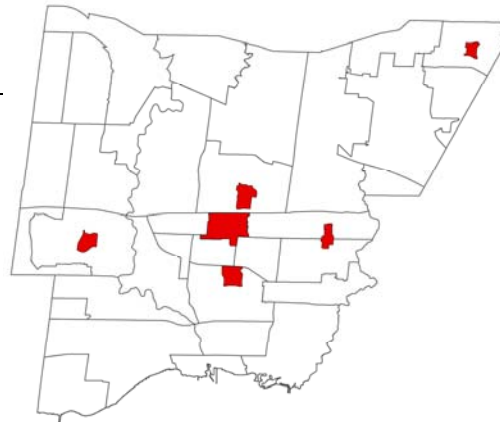


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# Planning for older age clusters in Mississauga



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Tamar Fuhrer  
Vincent Luk  
Malena Mendez  
Andre Robichaud  
David Wachsmuth



# Introduction

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- The planning problem:

Mississauga needs to develop a concept for clusters of facilities and services oriented toward older adults, and identify specific guidelines and policies for their possible implementation.



# Introduction

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- Three aspects to this initiative:
  - Develop a vision of what an older adult cluster should be
  - Identify existing areas in Mississauga with high concentrations of older adults and evaluate the viability of them serving as clusters
  - Clarify the policy framework supporting or impeding the development of older adult clusters in Mississauga and recommend potential changes to policy



# Older adult clusters

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- Concentrations of facilities and services that:
  - Enhance opportunities for health, participation and security in order to improve quality of life as people age
  - Are easily accessed by car or transit, and are internally pedestrian-friendly



# Guiding principle

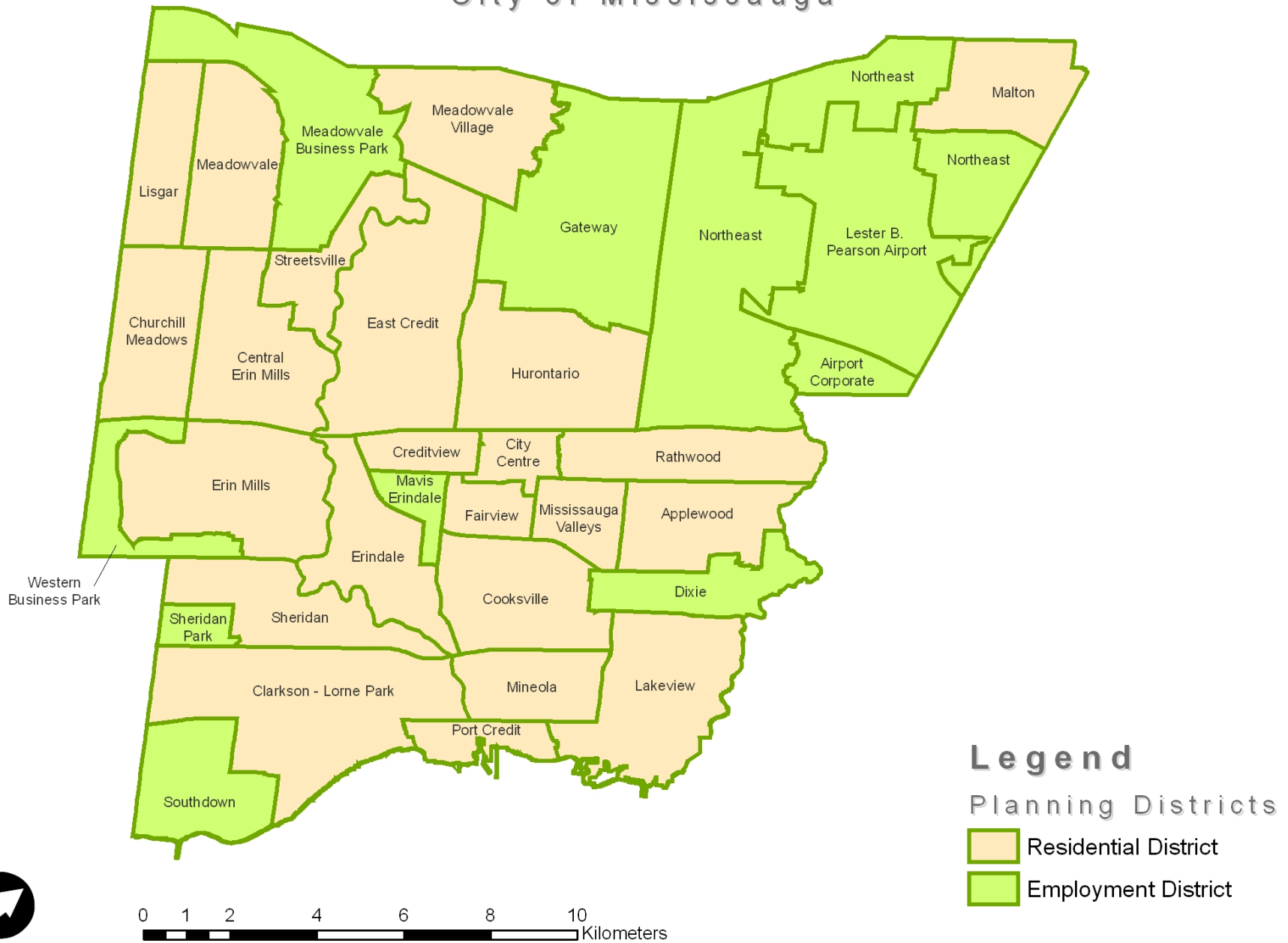
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## City of Mississauga Older Adult Project - Principle #4: Complete neighborhoods benefit older adults

