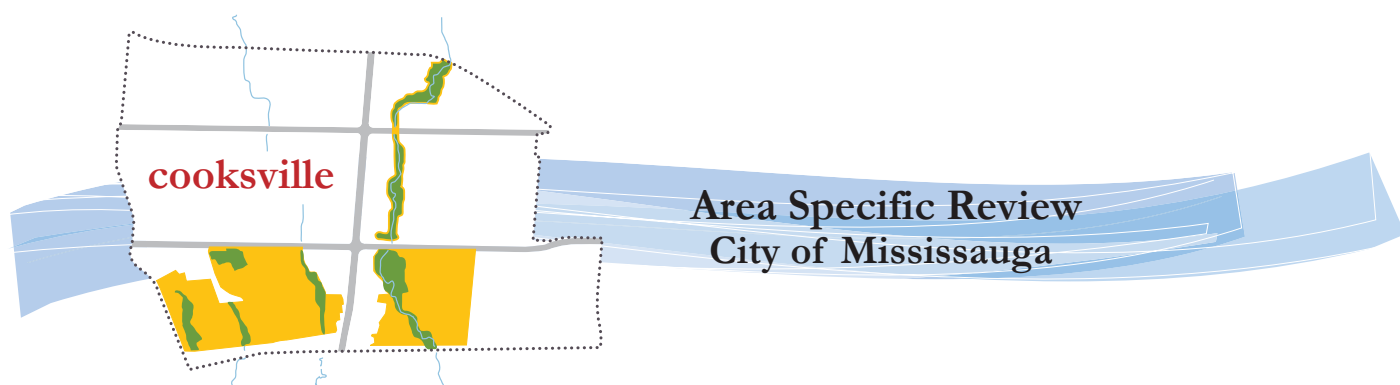
- Natural areas, and specifically the mature tree canopy, should be maintained and protected

#### 5. Parks/Trails

- More public facilities and programs are desired



*More parks were desired in both study areas.*



## 4.0 Discussion Session



Stillmeadow Park.

For each of the study areas, the tables were encouraged to follow a series of questions provided on the area worksheets at each table. The questions are summarized as follows:

- What makes this area unique and what is your vision for the area?
- Which natural and man-made features are important and which can be improved?
- What new development is appropriate and where should it be located?

The following section summarizes the conclusions of each of the tables. A special thank-you to each of our presenters.

### 4.1 Area 1: Gordon Woods

#### Table 1 (Presented by Dave)

##### **What makes this area unique and what is your vision for the area?**

Gordon Woods is a 'countryfied' area characterized by large trees, and streets that are disconnected (i.e. Isabella Avenue) and do not require sidewalks. This makes the neighbourhood unique and it should be emphasized.

##### **Which natural and man-made features are important and which can be improved?**

The most important natural feature is the large, mature tree canopy that is sustained by the high water table and sandy soil.

##### **What new development is appropriate and where should it be located?**

Development is appropriate where it is logical and the residents of Gordon Woods are already allowing such developments. Examples include the residential subdivision, and the Trillium Health Centre which is oriented towards The Queensway.

#### Table 2 (Presented by Mike)

##### **What makes this area unique and what is your vision for the area?**

Gordon Woods is a nice (therapeutic) place that is often visited by walkers (both residents and non-residents). Many streets are sidewalk-free, and this is preferred as walkers co-exist with vehicles and regulate themselves. Their vision for the area is to maintain the status quo, including the natural, mature forest and single family homes.

##### **Which natural and man-made features are important and which can be improved?**

The most important natural feature is the tree canopy and the unique properties.

While the consistency in the houses was mentioned as an important feature, the lack of man-made features is what is most important in Gordon Woods (it is not called Gordon Park or Gordon Gardens).

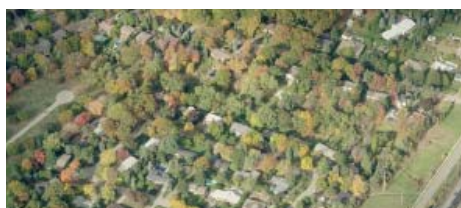
Improvements could be made at the woodlot at the Isabella cross-over (Stillmeadow Park) which is a mess and should be cleaned up and they also wished to see creative solutions that could allow people to replace their septic tanks without negatively impacting the environment.



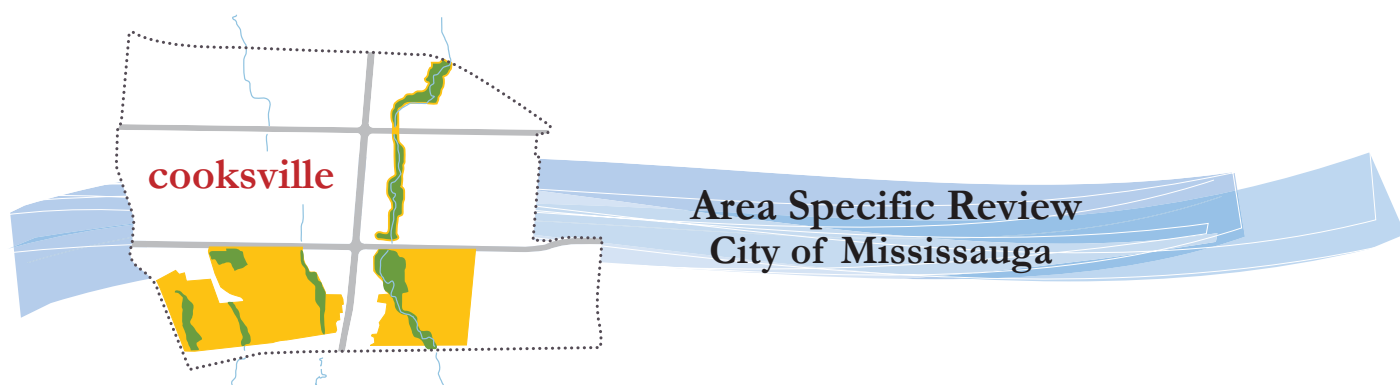
St. Mary's and St. John's Lithuanian Cemeteries.



Stavebank Creek.



Kenolli Creek.



***What new development is appropriate and where should it be located?***

The community recognizes that progress can not be stopped, but believes newly developed homes should remain consistent with existing homes in the area. There should be no subdividing of lots. No specific areas were recognized for future development.

***Other Concerns***

There is a significant concern regarding the impacts potential development may have on traffic. There was concern about the dangers at the intersection at Harborn Road and Grange Street.

**Table 7 (Presented by John)**

***What makes this area unique and what is your vision for the area?***

Gordon Woods' unique character should be preserved including features that promote the high water table (no sewer system, as this lowers the water table).

***Which natural and man-made features are important and which can be improved?***

It was recognized that the most significant natural feature in the area is the mature tree canopy, but there was some concern that property owners are gradually cutting down their trees (based on a maximum number allowed per year in the bylaw). This bylaw should be adjusted with special preservation considerations for Area 1: Gordon Woods.

The lack of through-streets and well connected walking/cycling paths were seen as good man-made features.

***What new development is appropriate and where should it be located?***

As an alternative to infill development, vacant lots should be redeveloped as parks. It was suggested that Special Site 11 (in Mississauga Plan) could be extended to form a transitional zone (Site "11a") that includes the surrounding areas.

There is potential for open space development along the hydro corridor including walking/cycling trails.

**Table 9 - "The Gatekeepers" (Presented by Jackie)**

***What makes this area unique and what is your vision for the area?***

Gordon Woods is to undergo as little change as possible. Preserve the large lots and the mature tree areas and natural habitats and maintain the large homes with large setbacks, maintaining the existing residential rhythm.

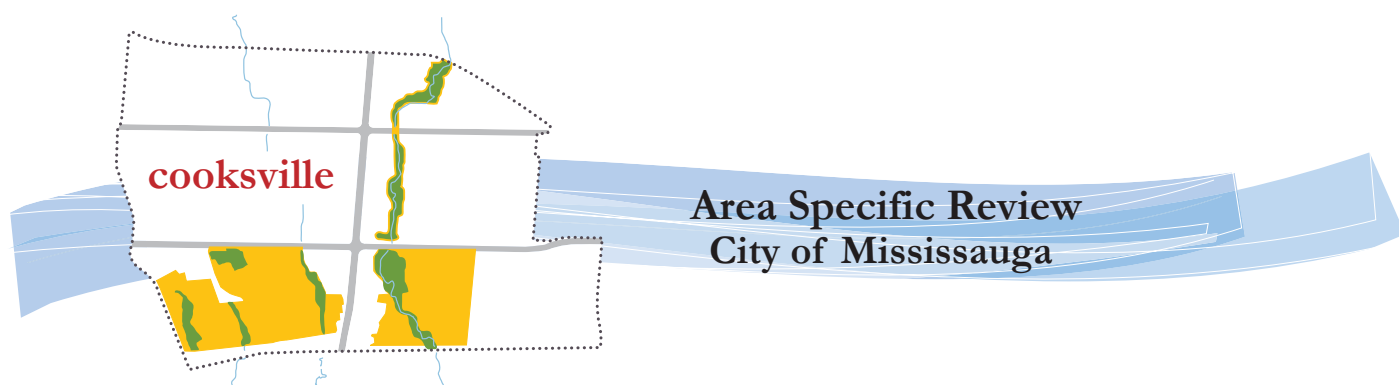
***Which natural and man-made features are important and which can be improved?***

Stillmeadow Park is currently underutilized, often vandalized and in need of improvement. It was recommended that the park be cleaned out, and new walking trails being created.

***What new development is appropriate and where should it be located?***

The intersection at Grange Street and Harborn Road is a gateway to Gordon Woods, and is therefore a likely candidate for intensification (i.e. Berkely Properties). There were concerns expressed that this intersection is dangerous and has many accidents and insufficient parking. Intensification will only make this worse.





## 4.2 Area 2

### Table 5 (Presented by Andrew)

The boundary for Area 2 should be extended to include the area that is subject to the Cliffway Plaza development proposal.

#### ***What makes this area unique and what is your vision for the area?***

Preserve its existing character including the large lots, mature tree canopy and parks. It was also mentioned that sidewalks are not really wanted in the area because they are not suitable on many of the streets.

#### ***Which natural and man-made features are important and which can be improved?***

The hydro corridor was an area that was recognized for improvement, especially the fields. The City needs to clean up the garbage and cut the grass. Concern was expressed over the hydro company "trimming" trees that were not interfering with servicing.

#### ***What new development is appropriate and where should it be located?***

Appropriate development is housing that is consistent with the character and scale (i.e. monster homes along Camilla Road) of the existing neighbourhoods. However, there is concern that too much intensification would have adverse affects, including no greenspace, a lack of privacy and shadows.

### Table 6 (Presented by Vivianne)

#### ***What makes this area unique and what is your vision for the area?***

The area should remain as it is today. Specifically, there is concern about the future of the Hancock Estates and the preservation of Tiveron Apple Market.

#### ***Which natural and man-made features are important and which can be improved?***

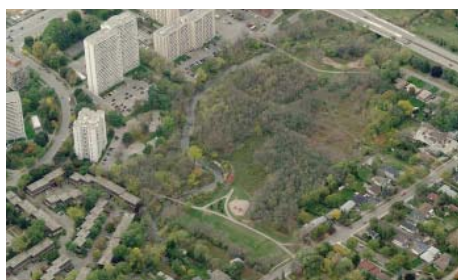
The run-down apartments on the North Service Road should be cleaned up or potentially converted into retirement homes as the residents in the area age. It was also felt that Cliff Park used to be a nice community asset but that it is in bad shape and is no longer being properly maintained.

#### ***What new development is appropriate and where should it be located?***

Townhouses are not an appropriate form of development for the area and the developments at King Street and Camilla Road and Paisley Boulevard and Camilla Road should be 50' single-detached lots.



Tiveron Apple Market



Cooksville Creek.

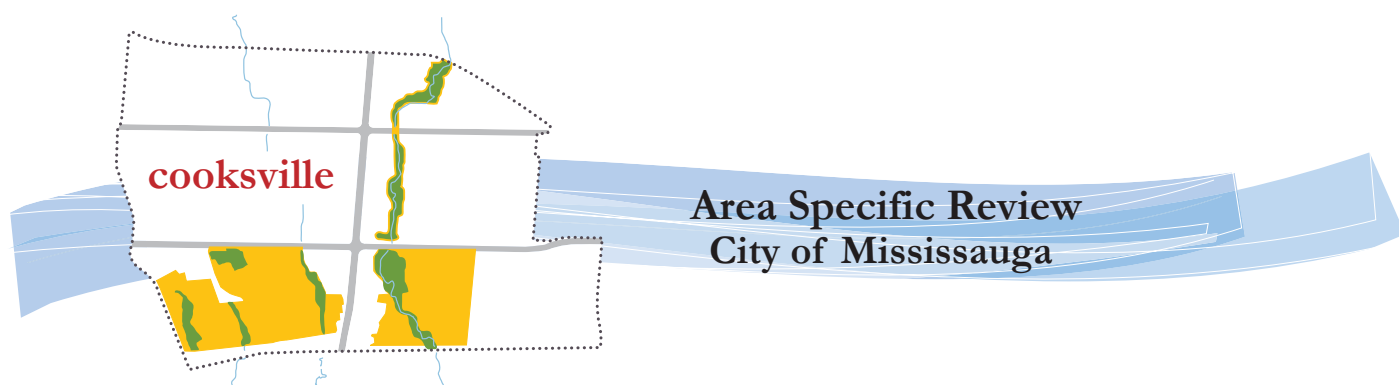


Hancock Estate.



School sites.





**Table 8 (Presented by Ellys)**

***What makes this area unique and what is your vision for the area?***

"Green and greener." The area should remain a clean, family oriented place and the mature tree canopy should be preserved instead of being gradually destroyed.

***Which natural and man-made features are important and which can be improved?***

The Tiveron Apple Market was noted as an important community feature in Area 2.

A local community centre is missing from Area 2 and Cliffway Plaza could be a potential location for such a facility. This could include play areas and family oriented fitness activities and would promote a healthy community.

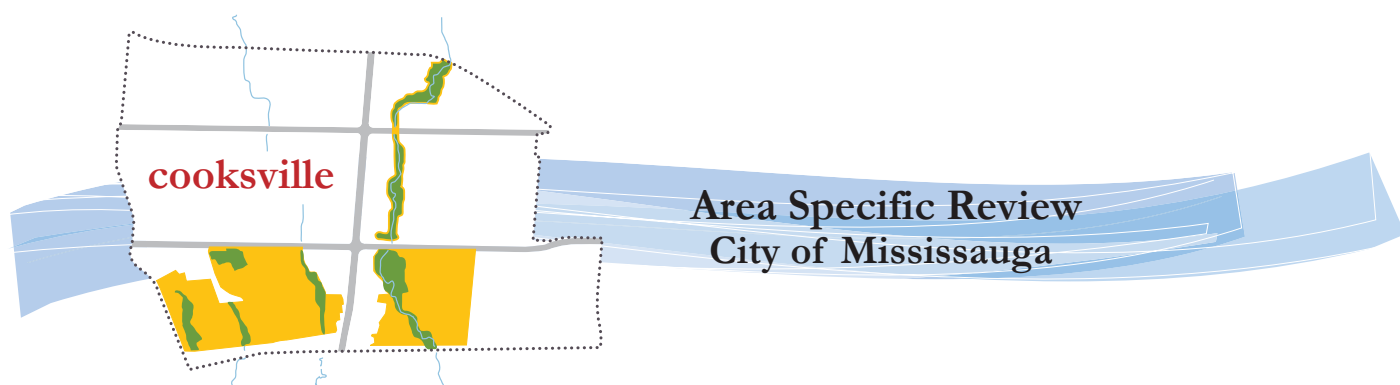
Along the hydro line, it was suggested that walking/cycling trails could be incorporated.

The heritage features (designated or non-designated) are very important to the area and they should be identified. It was suggested that "heritage trails" could be used to demonstrate the importance of these features.

