

2016 YEAR IN REVIEW  
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# COMMISSIONER'S MESSAGE

## PLANNING & BUILDING

The theme for 2016 was Transformation by Design. This transformation can be seen in our strategic initiatives, studies, process improvements, policies and the projects the private sector is bringing forward for approval. The work of the Planning and Building Department in conjunction with our partners in the other departments and agencies is focused on all five of the strategic pillars: Move, Belong, Connect, Prosper, and Green.

The projects featured here are just a sampling of the breadth of our work and the complexities in transforming our City.

2017 will continue the momentum, addressing the opportunities and challenges of a maturing city. We are working with our internal and external partners as well as the private sector to invest in a strong future for the City.

Mississauga continues to be a place where people choose to be.



**Ed Sajecki**  
Commissioner,  
Planning & Building Department

“Mississauga continues to  
be a place where people  
choose to be.”

# PARTNERS

## IN CITY BUILDING

- Bell Canada
- Canada Lands Corporation
- Canada Post
- Canadian National Railway
- Communications Division
- Conseil Scolaire De District Catholique Centre-Sud
- Conseil Scolaire Viamonde
- Conservation Authority
- Corporate Performance & Innovation
- CP Rail
- Culture Division
- Dufferin-Peel Catholic District School Board
- Economic Development Office
- Enbridge Gas Distribution Inc.
- Enbridge Pipelines
- Enersource Hydro Mississauga Inc.
- Environment Division
- Finance Division
- Fire & Emergency Services Division
- Go Transit (Metrolinx)
- Government of Canada
- Government of Ontario
- Greater Toronto Airports Authority
- Human Resources Division
- Hydro One Networks Inc.
- Land Use Planning, Infrastructure Ontario
- Legal Services Division
- Legislative Services Division
- LRT Office
- Ministry of Citizenship, Culture and Recreation
- Ministry of Environment and Climate Change
- Ministry of Transportation
- Mississauga Library System
- Municipal Heritage Committee
- Ontario Power Generation Inc.
- Orangeville Railway Development Corporation
- Parks and Forestry Division
- Peel Regional Police
- Region of Peel
- Revenue & Material Management Division
- Rogers Cable
- Sarnia Products Pipe Line
- Sun-Canadian Pipe Line Company Limited
- The Peel District School Board
- TransCanada Pipelines
- Transit Division
- Trans-Northern Pipelines Inc.
- Transportation and Infrastructure Planning Division
- Trillium Health Partners
- Union Gas Limited

# DEVELOPMENT LIAISON

Highlights for 2016 included:

Substantial Completion of the Sheridan College HMC (Hazel McCallion Campus) Phase II Building by Infrastructure Ontario, in advance of classes beginning in January 2017;

Facilitating the resolution of planning and development issues by all internal and external stakeholders in a timely and efficient manner:

- Magellan Aerospace;
- ErinoakKids;
- Royal Sun Alliance Canada - Mississauga Gateway Centre;
- Port Credit GO Station Redevelopment;

**Jim Doran**

Strategic Leader, Development Liaison,  
Office of the P&B Commissioner



Source: Sheridan College



**STRATEGIC  
COMMUNITY  
INITIATIVES**

# STRATEGIC COMMUNITY INITIATIVES DIVISION

## Strategic Community Initiatives (SCI)

- Advances the City's Strategic Plan by developing long range visions for the future
- Conducts comprehensive and innovative community engagement
- Facilitates collaboration with multi-departmental staff and cross-jurisdictional agencies to achieve the City's strategic goals

**Susan Burt**, Director

**Steven Bell**, Manager, Downtown Collaborative

**LeeAnn Lloyd**, Strategic Leader, Vision Cooksville

**Ruth Marland**, Strategic Leader, Inspiration Port Credit

**Lorenzo Ruffini**, Strategic Leader, Inspiration Lakeview

“Advances the City’s  
Strategic Plan by developing  
long range visions for the  
future.”

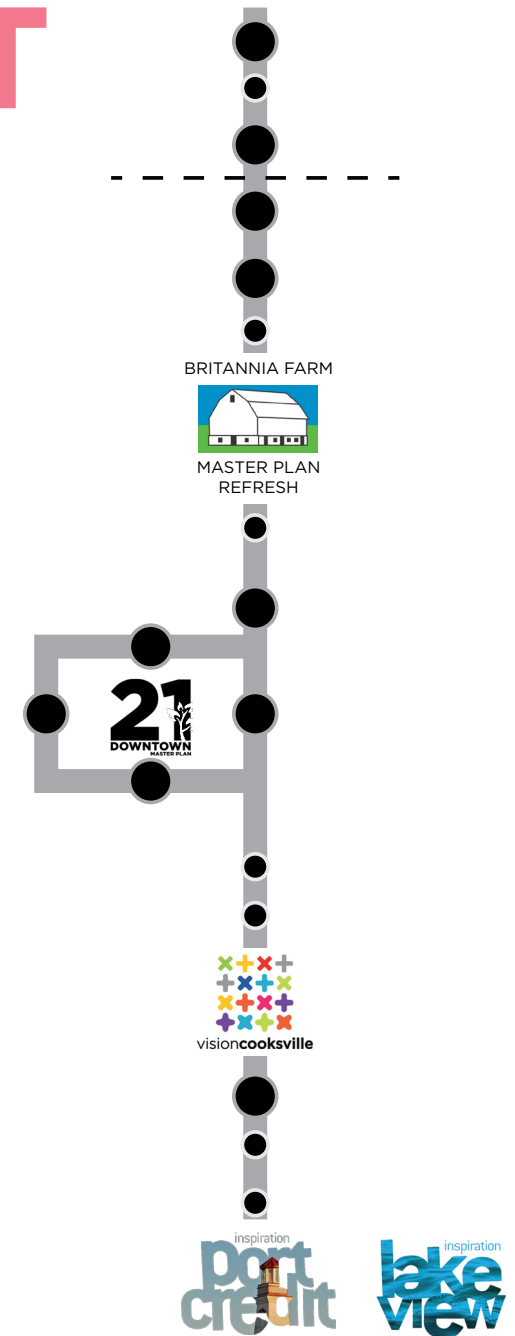
# HURONTARIO LRT

## STOP DESIGN HIERARCHY

In 2016, Council approved the Hurontario LRT Stop Design Hierarchy that was developed by SCI in collaboration with the HLRT Project Office.

The framework strategically prioritizes areas for signature stops to support the ongoing transformation and evolution of the City. The hierarchy connects a range of strategic initiatives, visions and master plans along the Hurontario Corridor in support of the City's Strategic Plan.

**Steven Bell**, Manager, Downtown Collaborative



# BRITANNIA FARM

## MASTER PLAN

The City has been assisting the Peel District School Board with a refresh of the Britannia Farm Master Plan (1989) for approximately 80 hectares of farmland adjacent to the School Board's Central Office at Matheson and Hurontario.

The master plan refresh will focus on the future sustainable use of the Farm as an educational resource for the School Board. It will serve as a tool to continually develop, refine and implement educational programs, create the physical infrastructure on the site, determine appropriate public access and manage the physical and environmental resources on the Farm.

**Lorenzo Ruffini**, Strategic Leader, Inspiration Lakeview





# DOWNTOWN MISSISSAUGA

## COMMUNICATIONS PLAN

The Communications Plan was launched in an effort to reach out to the public and landowners as we progress towards the update on the Downtown Master Plan. Accomplishments to date include multiple additions to the external Downtown website, the design of a bold social media identifier and execution of the promotional campaign on events taking place in Downtown Mississauga.

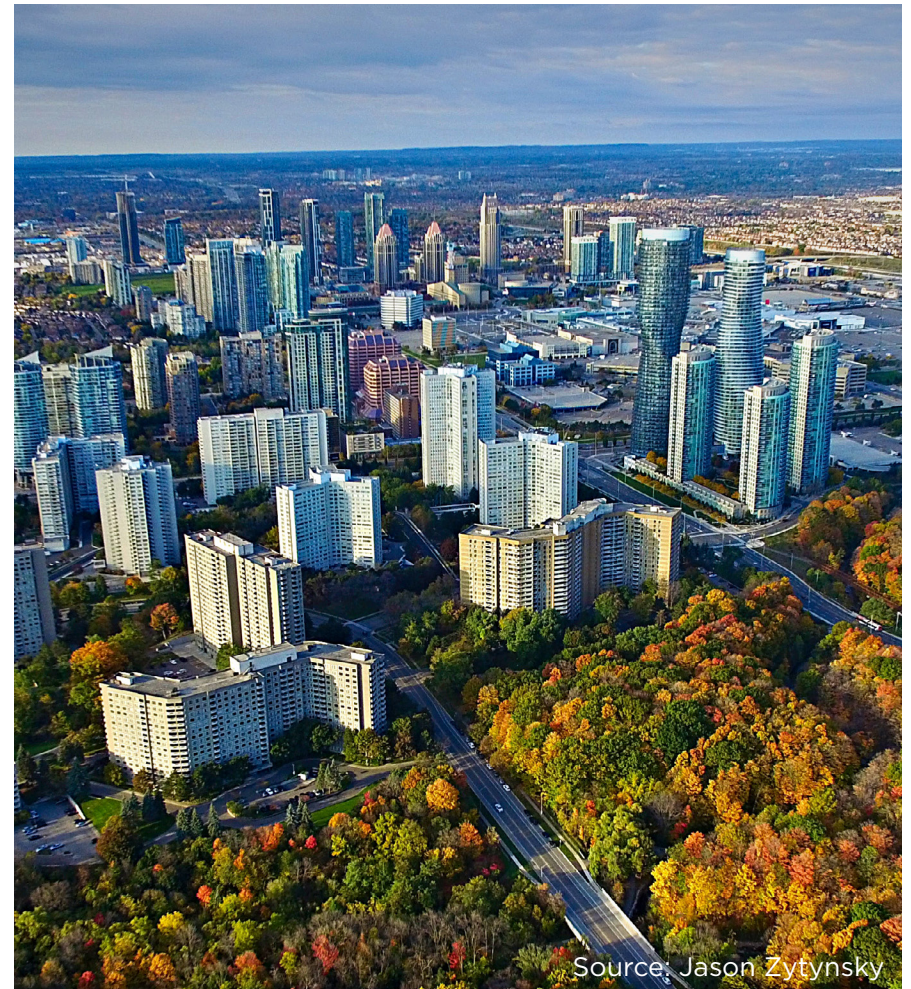
**Steven Bell**, Manager, Downtown Collaborative

## SHERIDAN COLLEGE

A strategic and collaborative partnership between the City, Infrastructure Ontario, Sheridan Creative Partnership and Sheridan College in support of the City's Belong and Connect Strategic Pillars.