- Goal 4.1 Vital services will be concentrated in nodes or pockets across the City. The definition of vital services will include: medical practitioners, pharmacies, groceries, community organizations, libraries, and leisure programs and services.
- Goal 4.2 The City will encourage the clustering of older adult vital services on established transit routes and in accessible locations.
- Goal 4.3 Isolated, stand alone residences, services and facilities will be discouraged.

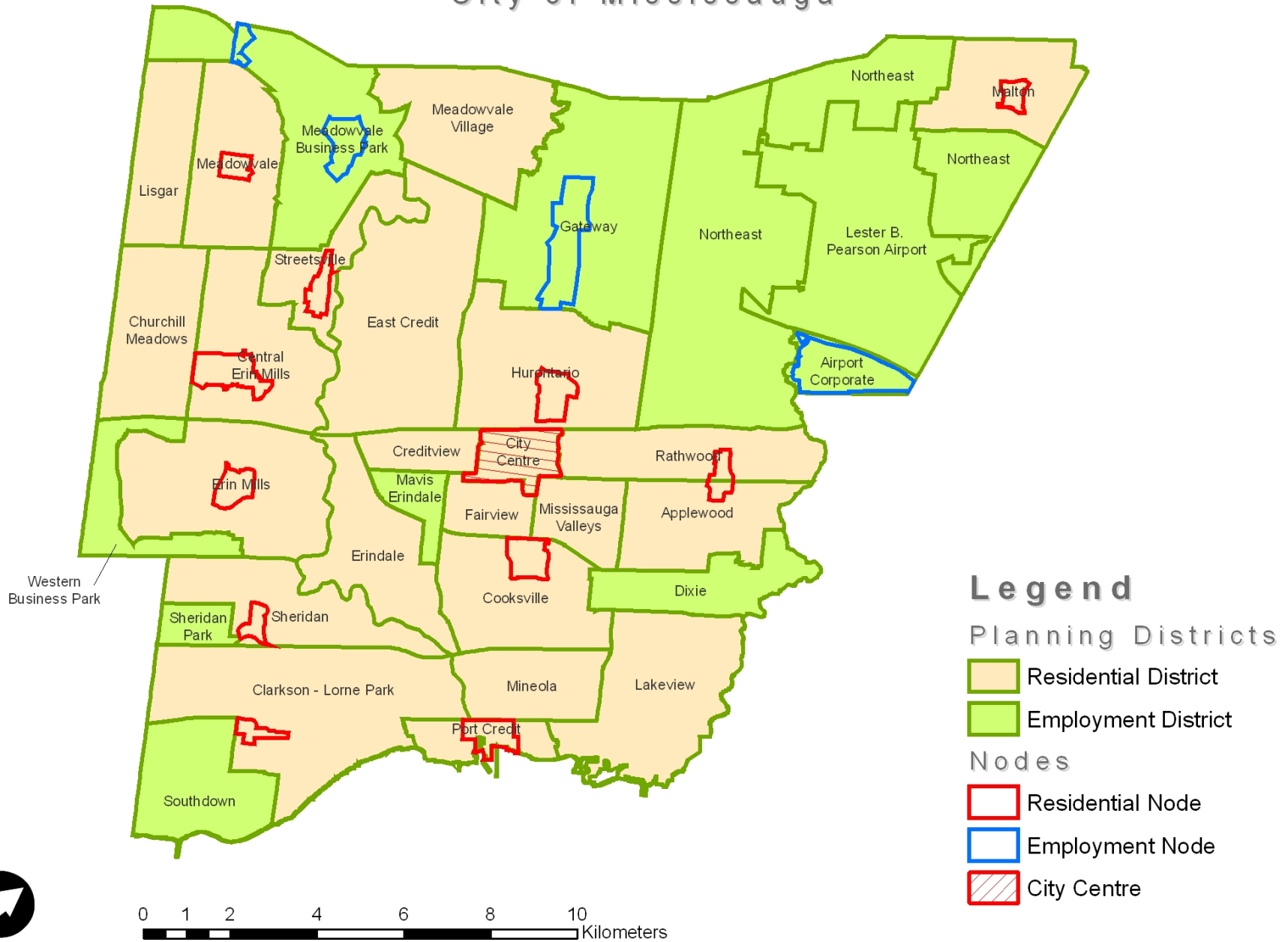