The Hancock Estate was another important feature and it was suggested that this should be developed into an education centre.



*The Tiveron Apple Market was noted as an important feature in the community.*



## 5.0 Additional Comments

Individual questionnaires (identical to the questions provided on the worksheets) were provided at each of the tables and online, to encourage additional feedback from those who were not able to attend the workshop, or those who were not able to express all their comments throughout the evening. The following is a summary of the additional comments that were received following the Kick-off Workshop.

### 5.1 Area 1: Gordon Woods

#### ***What makes this area unique and what is your vision for the area?***

The area is a quaint, rural “cottage-like” or “urban woodland” residential area and it should remain that way. Some of the features that characterize the area include the large mature tree canopy, large lots, public open spaces, quiet family traffic, lack of sidewalks and new development that is consistent with existing development.

#### ***Which natural and man-made features are important and which can be improved?***

One participant noted the lack of through streets and excellent pedestrian/cycling connections as an important man-made feature, but it was generally noted that the lack of man-made features is what makes Gordon Woods unique. Natural features such as the large tree canopy and the high water table sustain the character of the area.

One participant felt that if the large trees could be preserved, the residents should encourage a public septic system, specifically at Parker Drive.

A number of suggested improvements were recommended including the addition of trails (particularly along The Queensway hydro corridor) and proper maintenance at existing open spaces (Stillmeadow Park), and a unique sign, logo or statue to enhance the entrances at Harborn Road/Highway 10 and Gordon Drive/The Queensway. Natural areas were also recognized as potential areas for improvement including enhanced access (some are hard to access because they are on private property) and replanting of trees.

It was noted that the regulations for removing trees should be stricter so people cannot remove a number of trees each year, eventually clearing the lot.

#### ***What new development is appropriate and where should it be located?***

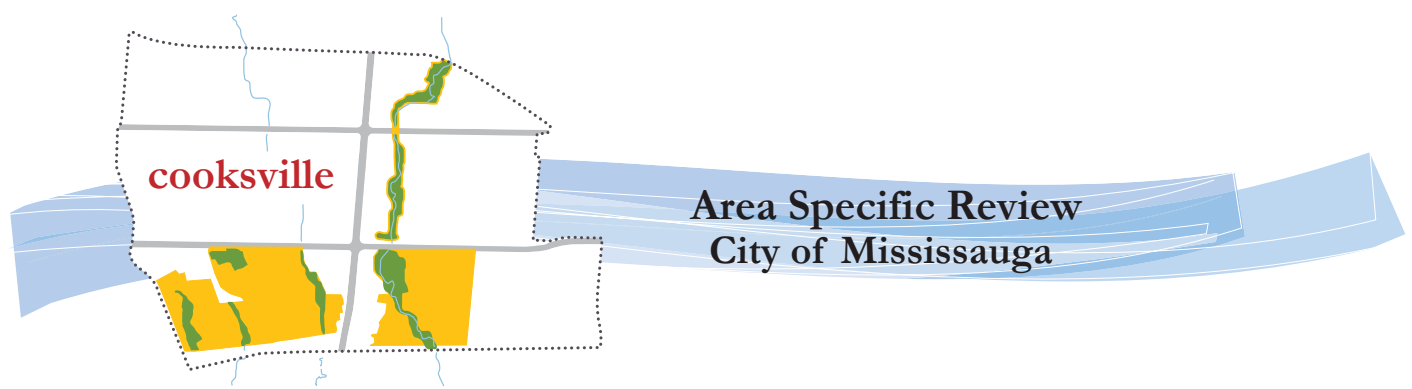
There were no specific areas suggested for additional development and it was felt that there should be no drastic change in the area. Some minor recommendations included renovating building facades, infilling vacant lots with consistent parks or single-family housing, and developing more parks.

#### ***Additional Comments***

There was concern expressed about traffic, specifically at Harborn Road and Grange Drive.

Respondent expressed a desire to see Rabba Plaza on Harborn Road redesigned to solve traffic problems.

Some respondents commented that a special site designation (“11a”) should surround Special Site 11 and give recognition to the transition between the “centre core” and traditional sub-divisions.



## 5.2 Area 2

### ***What makes this area unique and what is your vision for the area?***

Additional comments for Area 2 described the area as a single family, residential neighbourhood with a “rural” character made up of large lots, no side walks, mild traffic, and large trees. It was noted that the area should remain this way.

One respondent recommended that green spaces be maintained, heights and densities for new development be restricted, and commercial zoning be restricted from encroaching on residential areas. They also wished to see more amenities, such as parks, community centers, outdoor theatres, and walking/cycling paths.

### ***Which natural and man-made features are important and which can be improved?***

A number of natural features were noted for their importance to the area, including the Cooksville Creek, existing parkland, the mature tree canopy, ravines and valleys, naturalized areas, and topography. Important man-made features included parks and trails, and consistent housing.

It was also noted that some important man-made features were missing (i.e. community centre, outdoor rink, outdoor theatre) while others could be improved (i.e. trails along hydro corridors, more trees, and buildings along the North Service Road).

### ***What new development is appropriate and where should it be located?***

No specific areas were recognized for future development but it was noted that new development should be consistent with the existing character (i.e. low-density residential housing).

Other appropriate development included more public spaces and amenities (i.e. parks, library, outdoor theatres, skating rink, and community centre) as well as the retention of the Cliffway Plaza fitness facility.

### ***Additional Comments***

One respondent felt that with intensification comes a number of problems, including lack of greenspace, increased traffic congestion, increased crime and shadow impacts. A second participant also felt that noise and pollution would be a concern with intensification.

Cliffway Plaza was identified as an issue. One respondent inquired as to whether the City has considered buying it and also noted that high-rise development is not appropriate here and the owner should consider working around the existing fitness facility.

It was noted that the advanced green light at The Queensway & Hurontario Street should function at all hours as turning left is consistently a hazard.

## 5.3 Area 3

There were some comments provided in regards to Area 3. One respondent was very concerned that Richard Jones Park maintains its character. The park is becoming unsafe at night (drinking, fires, etc.). Some recommendations included proper cleaning and maintenance, including the Creek, improved trail linkages, and additional sand on the sandbank where children play.

A second respondent noted that Area 3 is a family-oriented place for children to grow, run and play. The vision is for it to remain this way, with streets lined with large trees, not monster homes and multiple buildings. The bicycle paths were recognized as a significant man-made feature. Recommended development included a better library, decent parks and a recreation centre. It was stressed that the area is a walking-friendly place and there should be no high-rise development (as this might cause wind tunnel effects).










6.0 Demonstration Plans

6.1 Area 1: Gordon Woods

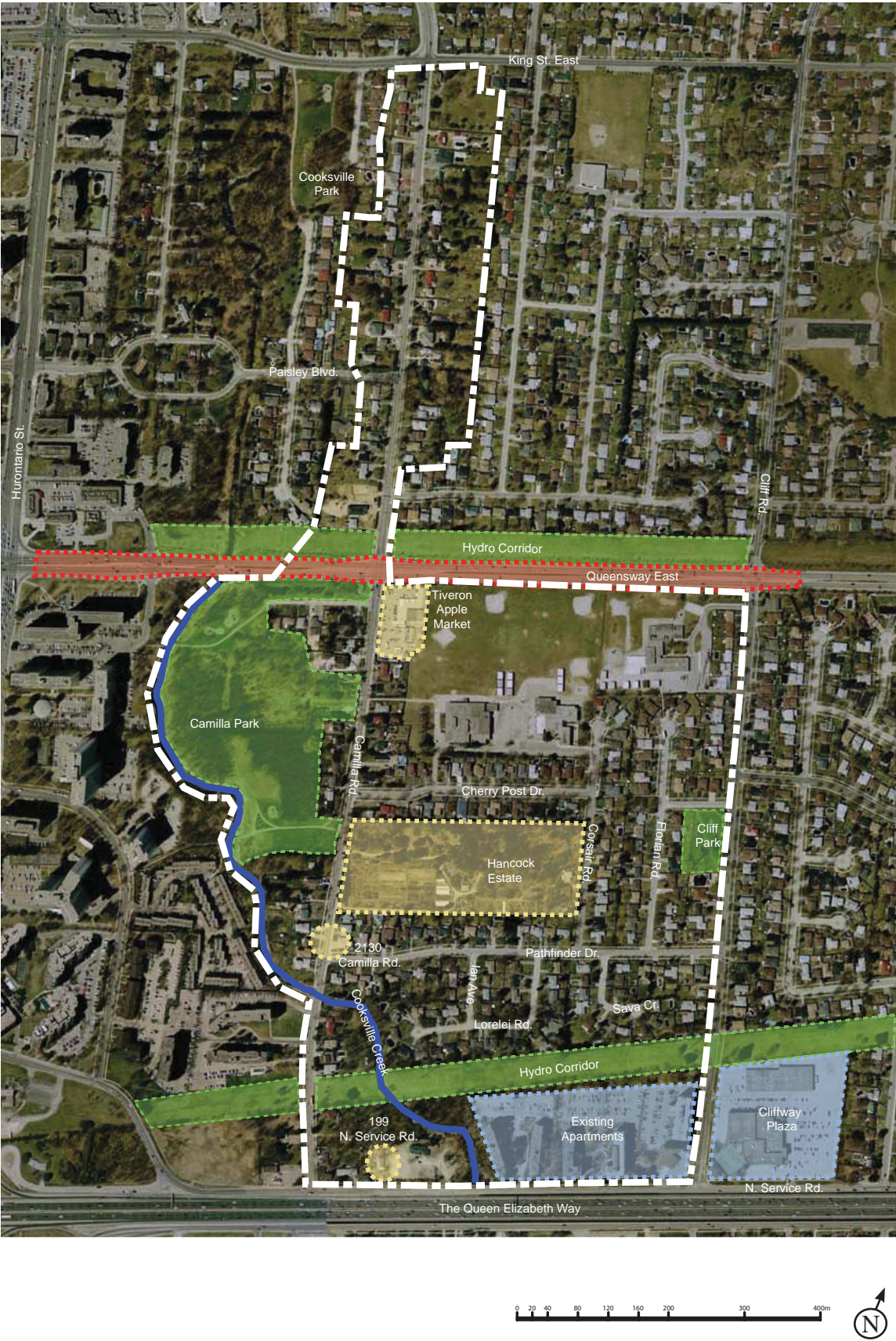










	<b>Study Area Boundary</b> The existing canopy of mature trees should be maintained throughout the entire study area.
	<b>Parks and Trails</b> Stillmeadow Park is underutilized and considered to be unsafe by the community. It should be cleaned up, maintained and enhanced with new walking and cycling trails. The hydro corridors are potential open space areas. They should be cleaned up, maintained and enhanced with new walking and cycling trails.
	<b>Special Sites</b> St. Mary's and St. John's Lithuanian Cemeteries and registered (but undesignated) heritage properties at 2100 Gordon Dr. and 2170 Parker Dr. should be maintained and/or enhanced.
	<b>Special Site # 11</b> Special Site 11 is a special policy area directed at maintaining the character of Gordon Woods (i.e. setbacks, scale, lot size, trees, etc.). This boundary should be extended to include the entire study area.
	<b>Traffic Concerns</b> Opportunities for pedestrian crossings should be investigated at The Queensway. The intersection at Harborn Rd. and Grange St. and Hurontario St. and Harborn Rd. is very dangerous and needs to be improved (as new development is proposed for the area).
	<b>Street Network</b> Discontinuous streets create a "rural character" and allow streets that can be walked safely without sidewalks. These should be maintained.
	<b>Creeks</b> There are 3 creeks in Area 1: Gordon Woods (Stavebank, Kenolli and Mary Fix) and they should be enhanced and made more accessible through a system of connected trails.

Note: The information included in the Demonstration Plan represents a summary of public input collected at the Kick-off Workshop held on April 21. The plan is for discussion purposes only and does not represent the final recommendation.

6.2 Area 2



	<p><b>Study Area Boundary</b></p> <p>The boundary should be adjusted to include the development proposal at Cliffway Plaza (Cliff Rd. and The QEW).</p>
	<p><b>Parks and Trails</b></p> <p>Camilla Park should be maintained and/or enhanced and should be part of a continuous trail system throughout the area.</p> <p>The hydro corridors are opportunities for open space development and should develop walking and cycling trails that connect with Camilla Park and other open spaces in the area.</p> <p>Cliff Park should be cleaned up and well maintained to increase usability.</p>
	<p><b>Special Sites</b></p> <p>Hancock Estates is an important feature in the community. It should be protected and potentially developed as an education centre.</p> <p>The Tiveron Apple Market is an important community feature and should be maintained.</p> <p>Registered (but not designated) heritage properties at 2130 Camilla Rd. and 199 North Service Rd. should be protected.</p>
	<p><b>Development Concerns</b></p> <p>The development at Cliffway Plaza should preserve the existing fitness facility and incorporate additional community facilities. Density should be carefully considered to fit within the neighbourhood context and minimize traffic impacts.</p> <p>The existing apartments should be cleaned up and potentially converted to seniors housing as the community population ages.</p>
	<p><b>Traffic Concerns</b></p> <p>Opportunities for pedestrian crossings should be investigated at The Queensway.</p>
	<p><b>Creeks</b></p> <p>Cookville Creek should be enhanced with greater public access and a well connected walking and cycling trail system.</p>

Note: The information included in the Demonstration Plan represents a summary of public input collected at the Kick-off Workshop held on April 21. The plan is for discussion purposes only and does not represent the final recommendation.



## 7.0 Next Steps





**cooksville**

## Area Specific Review City of Mississauga



# Area 1: Gordon Woods

## Community Advisory Meeting

May 11

### Summary Report



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Area 1: Gordon Woods



## Area Specific Review City of Mississauga

### 1.0 Meeting at a Glance

On Monday, May 11th, Macaulay Shiomi Howson Ltd. (MSH) in association with Brook McIlroy Planning + Urban Design | Pace Architects (BMI | Pace) met with the Area 1: Gordon Woods Community Advisory Group to discuss the top ten issues derived from the Kick-off Workshop held on April 21st.

A brief introduction by Anne McIlroy served as a reminder of the top issues from the Post-it Note exercise at the Kick-off Workshop (based on the percentage of comments received):

1. Maintain the Character of the Area (100%)
2. Protect and Preserve the Mature Forest/Trees (60%)
3. Control Impacts of Intensified Traffic and Safety at Intersections (39%)
4. Control Impacts of New Development (24%)
5. Provide Opportunities for Parks and Trails (24%)

### 1.1 Community Recommendations

Following the introduction, a discussion session was held based on the "Top Ten" Priority Directions derived from the Kick-off Workshop. The following recommendations were generally agreed upon throughout this discussion, including:



*Maintain the character of the area.*

#### **New Development**

1. The scale and mass of new and alternate forms of housing should be consistent with existing housing to preserve the existing scale and character of Gordon Woods.
2. Subdivision of lots is discouraged because it is inconsistent with the character of Gordon Woods and disrupts the water table and tree canopy.
3. Intensification is discouraged and should be limited to the edge of Gordon Woods if necessary.
4. Properties in Gordon Woods should not be designated as heritage properties because it is too restrictive on future development.