Opened in January 2017, the Sheridan Phase II Campus Building is designed to accommodate over 3,000 additional students with creative sector programs in Architecture, Interior Design, Interior Decoration and Visual Merchandising.

**Jim Doran**, Strategic Leader, Development Liaison



Source: Jason Zytynsky

# VISION COOKSVILLE

In 2016, the Vision Cooksville project team conducted a broad community engagement process to create a 20 to 30-year vision for Cooksville, the area surrounding the busy intersection of Dundas and Hurontario. With the exciting announcement of major transit infrastructure investments and targeted population growth, this Vision will guide future development to create a welcoming and walkable urban neighborhood. A neighbourhood with thriving local businesses, a range of housing, social and cultural opportunities, a community hub, vibrant parks and open spaces, and its own unique identity. The long range vision report and supporting action plan was approved by Council in June 2016.

**LeeAnn Lloyd**, Strategic Leader, Vision Cooksville





# WATERFRONT

## INSPIRATION LAKEVIEW

In 2016, the project team moved forward with the following as part of the implementation of the Inspiration Lakeview Master Plan:

- Supported the Official Plan Amendment process to implement the master plan.
- Finding opportunities for public access to portions of the site is currently underway, and the City and the Province are in the process of initiating an Innovation Corridor Feasibility Study

**Lorenzo Ruffini**, Strategic Leader, Inspiration Lakeview





# WATERFRONT

## INSPIRATION PORT CREDIT

Inspiration Port Credit is about embracing the important history of Port Credit while envisioning a bright, new future for the waterfront. 1 Port Street East is envisioned as a “Marina Marketplace”, drawing people to the water’s edge to live, work, make, and play.

In 2016, a Master Plan was developed and approved by Council for 1 Port Street East, incorporating public input and technical marina and boating, office and public market studies.

The City is pursuing an Official Plan Amendment to implement the master plan while working with Canada Lands Company (CLC) on an agreement to protect for the future marina at 1 Port Street East.

In December 2016, Imperial Oil Limited, the owners of the former refinery site on Lake Ontario at Mississauga Road, signed an agreement of purchase and sale with Port Credit West Village Partners Inc. to remediate and redevelop the site in accordance with the Council approved Master Planning Framework.

**Ruth Marland**, Strategic Leader, Inspiration Port Credit





**POLICY**

**PLANNING**

# POLICY PLANNING DIVISION

Our division is the city's catalyst for innovative planning and city building. We have the distinct role in creating the City's future land use vision through the Official Plan. Our strategy involves information analysis, policy development, visioning and action planning, incentive strategies and managing the City's overall growth. Our upcoming Affordable Housing Strategy will be a key initiative for residents and those who plan to call Mississauga home. In 2016, we engaged with residents through public workshops on various community initiatives, including Dundas Connects and Shaping Ninth Line. We initiated the Downtown Community Improvement Plan; a new tool to incent office development. We also launched the Planning Information Hub that tells the story of Planning and Building by mapping out information across the City. These initiatives demonstrate we are a Division that looks for innovative ways to plan our future.

**Andrew Whittemore**, Director, Policy Planning

**Karen Crouse**, Project Leader

**Steve Czajka**, Manager, Information Planning

**Angela Dietrich**, Manager, City Planning

**Paulina Mikicich**, Project Leader

**Andrew Miller**, Strategic Leader, Dundas Corridor

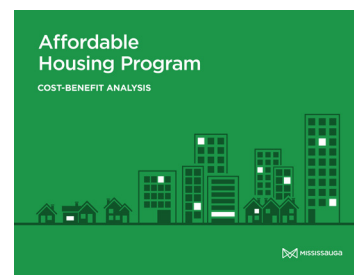
**“Our division is the city’s  
catalyst for innovative  
planning and city building.”**

# AFFORDABLE HOUSING STRATEGY

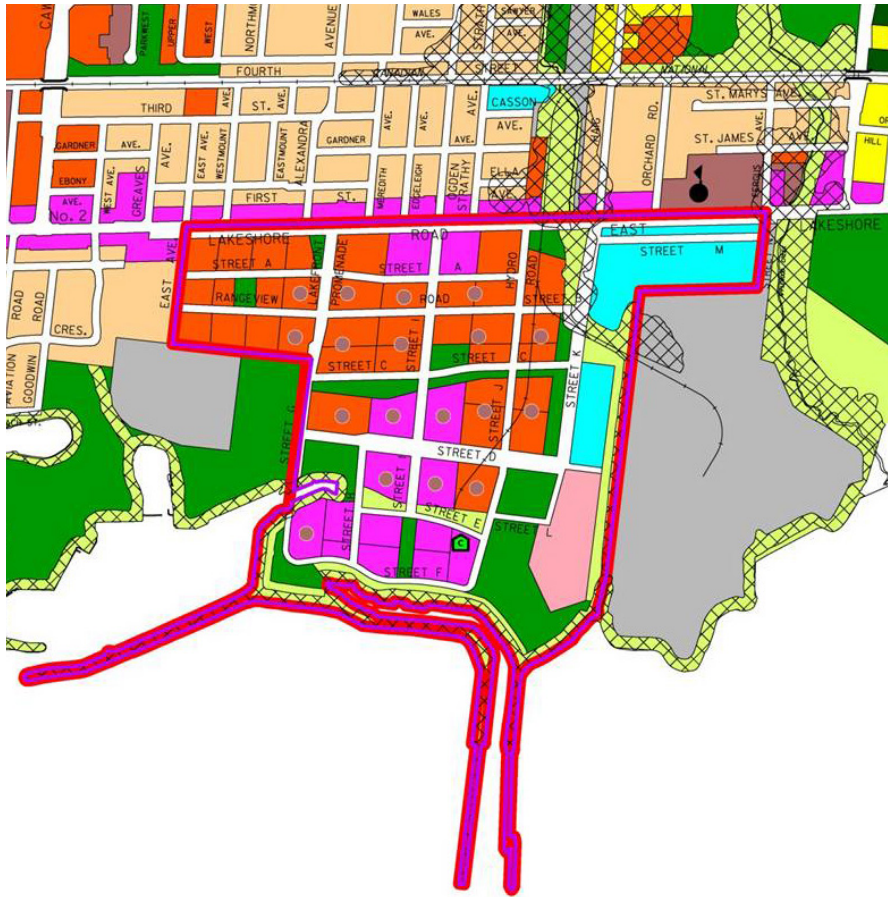
Housing is an issue that touches every resident and business. Making Room for the Middle: Mississauga's Housing Strategy is the culmination of the City's Affordable Housing Program. As this is the City's draft strategy, if approved, it should serve as the City's blueprint to foster a supportive environment to develop affordable housing for all. The strategy is proposed to include a series of actions that are aimed at removing existing regulatory and administrative barriers to the development of housing for middle income households.

Emily Irvine, Planner, Policy Planning

**30%**  
Housing is considered affordable when it costs less than 30% of annual gross household income



# IMPLEMENTING INSPIRATION LAKEVIEW



The next step in creating a model sustainable community on our waterfront was taken through the drafting of the Lakeview Waterfront Official Plan Amendment.

The amendment translates the vision and ideas outlined in the Inspiration Lakeview Master Plan into a new planning framework that will unlock the area's potential.

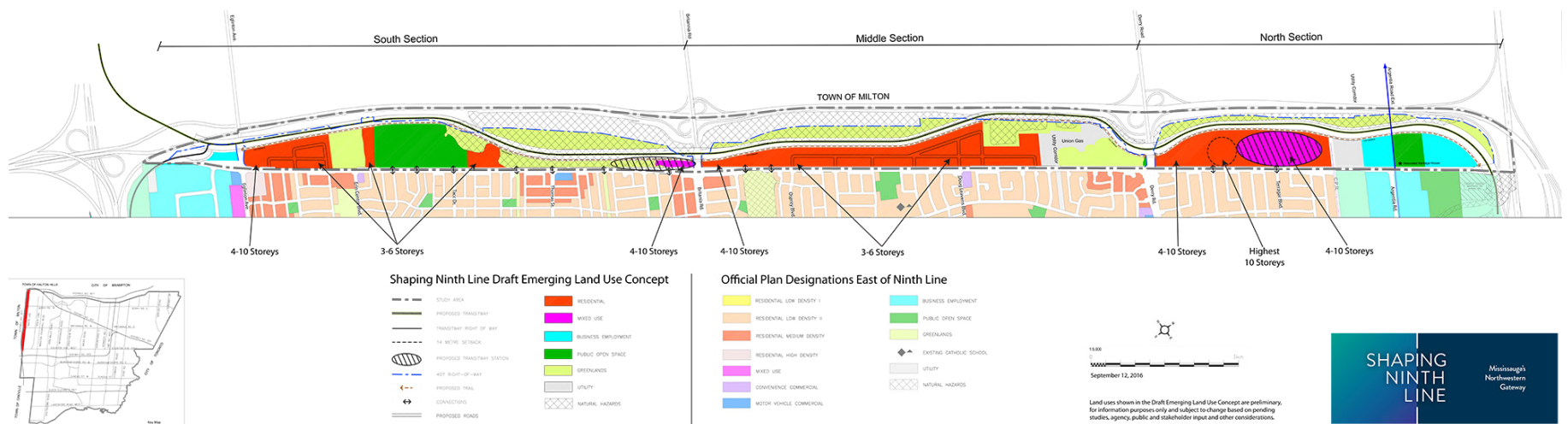
The proposed policies were discussed with the public, landowners, departments and agencies. Staff are reviewing comments to ensure all issues are addressed.

**Paul Stewart**, Planner, Policy Planning

# SHAPING NINTH LINE

Shaping Ninth Line is about a vision for the last remaining greenfield lands in Mississauga - one that puts in place a planning framework for the future that is transit-supportive, provides a mix of uses and is connected and well-planned. Future growth for the Ninth Line lands will plan for a new, healthy and complete community adjacent to the Lisgar and Churchill Meadows neighbourhoods, including adding additional employment next to the Meadowvale Business Park and Churchill Meadows employment area. We completed public workshops in 2016 related to the Emerging Land Use Concept which will be finalized in 2017, including additional studies and a Final Plan.