# Nodes and Planning Districts

City of Mississauga



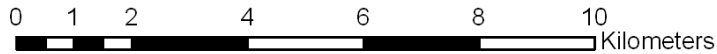
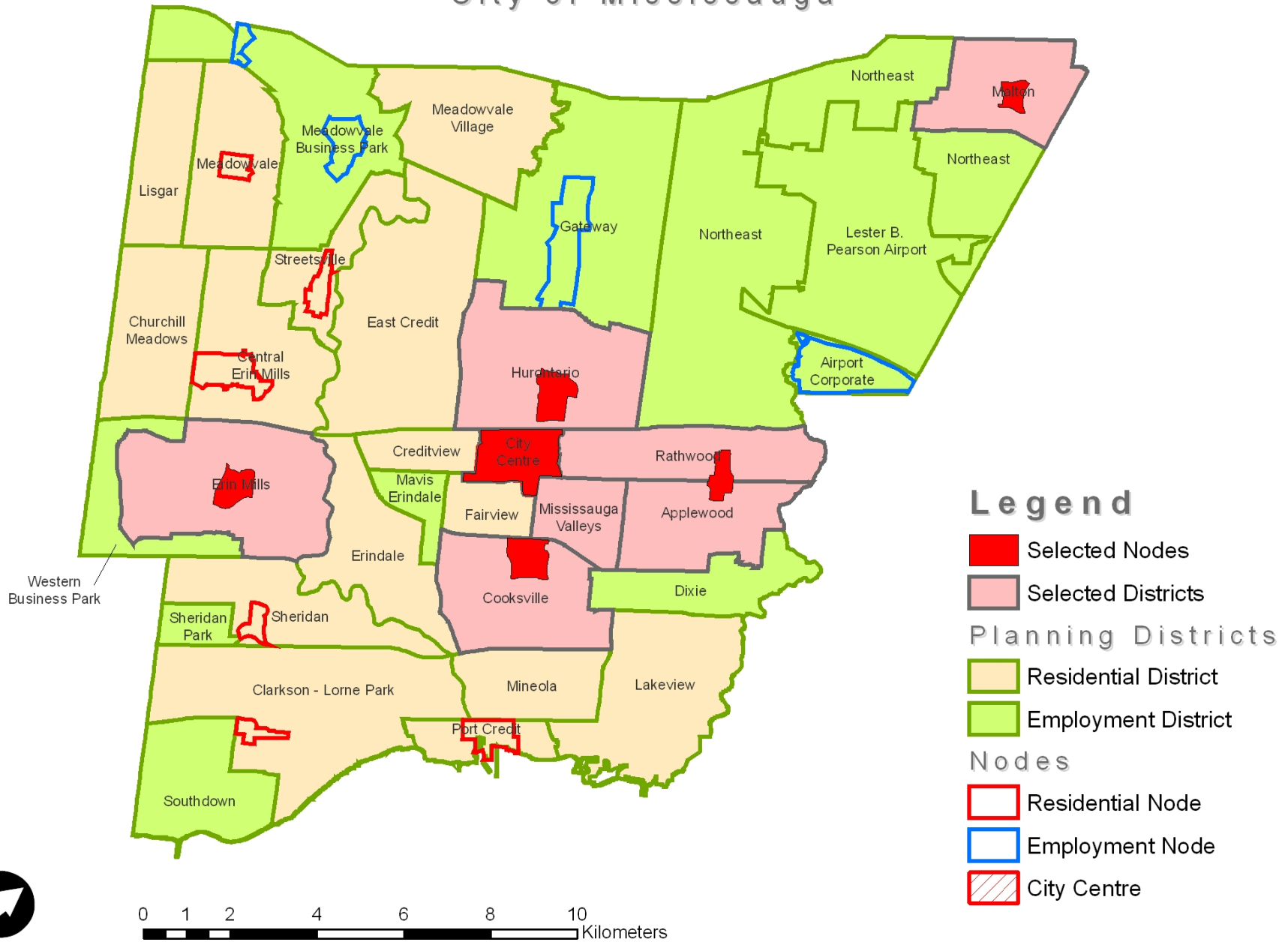
# Nodes and Planning Districts

City of Mississauga



# Nodes and Planning Districts

City of Mississauga



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# Hardware recommendations





# Outdoor infrastructure

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- Planning and Building should incorporate provisions for additional built-form items into section 3.13 of the *Mississauga Plan*.