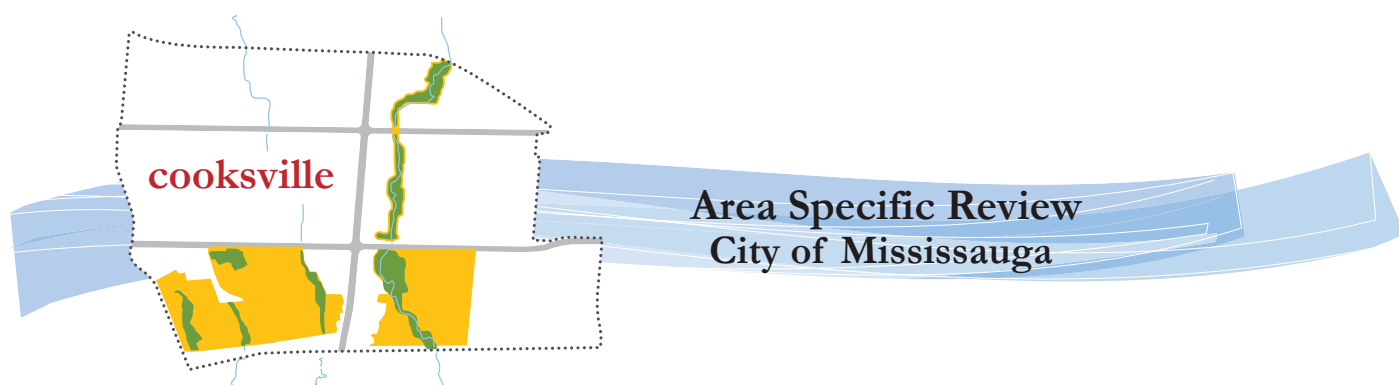
#### **Streets and Traffic Calming**

5. Sidewalks are discouraged in Gordon Woods to preserve the rural character.
6. Consider means to slow traffic on Harborn Road, Parker Drive, Premium Way and Grange Drive including two Speed-bumps at equal intervals along Parker Drive.
7. Stop signs should be included at Harborn Road/Parker Drive and Parker Drive/Isabella Avenue.
8. A four-way stop should be included at the intersection of Harborn Road, Grange Drive and Premium Way.

#### **Natural Heritage, Parks and Open Space**

9. By-law variances (i.e. garages set-forward) should consider the protection of trees and preservation of the water table.
10. The by-law allowing four trees/year to be cut down should be reconsidered to make approval required before removing any tree in Gordon Woods.
11. Stillmeadow Park should be cleaned up and maintained. Pathways should be cleared of overgrown/fallen vegetation, and amenities should be built for all ages including a community gazebo and sports fields and courts.
12. Public access to Mary Fix Creek is discouraged to protect the wildlife population from the adverse effects of public use.





*The large tree canopy and sidewalk free streets define the character of Gordon Woods.*

## 1.2 Who Came to the Meeting?

The Community Advisory Group consists of eleven members of the Gordon Woods community, including:

- Karen Campbell
- Dag Proctor
- Diane Stewart
- Mike McCutcheon
- Candace Sharma
- Jackie & Joey Gideon
- John Sabastan
- Bert Bertolo
- Shelly Byman
- Joe Fedel

Staff from MSH, BMI|Pace and the City of Mississauga were present to help lead the discussion and answer any questions. Staff in attendance from the City of Mississauga included:

- Susan Tanabe, Manager of Community Planning
- Diana Rusnov, Manager Development Team Central
- Karen Crouse, Policy Planner
- Frank Marzo, Policy Planner

## 1.3 What was Presented?

A brief introduction by Anne McIlroy served as a reminder of the top issues from the April 21st Kick-off Workshop Post-it Note exercise (based on the percentage of comments received):

1. Maintain the Character of the Area (100%)
2. Mature Forest/Trees (60%)
3. Traffic (39%)
4. Development (24%)
5. Parks and Trails (24%)





## Area Specific Review City of Mississauga

## 2.0 Discussion Session

From the April 21st Kick-off Workshop, the “top ten” directions for Gordon Woods were distilled. From these directions a set of questions was created to guide the Community Advisory Meeting and encourage further discussion. The following section summarizes the discussion.

### 2.1 Issues Discussed

To ensure the most important issues received proper attention, they were presented and discussed in order of significance.

**Issue # 1: New development in Gordon Woods should be consistent with existing housing (i.e. large lots and setbacks, no subdivision/high-rise).**

#### ***What should new housing look like?***

The general consensus was that new housing at a consistent scale and mass is desired. Some examples of inconsistent development include townhouses, the 30’ lot developments along Grange Drive and the dilapidated white house near the Rabba at Hurontario Street.

Zoning by-laws should not allow subdivision of lots because this is inconsistent with the character of Gordon Woods and puts stress on the water table and tree canopy. Some property owners want to subdivide and it is becoming difficult to object because there have been so many variances in the area (i.e. garages set forward) that a precedent has been set. The City noted that these variances were approved by the Committee of Adjustment. The residents said they wanted to see the current by-laws upheld.

It was mentioned that as long as a property owner is within the by-law it is not fair to dictate the style of housing they build.

#### ***Are there different forms of housing that are appropriate in different areas of Gordon Woods?***

It was generally accepted that Mississauga is growing and Gordon Woods will have to accept some form of intensification. The preferred location would be at the edge of the community. 20-storey developments are undesirable, but something similar to the housing on Castlestone Crescent would be acceptable. There was also concern as to whether the infrastructure in Gordon Woods would be capable of accommodating new development.

It was generally felt that seniors housing would be acceptable providing it was developed in a form and scale that is consistent with the community (i.e. converted house or church).

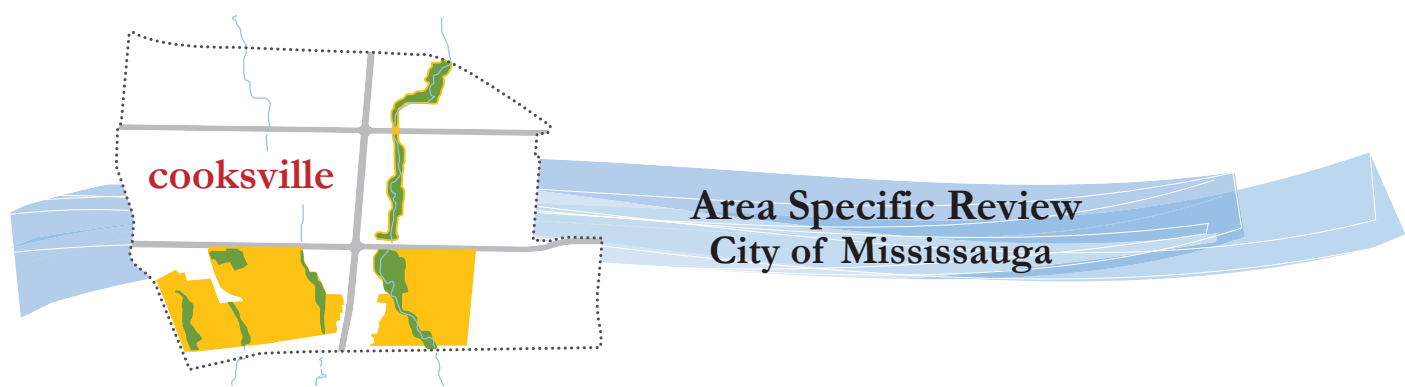
One resident was concerned that Gordon Woods should maintain single family housing and that seniors housing is inconsistent with the community. Seniors housing would create more traffic.

#### ***Other Issues***

Water ponding on private property was another concern. Some houses do not have ditches and some ditches were filled in during the construction of new housing. It was asked if ditches could be provided for all the residents.



*“Monster homes” and sub-divisions are discouraged because they are inconsistent with the character of Gordon Woods..*



*Sidewalks are discouraged to maintain the "rural" character of Gordon Woods.*

**Issue # 2: The "rural" character of Gordon Woods should be preserved (i.e. sidewalk free streets, mature tree canopy, housing style, etc.).**

***Discuss these features and their importance to the community and any thoughts on how they might be improved/enhanced?***

Lynchmere Avenue and Taylors Orchard are the only streets with sidewalks in Gordon Woods. It was generally felt that Gordon Woods does not need sidewalks and that the traffic issues (see Issue # 4) are more of a concern. Without sidewalks, ditches and swales can be reintroduced to fix the drainage issues.

**Issue # 3: Maintain and protect the existing mature tree canopy.**

***What features in the Gordon Woods area allow such large trees (i.e. no central sewage system, large and well landscaped lots, etc.)?***

Large lots with houses that do not occupy the entire lot allow many trees to be preserved in the area. There was concern that the soil in Gordon Woods is very sandy and there are a number of underground springs which has caused many trees to blow over already this year.

***What actions should the City take to help maintain the existing tree canopy and ensure that new trees are planted?***

The existing by-laws determine appropriate building setbacks and help to protect the tree canopy. If the City is going to allow variances, they need to consider more than dwelling style (i.e. tree protection, water table, etc.).

Residents disapproved of the by-law that allows property owners to cut down trees that are under a certain size. The City noted that this is a City-wide by-law and they will respond if property owners remove more than the allotted four trees. It was suggested that one should have to apply to remove any tree in Gordon Woods (with the exception of unhealthy or dead trees and those that are infected with Gypsy Moths).

One resident asked if the Berkely property has been sold and is no longer up for development. The resident suggested that this would be a good opportunity to preserve the trees on-site. The City responded that the zoning is already in place and that whoever develops in this location is likely to remove all the trees.



*The large mature tree canopy is a significant natural feature in Gordon Woods.*



## Area Specific Review City of Mississauga

### Issue # 4: Reduce traffic speed and congestion at key intersections.

#### **Where are the major traffic issues in Gordon Woods (i.e. Harborn Rd. and Grange St.)?**

It was estimated that there are approximately 400 vehicles in Gordon Woods. Since the traffic seems much worse than this, people must be “cutting through” the community causing a serious increase in traffic.

The Harborn Road and Grange Drive intersection is a particularly constrained area due to traffic. Vehicles often run red lights here and there are a lot of collisions as people try to turn right in/out of Harborn Road (from Hurontario Street).

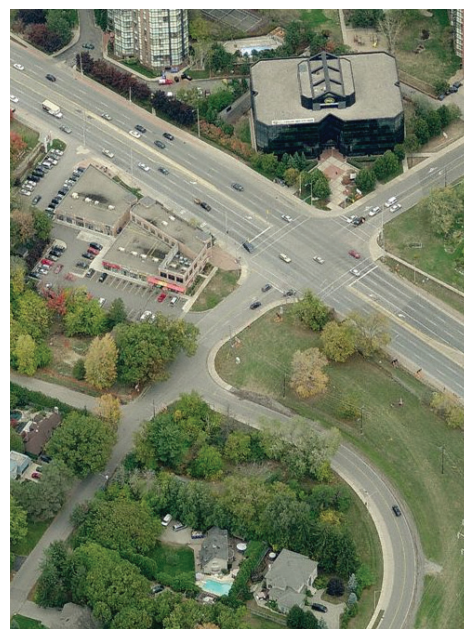
Premium Way is another street with dangerous speeds because it is a one-sided street (hydro corridor to the south) and acts like a service road for the QEW. New development plans to relocate the stop sign so vehicles on Premium Way are not required to stop at Harborn Road. Traffic on Harborn Road will be required to stop instead, increasing congestion for residents on Harborn Road at peak times.

Currently there is a resident’s petition regarding traffic speed along Parker Drive and Gordon Drive because it is so dangerous for those who walk in the area.

#### **How can the situation be improved?**

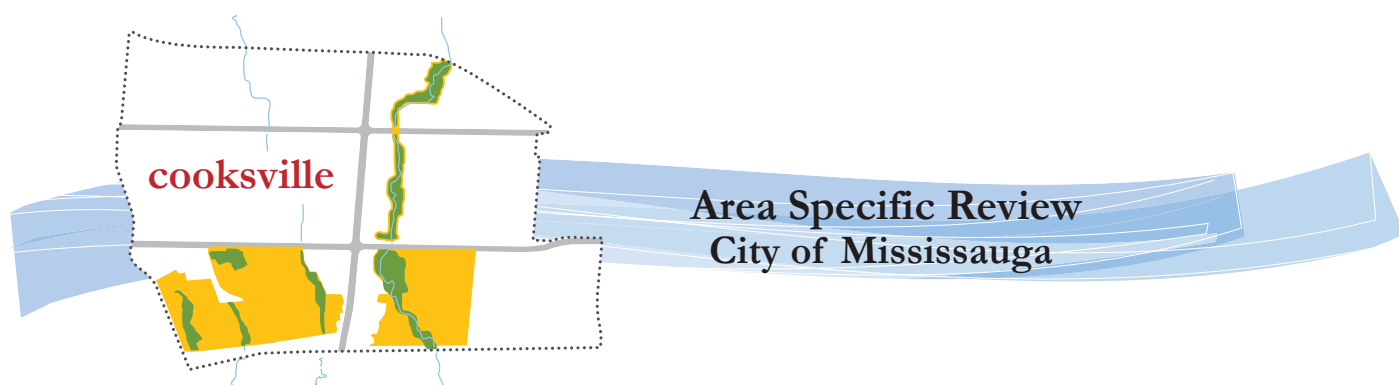
There were a number of improvements discussed:

- *Stop signs* were the most popular solution. It was agreed that stop signs should be located at Harborn Trail and Parker Drive, and at Parker Drive and Isabella Avenue (because it is forested and visibility is poor). It was generally agreed that a 4-way stop at the intersection of Harborn Road, Grange Street and Premium Way would solve the traffic issues. Limiting right turns between the hours of 7-9am (like Old Carriage Road) was another solution that was recommended.
- *Speed-bumps* were generally favored as they are being used more frequently in neighbourhoods and are not as visible as they once were. On Parker Drive it was suggested that the street be divided into thirds to allow for two speed-bumps, but the City might have issues regarding snow removal and emergency access.
- A *Traffic circle* at Premium Way and Harborn Road was well received as it could act as a gateway into the community and traffic circles were successful in other areas.
- “*Rumble strips*” were considered but there was concern about the noise they would make.
- *One way streets* were discussed but it was agreed that they were not suitable for the area.
- *Narrowing streets* was unfavourable to residents because this would eliminate places to walk. It was suggested that narrowing Harborn Road might prevent the delivery truck parking that causes traffic problems in the area but the general agreement is that Rabba trucks would still park there or continue to park in front of Rabba and block sightlines for vehicles turning left out of Harborn Road. One recommendation was to convert the Rabba parking area to a delivery zone because it is not large enough to accommodate the parking that is there. As the area grows, this problem will just get worse if it is not fixed now.



*The intersection at Harborn Road and Grange Street is poorly designed, dangerous to pedestrians and in need of improvements.*





- *Chicans* were discouraged as they have generally been unsuccessful in the past and often go unplanted.
- *Sidewalks* are not appropriate where they require the removal of rural swales and are inconsistent with the character of Gordon Woods (Lynchmere Avenue and Taylors Orchard are examples).
- *Distinct materials*, such as red brick, to distinguish pedestrian crossing locations were seen to be inconsistent with the area.

#### Issue # 5: Develop new parks and open spaces/Enhance existing parks and open spaces.

##### ***How can existing parks and open spaces be enhanced?***

It was generally agreed that Stillmeadow Park is not being used to its full potential and should be cleaned up and maintained to enhance safety and accessibility. It is good for children but does not offer much for the youth in the area. Some recommendations included clearing overgrown vegetation, flattening the man-made berm and using it for a soccer field, tennis courts or a basketball court (they do not need to be regulation size).

Currently people have picnics and gatherings in their back yards but it was agreed that it would be nice to have a gazebo in the park where people could congregate and play music, providing any structures fit within the character of Gordon Woods.

Some residents felt that there could be some more lighting in the area for people who are walking at night but others felt that the lack of light was part of the Gordon Woods character.

#### Issue # 6: Preserve and maintain important natural features (i.e. Stillmeadow Park, Stavebank, Kenollie and Mary Fix Creeks).

##### ***Should these areas be maintained as is, or enhanced?***

Residents mostly agreed that Mary Fix Creek should not be accessible to the public because it is full of wildlife (coming from the Credit River corridor) and the people who currently live there are sensitive to this. Having houses which back onto the creek help to ensure its protection.