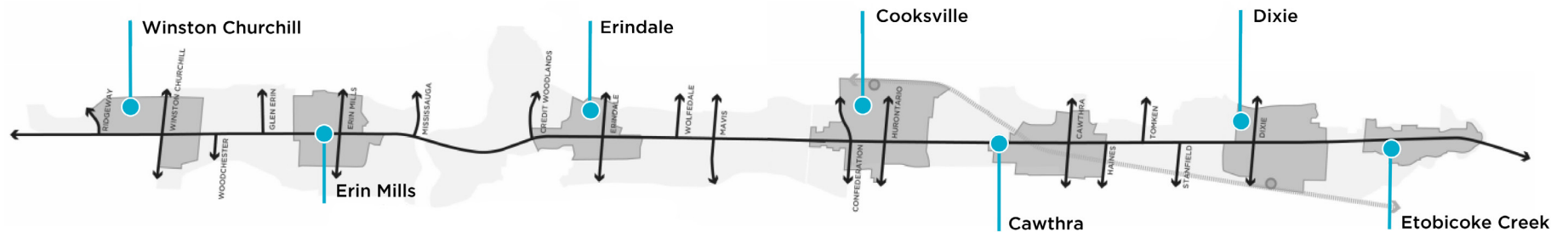
Frank Marzo, Planner, Policy Planning



# DUNDAS CONNECTS

Dundas Connects will create a Master Plan for rapid transit, intensified land use, and an improved urban realm along Dundas Street. In 2016, we completed two rounds of intensive public engagement. Equipped with feedback from residents, we're ready to deliver a strong plan in 2017 - a plan that will make Dundas Street, Mississauga's next great corridor.

**Andrew Miller**, Strategic Leader, Dundas Corridor





# DOWNTOWN

## COMMUNITY IMPROVEMENT PLAN



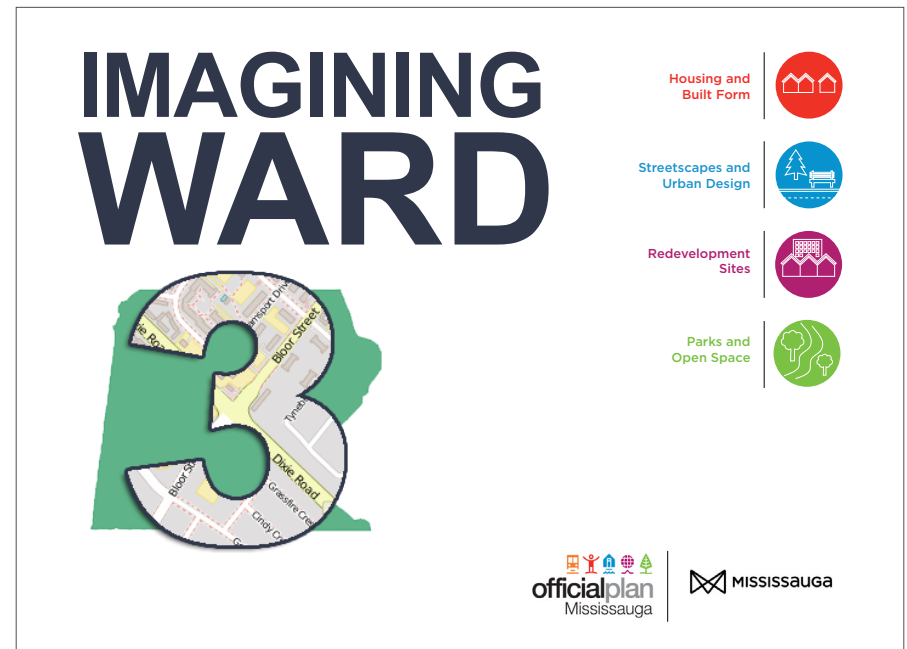
Offices are critical for a successful downtown. The Downtown Community Improvement Plan (CIP) is intended to attract new office development with the use of financial incentives to the Downtown Core. In September 2016, the Community Improvement Project Area boundary expanded to the entire Downtown Core Character Area (by by-law). Final approval of the CIP is targeted for 2017 so that development applications can be submitted and considered for incentives.

**Shahada Khan**, Planner, Policy Planning

# IMAGINING WARD 3

The Imagining Ward 3 engagement process was launched in January 2016 and focused on how change can impact a neighbourhood's character, specifically within the Rathwood and Applewood Neighbourhoods. Through a community dialogue, residents helped create a vision to manage change and direct future growth within their community. The key findings from that community dialogue have been used to develop an educational brochure titled *Imagining Ward 3*. In addition, a clear definition of neighbourhood character was established, which staff will form into plan policy through amendments to Mississauga Official Plan in 2017.

**Frank Marzo**, Planner, Policy Planning





# PLANNING HUB

The Planning Information Hub is an innovative online tool that allows citizens to easily search through planning-related data. The Hub provides access to planning and building data from across the city, including information on planning projects, development applications and permits.

David Kranjcevic, Researcher, Policy Planning



MISSISSAUGA

## Planning Information Hub

- Awards
- Projects
- Development Applications
- Permits
- Growth Forecast Population
- GF Employment
- GF Housing
- Projected Density
- Census
- Employment Density
- Employment Trends
- Landuse
- Residential Directory

## Mississauga Urban Design Awards

2005-2015

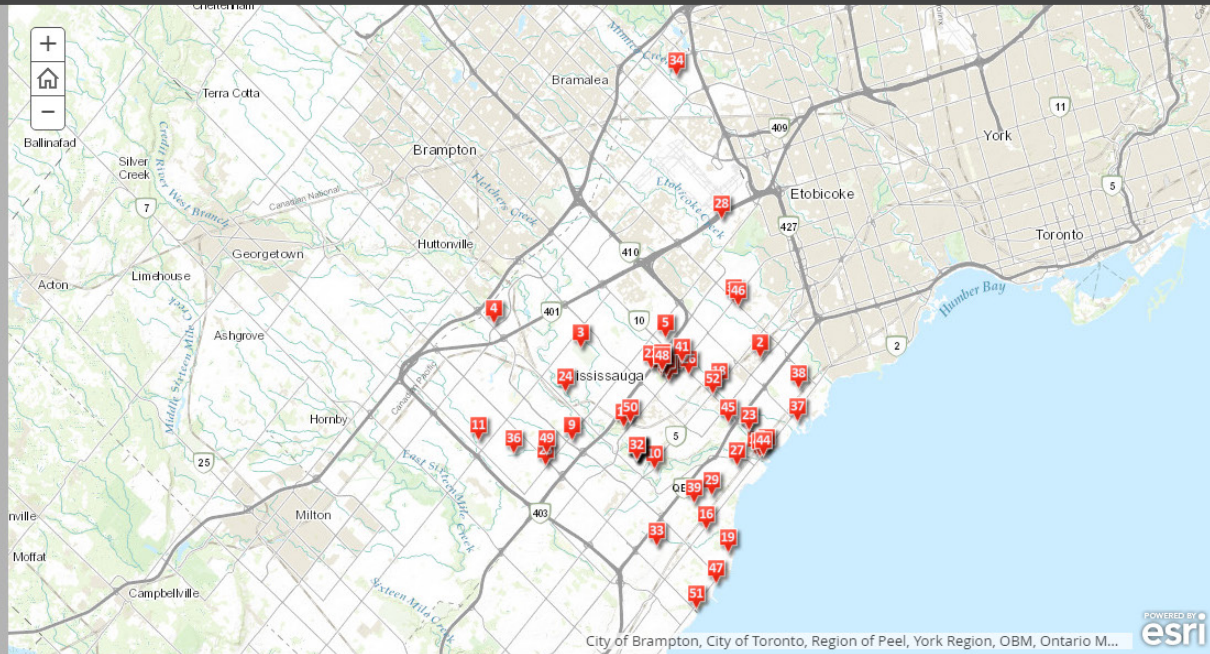


**PLANNING INFORMATION HUB**

Welcome to the Mississauga Planning & Building Department. Start your tour of our Urban Design Excellence dating back to the 1980s. Learn about the amazing work that is going on in the Department. Continue your tour to learn about our Mississauga Atlas from different perspectives: population, housing, employment, vacant lands, growth forecast, and the environment. Enjoy!

**Planning Information Hub**

The **Urban Design Awards** recognize and celebrate excellence in the design of our urban environment. Take a photo tour of our urban design awards. View all of the awards dating back to the **1980s**.



POWERED BY esri

- CityGate, Phase 1
- AstraZeneca Canada Inc., Phase 2-Amenities Facility
- BraeBen
- Microsoft Canada Headquarters
- The Peel Youth Village
- 70 & 80 Port Street East, and Port Street Market
- The University of Toronto at Mississauga Campus Master
- The Capital Condominiums
- Carlo Fidani Peel Regional Cancer Centre at Credit Val
- Heritage Orthodontics
- Osprey Marsh
- Rivers







# BUSINESS DIRECTORY

The Planning & Building Department, in partnership with the Economic Development Office, is proud to announce the new, free and interactive 2016 Mississauga Business Directory. The directory can be found on the Planning Information Hub and our Open Data website.

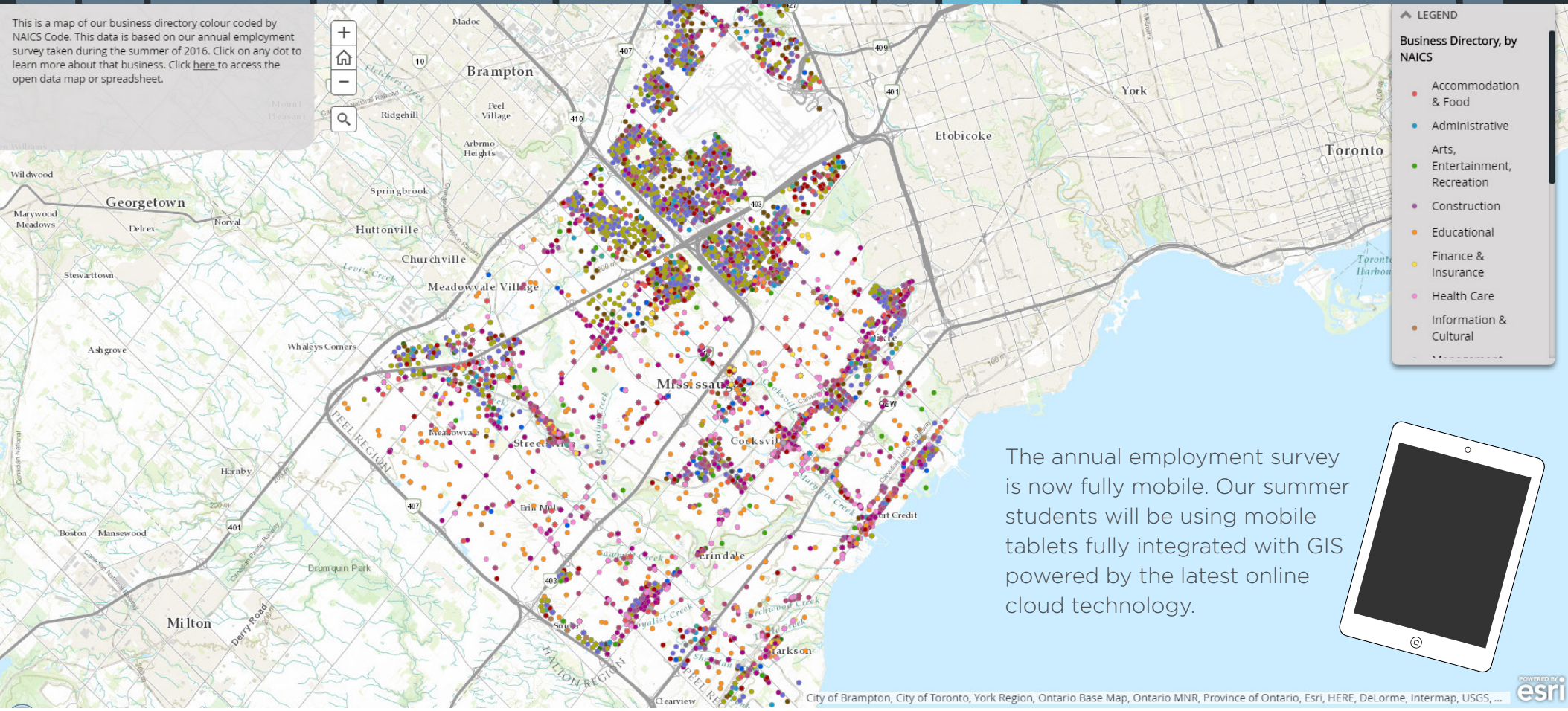
Irena Rostkowska, Annual Employment Survey Coordinator, Policy Planning