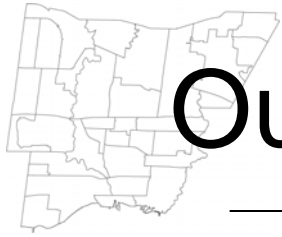


# Outdoor infrastructure

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- Parks and Recreation should focus future green-space development on pocket parks.





# Outdoor infrastructure

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- Engineering and Works should encourage streetscape amenities and other provisions in nodes and corridors that lack large-scale infrastructure, to make them more accommodating to older adults for secondary uses.





# Indoor infrastructure

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- Business Services should implement a certification scheme to encourage infrastructure best practices in shopping centres, including physical amenities and training programs.





# Service facilities

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- Planning and Building should broaden the *“Community/Cultural”* zoning definition to allow community centres to deliver social, recreation, commercial, cultural, and health services vital to older adults.

# THE SOUTHCAM BUILDING

## THE SOUTHCAM BUILDING

### Guardian Prescriptions

- |     |   |                                       |                                 |
|-----|---|---------------------------------------|---------------------------------|
| 305 | Physiotherapy - Massage - M.V.A. 905-820-7246 | 203                                   | Abbey Lane Driver Training      |
| 100 | Ontario March of Dimes                        | 300                                   | The Canadian Hearing Society    |
| 101 | Grade Expectations Learning Centres           | 301                                   | Erin Mills Pediatric Associates |
| 102 | Dr. Eugene Kholov-Orthodontist                | 302                                   | Dr. Eugene Kholov-Orthodontist  |
| 103 | Dr. Yee T. Fung-Pediatrician                  | 303                                   | Erin Mills Family Health Centre |
| 104 | Jenpharm Pharmacy                             | 304                                   | Southcom Hearing Centre         |
| 200 | EDIWISE                                       | 305                                   | Dr. C. J. Woolam, Sports Med.   |
| 201 | Region of Peel Health Department              | Leasing Enquiries 905-281-3463 or 218 |                                 |
| 202 | Canadian Cancer Society                       |                                       |                                 |

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# Service facilities

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- Planning and Building should broaden the *“Community/Cultural”* zoning definition to allow community centres to deliver social, recreation, commercial, cultural, and health services vital to older adults.

## BASEMENT DIRECTORY

B1	GLOBAL IMMIGRANT SERVICES
B2	RAMNARINE SAHADEO - LAWYER
B3	FRONTLINE COMPUTERS
B4	KB STUDIOS
B5	DR. N. DAYA
B6	DR. N. TABAR CHIROPRACTOR
B7	MALTON JOB FINDING CENTRE
B8a	THE AGENCY STAFFING SERVICES INC.
B8b	ABLE DRIVING
B9	MANAGEMENT OFFICE
B10	DR. BANSAL - DENTIST
B15	JERRY SALTZMAN LAWYER
B16	IMUS ASSOCIATES - ACCOUNTANTS & TAX CONSULTANTS
B17	KUMON MATH & READING CENTRE
B18	
B19	AFRICAN CANADIAN YOUTH JUSTICE PROGRAM
B19A	MALTON NEIGHBOURHOOD SERVICES (Line-Youth)
B20	SECURITY OFFICE