There is currently no public access to Stavebank Creek. It was suggested that this is to avoid liability issues for the City and because there is a private golf course to the west



*Stillmeadow Park is a valuable community asset but is in need of improvements.*





#### Issue # 7: Preserve and maintain important built features (i.e. St. Mary's and St. John's Lithuanian Cemeteries).

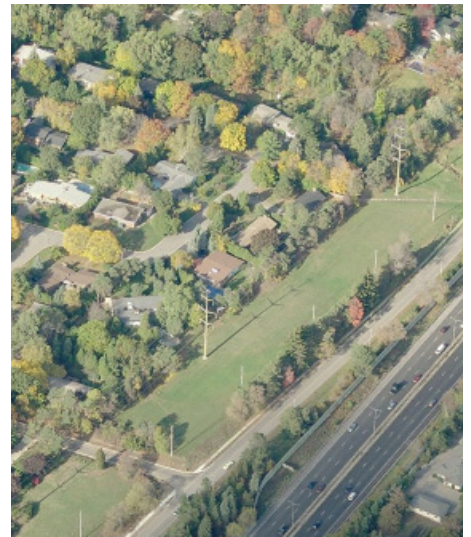
***Are there important heritage buildings in the Gordon Woods area which should be protected in addition to those that are already recognized in the City's heritage register (i.e. 2100 Gordon Dr. and 2170 Parker Dr.)?***

Generally, the residents did not want heritage designation in Gordon Woods. It was felt that the restrictions associated with designation could be onerous and potentially decrease in property values.

## 2.2 Additional Issues

Due to the detailed discussions concerning the first seven issues, there were three issues that were not discussed at this meeting. These issues will be reconsidered at the next meeting on June 8th.

- Issue # 8: Create more trails and greater connectivity to natural features.
- Issue # 9: Convert the hydro corridors along The Queensway and The Queen Elizabeth Way into useable open space.
- Issue # 10: Develop a variety of community amenities.










*The hydro corridors are potential open spaces and will be discussed at the next meeting.*



3.0 Opportunities Plan: Area 1: Gordon Woods



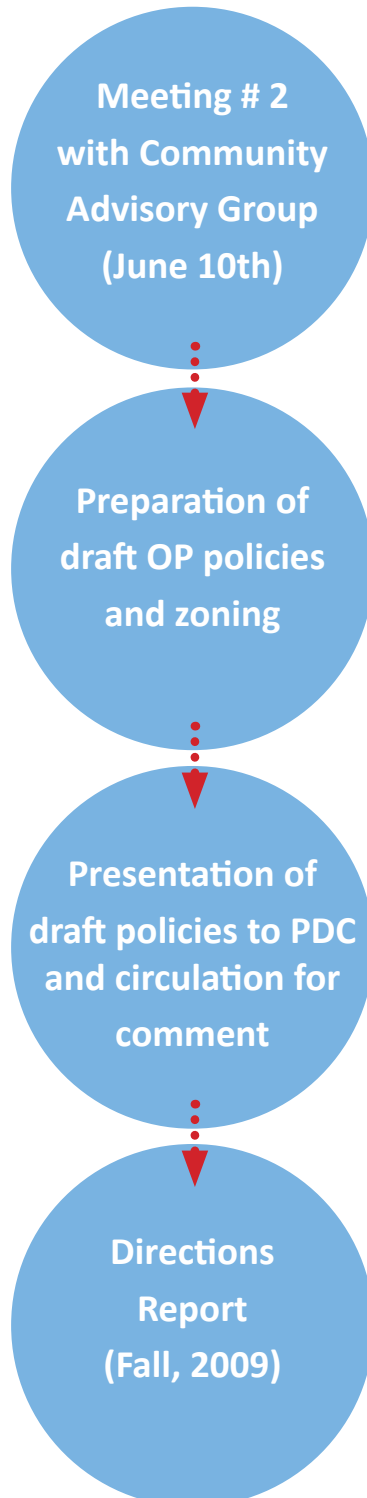
	<p><b>Study Area Boundary</b></p> <p>The existing canopy of mature trees should be maintained throughout the entire study area.</p>
	<p><b>Parks and Trails</b></p> <p>Stillmeadow Park is underutilized and considered unsafe by the community. It should be cleaned up, maintained and enhanced with new walking and cycling trails, and amenities for all ages (i.e. sports courts and a community gazebo).</p> <p>The hydro corridors are potential open space areas. They should be cleaned up, maintained and enhanced with new walking and cycling trails.</p>
	<p><b>Special Sites</b></p> <p>St. Mary's and St. John's Lithuanian Cemeteries provide opportunities to accommodate passive recreation.</p>
	<p><b>Special Site # 11</b></p> <p>Special Site 11 is a special policy area directed at maintaining the character of Gordon Woods (i.e. setbacks, scale, lot size, trees, etc.). This boundary should be extended to include the entire study area.</p>
	<p><b>Traffic Concerns</b></p> <p>Opportunities for pedestrian crossings should be investigated at The Queensway.</p> <p>Gordon Drive and Parker Drive are dangerous streets to walk or cycle because of speeding traffic.</p> <p>SS - Stop signs should be provided at Harborn Trail/Parker Drive and Parker Drive/Isabella Avenue.</p> <p>SB - Speed bumps should be used to divide Parker Drive into three sections to decrease traffic speed.</p> <p>4W - A four-way stop should be incorporated at the intersection of Harborn Road, Grange Street and Premium Way.</p>
	<p><b>Street Network</b></p> <p>Discontinuous streets create a "rural character" and allow streets that can be walked safely without sidewalks. These should be maintained.</p>
	<p><b>Creeks</b></p> <p>The 3 creeks in Area 1: Gordon Woods (Stavebank, Kenolli and Mary Fix) should remain generally inaccessible to the public to help preserve wildlife and natural habitat and protect from the adverse effects of public use.</p>

Note: The information included in the Opportunities Plan represents a summary of public input collected at the Community Advisory Meeting held on May 11. The plan is for discussion purposes only and does not represent final community recommendations.





## 4.0 Next Steps



**cooksville**

## Area Specific Review City of Mississauga

# Area 2: Community Advisory Meeting May 20 Summary Report





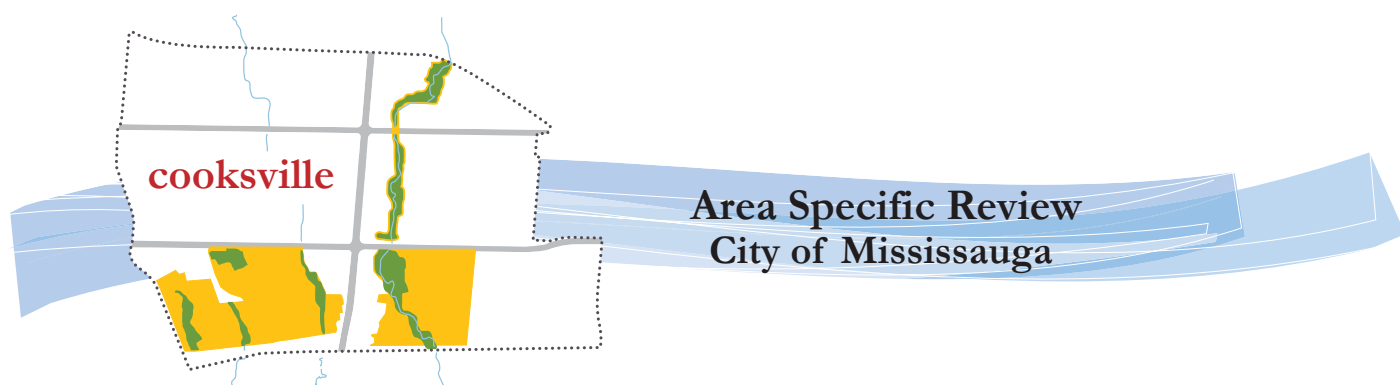


Area 2

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## 1.0 Meeting at a Glance

On Wednesday, May 20th, Macaulay Shiomi Howson Ltd. (MSH) in association with Brook McIlroy Planning + Urban Design|Pace Architects (BMI|Pace) met with the Area 2 Community Advisory Group to discuss the top ten issues derived from the Kick-off Workshop held on April 21st.

A brief introduction by Anne McIlroy included a review of the top issues from the Post-it Note exercise at the Kick-off Workshop (based on the percentage of comments received):

1. Control Impacts of New Development (65%)
2. Maintain the Character of the Area (42%)
3. Control Impacts of Intensified Traffic and Safety at Intersections (38%)
4. Provide Opportunities for Parks and Trails (31%)
5. Protect and Preserve the Mature Forest/Trees (10%)

## 1.1 Community Recommendations

Following the introduction, a discussion session was held based on the “Top Ten” Priority Directions derived from the Kick-off Workshop. A number of specific recommendations were generally agreed upon throughout this discussion, including:

### New Development

1. The scale and mass of new and alternate form of housing should be consistent with existing housing to preserve the character of Area 2.
2. Semi-detached houses, low-income houses and townhouses should be discouraged as they are inconsistent with the character of Area 2.
3. By-laws should ensure that the subdivision of lots is only allowed where new lots will remain consistent with the character of the area (i.e. subdivision of a 100’ lot into two 50’ lots would be appropriate).

### Streets and Traffic Calming

4. Sidewalks should be incorporated only where necessary (i.e. on long, through-streets).
5. A 3-way stop should be located at the intersection of Cliff Road and Pathfinder Drive.

### Natural Heritage, Parks and Open Spaces

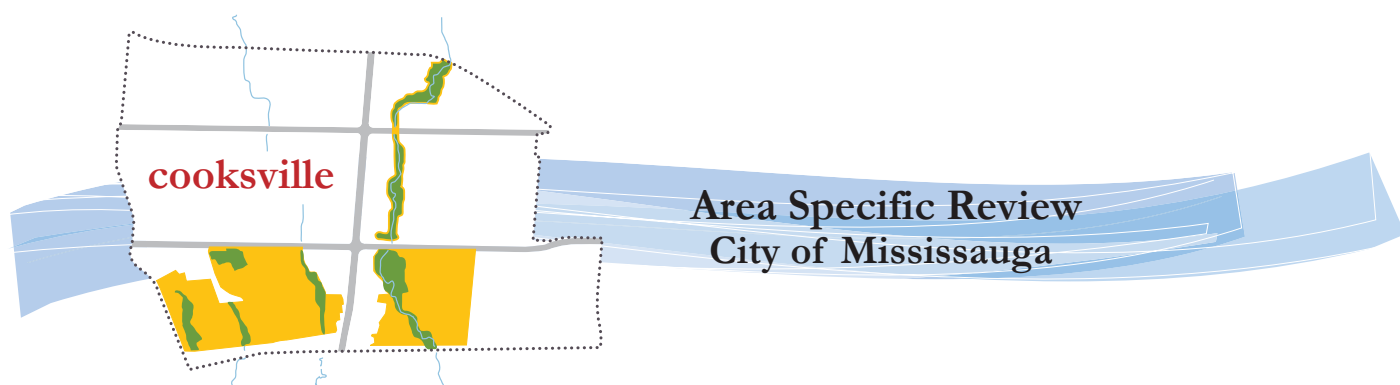
6. Cooksville, Camilla and Cliff Parks should be cleaned up and properly maintained.
7. Existing and future trails should be maximized by enhancing visibility and adding lighting and seating.
8. Public access to Cooksville Creek should be enhanced through greater visibility and more trails. This should discourage littering and other undesirable behaviour.

### Community Amenities

9. A fitness facility and other community amenities should remain at Cliffway Plaza.
10. The existing school sites should be considered for public facilities (i.e. library) as they are accessible and have a sufficient amount of parking.
11. Shared student/public educational open/green space should be provided in the area. Camilla Park and the Hancock Estate property are both opportunities that are accessible to the local students.



*Woodland Nurseries was seen as an opportunity for shared student/public educational space.*



## 1.2 Who Came to the Meeting?

The Community Advisory Group consists of eleven members of the Area 2 community, including:

- Linda McCready
- Christine Kells
- Pat Stuart
- Shirley Manderson
- Vivianne Schinkel
- Monique Gagnon
- Andrew Gasmann
- Fred Fischer

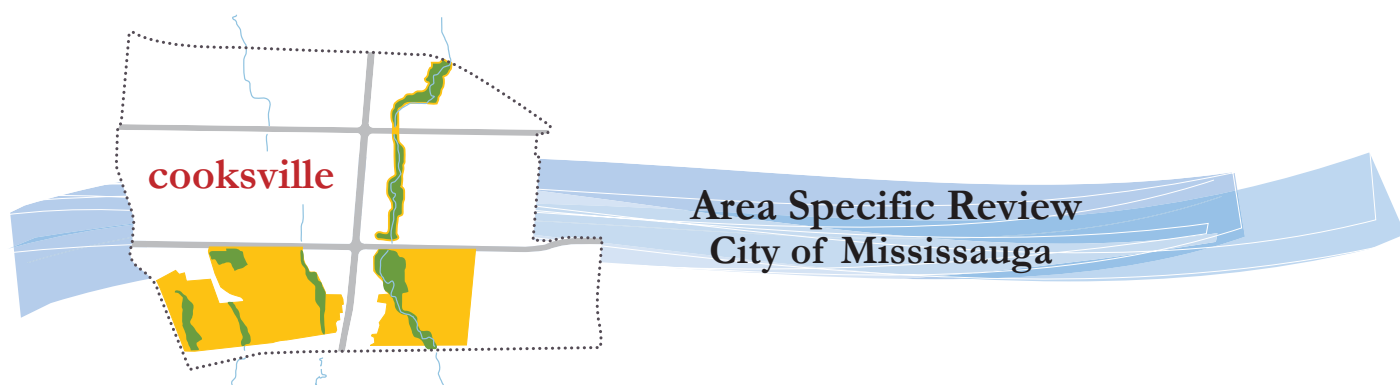
Staff from BMI|Pace and the City of Mississauga were present to help lead the discussion and answer any questions. Staff in attendance from the City of Mississauga included:

- Karen Crouse, Policy Planner
- Frank Marzo, Policy Planner

## 1.3 What was Presented?

A brief introduction by Anne McIlroy served as a reminder of the top issues from the April 21st Kick-off Workshop Post-it Note exercise (based on the percentage of comments received):

1. Development (65%)
2. Maintain the Character of the Area (42%)
3. Traffic (38%)
4. Parks and Trails (31%)
5. Mature Forest/Trees (10%)



## 2.0 Discussion Session

From the April 21st Kick-off Workshop, the “top ten” directions for Area 2 were distilled. From these directions a set of questions was created to guide the Community Advisory Meeting and encourage further discussion. The following section summarizes the discussion.

### 2.1 Issues Discussed

To ensure that the most important issues received proper attention, they were presented and discussed in order of significance.

**Issue # 1: New development should be consistent with existing development (i.e. large lots and setbacks, no subdivision/high-rise).**

#### ***What should new housing look like?***

It was generally agreed that seniors housing was needed in the area (or nearby) because people do not want to move away as they age. The size and style of these facilities should be consistent with existing housing (i.e. small bungalows with access to communal facilities like in Hamilton and Brampton). The seniors housing at Dundas Street West and Erin Mills Street (Sherwood Forest) was a favourable example of a 2-storey seniors complex in a natural setting. There was concern that there is not an area large enough to contain an assisted living development and it would be in a high-rise building like on King Street East. An additional concern was that assisted living is a business use in the area which is inconsistent with the residential character of the neighbourhood.

As “monster homes” are built, it becomes harder for young people to buy into the area but there are some houses that are affordable for younger people. There was a general consensus that more affordable semi-detached houses were not suitable for the area (though they would fit in just outside the study area, east of Cliff Road or north of Camilla Park).

#### ***What housing characteristics are not desirable?***

Most group members agreed that they worked hard to obtain their property in this area and do not wish to live next to low-income, semi-detached housing or small, subdivided lots. Also, it was felt that higher density development will eventually become low-income residences and this is suitable in some nearby areas but not within the study area. There was also agreement to see the low-income apartment buildings at Cliff Road and the North Service Road removed or converted.

If you consider areas outside of the study area there are some nice examples of townhouses that fit within their context (i.e. Sherobee Road), however, it was generally felt that townhouses were undesirable because they do not currently exist in the area (with the exception of Camilla Road and King Street and a proposed development at Paisley Boulevard and Camilla Road). Many of the properties along Camilla Road are owned by developers who are able to build townhouses because they meet all the City requirements. This sets a precedent for development that would be undesirable if it continued along Camilla Road.

