

Public Meeting Report

Mississauga Road Scenic Route Policies Review

Wards 1, 2, 8, and 11

CD.21-MIS

Planning and Development Committee

June 27, 2016



Background

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



Background

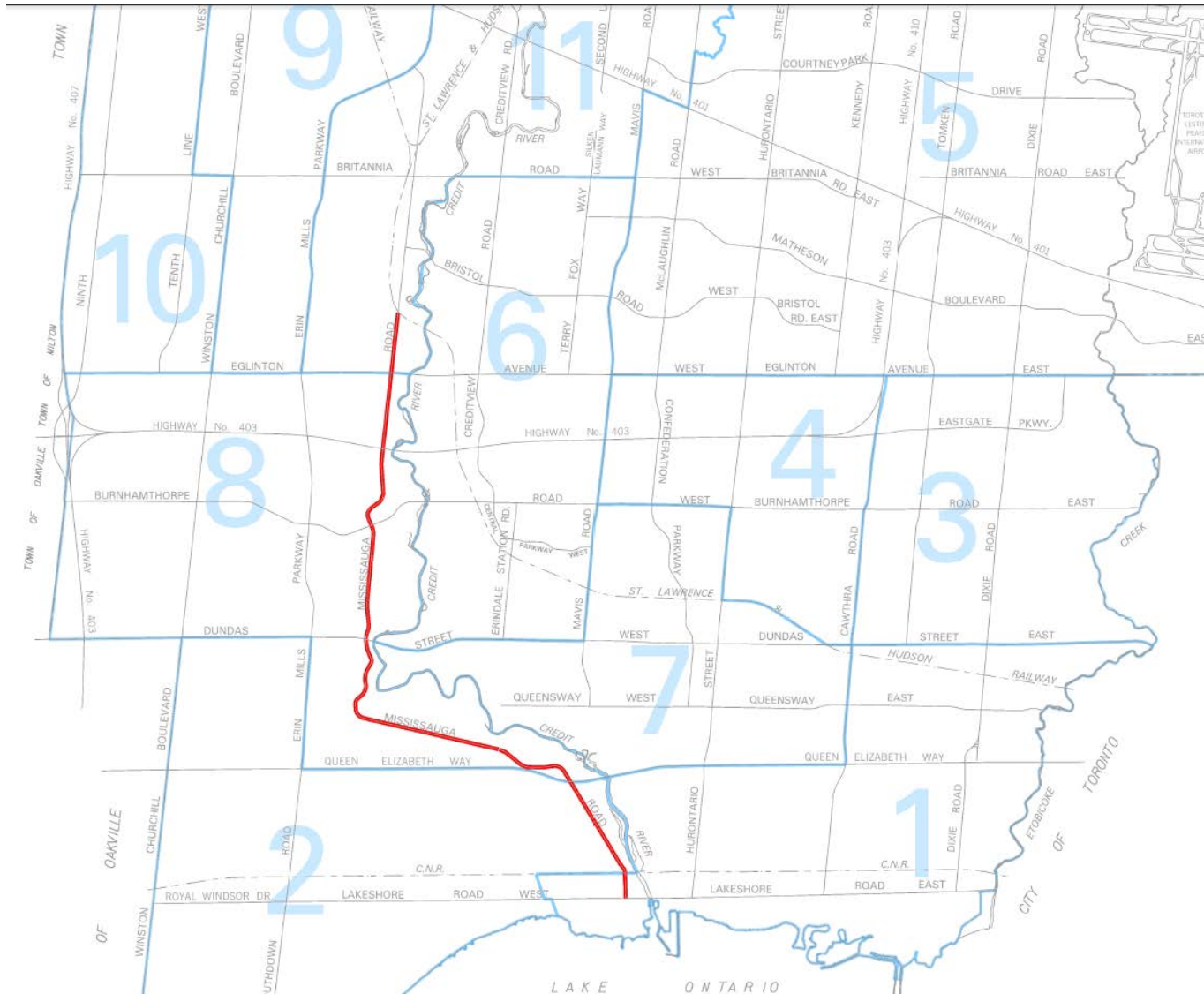
On September 8, 2015, Staff gave a presentation to the Planning and Development Committee (PDC) and provided a report which included:

- background information
- findings
- recommended policy changes

Background

- The staff report was received by PDC 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 (June 27, 2016)

Study Area

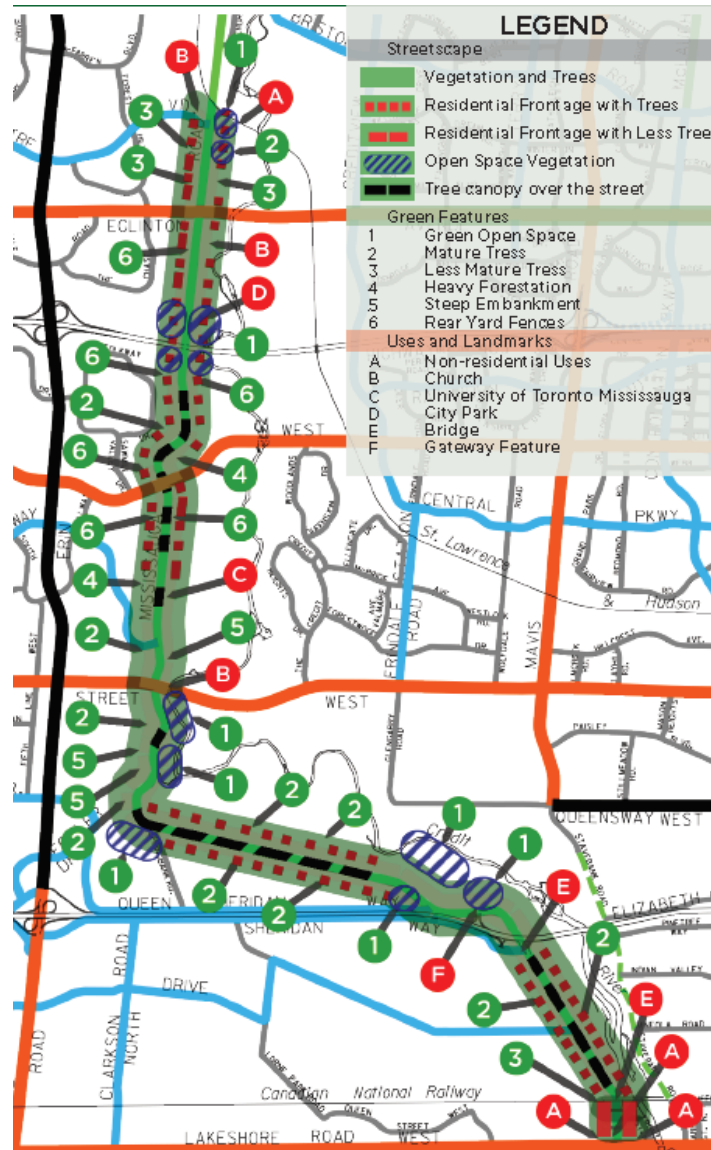


4 Key Features

- **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

- Map highlighting some key features, land uses and streetscape elements along Study Area



Summary of Proposed Policy Changes

- Only detached homes fronting Scenic Route
- Development cannot result in pavement width increases for Mississauga Road
- Consistent building massing, design, setbacks and lot frontages
- Stronger wording for several policies (e.g. from “should be” to “will be”)

Summary of Proposed Policy Changes

- Prioritize tree preservation
- Compatible grading
- Improve connections to cycling and pedestrian trails
- Reduce hard surface areas in front yards

Community Involvement

- 2015 Staff Report was circulated to ratepayer groups adjacent to Scenic Route to obtain comments
- City Website posted Reports and other Study Information
- Staff also hosted an Open House Community Meeting on January 25, 2016 that was well attended
- Several oral and written comments (Appendix 2)