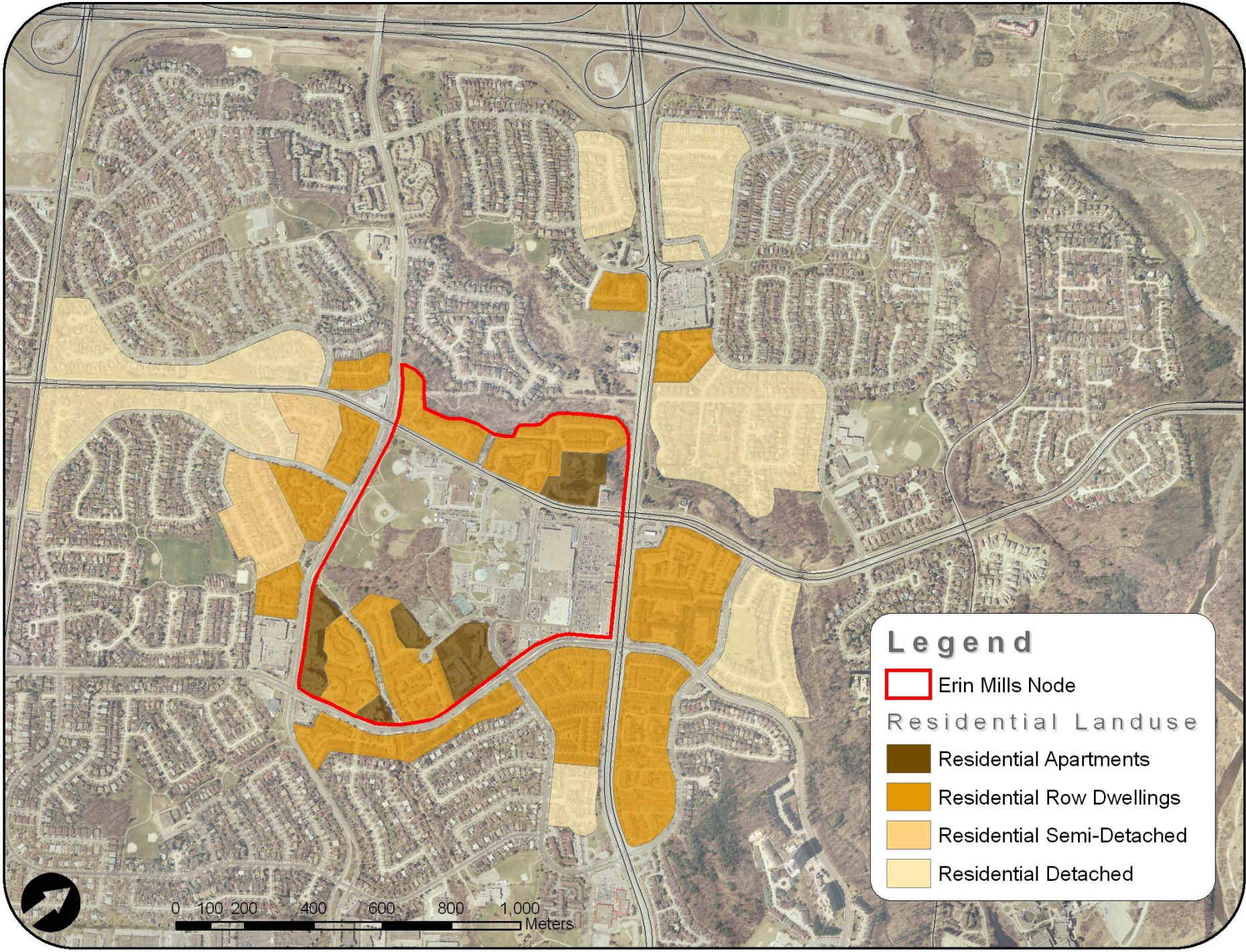









# Housing

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- Planning and Building should ensure that the Mississauga Plan provides for medium- and high-density housing in clusters and along corridors.



**Legend**

-  Erin Mills Node
- Residential Landuse**
-  Residential Apartments
-  Residential Row Dwellings
-  Residential Semi-Detached
-  Residential Detached



0 100 200 400 600 800 1,000 Meters



# Housing

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- The City should offer Section 37 benefits in exchange for amenities targeted at older adults.