During construction, development sites should be considerate of the surrounding community and not littered with trucks and construction waste.

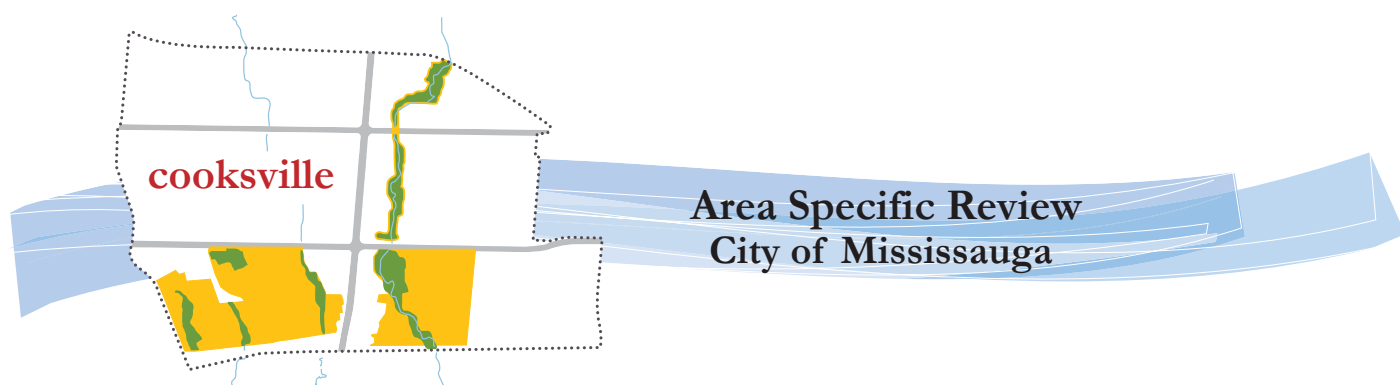


*New housing should be consistent with existing housing in Area 2.*



*Most residents considered this development (north of The Queensway) to be inconsistent with the character of Area 2.*





Unique buildings, such as the houses on the Hancock Estate property, should be considered for their heritage value.



Sidewalks are not necessary on all streets but should be encouraged on busy, through-streets that connect to area schools.

## Issue # 2: Preserve and maintain important built features.

### ***Are there important heritage or other buildings in Area 2 which should be protected or enhanced?***

The heritage significance of all unique buildings in the area (i.e. the houses on the Hancock Estate property, Duchess Olga Ramanov Residence) should be investigated to determine whether they should be preserved. It was noted that the problem with this is that heritage properties can not be maintained unless there is someone willing to maintain them.

### ***Are there important heritage landscapes in Area 2 (i.e. Hancock Estates)?***

The Cliffway Plaza site was once an apple orchard and residents have tried, without success, to have it designated as a heritage landscape to limit any high-rise redevelopment on the site. If Cliffway Plaza is allowed to develop at a much higher density, the residents would lose the fitness facility and not see any other benefits to the neighbourhood.

## Issue # 3: The existing character of Area 2 should be preserved (i.e. quiet streets, mature tree canopy, housing style, etc.).

### ***Discuss the character of the area and provide thoughts on how they can be preserved or enhanced?***

With the City's policies on intensification, land use would have to be maximized. Subdivision of a 100' lot into two 50' lots is potentially acceptable, but dividing a 60' lot into two 30' lots is inconsistent with the character of the area. This study is seen as an opportunity to adjust the existing bylaws to minimize subdividing that is inconsistent with the area. In addition, the tree canopy is essential to the character of the area and should not be sacrificed in the subdivision of lots.

### ***Should the design of streets and boulevards be improved? What elements are most important (sidewalks, street trees, lighting etc.)?***

While a lack of sidewalks is an important element in the character of the area, it was generally agreed that long through-streets (i.e. Daphne Avenue) require a sidewalk for safety reasons.

## Issue # 4: Reduce traffic speed and congestion at key intersections.

### ***Where are traffic issues most problematic in Area 2 (i.e. Cliffway Plaza)?***

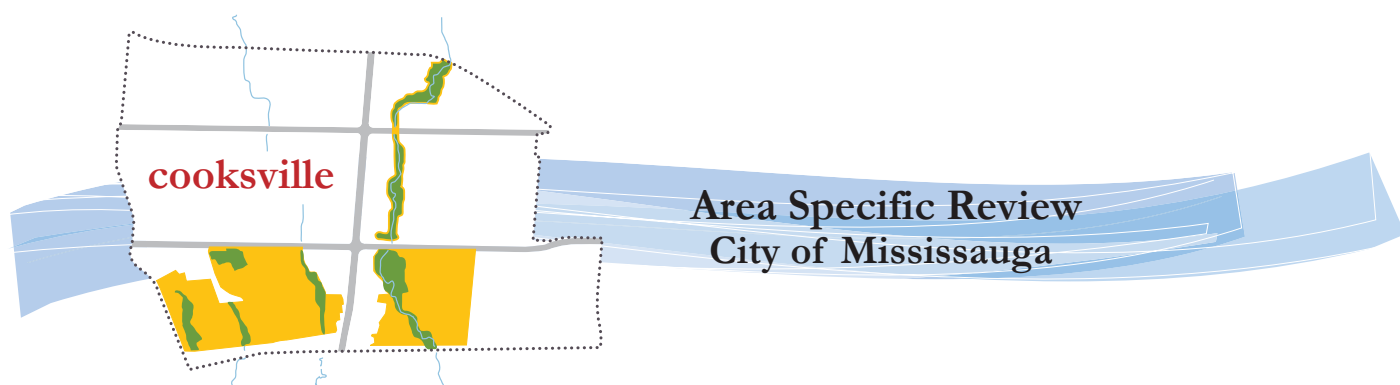
The most problematic areas are long through-streets such as Daphne Avenue, where cars achieve high speeds creating unsafe conditions for children to play or walk in the area.

### ***How can traffic and vehicular circulation be improved?***

In addition to sidewalks, a centre boulevard, additional stop signs, bike lanes and speed bumps were suggested to slow traffic in the study area. Specifically, a 3-way stop should be located at the intersection of Cliff Road and Pathfinder Drive.

Residents were generally in favour of the red brick median used on Clarkson Road as a way to psychologically narrow the street.

One resident suggested that all these methods aimed to reduce cars on the street and suggested the best alternative would be to provide an efficient public transit system.



## Issue # 5: Develop a variety of community amenities (i.e. fitness facility, library).

### ***What new community amenities would you like to see in Area 2?***

Residents were in favour of maintaining the fitness centre in Cliffway Plaza. The current zoning would allow the owner to expand and add additional retail with some office above and this is acceptable. However, the owner is likely to pursue tall building heights and this is not appropriate in the area.

There was some concern as to whether or not any small shops would survive in the area with Square One so close by, but it was noted that the cafe and bakery at the Tiverton Apple Market has been there for a long time and it is very successful.

While everyone agreed that a library was essential to the area, some felt that the existing library at Hurontario Street and Dundas Street was accessible and served the area well. Others felt that this library was too small and should be expanded. One suggestion that was favoured was to use the school properties for public facilities as there is already sufficient parking.

One group member noted that a subway would be necessary if Mississauga plans to intensify. While it was noted that the LRT along Hurontario Street would help during rush hours, it was felt that it would still be difficult to get to Toronto.

## Issue # 6: Develop new parks and open spaces/enhance existing parks and open spaces.

### ***Where should new parks and open/public spaces be developed?***

Aside from a facility for students (which could be included at an existing park) and Hancock Estates, it was generally agreed that more parks were not needed if existing parks were properly maintained.

The group also noted that the City is slowly removing landscaping from Cliff Park to reduce the size and to minimize maintenance requirements. This should be stopped immediately.

### ***What kind of parks should be developed (i.e. active or passive recreation)?***

With three schools in the study area, there should be open space nearby that can be shared between students and the public and used for learning opportunities (i.e. community garden). Both Camilla Park and Hancock Estates were seen as potential locations.

### ***How can existing parks (i.e. Camilla and Cliff Park) be enhanced?***

Camilla Park is seen as dangerous because of activities related to the townhouses that backlot onto the park. Children can not play here and that the police are often called to the area.

If the City were to purchase the Hancock Estate property, it could be left as a natural area and Camilla Park could be redeveloped as a complementary active open space.

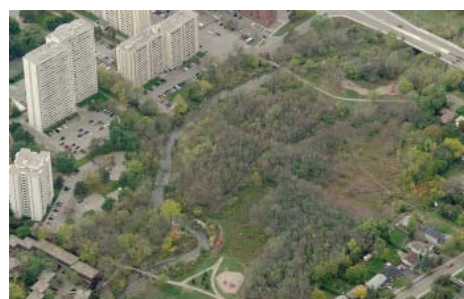
Another suggestion to enhance parks and trails in the area was the introduction of more sustainable lighting standards.



*Residents wished to see the fitness facility remain at Cliffway Plaza with the potential development of small, complementary shops (i.e. Cafes).*

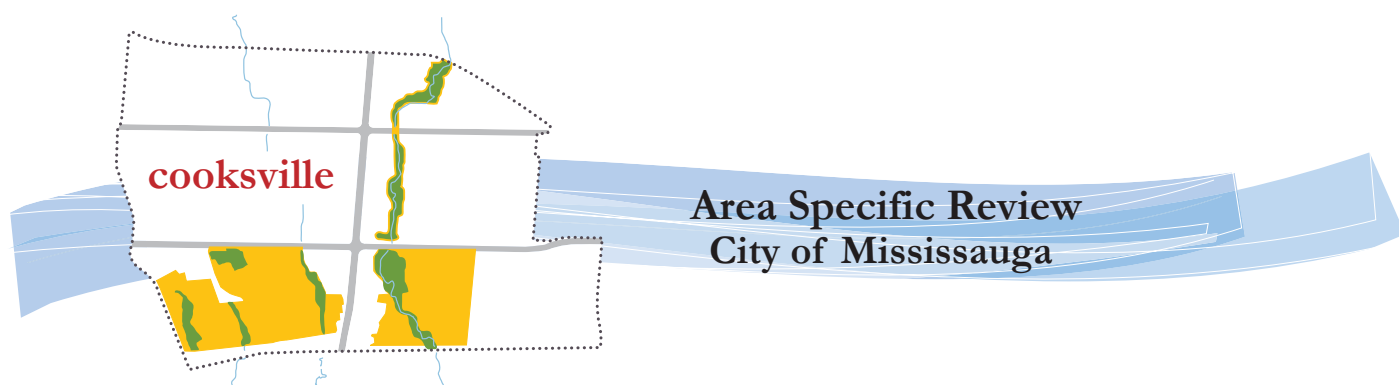


*It was suggested that the school properties be used for public amenities as they are highly accessible and there is already sufficient parking.*



*Many residents felt that Camilla Park is unsafe because of undesirable activities associated with the adjacent apartment buildings.*





To maximize use, Cooksville Creek should be cleaned up and enhanced with trails, lighting and benches.



Natural trails along the hydro corridors would preserve the existing small wildlife habitats.

#### **Issue # 7: Create more trails and greater connectivity to natural features.**

##### ***Is there sufficient public access to natural features (i.e. Cooksville Creek)?***

Cooksville Creek is an important resource in the area but existing trails are not used to their full potential because people do not feel safe there due to a lack of visibility, trails, lights and benches. Many expressed that they would not use new trails unless the existing condition of the creek area was improved.

It was suggested that trails are not currently being developed because the City will not pay and are instead waiting for the developers (who are on hold because of floodplain issues).

#### **Issue # 8: Convert the hydro corridors along The Queensway and The Queen Elizabeth Way into useable open space.**

##### ***What activities/elements should be accommodated in the hydro corridors (i.e. walking and cycling trails)?***

An off-leash dog park was noted for the hydro corridor north of The Queensway and one resident felt that trails along The Queensway (walking or cycling) should be natural because there is a variety of small wildlife habitat there (i.e. squirrels, butterflies, etc.).

#### **Issue # 10: Preserve and maintain important natural features (i.e. Cooksville Creek).**

##### ***Is Cooksville Creek well integrated within the area? What other natural features are important to the identity and character of the community?***

Cooksville Creek is not used as often as it should be because it is dirty and needs to be properly maintained. Increasing visibility and enhancing public access should deter people from leaving garbage in the area. Another suggestion included a community clean-up program through the rate-payers association.





## 2.2 Additional Issues

Due to the detailed discussions concerning some of the most significant issues, there were some issues that were not fully discussed during this meeting (i.e. Issue # 9: Maintain and protect the existing mature tree canopy). If necessary, these issues and any outstanding issues will be reconsidered at the next meeting on June 15th.










*Hancock Estate was seen as one of the most significant resources in Area 2.*



# 3.0 Opportunities Plan: Area 2



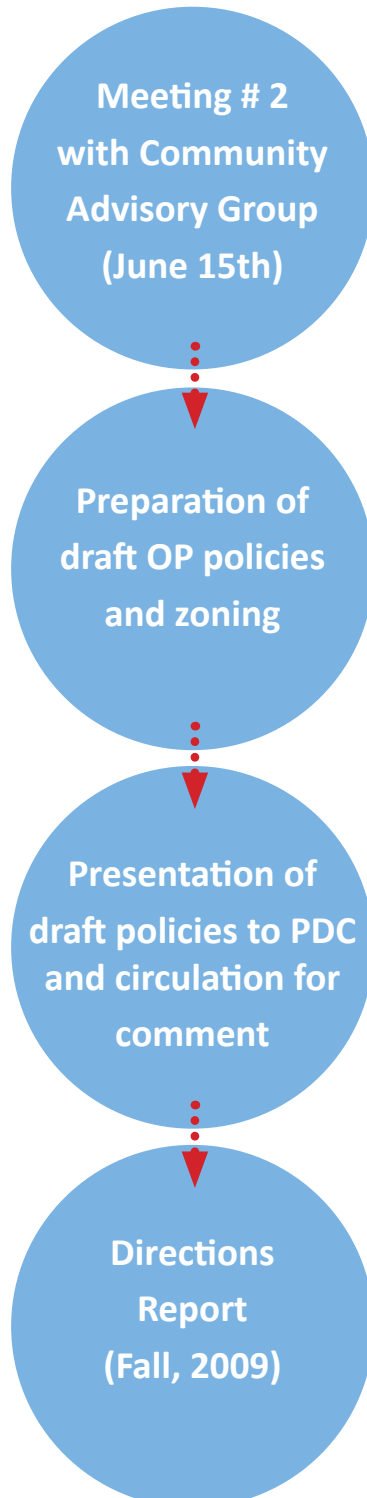
	<p><b>Study Area Boundary</b></p> <p>While the boundary covers a defined area, group members felt it is necessary to consider issues outside of this that will directly affect the study area (i.e. Cliffway Plaza).</p>
	<p><b>Parks and Trails</b></p> <p>Camilla Park is currently isolated and is not maintained in a positive way. It should be maintained and/or enhanced with trails, lights and benches and should be part of a continuous trail system throughout the area.</p> <p>The hydro corridors are opportunities for open space development and should develop walking and cycling trails that connect with Camilla Park and other open spaces in the area. Small wildlife habitats here should be maintained.</p> <p>Cliff Park should be restored to its original size, cleaned up and well maintained to increase usability.</p>
	<p><b>Existing Trails</b></p> <p>There is an existing trail that follows Cooksville Creek from Dundas Street East. This trail could be continued along the creek throughout the study area.</p>
	<p><b>Special Sites</b></p> <p>Hancock Estates (and the houses on the property) is an important feature in the community. It should be protected and potentially developed as an education centre and/or a natural setting adjacent to open space at Camilla Park.</p> <p>The Tiveron Apple Market is an important community feature and should be maintained.</p> <p>Registered (but not designated) heritage properties at 2130 Camilla Road, 199 North Service Road as well as the three unique properties at King Street East and Camilla Road should be investigated regarding their heritage significance.</p>
	<p><b>Development Opportunities/Concerns</b></p> <p>Site 1 is a large area of vacant land that was previously the site of a listed heritage barn.</p> <p>Site 2 is a potential development site that is currently an unmaintained vacant lot. There is an existing development application to develop detached condos here, but the residents are concerned this will set an undesirable precedent if approved.</p> <p>The development at Cliffway Plaza should preserve the existing fitness facility and incorporate complementary community facilities (i.e. cafes). Density should be limited to fit within the neighbourhood context and minimize traffic impacts.</p> <p>The existing apartments at The Queen Elizabeth Way and Cliff Road and the townhouses at Camilla Road should be cleaned up and maintained.</p>
	<p><b>Traffic Concerns</b></p> <p>Opportunities for pedestrian crossings should be investigated at The Queensway.</p> <p>3W: A three-way stop should be incorporated at Pathfinder Drive and Cliff Road.</p>
	<p><b>Cooksville Creek</b></p> <p>Above King Street East and around Camilla Park, Cooksville Creek is overshadowed by large apartment buildings and townhouses and does not feel safe for residents. The creek should be enhanced with greater public access and a well connected walking and cycling trail system.</p>

Note: The information included in the Opportunities Plan represents a summary of public input collected at the Community Advisory Meeting held on May 20. The plan is for discussion purposes only and does not represent final community recommendations.