## Planning Information Hub

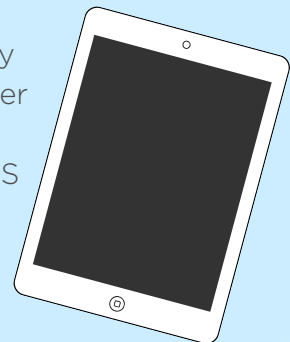


- Awards
- Projects
- Development Applications
- Permits
- Growth Forecast Population
- GF Employment
- GF Housing
- Projected Density
- Census
- Businesses
- Employment
- Employment Trends
- Landuse
- Residential Directory

This is a map of our business directory colour coded by NAICS Code. This data is based on our annual employment survey taken during the summer of 2016. Click on any dot to learn more about that business. Click [here](#) to access the open data map or spreadsheet.

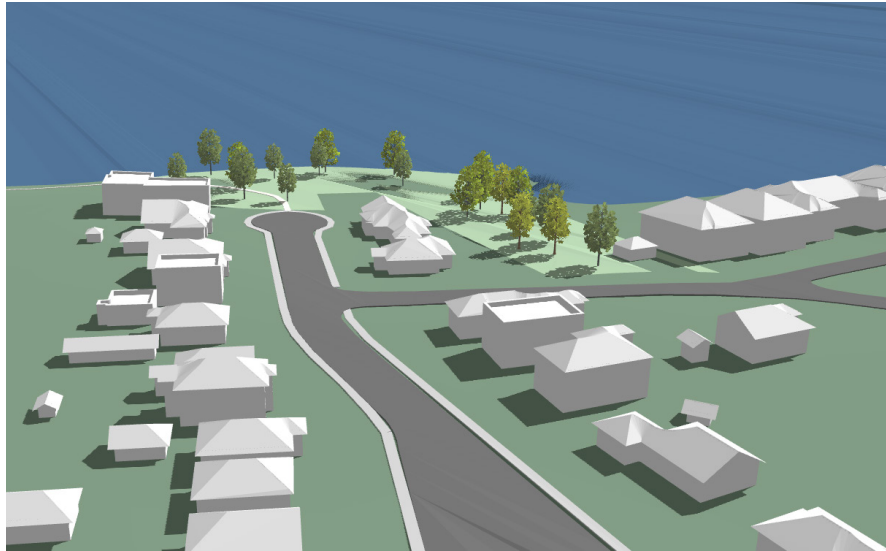


The annual employment survey is now fully mobile. Our summer students will be using mobile tablets fully integrated with GIS powered by the latest online cloud technology.



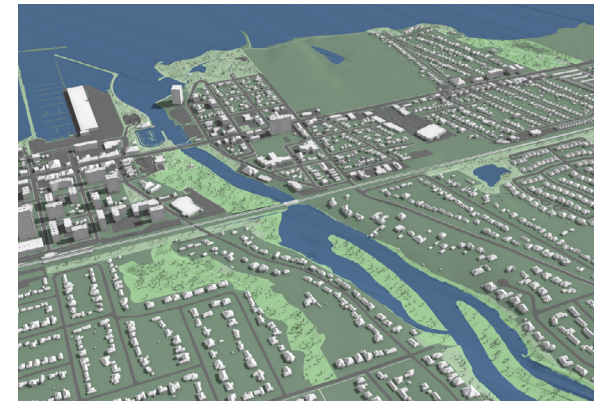
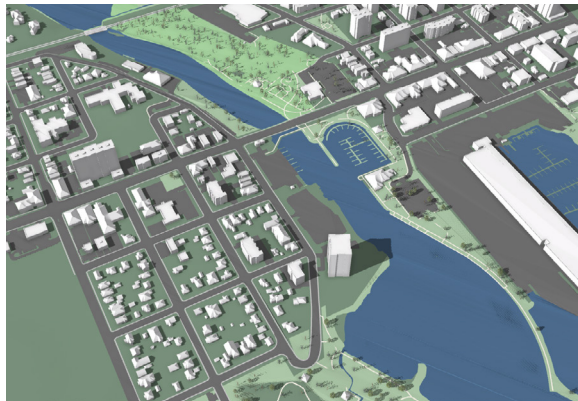


# 3D VISUALIZATION



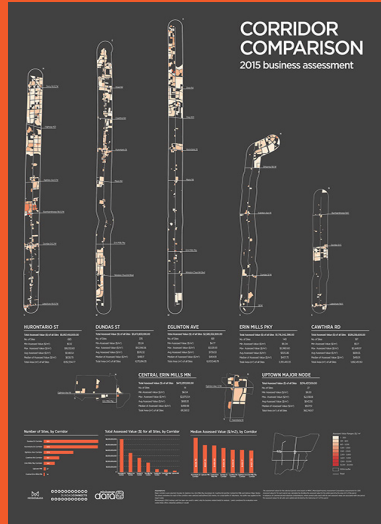
The Planning & Building Department is developing a city-wide 3D model for visualization and collaboration. The goal is to be able to use this model to collaborate with our citizens, landowners, and developers around new master plans, local area plans, development applications, and even modelling future growth scenarios. We plan to make this model available in an online viewer application and in open data for everyone to explore!

**Dulini Ratnayake**, GIS Specialist - Visualization, Policy Planning



# INNOVATION

## DATA ANALYSIS + VISUALIZATION



Land Value Analysis

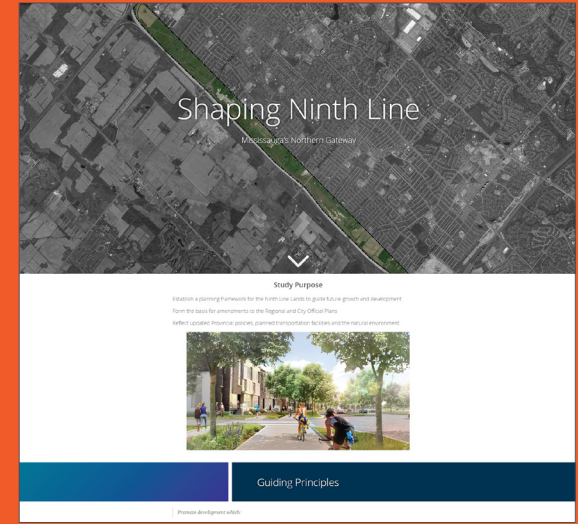
**Focus on Mississauga 2014 - Official Plan Targets: How are we doing?**

	DENSITY TARGET	MEETS DENSITY TARGET	2012 DENSITY (EA)	2014 DENSITY (EA)	2014 DENSITY COMPARISON TO 2012*	PPJ RATIO TARGET	MEETS PPJ TARGET	2012 PPJ RATIO (PERSONS / JOB)	2014 PPJ RATIO (PERSONS / JOB)	2014 PPJ RATIO COMPARED TO 2012*
<b>DOWNTOWN</b>										
Cora	min 200 / ha	NO	210.7	189.0	NO	1:1	-	16:1	1.6:1	-
Cookville	min 200 / ha	NO	148.6	141.4	NO	1:1	-	34:1	3.7:1	-
Fairview	min 200 / ha	NO	189.7	184.5	NO	1:1	-	17.8:1	26.7:1	-
Hospital	min 200 / ha	NO	177.6	189.8	NO	1:1	-	22:1	1.7:1	-
Summary	min 200 / ha	NO	181.7	186.5	NO	1:1	NO	24:1	2.3:1	NO
<b>MAJOR NODES</b>										
Central Erin Mills	200 to 300 / ha	NO	89.9	84.6	NO	1:2 TO 2:1	YES	1:1.2	1:1.3	-
Uptown	200 to 300 / ha	NO	132.6	131.7	NO	1:2 TO 2:1	NO	5:1.3	5.8:1	NO
<b>COMMUNITY NODES</b>										
Clarkson Village	100 to 200 / ha	NO	97.6	89.0	NO	1:2 TO 2:1	NO	3:1.3	2.4:1	NO
Malton	100 to 200 / ha	YES	101.3	100.3	-	1:2 TO 2:1	NO	3:6:1	3.4:1	NO
Meadowdale	100 to 200 / ha	YES	106.0	103.4	-	1:2 TO 2:1	NO	2.4:1	2.5:1	NO
Port Credit	100 to 200 / ha	NO	111.9	92.6	NO	1:2 TO 2:1	NO	3:2:1	3.0:1	NO
Rathwood-Applewood	100 to 200 / ha	NO	101.0	91.8	NO	1:2 TO 2:1	NO	3:2:1	3.7:1	NO
Sheridan	100 to 200 / ha	YES	114.4	119.8	NO	1:2 TO 2:1	NO	2:2:1	2.3:1	NO
South Common	100 to 200 / ha	NO	82.0	85.5	NO	1:2 TO 2:1	NO	3.9:1	4.6:1	NO
Streetville	100 to 200 / ha	NO	61.6	51.7	NO	1:2 TO 2:1	YES	1:1	1:1.1	NO

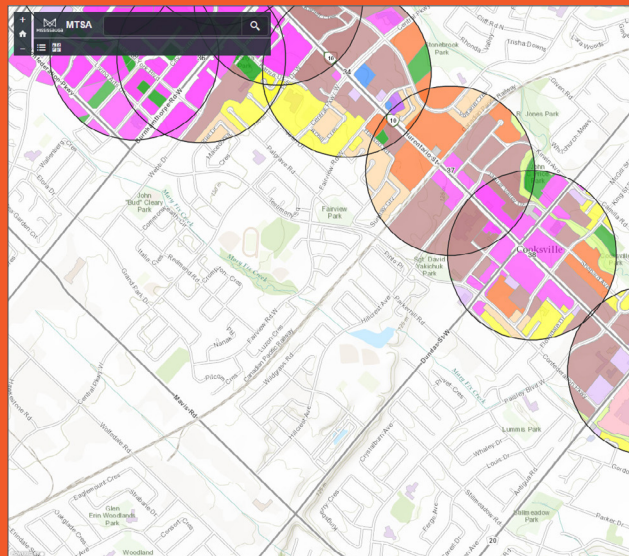
\* There was a change in methodology when calculating population between 2012 and 2014 that could result in population variations.