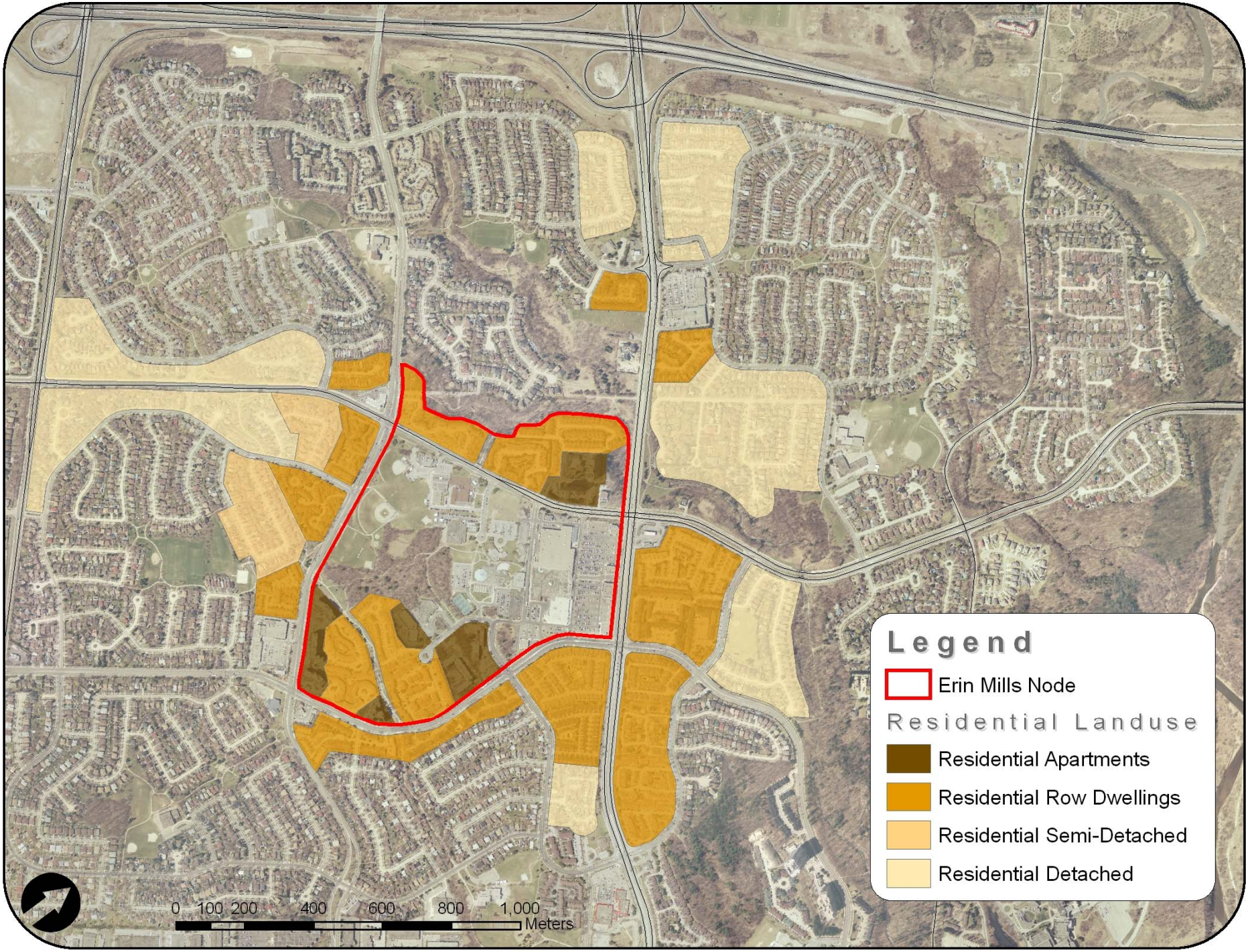









# Housing

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- The City should coordinate with Peel Living to make clusters priority locations for new affordable housing development.



**Legend**

-  Erin Mills Node
- Residential Landuse**
-  Residential Apartments
-  Residential Row Dwellings
-  Residential Semi-Detached
-  Residential Detached



0 100 200 400 600 800 1,000 Meters



**Legend**

- Social Housing
- Erin Mills Node
- Community Centre

Residential Landuse

- Residential Apartments
- Residential Row Dwellings
- Residential Semi-Detached
- Residential Detached

