

Implementation Report

Mississauga Road Scenic Route Policies Review

Wards 1, 2, 8, and 11

CD.21-MIS

Planning and Development Committee

October 24, 2016

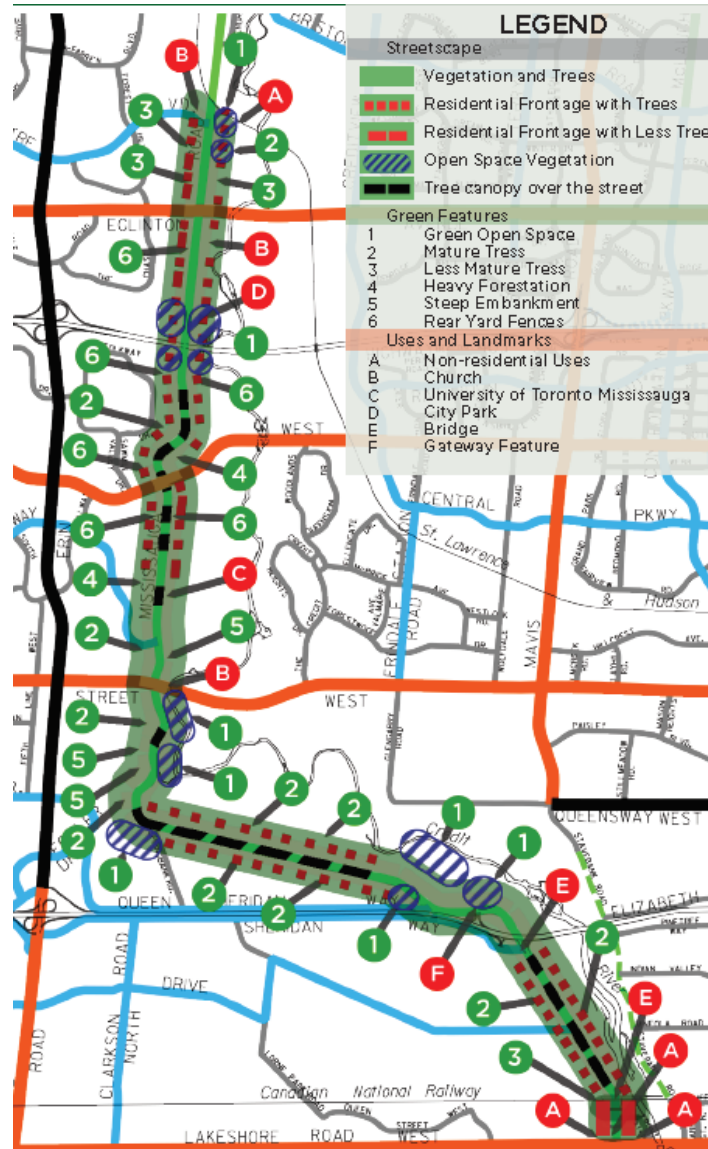


Background

- June 27, 2016 – Public Meeting held to consider a proposed City initiated Official Plan Amendment to the Mississauga Road Scenic Route Policies (Section 9.3.3.11; Schedules 1 & 1c)
- PDC asked that staff report back on comments made
- Heritage staff were asked to review a request that this Scenic Route be designated a Heritage Conservation District

Study Area & Key Features

- Mississauga Road between Streetsville and Port Credit
- Strengthen policies to protect key features along Study Area



Summary of Proposed Policy Changes

- Residential development - only detached homes fronting Scenic Route with 40 m (131 ft.) lot depths
- 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”)
- New policies to achieve the highest design and architectural quality development for non-residential uses at the north end of the Study Area

Comments

- Several comments made by the community are listed and addressed in the staff report
- Planning & Development Committee asked staff to review 3 items related to the Mississauga Road Scenic Route

PDC Comments

Heritage staff should review the potential for designation as a Heritage Conservation District (HCD)

- Heritage and Planning staff met with 4 residents who had requested the HCD. Heritage staff recommend that no further action be taken at this time as:
 - the residents could not identify the heritage elements/significance that should be protected through legislation
 - no property owners fronting Mississauga Road had indicated an interest in pursuing an HCD

PDC Comments

Does the City have a long term plan for tree replacement along Mississauga Road given the impact of the Emerald Ash Borer and Gypsy Moth?

- The City's Forestry staff monitor & manage trees along Mississauga Road annually impacted by Gypsy Moth to ensure they do not have long term negative impacts to trees
- Ash trees removed along Mississauga Road will be replaced close to where they are removed (or if not feasible, in the neighbourhood)
- Staff are continually monitoring for opportunities to plant trees City wide

PDC Comments

Enhanced streetscape policies or guidelines should be considered as part of this policy review

- Staff propose streetscape and urban design guidelines be prepared for the Study Area
- These guidelines will be brought forward to a future PDC meeting for consideration

Policies

- Only change in the recommended Official Plan policies since the June 2016 Staff Report is deletion of wording that would have modified the “**Residential Low Density I**” land use policies in two Neighbourhood Character Areas
- This recognizes that the policies apply to different land use designations along the Scenic Route

Recommendation

- That the proposed Official Plan amendments be approved in accordance with Appendices 2 and 3
- That Urban Design Guidelines be prepared by staff and brought forward to a future PDC meeting for Council endorsement