CITY OF MISSISSAUGA / PLANNING AND BUILDING DEPARTMENT

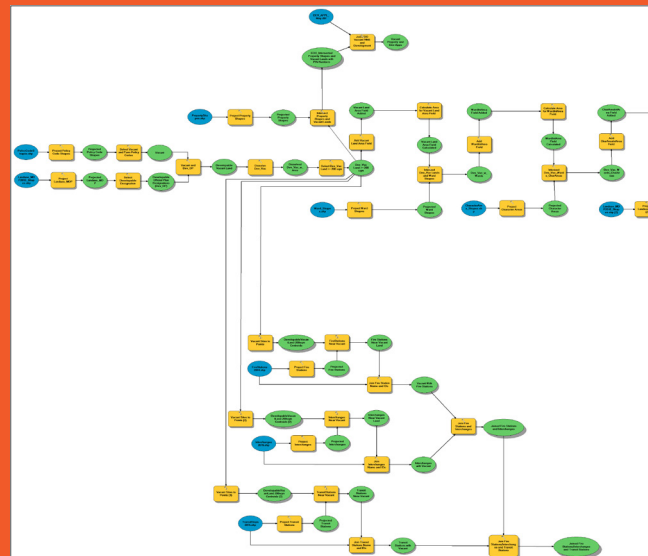
Official Plan Monitoring Infographics



Shaping Ninth Line Cascade Story Map



Major Transit Station Area Targets Analysis



Vacant Lands Model GIS Data Analysis



GIS Data Analysis + Visualization

**DEVELOPMENT**

**&**

**DESIGN**

# DEVELOPMENT & DESIGN DIVISION

The completion of major developments in 2016 helped shape and strengthen our communities while supporting private sector investments. Our Downtown continued its transformation to a dynamic and urban neighbourhood with the additions of Sheridan Phase 2, the Square One Southwest expansion, and new residential developments. Neighbouring communities also saw additions that delivered on our urban vision for the City. We honoured design excellence at the 34th Mississauga Urban Design Awards and looked at how the City transformed through time. As our City continues to change, we make it a priority to ensure good urban design within our City.

**Lesley Pavan**, Director, Development & Design

**Marianne Cassin**, Manager, Development Central (Wards 3, 4, 6, 7)

**Carmen Gucciardi**, Manager, Development Services

**Sharon Mittmann**, Manager of Urban Design

**Ray Poitras**, Manager, Development South (Wards 1, 2, 8)

**Chris Rouse**, Manager, Development North (Wards 5, 9, 10, 11)

**Ingrid Sulz-McDowell**, Manager, Planning Services Centre

“As our city continues to change, we make it a priority to ensure good urban design within our City.”

# PROJECTS

## DEVELOPMENT & DESIGN

### ZONING BY-LAW

- Update Zoning By-law
- Infill Housing for the South
- Infill Housing Provisions for Malton
- Site Plan Control By-law Updates
- Sheridan Research Park Official Plan and Zoning By-law Amendments

### SPECIAL PLANNING STUDIES

- Mississauga Scenic Route
- Horizontal Multiple Dwellings
- Port Credit and Cooksville Mobility Hubs
- Short Term Accommodations
- Telecommunication Tower Protocols
- Bill 73 Implementation

### PROCESS IMPROVEMENTS

- ePlans Launch
- Streamline Development Agreements
- One Stop Fees Payment
- Fees Review
- Payment in Lieu of Parking Delegation to Staff

### URBAN DESIGN

- Mississauga Urban Design Awards
- Billboard Signage Guidelines
- Expanded Streetscape Scope
- Mississauga Metrolinx Joint Urban Design Panel
- Participation in the HLRT process



# APPLICATION STATISTICS

**667**  
Variances

**109**  
Consents

**\$3.7 Million**  
Section 37  
monies negotiated

**138**

Planning  
Applications Approved

**1.9 million sq. ft.**  
Non-Residential  
GFA Approved

**1,900**

Number of  
Residential Units Approved

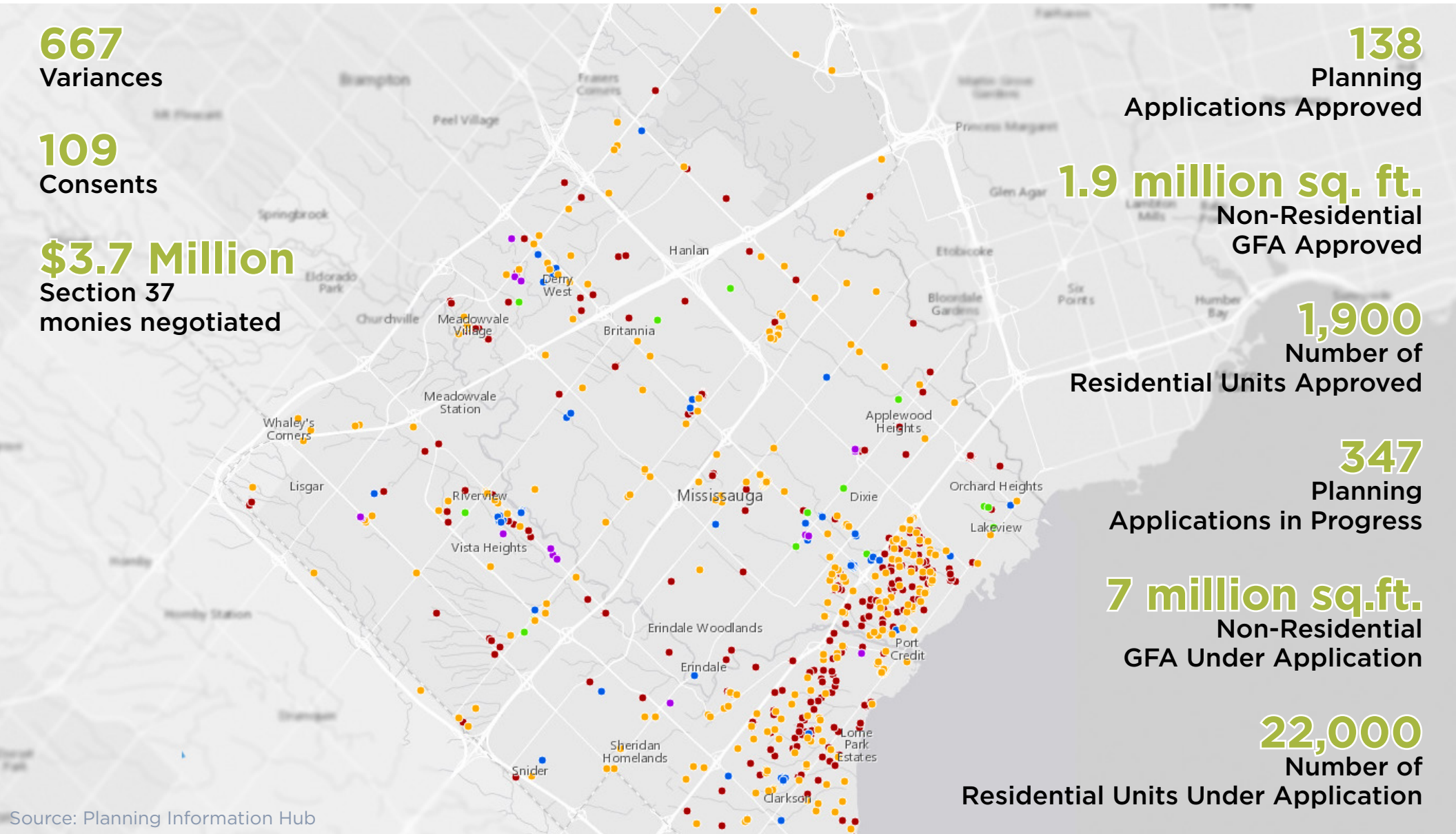
**347**

Planning  
Applications in Progress

**7 million sq.ft.**  
Non-Residential  
GFA Under Application

**22,000**

Number of  
Residential Units Under Application



# NOTABLE PROJECTS

## SHERIDAN COLLEGE PHASE 2

Phase 2 of Sheridan's Hazel McCallion Campus was built in 2016 and is a key piece in the continuing transformation of Mississauga's Downtown. The City's ongoing partnership with Sheridan College is helping to create a 24/7 vibrant urban core with dynamic buildings and attractive streets. The new 170,000 square-foot facility will bring an additional 3,200 full-time students to the campus, increasing total enrolment to approximately 5,500.

**Ben Phillips**, Planner, Development and Design



## THE CRAFTSMAN, CLARKSON VILLAGE

The development at 1575 Lakeshore Road West will represent a new gateway building into the Clarkson Village from the east end. The mid-rise apartment building will range in height from 4 storeys to 6 storeys and will incorporate a generous amount of stone in the façade materials. The building is uniquely situated, as it is surrounded by Birchwood Park to the north and east, and Turtle Creek to the west. As part of the project's approval, a Section 37 contribution is being made in the form of a new Clarkson Village entry feature, which will be visible to people entering the village from Lakeshore Road.

**David Breveglieri**, Planner, Development and Design





# NOTABLE PROJECTS

## 2 & 8 PROLOGIS BOULEVARD

There is a great deal of interest in developing lands in the Gateway Corporate Centre given the future LRT on Hurontario Street. The site plan application at 2 and 8 Prologis Boulevard is an excellent example of the type of development that the City envisions along this stretch of the LRT corridor.

**Stephanie Segreti-Gray**, Planner, Development and Design

## SQUARE ONE SOUTHWEST ADDITION

The south expansion at Square One Mall was the first development within the Exchange/Main Street District, intended to be the heart and soul of our Downtown Core. This expansion is the northern limit of the district. It breaks up the façade of the mall and adds height and interest, turning the mall outwards to embrace the public realm. Of particular importance are the streets and park to break down the large blocks of parking resulting in a lively pedestrian focus for the District.