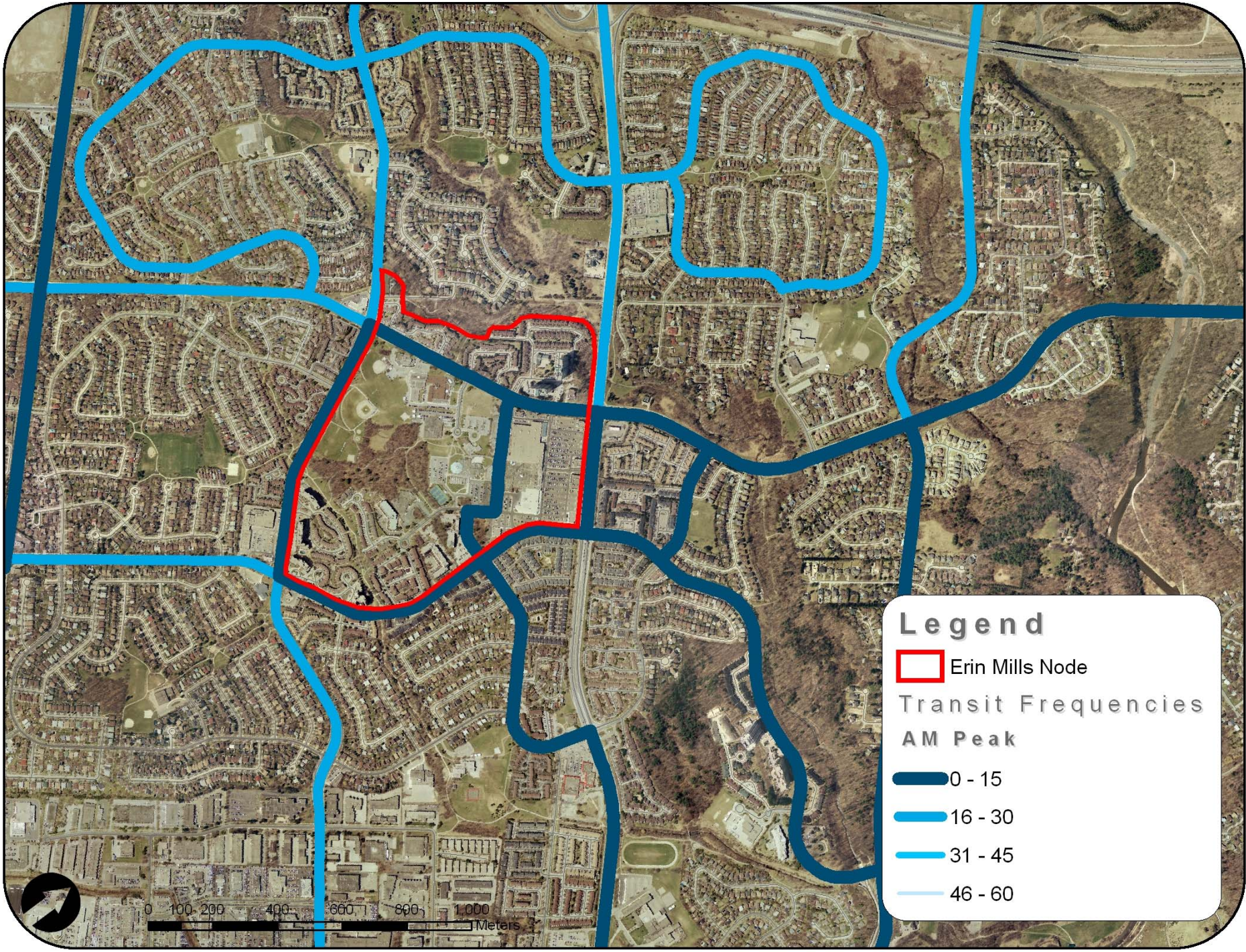


# Transportation






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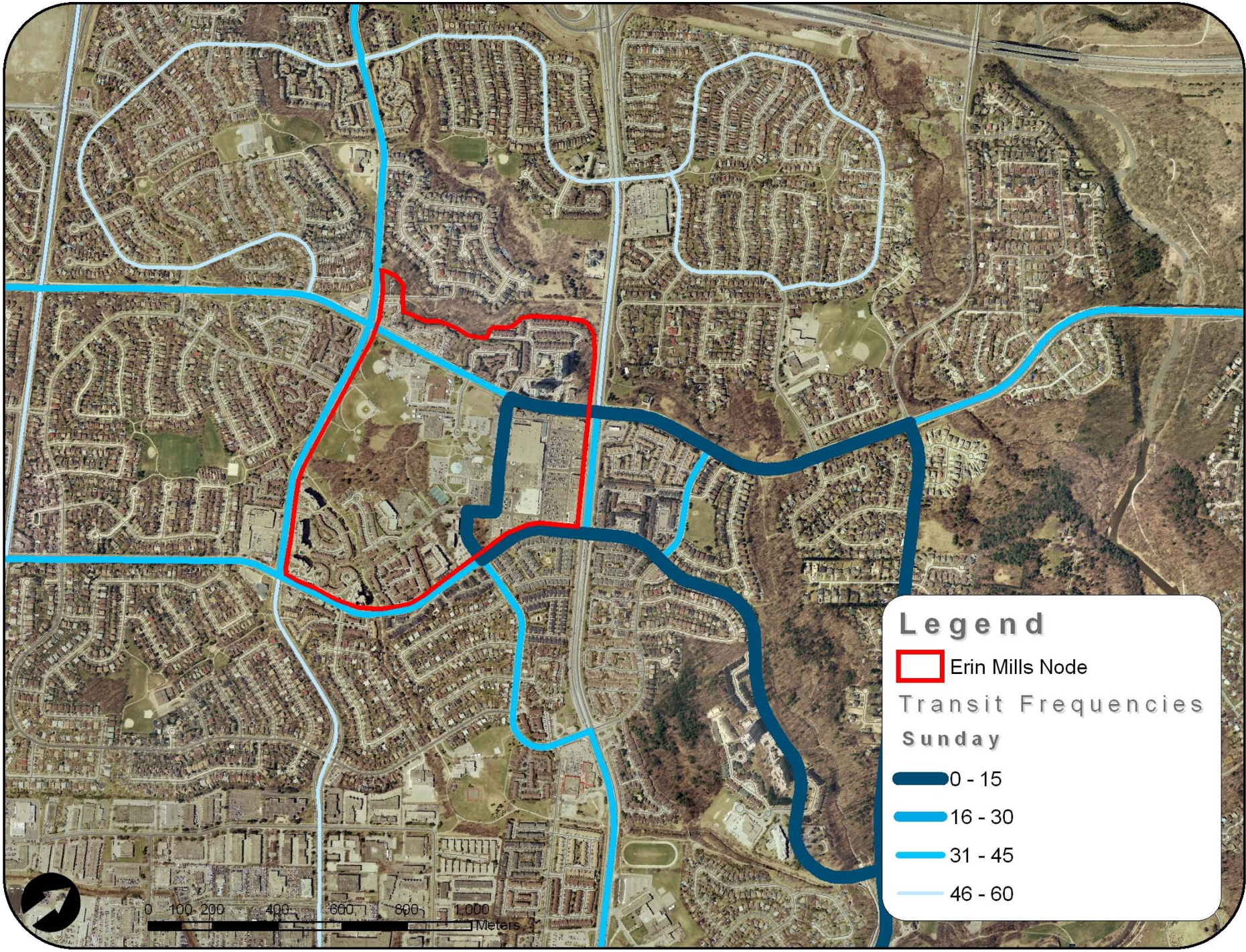
- Mississauga Transit should orient service around destination hubs, and maintain relatively high service frequency during off-peak hours.