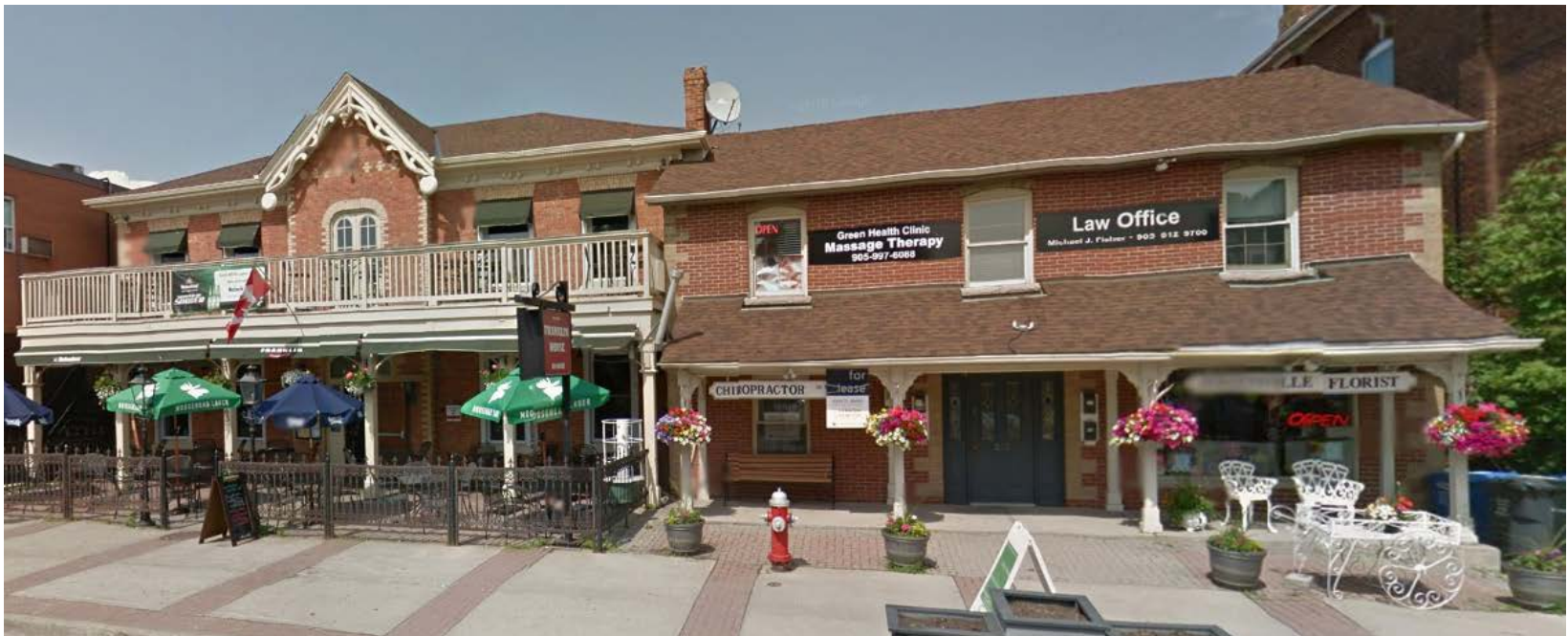
New Policies Since August 2015 Report

- Detached dwelling lots to generally have lot depths of at least 40 m (131 ft.) abutting Mississauga Road



New Policies Since August 2015 Report

- New policies to achieve the highest design and architectural quality development for non-residential uses at the north end of the Study Area



New Policies Since August 2015 Report

- Removal of the “Corridor” identification of Mississauga Road between Dundas Street West and the CPR tracks just south of Streetsville



Next Steps

- Review/consideration of any new public comments
- Circulation of Policies to City/Agency Staff
- Prepare Report on Comments for PDC (Fall 2016)
- Official Plan Amendment (Fall 2016)

Recommendation

- That the Report be received for information
- That submission made at the public meeting be received
- That staff report back to PDC on the submissions made