

# City of Mississauga

Mississauga Road Scenic Route Policies Review

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

Planning and Development Committee

September 8, 2015



# Background

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

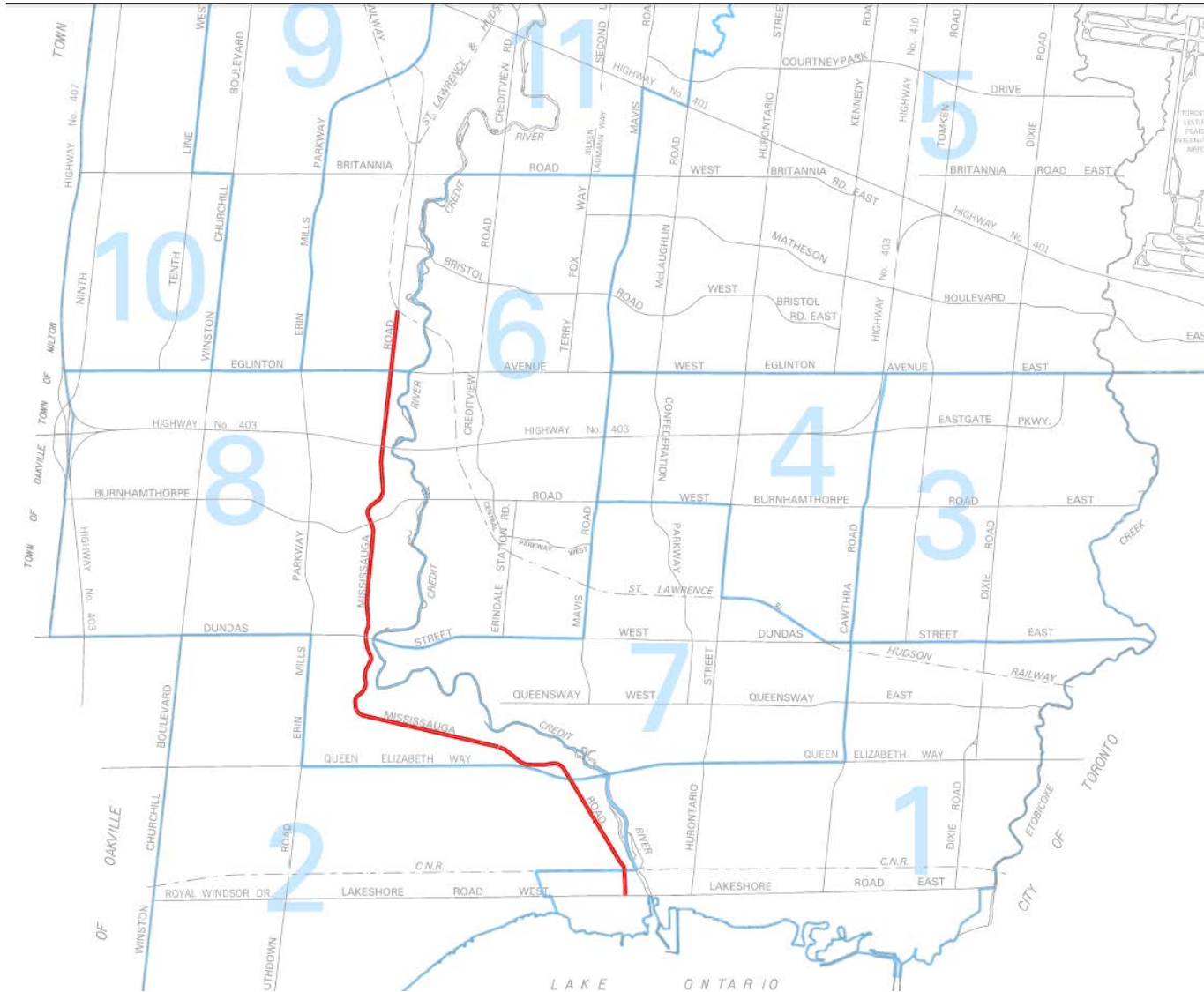


# Background

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 cumulative traffic impacts of potential future development along Scenic Route

# Location



## 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





# Proposed Policy Changes

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

# Community Involvement

Staff recommend:

- This Report be circulated to ratepayer groups adjacent to Scenic Route to obtain comments
- Open House Meeting
- Public Meeting



# Recommendation

- That the Report be received for information
- That a City initiated OPA be prepared and considered at a future Public Meeting