**Legend**

-  Erin Mills Node
- Transit Frequencies
- AM Peak
-  0 - 15
-  16 - 30
-  31 - 45
-  46 - 60





# Transportation

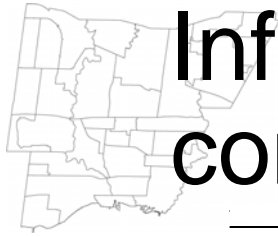
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- Mississauga Transit should initiate a pilot study of community transit serving clusters and surrounding residential areas.

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# Software recommendations

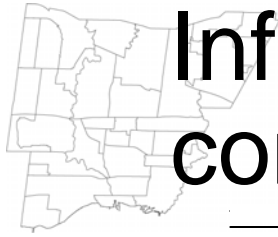




# Information distribution and communication

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- The City should offer “Active Mississauga” and similar publications in large print, in multiple languages, and by mail.



# Information distribution and communication

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- The Communications Office should establish information kiosks throughout each cluster that highlight municipal services offered.



# MALTON COMMUNITY INFORMATION SERVICE

FREE INFORMATION, HELP & ADVICE 677-6585  
A SERVICE OF MALTON COMMUNITY COUNCIL



Toronto Transit Commission  
**"DID YOU REMEMBER YOUR TTC TICKETS?"**  
**TICKET AGENT**

BRAMPTON  
**AUTHORIZED TICKET AGENT**

**GTA WEEKLY PASS SOLD HERE**

BRAMPTON  
**Ticket Agency**  
Tickets Sold Here

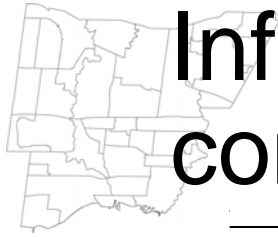
**CLOSED**

**MALTON COMMUNITY INFORMATION SERVICE**

**HOURS**  
MON - WED 10:00 - 5:00  
THUR 10:00 - 8:00  
FRI 10:00 - 6:00  
SATURDAY CLOSED  
SUNDAY CLOSED

**Celebrate Season**  
Maximize Tree Lighting

**BECOMING VISIBLE**



# Information distribution and communication

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- The City should brand clusters as older-adult destinations, and group information by cluster in service directories and similar publications.



# Social activities

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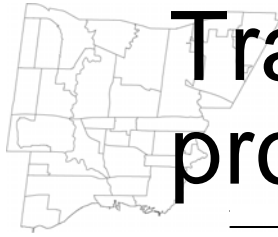
- The Parks and Recreation Department should schedule events for older adults during the evening – in addition to the late morning and early afternoon – to appeal to working seniors.



# Social activities

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- The Communications Office should create a directory of social activities and disseminate it within clusters on a regular basis.



# Training, support, and volunteer programs

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- Corporate Services should maintain a database of part-time volunteer and paid opportunities for older adults, and distribute it at kiosks and through targeted mailings.



# Training, support, and volunteer programs

---

- Corporate Services and community organizations should work together to establish a training program for older adults in the process of retirement.



# Implementation process

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- Community Services should strike and lead an inter-departmental committee responsible for coordinating the development of clusters.

# Community Services

## Other City departments

Corporate Services

Transportation and Works

Planning and Building

## External government representatives

Region of Peel

Peel Senior Link

Peel Public Health

Mississauga Halton LHIN

Peel Living

## Community stakeholders

Older adults

Community organizations

Local cultural groups

Religious organizations

Business organizations



# Implementation process

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- The committee should conduct detailed site analysis of the targeted nodes to determine site-specific priorities and timelines.



# Implementation process

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- The committee should consider which aspects of cluster development should be applied throughout the City.

# Planning for older age clusters in Mississauga

Questions?  
Comments?

