

City of Mississauga  
**Corporate Report**



Date: 2019/03/22

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's files:  
 CD.03 - MAL

Meeting date:  
 2019/04/15

## Subject

**MyMalton Action Plan Implementation (Ward 5)**

## Recommendation

1. That the report titled "MyMalton Action Plan Implementation", dated March 13, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the report and accompanying appendix, "MyMalton Action Plan", be forwarded to proposed partners (local landowners, the Greater Toronto Airport Authority, the Region of Peel, the Malton Business Improvement Area, and the Toronto and Region Conservation Authority) for their review and consideration.

## Report Highlights

- Since the establishment of the MyMalton Community Vision in 2016, work has been underway to advance its goals and objectives.
- To date, one third of the actions from the MyMalton Action Plan are complete.
- An additional, almost one third of the actions are either currently underway or scheduled to commence in 2019.
- Collectively, these actions enhance Malton and reflect its community pride.

## Background

MyMalton is a City initiated engagement process that began with engagement sessions in the spring and continuing into summer and fall 2015.

The primary purpose of the MyMalton Community Vision was to engage members of the Malton neighbourhood to identify the community's desires to manage change and drive redevelopment of the community. Through the engagement sessions, residents shared what they considered to be the most important goals and objectives that matter to them. This was translated into a vision

and action plan that was endorsed by Council in spring 2016. The goals of the project cannot be addressed by policy alone, but require action by many City divisions.

## Comments

This report discusses the status of implementation of the Action Plan (Appendix 1), since the establishment of the MyMalton Community Vision in 2016. Included in the Action Plan are the Official Plan policies planned to come forward in spring 2019, as well as several other initiatives generally related to movement, placemaking and community development.

To date, one third of the actions have been completed, including, but not limited to:

- Improvements to the walkway behind Walmart from the Malton Greenway to the Transit Terminal have enhanced this well-used connection between key destinations in the community.
- Exterior renovations and landscaping enhancements at Paul Coffey Arena have improved the appearance of this well-used community asset.
- The installation of an aircraft spotting lookout at Danville Park and refurbishments of the CF100 airplane at Paul Coffey Park celebrate Malton's aviation history and placemaking.
- New residential zoning regulations control the impact of infill housing maintaining Malton's character while accommodating growth.
- Revised Official Plan aircraft noise policies encourage revitalization and redevelopment in Malton (policies are currently in effect in Malton, but under appeal elsewhere).

In addition, another third of the actions are either currently underway or planned to commence in 2019, including, but not limited to:

- Improved pedestrian connections to Morning Star Drive, through the Goreway Drive and Morningstar Drive Streetscape Improvement Study that will include designing and implementing pedestrian and cycling improvements in the public realm.
- Installation of a temporary leash-free area in Paul Coffey Park in advance of the redevelopment of the park which will include a permanent leash-free zone.
- Crime Prevention through Environmental Design (CPTED) review of the Derry Greenway to identify improvements to increase the safety in to key locations.
- New washroom facility at Westwood Mall Transit Terminal to add a necessary amenity for transit users.
- Official Plan and Zoning By-Law Amendments to implement the land use action items identified throughout MyMalton and further encourage revitalization, reinvestment and redevelopment.

While considerable advancements have been made so far, the Action Plan also identifies long-term transformational projects in key areas of Malton:

- The Paul Coffey Park Master Plan and Transition Plan are complete. Implementation has been divided into three phases with funding committed for the first and second phases.

- A Redevelopment Master Plan for Elmcreek Park is scheduled to commence in 2020 and implementation is funded through 2023.

#### Next Steps:

Many of the remaining actions require partnerships to fully realise MyMalton. Partnerships are important to create local champions with a vested interest to continually enhance and revitalize Malton. Strategic partnerships are required with local landowners, the Greater Toronto Airport Authority, the Region of Peel, the Malton Business Improvement Area, and the Toronto and Region Conservation Authority. This report and the accompanying Action Plan will be forwarded to proposed partners for their review and consideration.

## Strategic Plan

MyMalton, and the corresponding Action Plan, contribute to the Strategic Pillar Completing our Neighbourhoods – safe neighbourhoods that support a strong, connected and vibrant community.

## Financial Impact

Budget requests for individual project actions have been, or will be, brought forward through the City's business planning and budget process by the Service Area responsible for completing the action item.