## 4.0 Next Steps



**cooksville**

## Area Specific Review City of Mississauga



## Area 1: Gordon Woods

## Community Advisory Meeting # 2

June 10

Summary Report



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Area 1: Gordon Woods





## Area Specific Review City of Mississauga

### 1.0 Meeting at a Glance

On Wednesday, June 10th, Macaulay Shiomi Howson Ltd. (MSH), in association with Brook McIlroy Planning + Urban Design|Pace Architects (BMI|Pace), held a second meeting with the Area 1: Gordon Woods Community Advisory Group to discuss the draft Priority Directions derived from the April 21st Kick-off Meeting and the May 11th Community Advisory Group Meeting.

#### 1.1 Who Came to the Meeting?

The Community Advisory Group consists of eleven members of the Gordon Woods community. Present at this meeting were:

- Karen Campbell
- Dag Proctor
- Diane Stewart
- Mike McCutcheon
- Candace Sharma
- Jackie Gideon
- John Sabiston
- Bert Bertolo
- Tony Ferkul
- Joe Fedel
- Shelly Byman

Staff from MSH, BMI|Pace and the City of Mississauga were present to help lead the discussion and answer any questions. Staff in attendance from the City of Mississauga included:

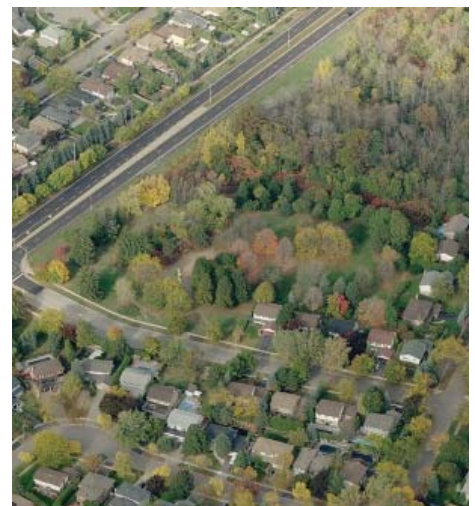
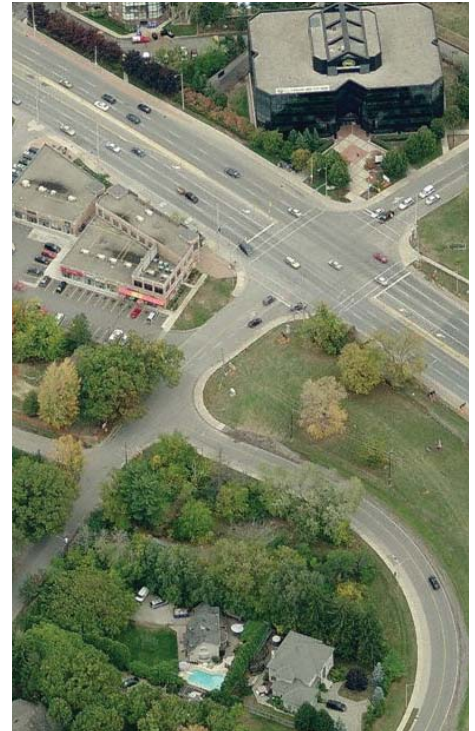
- Diana Rusnov, Manager Development Team Central
- Eric Lucic, Community Planner, Community Services
- Karen Crouse, Policy Planner
- Frank Marzo, Policy Planner

#### 1.2 What was Presented?

A brief introduction by Anne McIlroy (BMI|Pace) presented the project timeline and outlined the themes covered in the draft Priority Directions, including:

- New Development
- Streets and Traffic Calming
- Natural Heritage, Parks and Open Space

Each draft Priority Direction was displayed, individually, for discussion. The group was encouraged to edit, refine and add to each to produce a set of directions that will be used to inform the District Planning/Urban Design Policies and Zoning for Area 1: Gordon Woods.



*Natural heritage, parks and open spaces and streets and traffic calming were a significant focus during the discussions.*



## Area Specific Review City of Mississauga

### 1.3 Priority Directions



*Lots should be consistent with the large lot character of Gordon Woods to preserve the tree canopy with little disruption to the water table.*

The Community Advisory Group discussed each of the draft Priority Directions individually, recommending a number of refinements and additional directions. These directions, organized into common themes, are presented below:

#### New Development

1. The scale and mass of new and alternate forms of housing (i.e. townhouses and semi-detached dwellings) should be limited to the edge of the community and consistent with existing housing to preserve the scale and character of Gordon Woods.
2. Lots should be consistent with the large lot character of Gordon Woods to preserve the existing tree canopy with little disruption to the water table.
3. Intensification is discouraged and should be limited to the edge of Gordon Woods if at all.
4. Heritage designation can be valuable to the community. Further investigation of heritage/unique properties and buildings would be of some value.

#### Streets and Traffic Calming

6. Sidewalks are discouraged in Gordon Woods to preserve the rural character. Lack of sidewalks does pose some safety concerns for pedestrians.
7. Consider means to slow traffic on Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue.
8. Speed-bumps should be installed at the mid-points of Harborn Trail and Isabella Avenue.
9. Right turns on The Queensway, between Hurontario Street and Stavebank Road, should be limited to off-peak hours.
10. Stop signs should be included at Harborn Road/Parker Drive and Parker Drive/Isabella Avenue.
11. A four-way stop should be included at the intersection of Harborn Road, Grange Drive and Premium Way.



*Speed-bumps should be installed on Harborn Trail and Isabella Avenue to slow traffic.*

#### Natural Heritage, Parks and Open Space

12. Where access to significant public amenities is limited in Gordon Woods, it should be enhanced and integrated as part of a well-connected trail system.
13. Multi-use trails should be incorporated into the hydro corridors in Gordon Woods. These trails should include asphalt for bikers and softer, more natural surfaces for walkers.
14. Future development in the hydro corridor adjacent to Premium Way should provide natural buffers (trees, shrubs, etc.) to limit the noise from the Queen Elizabeth Way, subject to the approval of Hydro One.





15. A small sports field and/or basketball court should be developed at Stillmeadow Park to accommodate recreational activities for users of all ages. Further studies are recommended to identify the feasibility of a public skating rink.
16. The trails through St. Mary's and St. John's Lithuanian Cemetery should be accessible to the public during the day for respectful, passive recreation.
17. By-law variances (i.e. protruding garages) should consider the protection of trees and preservation of the water table.
18. Ditches should be maintained during future development to ensure a continuous drainage system throughout Gordon Woods.
19. The by-law allowing four trees/year to be cut down should be reconsidered to make approval required before removing any tree in Gordon Woods.
20. Stillmeadow Park should be cleaned up and maintained. Pathways should be cleared of overgrown/fallen vegetation, and amenities should be built for all ages.
21. Public access to Stavebank Creek, Kenollie Creek and Mary Fix Creek is discouraged to protect the wildlife population from the adverse effects of public use.



*Stillmeadow Park should be cleaned up and maintained. Small playing fields and/or basketball courts could accommodate passive recreation for all ages.*

## 2.0 Discussion Session

From feedback provided at the May 11th Advisory Group Meeting, BMI|Pace prepared a set of draft Priority Directions. The directions were presented to the Community Advisory Group, who were encouraged to discuss them and add to them as necessary. The following section summarizes the discussion, which began by addressing the remaining issues from the previous meeting, before considering the priority directions. Where this discussion produced revised or additional directions, they are included at the end of each issue.

**Note - The comments that follow represent the thoughts and opinions of the Community Advisory Group and are not the opinions of City Staff and/or the consultants.**

### 2.1 Previous Issues

**Issue # 8: Create more trails and greater connectivity to natural features.**

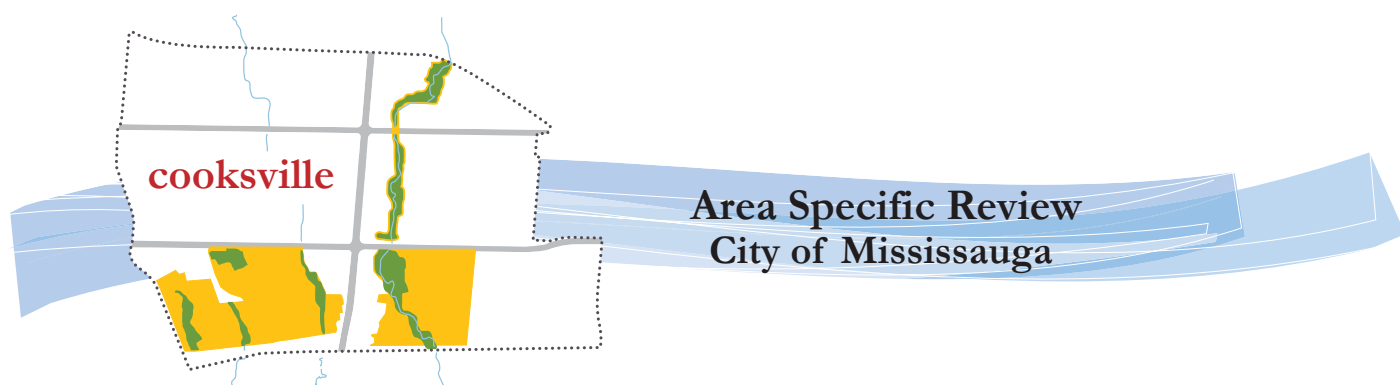
**Is there sufficient public access to the Credit River and Stavebank, Kenollie and Mary Fix Creeks?**

As briefly discussed at the previous meeting, it is not necessary to provide access to Stavebank, Kenollie, or Mary Fix Creeks. Public access should be discouraged to avoid trespassing on private property and to preserve as much of the existing ecosystem as possible.



*Public access to Stavebank, Kenollie and Mary Fix Creeks is discouraged to maintain privacy and to minimize disruption to the ecosystem.*





### What features should be part of a connected trail system throughout the Gordon Woods area?

A defining characteristic of Gordon Woods is that the pedestrian network is more extensive than the road network. A good example of this is the trails through Stillmeadow Park which are very accessible. In instances where public access to community amenities is less convenient, access should be enhanced to make these areas part of the overall trail system.

- *Additional Direction: Where access to significant public amenities is limited in Gordon Woods, it should be enhanced and integrated as part of a well-connected trail system.*

### Issue # 9: Convert the hydro corridors along The Queensway and The Queen Elizabeth Way into useable open space.

### What activities should be accommodated in the hydro corridor (i.e. walking and cycling trails)?

Trails along the hydro corridor are preferred and should accommodate multiple uses (i.e. biking and walking). Trails are currently being constructed to the west and should be finished as far as Stanfield Road within a year. The residents were concerned about where these trails would be located in Gordon Woods. The proposed routing of the trails was presented to the public in 2008.

The hydro corridors are wide enough to accommodate a range of uses, including asphalt trails for cycling and more natural trails for walking. Efforts should be made to beautify the corridors, and could include formal planting or naturalization, subject to the approval of Hydro One.

The hydro corridor that runs adjacent to Premium Way is unique because there are houses fronting onto it. Any development here should include trees and landscape treatments to provide a buffer from the noise of traffic on the Queen Elizabeth Way.

- *Additional Direction: Multi-use trails should be incorporated into the hydro corridors in Gordon Woods. These trails should include asphalt for bikers and softer, more natural surfaces for walkers.*
- *Additional Direction: Future development in the hydro corridor adjacent to Premium Way should provide natural buffers (trees, shrubs, etc.) to limit the noise from the Queen Elizabeth Way, subject to the approval of Hydro One.*

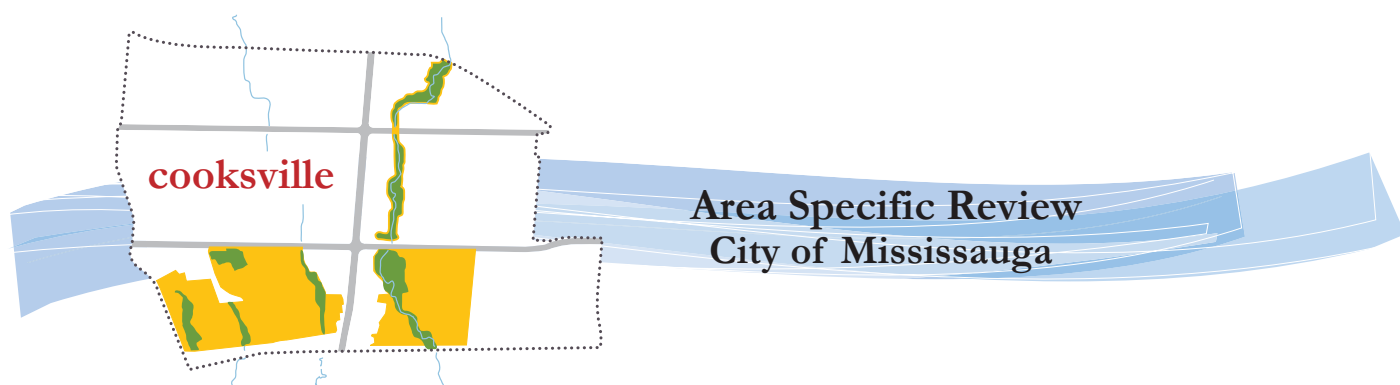
### Issue # 10: Develop a variety of community amenities.

### What amenities are lacking in Gordon Woods?

There should be a trail leading from Parker Drive to Stillmeadow Park to improve access to the park from within Gordon Woods. If the land were to be levelled to accommodate a small soccer field and/or basketball court, it could also accommodate a small ice rink. The



The hydro corridors should be developed to accommodate multi-use trails for walkers and cyclists.



City would consider installing the boards, and once it is programmed, it would be a popular amenity in the community.

#### **Where should community amenities be located?**

The cemetery is a large open space that could potentially be used for walking trails during the day. It could remain in its current state but be accessible to the public.

On the west side of Hurontario Street, north of Premium Way (near the Rabba) residents felt that the public right-of-way and boulevard may be able to accommodate a sidewalk entrance into Gordon Woods. The City noted that, as part of the boulevard, nothing can be done until the adjacent property is developed.

- *Additional Direction: A small sports field and/or basketball court should be developed at Stillmeadow Park to accommodate recreational activities for users of all ages. Further studies are recommended to identify the feasibility of a public skating rink.*

## **2.2 Priority Directions Discussion**

### **New Development**

**Direction # 1: The scale and mass of new and alternate forms of housing (i.e. seniors housing) should be consistent with existing housing to preserve the scale and character of Gordon Woods.**

The Official Plan encourages alternate forms of housing in Mississauga communities, but residents are not in agreement regarding seniors housing in Gordon Woods. Some feel that senior's housing is acceptable providing it is consistent with existing housing (i.e. scale and mass) and limited to the edge of the community (i.e. Gordon Drive and The Queensway). Other residents do not feel that any seniors housing should be provided in Gordon Woods.