**Jonathan Famme**, Planner, Development and Design



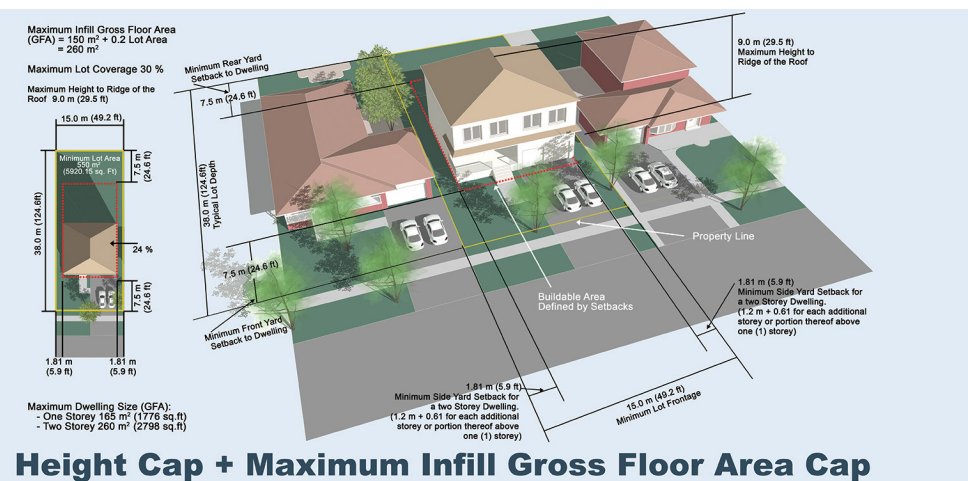
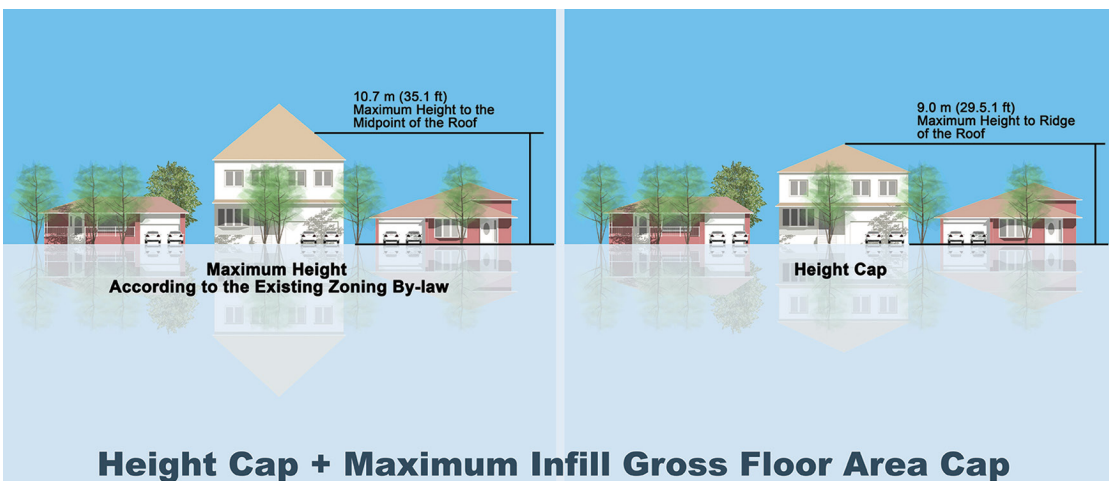
# NOTABLE PROJECTS

## MALTON INFILL HOUSING STUDY

This infill housing study in the Malton Area determined that changes were required to the Zoning By-law to address the issue of replacement housing and large additions that were significantly larger than existing homes, thereby impacting the established character of Malton neighbourhoods.

Massing controls that were implemented as a result of this study include: reducing the maximum lot coverage, limiting the gross floor area (GFA) for each zone, reducing the maximum height, reducing the maximum dwelling unit depth, and restricting an attached garage from projecting more than 2.0 meters beyond the front wall or exterior side wall of the first storey.

**Amr Merdan**, Urban Designer, Development and Design





# 2016 MISSISSAUGA URBAN DESIGN AWARDS

The City of Mississauga celebrated the 34th anniversary of the Mississauga Urban Design Awards program in 2016. This program is the longest-running program of its kind in Ontario. This year's theme was "Transformation by Design" which looked at how the City transformed through time from small communities into Canada's sixth largest city. This transformation happened by design through the interaction between people and places and the way buildings shaped together to make quality spaces.

**Amr Merdan**, Urban Designer, Development and Design

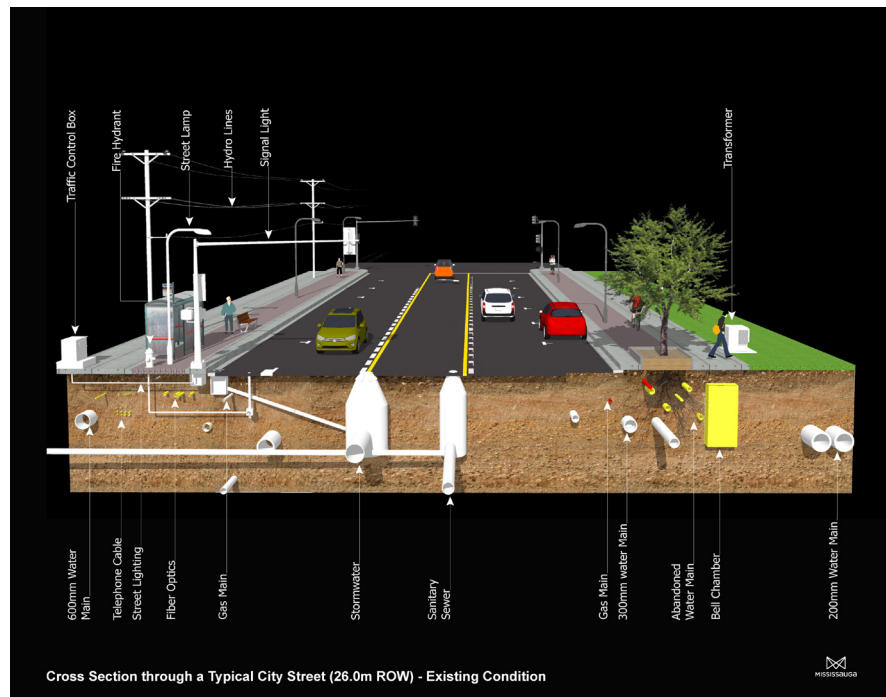


# BEAUTIFUL STREETS

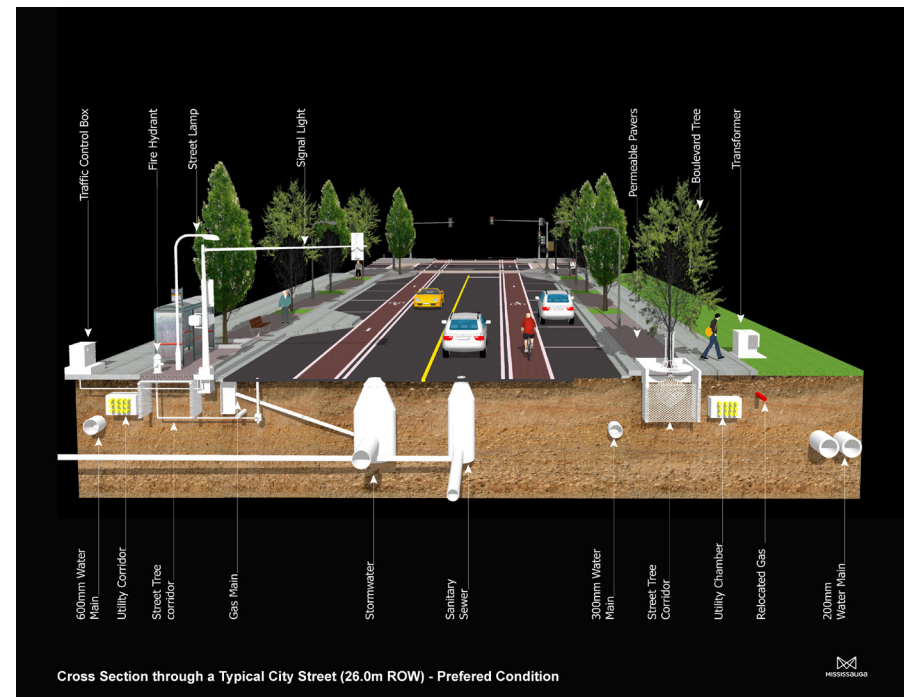
## BELOW AND ABOVE GROUND WORKING TOGETHER

The key to a great streetscape starts with ensuring the underground utilities do not dictate the design of a street above. Utilities need to be considered early in the process and need to be combined to ensure trees can be appropriately placed in the boulevard. These before and after images show the impact of an uncoordinated and coordinated street design.

