

City of Mississauga

Mississauga Road Scenic Route Policies Review

Wards 1, 2, 8, and 11
CD.21-MIS

Community Open House

January 25, 2016

Background

- Resolution 0222-2012 directed staff to review policies related to the 1997 Mississauga Road Scenic Route Study Report



Background

Resolution dealt with:

- Concern that redevelopment pressures along Mississauga Road may undermine the key features that contribute to its scenic value
- Outcome of Review should be strengthened policies
- Examine overall traffic impacts of potential future development along Scenic Route

Background

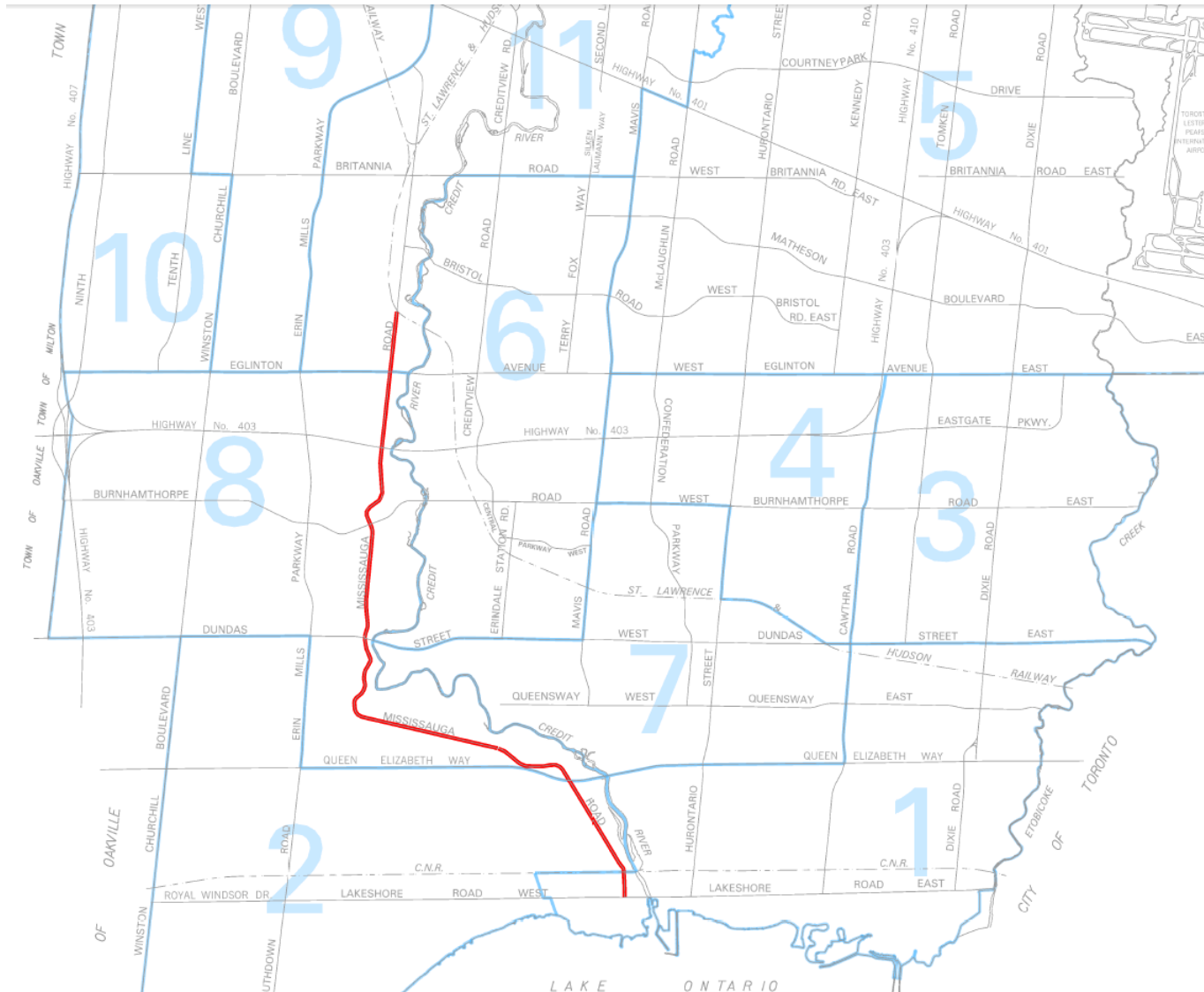
On September 8, 2015, Staff gave a presentation to the Planning and Development Committee and provided a report which included:

- background information
- findings
- recommended policy changes

Background

- The staff report was received by the Planning and Development Committee and Council for information
- Staff was directed to prepare a City initiated Official Plan Amendment consistent with the report
- Proposed amendments to be considered at a future Public Meeting

Study Area



4 Key Features

- **Existing Street Trees and Greenbelt Vegetation** – quality of existing street trees/vegetation in boulevard and private property
- **Road Type** – winding road alignment and narrow pavement width
- **Residential Character** – large lots and house sizes with generous setbacks
- **Heritage Quality** – various heritage components

Key Features

Existing Street Trees & Greenbelt Vegetation Issue

- loss of trees from road upgrades, utility construction, actions of private landowners



Key Features

Road Type

Issue

- Increases in pavement width having a cumulative negative impact



Key Features

Residential Character Issue

- Intensification is changing the visual character



Key Features

Heritage Quality Issue

- Need to preserve the heritage components



Traffic Impacts

- T&W performed modelling to assess cumulative traffic impact of “worst case” intensification scenario
- No new traffic lanes would be needed, but some intersection improvements would likely be required



Summary of Proposed Policy Changes

- Only detached homes fronting Scenic Route
- Development cannot result in pavement width increases for Mississauga Road
- Stronger wording for several policies (e.g. from “should be” to “will be”)
- Prioritize tree canopy preservation

Summary of Proposed Policy Changes

- Compatible grading
- Improve connections to cycling and pedestrian trails
- Reduce hard surface areas in front yards
- Change/remove “Corridor” status between Dundas Street and Eglinton Avenue West, as some policies encourage increased density and mixed uses along “Corridors”

Community Involvement

- Staff Report was circulated to ratepayer groups adjacent to Scenic Route to obtain comments – some written comments have been received
- Community Open House (tonight)
- Public Meeting (later in 2016, at City Hall)

Next Steps

- review all community comments
- Make further revisions to draft Policies
- Prepare Report on Comments and present at Public Meeting (required under *Planning Act* for proposed OPA changes)
- Make any further changes based on further staff, agency and community input – this will be put in final Staff Report
- Prepare OPA