Semi-detached and townhouse development (i.e. Premium Way, Harborn Road/Hurontario Street, etc.) was acceptable providing it preserves trees, is compatible in scale and mass and is designed to fit within the context of Gordon Woods. Gordon Drive and The Queensway (near the hospital) provides a good example of detached condominiums that are sensitive to the existing area.

- *Revised Direction: The scale and mass of new and alternate forms of housing (i.e. townhouses and semi-detached dwellings) should be limited to the edge of the community and consistent with existing housing to preserve the existing scale and character of Gordon Woods.*

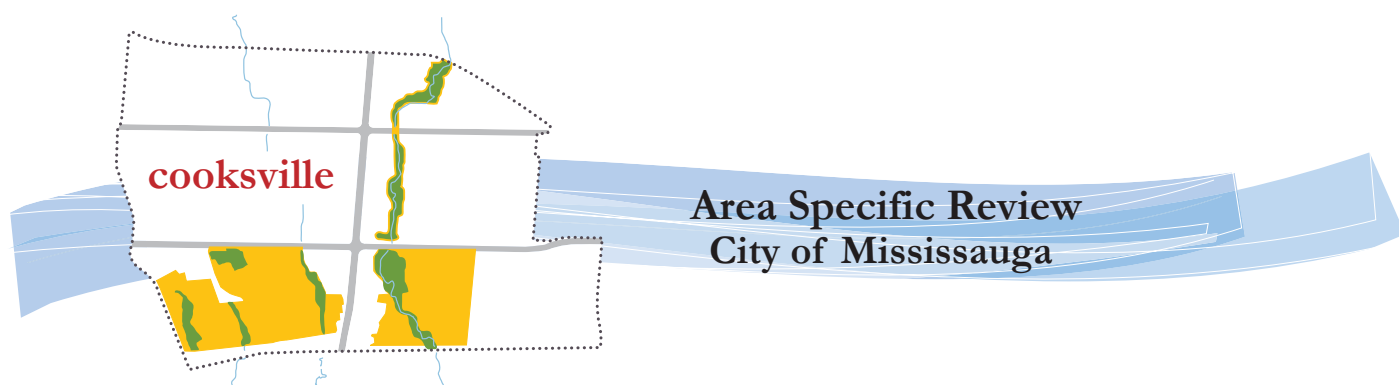


*During the day, St. Mary's and St. John's Lithuanian Cemeteries should be accessible to the public for passive recreational use.*



*Semi-detached and townhouse development should be designed to fit within the context of Gordon Woods.*





Townhouses and semi-detached dwellings should be consistent with existing residential development in scale and mass and limited to the edge of the community (if at all).

**Direction # 2: Subdivision of lots should be consistent with the character of Gordon Woods to preserve the tree canopy with little disruption to the water table.**

Residents generally agree with this direction, but it is felt that “subdivision” should not be referenced as this suggests that it is a potential option and residents do not want any additional lots.

When referencing the character of Gordon Woods, the direction should specifically note the large lots that characterize the study area.

- *Revised Direction: Lots should be consistent with the large lot character of Gordon Woods to preserve the existing tree canopy with little disruption to the water table.*

**Direction # 3: Intensification is discouraged and should be limited to the edge of Gordon Woods if necessary.**

The general consensus is that the edges of Gordon Woods should be protected from intensification because it would set a negative precedent. Although the Official Plan does have intensification policies, it also respects stable residential areas. The direction should be revised to reflect this preference of the community (i.e. “if necessary” should be changed to “if at all”).

- *Revised Direction: Intensification is discouraged and should be limited to the edge of Gordon Woods if at all.*

**Direction # 4: Heritage designation can be valuable to the community. Further investigation of heritage/unique properties and buildings would be of some value.**

Residents were generally comfortable with this direction. It was noted that once a property is identified in the Heritage Inventory, it remains there even if it is torn down. 2100 Parker Drive was designated a heritage property because it was in the February, 1967 edition of Architectural Digest.

Another suggestion was that Gordon Woods should be designated as a Heritage Conservation District similar to Port Credit, and/or listed as a cultural landscape, in order to protect the community from development and intensification. The City was asked if they could provide more information on the implications of such a designation.

**Streets and Traffic Calming**

**Direction # 5: Sidewalks are discouraged in Gordon Woods to preserve the rural character. Lack of sidewalks does pose some safety concerns for pedestrians.**

Some group members felt that sidewalks should be discouraged because they are inconsistent with the rural character of Gordon Woods, while others felt that they are necessary for safety reasons. When voted on, the majority of people agreed with the above direction and voted against the addition of sidewalks.





## Area Specific Review City of Mississauga

### Direction # 6: Consider means to slow traffic on Harborn Road, Parker Drive, Premium Way and Grange Drive.

In addition to the streets mentioned in the above direction, it was felt that Harborn Trail and Isabella Avenue also required traffic calming measures.

Stop signs were the preferred approach to traffic calming. Where speed-bumps are considered, they should be limited to avoid excessive use. Suggested locations include the apex of Harborn Trail and in the middle of Isabella Avenue.

Another option, which could minimize traffic congestion, is to eliminate right turns into Gordon Woods from The Queensway during peak hours.

- *Revised Direction: Consider means to slow traffic on Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue.*
- *Additional Direction: Speed-bumps should be installed at the mid-points of Harborn Trail and Isabella Avenue.*
- *Additional Direction: Right turns on The Queensway, between Hurontario Street and Stavebank Road, should be limited to off-peak hours.*

### Direction # 7: Stop signs should be included at Harborn Road/Parker Drive and Parker Drive/Isabella Avenue.

The group was in agreement with this direction.

### Direction # 8: A four-way stop should be included at the intersection of Harborn Road, Grange Drive and Premium Way.

The group was in agreement with this direction.

### Natural Heritage, Parks and Open Space

### Direction # 9: By-law variances (i.e. protruding garages) should consider the protection of trees and preservation of the water table.

Residents were in agreement with this direction. It was noted that the water table in Gordon Woods is typically very high (especially this year). Residents were concerned that the east side of Parker Drive has ditches at the end, while the other side does not (or they have been filled in during development). The residents would like to see ditches re-installed and the City says they will contact the appropriate department. If re-installation is not an option, those without ditches would like the opportunity to pump into the existing ditches.

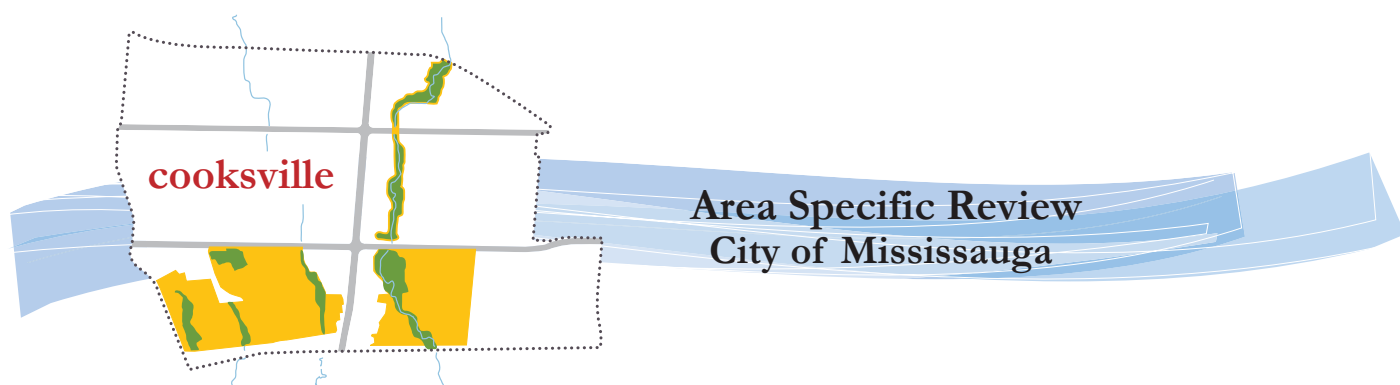
- *Additional Direction: Ditches should be maintained during future development to ensure a continuous drainage system throughout Gordon Woods.*



Sidewalks are discouraged to maintain the “rural” character of Gordon Woods.



Opportunities should be explored to slow traffic on Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue.



The majority of Gordon Woods is designated as a Residential Woodlot and development should seek to protect the existing tree canopy.

**Direction # 10: The by-law allowing four trees/year to be cut down should be reconsidered to make approval required before removing any tree in Gordon Woods.**

The majority of the Gordon Woods area is designated as a Residential Woodland, which means that development should seek to preserve the existing tree canopy. One resident felt this should also entail a lower tax rate. The City says that this designation is different from other more stringent natural area designations in the Official Plan because it is comprised of private residential property. There are no significant land use designations in the Official Plan (i.e. Greenbelt) that limit development in Gordon Woods.

Residents wish to maintain the Residential Woodlot designation in Gordon Woods.

**Direction # 11: Stillmeadow Park should be cleaned up and maintained. Pathways should be cleared of overgrown/fallen vegetation, and amenities should be built for all ages.**

The group was in agreement with this direction. There was some concern that trees are currently falling over the creek and the City said that the forestry department would deal with this.

**Direction # 12: Public access to Mary Fix Creek is discouraged to protect the wildlife population from the adverse effects of public use.**

This direction was discussed in Section 2.1. It was agreed that access to all the creeks should remain private to ensure privacy and discourage the adverse impacts of public use (i.e. litter).

- *Revised Direction: Public access to Stavebank Creek, Kenollie Creek and Mary Fix Creek is discouraged to protect the wildlife population from the adverse effects of public use.*



### 3.0 Next Steps





**cooksville**

## Area Specific Review City of Mississauga

# Area 2: Community Advisory Meeting # 2 June 15 Summary Report









## Area Specific Review City of Mississauga

### 1.0 Meeting at a Glance

On Monday, June 15th, Macaulay Shiomi Howson Ltd. (MSH), in association with Brook McIlroy Planning + Urban Design | Pace Architects (BMI | Pace), held a second meeting with the Area 2 Community Advisory Group to discuss the draft Priority Directions derived from the April 21st Kick-off Meeting and the May 20th Community Advisory Group Meeting.

#### 1.1 Who Came to the Meeting?

The Community Advisory Group consists of eleven members of the Area 2 community. Present at this meeting were:

- Tony Ferkul
- Linda McCready
- Christine Kells
- Pat Stuart
- Shirley Manderson
- Vivianne Schinkel
- Monique Gagnon
- Andrew Gasmann
- Fred Fischer

Staff from BMI | Pace and the City of Mississauga were present to help lead the discussion and answer any questions. Staff in attendance from the City of Mississauga included:

- Susan Tanabe, Manager of Community Planning
- Diana Rusnov, Manager Development Team Central
- Karen Crouse, Policy Planner
- Eric Lucic, Community Services, Planner
- Frank Marzo, Policy Planner

#### 1.2 What was Presented?

A brief introduction by Jana Joyce (BMI | Pace) presented the project timeline and outlined the themes covered in the draft Priority Directions, including:

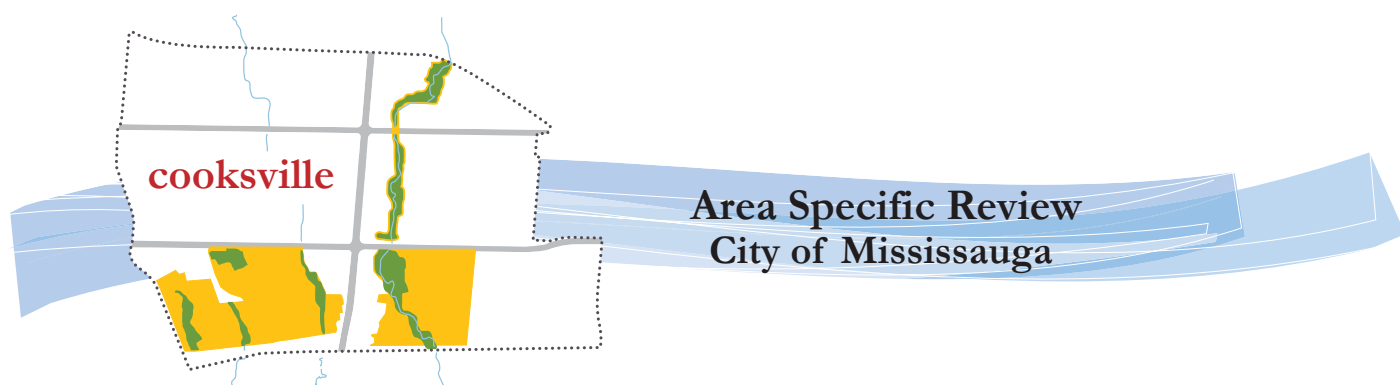
- New Development
- Streets and Traffic Calming
- Natural Heritage, Parks and Open Space
- Community Amenities

Each draft Priority Direction was displayed, individually, for discussion. The group was encouraged to edit, refine and add to each to produce a set of directions that will be used to inform the District Planning/Urban Design Policies and Zoning for Area 2.



*The appropriate design of new development and traffic calming measures were a significant focus of the discussion.*





## 1.3 Priority Directions



*The character of existing housing should be maintained, including scale, mass, exterior design and lot size.*

The Community Advisory Group discussed each of the draft Priority Directions individually, recommending a number of refinements and additional directions. These directions, organized into common themes, are outlined below:

### New Development

1. The scale, mass and exterior design of alternate forms of housing (i.e. seniors housing, young family housing) should be consistent with existing housing to preserve the character of Area 2.
2. Wherever possible, the principles of environmental sustainability should be applied to new development in Area 2.
3. By-laws should ensure that the subdivision of lots is only allowed where new lots will remain consistent with the character of the area (i.e. subdivision of a 100' lot into two 50' lots would be appropriate).
4. A tree assessment should be required with all development applications. The preservation of healthy trees should be a priority.

### Streets and Traffic Calming

5. Sidewalks should be incorporated in Area 2, but further studies are required to determine where and how.
6. Explore opportunities for more convenient pedestrian and cycling crossings along the Queensway.

### Natural Heritage, Parks and Open Spaces

7. Partnerships between the City, the Conservation Authority and the community should be explored to clean up and maintain Cooksville, Camilla and Cliff Parks and Cooksville Creek (where it is on City property).
8. Existing and future trails should be enhanced by maximizing visibility and adding seating.
9. Littering should be discouraged along Cooksville Creek through increased access, regular maintenance (i.e. litter clean up, tree trimming, etc.), education and enforcement of fines.

### Community Amenities

10. The current (or a comparable) fitness facility and other community amenities (i.e. doctor's office, barbers, neighbourhood shopping, etc.) should remain at Cliffway Plaza.
11. The Cliffway Plaza site should remain commercial to preserve the current uses.
12. The existing school sites should be considered for public facilities (i.e. joint-use library) as they are accessible and have a sufficient amount of parking.



*The principles of environmental sustainability (i.e. solar lighting) should be incorporated into new development wherever possible.*



13. Further studies should be initiated to determine the extent of, and propose solutions to, the traffic issues that would be created with shared public/school facilities.
14. Shared student/public educational open/green space in the area should provide a variety of educational opportunities. Camilla Park and the Woodland Nurseries property located at 2171 Camilla Road are both potential locations that are accessible to the community.
15. The Woodland Nurseries property located at 2171 Camilla Road should be maintained and to better ensure its preservation and conservation, the property should be upgraded from a cultural landscape to a heritage designated property.

## 2.0 Discussion Session

From feedback provided at the May 20th Advisory Group Meeting, BMI|Pace prepared a set of draft Priority Directions. The directions were presented to the Community Advisory Group, who were encouraged to discuss them and add to them as necessary. The following section summarizes the discussion, which began by addressing the remaining issue from the previous meeting, before considering the priority directions.