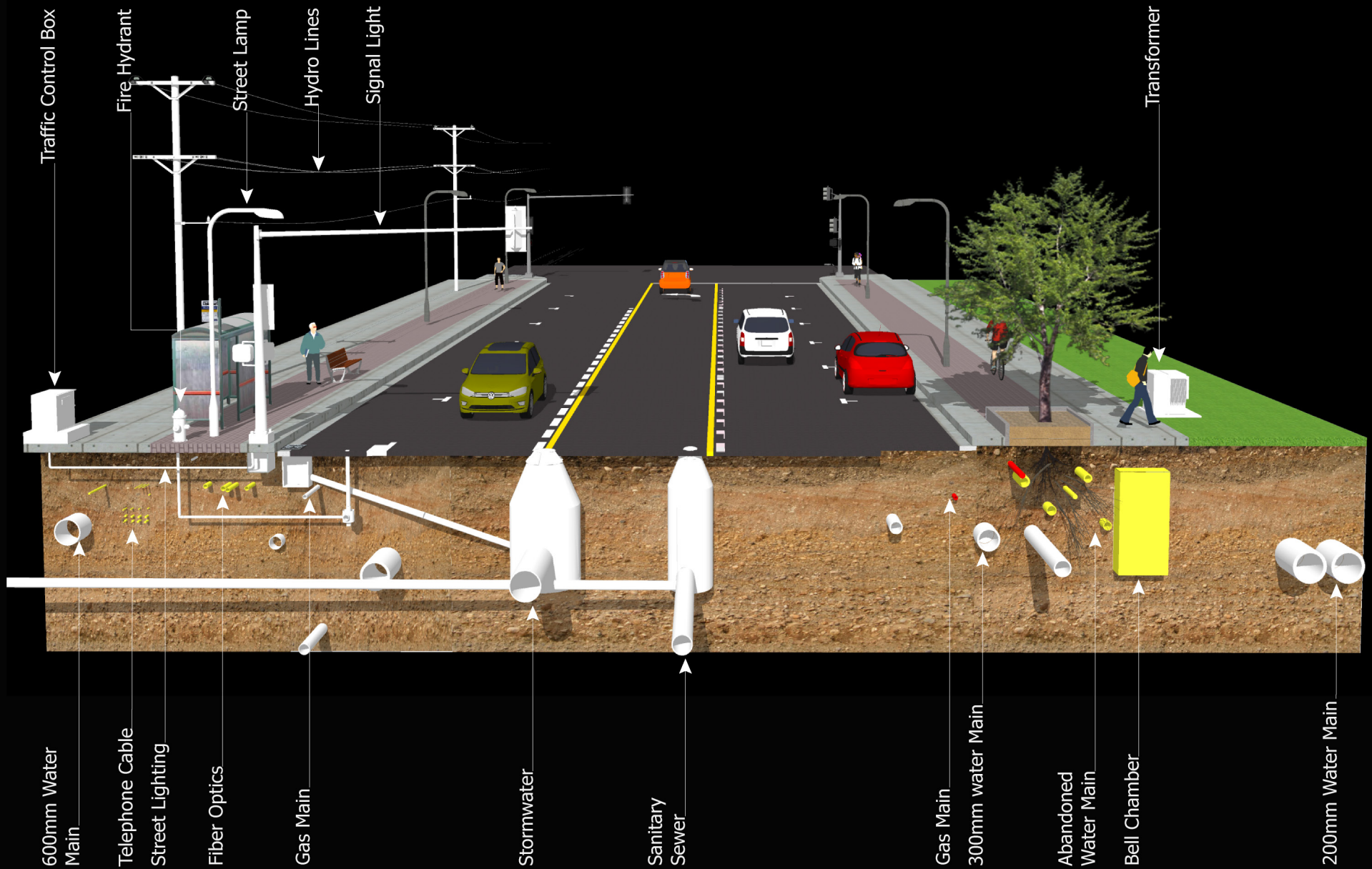
### EXISTING CONDITION



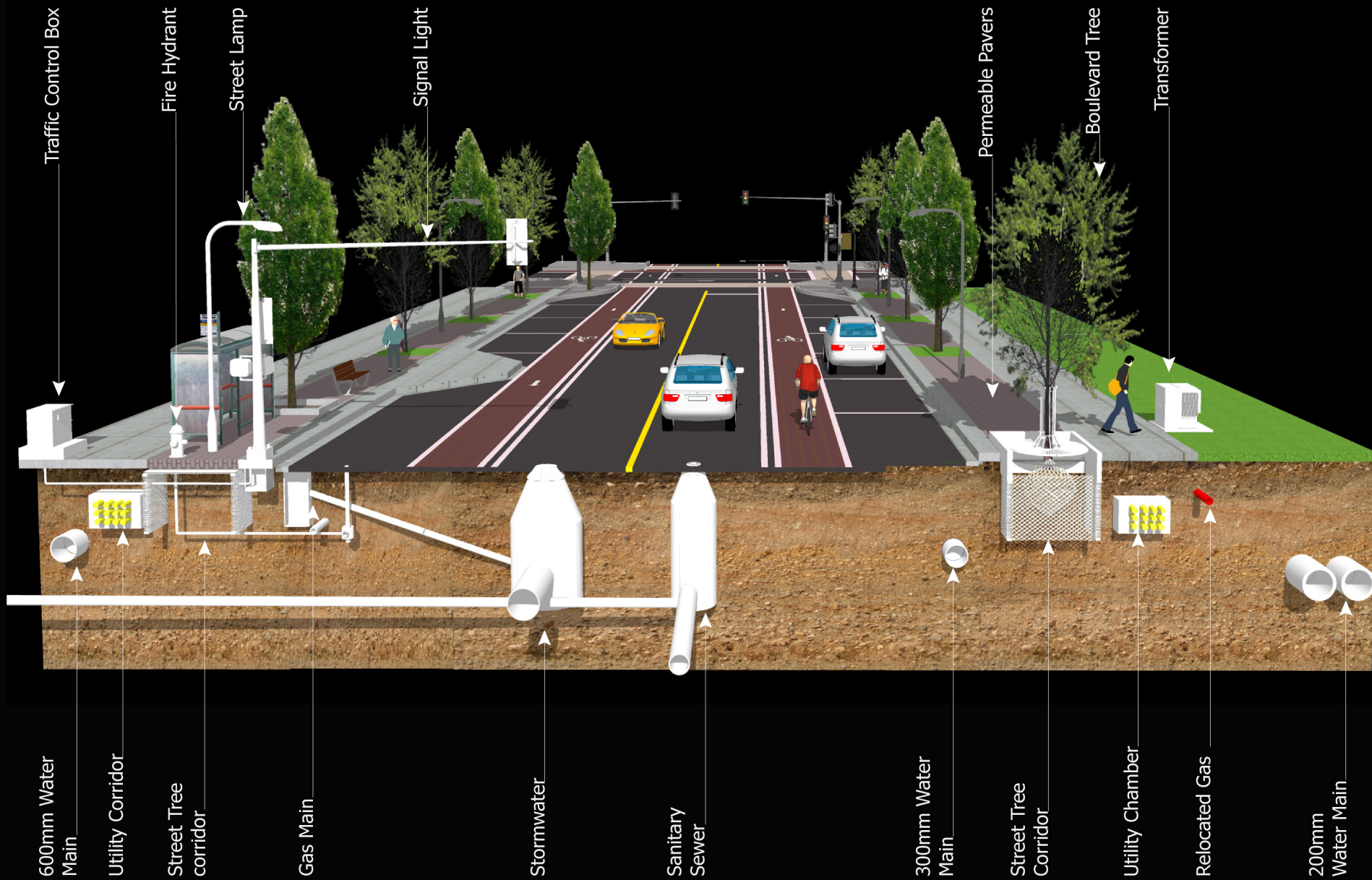
### PREFERRED CONDITION







Cross Section through a Typical City Street (26.0m ROW) - Existing Condition



Cross Section through a Typical City Street (26.0m ROW) - Preferred Condition



# URBAN DESIGN

## STREETSCAPE STRATEGY

In 2016, the Development and Design Division continued to work towards a streetscape strategy for the City of Mississauga by identifying priority areas for a more urban public realm treatment. The first phase of the strategy will focus on the Downtown which will be a key component of the LRT line.

**Sharon Mittmann**, Manager, Urban Design





# LANDSCAPING & PRESERVATION

Through the development process, securities are collected as a means to ensure City assets and the unique natural features of each site are preserved as best as possible. Many areas of Mississauga have significant mature tree canopies that took many decades to develop. Through the use of tree preservation techniques, we encourage owners and developers to preserve the natural features in order to ensure the character of each community is maintained.

**Dave Craig**, Landscape Technologist, Development and Design

Number of  
Site  
Inspections  
Completed

983

\$11.5  
million

Value of  
Landscape  
Securities Released



# PUBLIC CONSULTATION

Public consultation on development applications provides valuable insights and can improve projects.

Lesley Pavan, Director, Development & Design

Number of Community Meeting Notices Sent **24,000**

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**225** Approximate number of Staff hours spent engaging with the community

**Public Meeting**  
Planning and Development Committee

**3111 and 3123 Cawthra Road**  
East side of Cawthra Road, north of Dundas Street East  
Files: OZ 16/001 W3 and T-M16001 W3

Location of the Proposal

Applicant's Rendering

<p><b>Applicant's Proposal:</b> To revise the official plan and zoning to permit 38 three storey stacked townhomes and 4 three storey street townhomes. AND There is also a request to approve a proposed Plan of Subdivision to create 2 residential blocks, a public walkway and a new public road (a cul-de-sac at the end of Ericson Road).</p>	<p><b>Meeting Date:</b> Monday, December 5, 2016 <b>Time:</b> 6:30 p.m. <b>Meeting Place:</b> Mississauga Civic Centre Council Chamber, 300 City Centre Drive</p>
---	---

**Purpose of Meeting:**

- For the applicant to present the proposal
- For people to ask questions and share their views about the proposal
- For Planning and Development Committee to receive a report that provides information on the project

The report will be available on-line one week prior to the meeting at:  
<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

If you cannot attend the meeting and would like to share your views and/or you wish to be notified of further meetings or be added to the mailing list, please contact the Planning and Building Department by 12:00 p.m. on the day of the meeting:

- by mail to 300 City Centre Drive, 6<sup>th</sup> floor, Mississauga ON L5B 3C1
- by email to [application.info@mississauga.ca](mailto:application.info@mississauga.ca)

For detailed information contact:  
City Planner Aiden Stanley at 905-615-3200 ext. 3897 or [aiden.stanley@mississauga.ca](mailto:aiden.stanley@mississauga.ca)

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Lesley Pavan, Director  
Development and Design Division  
Planning and Building Department

See other side of notice for additional information and for legal requirements





**BUILDING**

# BUILDING DIVISION

2016 was the year we fully implemented ePlans, launched field automation and converted half a billion dollars of conditional permits to full permits. This allowed residential condominiums to progress to registration. This brought the 2016 construction value of permits issued to \$1.3 billion. Along with this, the Building Division took the lead on second-unit registration, working with our partners in Fire Prevention and Life Safety. An excellent example of teamwork was the Hickory Drive incident which exemplified how well City of Mississauga departments function as a team. We all pulled together to bring order to this event and support the community.

