

Supplemental Implementation Report

Mississauga Road Scenic Route Policies Review

Wards 1, 2, 8, and 11

CD.21-MIS

Planning and Development Committee

March 20, 2017

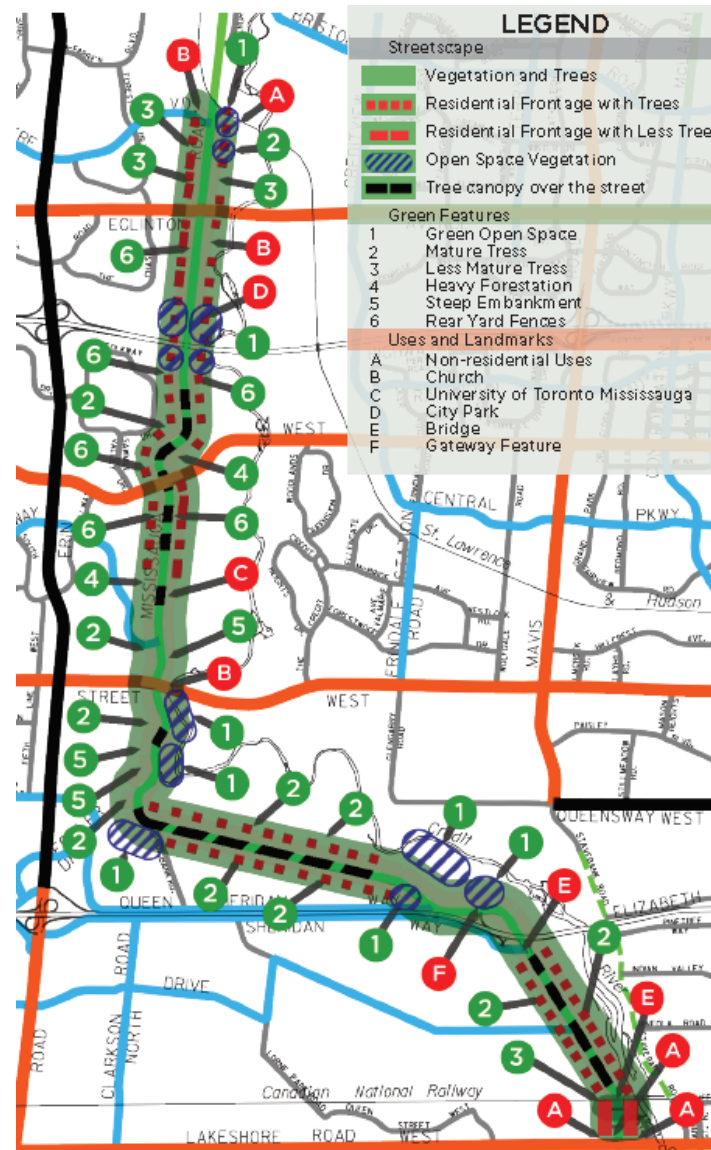


Background

- 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)
- October 24, 2016 – Planning and Development Committee deferred the Report on Comments in order to allow for further consultation between the Ward 11 Councillor, staff and residents

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

Discussion with Residents

- Ward 11 Councillor George Carlson attempted to set up meeting with representatives of the residents' group *Affected Neighbours*, City staff and himself
- This meeting was declined by *Affected Neighbours*
- Phone discussions and emails were used instead to understand remaining concerns
- Staff Report outlines concerns and responses

Discussion with Residents

Key remaining concern of Affected Neighbours: The new policies do not address the heritage components of the Scenic Route.

- Existing OP heritage policies related to cultural heritage resources and cultural heritage properties address this (Sections 7.4.1 & 7.4.2)
- Scenic Route is part of the City's Cultural Landscape
- Heritage and Planning staff agree that no additional heritage-related policies are required

Discussion with Residents

Following discussions with Affected Neighbours, it is recommended that one wording change to the policies be made to provide further clarity on residential development abutting Mississauga Road:

Section 9.3.3.11 (a):

“ In order to preserve its historic streetscape character and appearance, residential development of the portion of lands with frontage along Mississauga Road will generally be on lots with a minimum lot depth of 40 m. These lots will be developed with detached dwellings; consequently, other forms of development will not be permitted. This policy does not apply within the Port Credit Local Area Plan (i.e. south of the CN/Metrolinx rail corridor).

Recommendation

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