**Note - The comments that follow represent the thoughts and opinions of the Community Advisory Group and are not the opinions of City Staff and/or the consultants.**

### 2.1 Issue # 9

**What actions should the City take to help maintain the existing tree canopy and ensure that new trees are planted?**

Advisory group members felt that the City By-law allowing the removal of four trees/year is not effective because it is difficult to determine how many trees have been removed, and therefore difficult to enforce.

Mississauga Urban Forestry should maintain the trees in the parks, and along the streets to ensure they do not become overgrown and dangerous (i.e. Pathfinder Drive).

There was concern regarding the removal of trees at the Camilla Road and Paisley Boulevard development. The City responded that the trees under question were marked to be trimmed (red dot), not removed (red "x"). Where trees are to be replaced, a waiting period is required to allow the roots to be removed.

**Are there areas where more trees should be planted?**

It was agreed that where trees are planted, the urban heat island effect is reduced and vehicle emissions are buffered. No specific areas were selected to plant additional trees, but it was recommended that a program be initiated to add trees wherever possible.

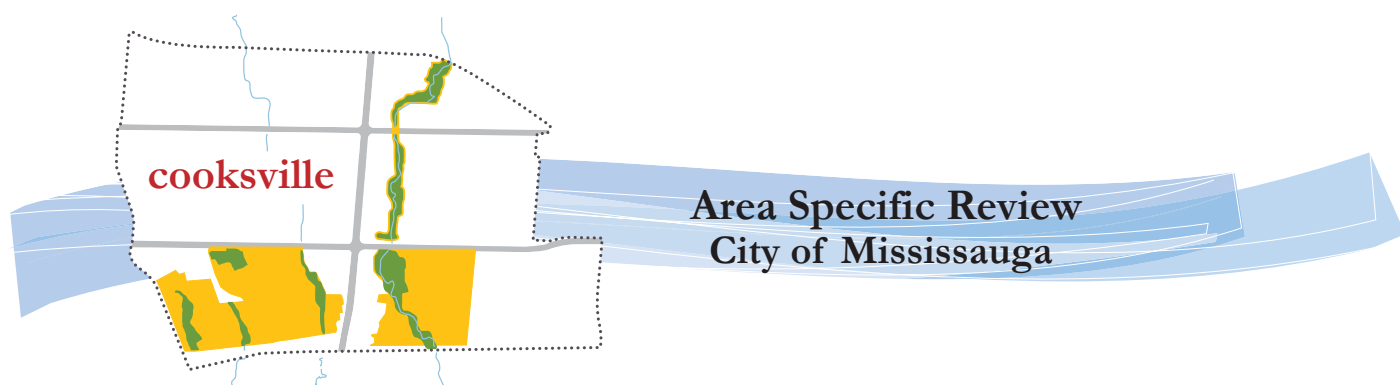


*Zoning at the Cliffway Plaza property should remain commercial to ensure the current community uses remain.*



*The Woodland Nurseries could provide a variety of educational opportunities.*





## 2.2 Priority Directions Discussion

### New Development

**Direction # 1: The scale and mass of new and alternate forms of housing (i.e. seniors housing) should be consistent with existing housing to preserve the character of Area 2.**



Most residents considered lower-income housing, such as the buildings above, inconsistent with the character of Area 2.

This direction was generally agreed upon but it was felt that the exterior design of the building should also be consistent with the existing housing and that an additional example should be added, such as young family housing.

The group also felt it was important that new development incorporate principles of sustainable development wherever possible.

- *Revised Direction: The scale, mass and exterior design of alternate forms of housing (i.e. seniors housing, young family housing) should be consistent with existing housing to preserve the character of Area 2.*
- *Additional Direction: Wherever possible, the principles of environmental sustainability should be applied to new development in Area 2.*

**Direction # 2: Semi-detached houses, low-income houses and townhouses should be discouraged as they are inconsistent with the character of Area 2.**



Existing trees in Area 2 should be maintained, with new trees planted where opportunities exist.

Residents feel where these buildings exist in the area (i.e. North Service Road), there is significant crime. They have worked hard to obtain their property and would like to protect their investment. It was advised that mixed-use, mixed-income development creates more sustainable communities, but the group felt that this direction should remain unchanged.

**Direction # 3: By-laws should ensure that the subdivision of lots is only allowed where new lots will remain consistent with the character of the area (i.e. subdivision of a 100' lot into two 50' lots would be appropriate).**

The group generally agreed with this direction but had some concerns regarding tree protection in subdivided lots. It was felt that mature trees should not be removed during subdivision (i.e. Camilla Road and Paisley Boulevard). The City noted that a tree inventory was submitted with the above development application and reviewed by the City. The group felt a tree assessment should be required whenever a lot is subdivided.

There was additional concerns as to whether or not 50' lots (or the 30-40' lots in proposed subdivisions) had enough room to plant large trees. The Consultant Team responded that infill development has the advantage of existing deep soil and that large (i.e. Oak or Maple) trees could grow on lots as small as 30' in Area 2.

- *Additional Direction: A tree assessment should be required with all development applications. The preservation of healthy trees should be a priority.*





## Streets and Traffic Calming

**Direction # 4: Sidewalks should be incorporated only where necessary (i.e. on long, through-streets like Daphne Avenue).**

The group generally felt sidewalks were important for the aging population and for school children that use sidewalks. The City suggested that it is up to the residents to put forth a petition, but the residents felt there has been opposition from those whose properties would be directly affected. It was agreed that further studies (including public consultation) would be required to determine where sidewalks are required. It was also felt that sidewalks should be diverted around existing trees. The City noted that trees are carefully assessed (health, location, etc.) prior to the construction of sidewalks.

The group felt that there should be something done to increase safety for pedestrians crossing the Queensway. It was generally felt that the traffic lights should be timed to allow more frequent crossing opportunities, and that making pedestrian crossings more visible will stop vehicles from driving through. The City responded that traffic lights can be adjusted and zebra striping added to crosswalks as they are repainted.

- *Revised Direction: Sidewalks should be incorporated in Area 2, but further studies are required to determine where and how.*
- *Additional Direction: Explore opportunities for more convenient pedestrian and cycling crossings along the Queensway.*

**Direction # 5: A 3-way stop should be located at the intersection of Cliff Road and Pathfinder Drive.**

This request is currently being circulated through the Councillor's office.

## Natural Heritage, Parks and Open Spaces

**Direction # 6: Cooksville, Camilla and Cliff Parks should be cleaned up and properly maintained.**

The group agreed with this direction, especially with regards to Cooksville Creek which is filled with litter (i.e. shopping carts). The City noted that a large amount of Cooksville Creek is not owned by the City and that property standards are in place where it abuts private property. They recommended that the direction should be revised to be specific about which park, and which section of the park.

If the City were to remove dangerous materials (i.e. used needles, glass, etc.) beforehand, the residents agreed that they would advertise, and participate in, an open space clean-up program.

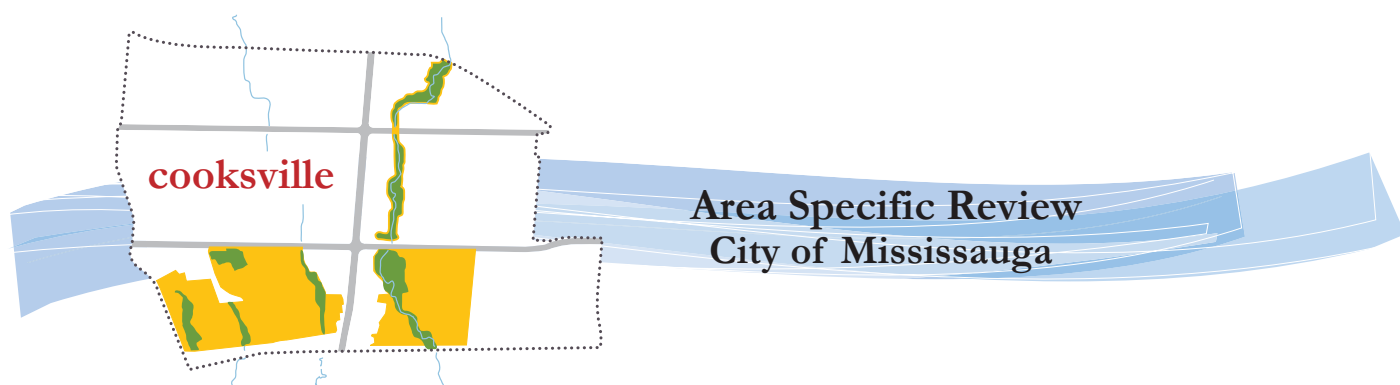
- *Revised Direction: Partnerships between the City, the Conservation Authority and the community should be explored to clean up and maintain Cooksville, Camilla and Cliff Parks and Cooksville Creek (where it is on City property).*



*Sidewalks are encouraged in Area 2 but require further studies to determine proper locations.*



*Maximizing visibility to Camilla Park could decrease undesirable behavior and enhance public safety.*



To maximize use, Cooksville Creek should be cleaned up and enhanced with trails and benches.

#### **Direction # 7: Existing and future trails should be enhanced by maximizing visibility and adding lighting and seating.**

The City clarified that their policy is to not light trails unless they are school or transit connections because it can harm natural habitats and gives users a false sense of security. Active night-time recreation (i.e. illuminated baseball diamond) would be required before this would be considered.

- *Revised Direction: Existing and future trails should be enhanced by maximizing visibility and adding seating.*

#### **Direction # 8: Public access to Cooksville Creek should be enhanced through greater visibility and more trails. This should discourage littering and other undesirable behaviour.**

It was noted that Cooksville Creek should be an asset to the area, but it is not in its current state. The City suggested that the solution is to educate people and enforce the property standards while the Consultant Team suggested that areas that are well maintained, having a sense of ownership typically discourages people from littering. Another suggestion was to greatly increase (i.e. \$2500) and enforce the fine for those who are caught littering.

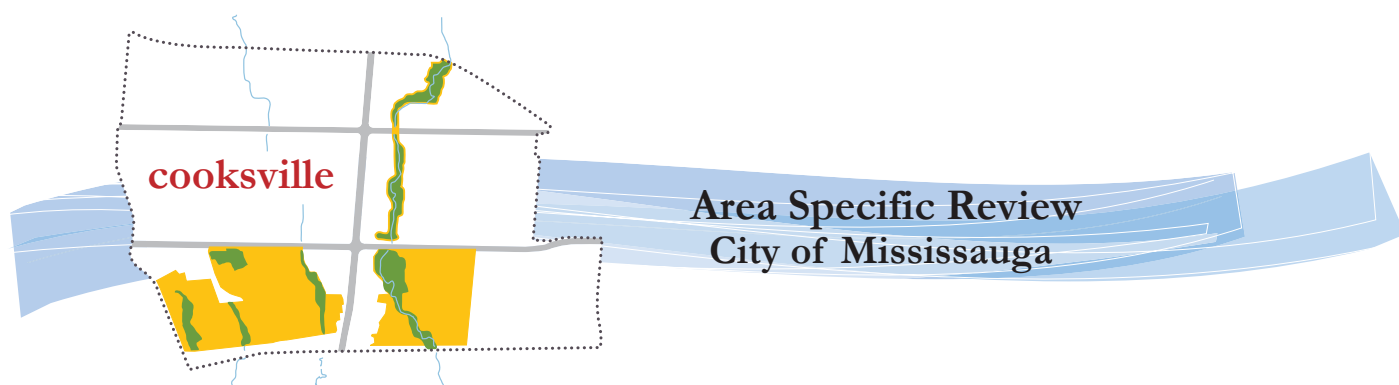
- *Revised Direction: Littering should be discouraged along Cooksville Creek through increased access, regular maintenance (i.e. litter clean up, tree trimming, etc.), education and enforcement of fines.*

#### **Community Amenities**

#### **Direction # 9: A private fitness facility and other community amenities should remain at Cliffway Plaza.**

The group agreed with this direction but felt that it should be stressed that the *current* fitness facility (or a comparable one) remains, and that examples of community amenities should be provided.

- *Revised Direction: The current (or a comparable) fitness facility and other community amenities (i.e. doctor's office, barbers, neighbourhood shopping, etc.) should remain at Cliffway Plaza.*
- *Additional Direction: The Cliffway Plaza site should remain commercial to preserve the current uses.*



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## Area Specific Review City of Mississauga

**Direction # 10: The existing school sites should be considered for public facilities (i.e. library) as they are accessible and have a sufficient amount of parking.**

The group was in favour of this direction but felt that it should be made clear that the library example refers to a joint-use library and that the traffic issues related to this increased use would require further investigation. City staff clarified that all community centres, parks, etc. were currently under review as part of the Future Directions initiative.

- *Revised Direction: The existing school sites should be considered for public facilities (i.e. joint-use library) as they are accessible and have a sufficient amount of parking.*
- *Additional Direction: Further studies should be initiated to determine the extent of, and propose solutions to, the traffic issues that would be created with shared public/school facilities.*

**Direction # 11: Shared student/public educational open/green space should be provided in the area. Camilla Park and the Woodland Nurseries property located at 2171 Camilla Road are both opportunities that are accessible to the local students.**

The group agreed with this direction but felt that it should be added that the spaces could facilitate a variety of educational opportunities and that they should not be limited to *local* students.

There were more specific concerns regarding the future of the Woodland Nurseries property located at 2171 Camilla Road. It was felt that the Woodland Nurseries property should be maintained as a Cultural Heritage Landscape and that security measures would be required if the property becomes open to the public.

- *Revised Direction: Shared student/public educational open/green space in the area should provided a variety of educational opportunities. Camilla Park and the Woodland Nurseries property located at 2171 Camilla Road are both potential locations that are accessible to the community.*
- *Additional Direction: The Woodland Nurseries property located at 2171 Camilla Road should be maintained and to better ensure it's preservation and conservation, the property should be upgraded from a cultural landscape to a heritage designated property.*

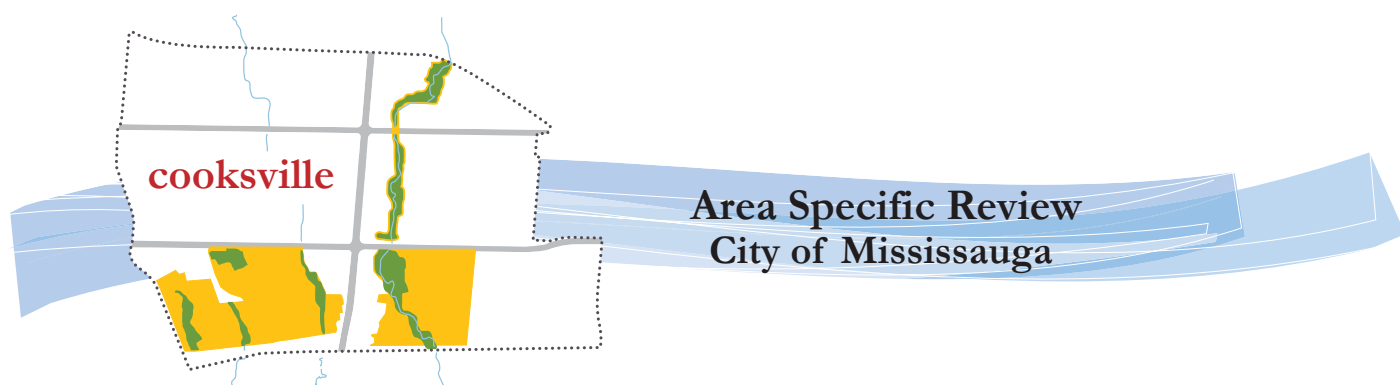


The Woodland Nurseries property located at 2171 Camilla Road was seen as an opportunity for a variety of shared student/public educational opportunities.



The existing school sites should be considered for public facilities, such as a joint-use library. Further studies would be required to determine the traffic impacts of such a use.





### 3.0 Next Steps