**Ezio Savini**, Director, Building, Chief Building Official

**David Baker**, Manager, Plan Examination, Deputy CBO

**Leo Cusumano**, Manager, Inspection, Deputy CBO

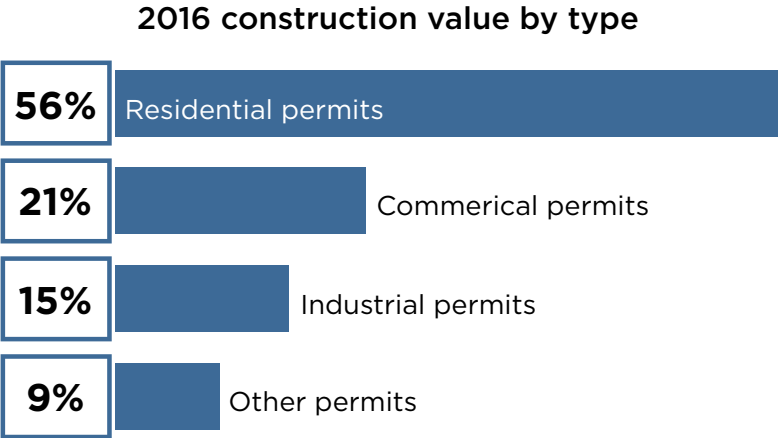
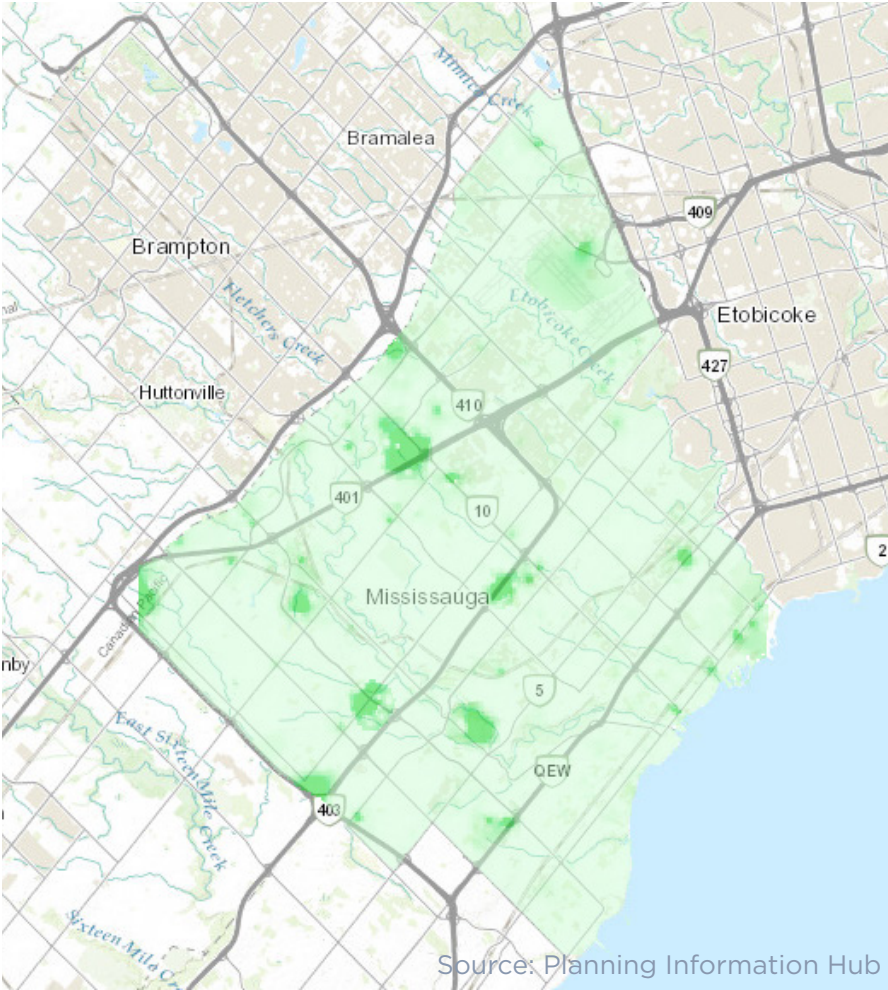
**Tim Gallagher**, Manager, Zoning and Zoning Administrator

**Jack Hinton**, Manager, Business and Customer Service

**“We all pulled together to bring order to this event [Hickory Drive] and support the community.”**

# CONSTRUCTION

## BY GEOGRAPHIC DISTRIBUTION AND TYPE





# ePLANS



2016 saw the full implementation of ePlans. We have already seen the benefits the system provides our customers - the building industry. Permit application review times have been reduced significantly. The project goal of building capacity has been realized, with an average 25% reduction in first cycle delivery times. As staff and our customers become more familiar with the ePlans process, we expect further gains to a system that is already proven to be a game changer for the industry.

**25%**  
reduction in first  
cycle delivery  
times

## first year metrics

<b>\$3.7m</b>	Total Online Revenue	<b>90%</b>
		Percentage of ePlans Applications (BPs, Signs, Zoning Certificates)
		<b>162,000</b>
		Number of Files

## annual savings

<b>\$819,000</b>	Number of Trees Saved	<b>151</b>
Applicants' Total Cost of Paper Saved		
<b>55</b>		
Metric Tons of Paper Saved		

# HICKORY DRIVE

## EXPLOSION



Source: Nathan Denette/thestar.com

On June 28th, many residents on and around Hickory Drive saw their lives change with an explosion so powerful that 700 homes had to be evacuated. Through a collaborative City-wide effort that featured many Building Division staff, affected residents were given short-term assistance and long-term support with the necessary approvals to repair their homes.

# SECOND UNITS

2016 saw the Building Division take the lead of administering the recently modified Second Units Bylaw. Modifications to the Bylaw were made in order to streamline the process and centre activities in a place that made more sense to our customers. Through a combined effort with Mississauga Fire Prevention and Life Safety, we were able to ensure that registered second units are not only safe, but also provide a standard of livability established by the Province of Ontario. In 2016 the Building Division registered 150 second units.





**THE**

**YEAR**

**AHEAD**

# 2017 PROJECTS

CITY PLANNING  
STRATEGIES

59

DEVELOPMENT &  
DESIGN

25

BUILDING

21

PLANNING AND BUILDING  
TOTAL PROJECTS

105

# 2017 PROJECTS

## CITY PLANNING STRATEGIES

- Inspiration Lakeview: Stage 1 - Access to the Western Pier
- Inspiration Lakeview: Innovation Corridor Feasibility Study
- Infrastructure Ontario Negotiations - OPG Lands
- Lakeview Waterfront Connection
- IPC - 1 Port Street East
- IPC - 70 Mississauga Road South
- Corporate Community Engagement Strategy
- Update to Downtown Master Plan
- Restart on The Exchange District
- Plan monitoring, implementation and projects
- Downtown Core MOPA8 Appeals
- Hurontario Light Rail Transit Stop Design and streetscape implementation for Downtown
- Lakeview Waterfront -Proposed Major Node Character Area Policies
- Capacity Analysis
- Lakeview Local Area Plan -Implementing Zoning
- Britannia Farm Master Plan - Implementation
- Port Credit GO Station Redevelopment
- MCR Employment Lands 2016 Update
- Major Transit Station Area Planning Studies
- Employment Lands Study
- Downtown Community Improvement Plan
- My Malton Implementing OPA and Zoning
- My Malton CIP
- Business Planning - Policy/SCI
- Shaping Ninth Line
- Imagining Ward 3
- Hazardous and Noxious Uses Study
- Affordable Housing Strategy
- Lean - Employment Survey Project
- Re-Imagining the Mall: Realizing Healthy and Complete Communities
- Healthy by Design Assessment
- Bicycle Parking
- MOP Aircraft Noise Policies Amendment
- Growth Management Inter-Municipal Working Group
- MOP Amendments
- Port Credit Local Area Plan -Implementing Zoning
- Aboriginal Issues -Engagement Guidelines
- Aboriginal Issues - Community Relations Plan
- Dundas Connects
- 3D Massing Model
- Existing Land Use Survey



# 2017 PROJECTS

## CITY PLANNING STRATEGIES

- Mississauga Employment Survey
- Next Gen Growth Forecast
- Planning Information Hub
- 3D Visualization Service
- GIS Master Plan Participation
- Natural Areas Survey (NAS)
- Open Data Participation
- Development Monitoring Operations
- 2016 Census Analysis
- Office and Residential Directories
- Business Directory
- 200 to 300 Estimated requests
- Vacant Lands Inventory
- Growth Monitoring Calculations
- Open Data Participation
- 3D City Model Pilot
- Website Redesign Participation
- EDO Sector Mapping

## DEVELOPMENT & DESIGN

- Design Guidelines for Horizontal Multiples and Zoning By-Law Updates
- Short Term Accommodation
- Mississauga Scenic Road Study Update
- Mississauga Scenic Road Design Guidelines
- Mansard Roofs
- Section 37 Manual and Review of Policy and Procedures
- Site Plan Undertaking vs. Agreements
- Tree Protection Ward 1 and Ward 2
- Zoning By-Law / OPA Conformity Study Mixed Use
- City Initiated OPA and ZBA Loreland Works Yard
- City-Wide Streetscape Strategy
- Development Conditions/Section 57.1
- ICB Downtown21 – MOPA 8 /ZBL Appeals
- ePlans Field Automation Phase 2
- ePlans Monitoring
- ePlans Phase 3
- Lean Fee Payment - Lean MAX module
- Lean Fee Payment - Securities Phase 2
- Lean – Committee of Adjustment Commenting Procedures
- Lean – Deliver UD Comments more consistently and efficiently
- Lean – Streamlining Pre-application Meeting Process
- Better ASRs
- Billboard Sign Review
- Peer Review of Sign By-law
- Streamlining of Development Related Agreements

# 2017 PROJECTS

## BUILDING

- Continued maintenance of two streams of applications (ePlans and Paper)
- Plans Anywhere
- Reducing Prescreen Review Times
- Second Units
- Re-brand Customer Services Centre
- Digitalization of existing microfiche
- Zoning Information Web Application Expansion
- 311
- e-Plans
- Evolution of E-Plans implementation
- Pre-Screening
- Building By-Law Revision
- Field Automation
- Recruitment
- OBC Amendments
- Sign By-law
- Public Safety
- Excavation Shoring approval process
- Small Arms Building redevelopment
- Odysseo Cavalia at Hershey Centre
- M City Condo tower

# KEY PROJECTS

## 2017

### CITY PLANNING STRATEGIES

- Downtown Master Plan (Dixie and Mavis-Erindale Employment Areas)
- Community Engagement Strategy
- Access to the Western Pier, OPG Lands, Environmental and Technical Study
- Agreement with Canada Lands Company
- Master Plan for 70 Mississauga Road South
- Housing Strategy
- Major Transit Station Area Study
- Re-imagining the Mall
- Community Improvement Plans
- Interim Control By-law

### DEVELOPMENT & DESIGN

- Stacked and Back to Back Townhouses
- Short Term Accommodation
- Mansard Roof Regulations
- Section 37 Policy Review
- Rogers M City
- Camrost-Felcorp
- Daniels Erin Mills
- Daniels Downtown
- Dunpar Streetsville
- Baif
- Sheridan Phase IIA
- Magellan Aerospace

### BUILDING

- Plans Anywhere





M City Development





86-90 Dundas Development



45 Agnes Development



Camrost-Felcorp Development



Daniels Erin Mills Development



Daniels CCW Development





Sheridan College Phase IIA Development





20 Traders Blvd. Development



SOTI Development





Imperial Oil Site Development

2016 YEAR IN REVIEW  
2016 YEAR IN REVIEW  
2016 YEAR IN REVIEW  
2016 YEAR IN REVIEW  
2016 YEAR IN REVIEW  
2016 YEAR IN REVIEW