## Conclusion

The City is actively advancing the MyMalton Community Vision to revitalize the community through reinvestment and redevelopment.

The City's efforts have motivated some local landowners to undertake improvements including exterior cladding upgrades and other façade improvements. Strategic partnerships identified in the Action Plan will be essential to realizing the full impact of MyMalton.

Malton is one of Mississauga's original villages with engaged residents and strong community pride. Further progress towards the MyMalton Community Vision will continue to celebrate Malton and advance its revitalization.

## Attachments

Appendix 1: MyMalton Action Plan



Planning and Development Committee

2019/03/22

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Originators files: CD.03 - MAL

Prepared by: Melissa Slupik, Planner

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MyMalton Action Plan  
Implementation

Action	PMR	COMPLETE	UNDERWAY	FUNDED	Timing
<b>KEY MOVE #1: Malton Community Commons</b>					
1. Elmcreek Park Redevelopment Master Plan and Implementation (including trails, spray pad and basketball courts)	CMS			\$	2020 – 2023
2. Elmcreek Park Pathway Lighting Renewals	CPS				2023 – 2024
3. Improve pedestrian connections to Morning Star Drive through the Goreway Drive and Morningstar Drive Streetscape Improvement Study that will examine potential pedestrian, cycling and streetscape improvements	T&W			\$	2019
<b>KEY MOVE #2: Westwood Mall Square &amp; Pedestrian Improvements</b>					
4. New Washroom Facility at Westwood Mall Transit Terminal	CPS T&W		▶	\$	2019
5. Westwood Mall Transit Terminal beautification (landscaping, waste receptacles with signage, customer amenities)	T&W			\$	2019
6. Work with Fieldgate Developments to increase variety of retail choices (especially restaurants and cafes), identify redevelopment locations, and improve pedestrian connections between Goreway Drive and the Malton Greenway	Councillor's Office + Landowner				TBD – Councillor Parrish working with mall landowner
<b>KEY MOVE #3: Malton Greenway Revitalization</b>					
7. Improve walkway behind Walmart from Malton Greenway to the Transit Terminal	CMS	◆			<b>COMPLETE</b>
8. Undertake a Crime Prevention Through Environmental Design (CPTED) review of the Malton Greenway	CMS	◆			<b>COMPLETE</b>
9. Ensure area is free of litter and debris, review maintenance schedule	CMS	◆			<b>COMPLETE</b> –operationalized
10. Work with the community to develop a group to act as “Stewards of the Malton Greenway”	Councillor's Office + TRCA				TBD – Councillor to work with Lincoln M. Alexander Secondary School principal to initiate student stewardship program
11. Program annual events that take advantage of the unique qualities of the Malton Greenway	TRCA (+ CMS)				TBD
<b>KEY MOVE #4: Paul Coffey Arena &amp; Park</b>					
12. Improve Paul Coffey Arena (short term renovations, modernization and beautification)	CMS, CPS	◆			<b>COMPLETE</b>
13. Paul Coffey Arena change room mechanical improvements	CPS			\$	2019

Partnership Initiatives  
CPS Corporate Services Department  
T&W Transportation & Works Department

BIA Malton Business Improvement Association  
GTAA Greater Toronto Airport Authority  
TRCA Toronto and Region Conservation Authority

CMS Community Services Department  
P&B Planning & Building Department

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MyMalton Action Plan  
Implementation

Action	PMR	COMPLETE	UNDERWAY	FUNDED	Timing
14. Paul Coffey Park Master Plan and Transition Plan	CMS	◆			COMPLETE
15. Paul Coffey Park Master Plan Implementation (3 phases)	CMS			\$	2020/2025 – funded 2032 – requested
16. Installation of all-inclusive children’s playground	CMS	◆			COMPLETE
17. Paul Coffey Park Pathway Lighting and Comfort Station Lifecycle Renewals	CPS				TBD
18. Improve pedestrian connections between the Derry Road and Goreway Drive intersection and Paul Coffey Arena and Park	CMS	◆			COMPLETE
19. Review Derry Road and Goreway Drive intersection signal timing to ensure pedestrian safety	T&W	◆			COMPLETE
<b>KEY MOVE #5: Derry Greenway &amp; Victory Hall</b>					
20. Explore long-term, viable opportunities for programming and community rentals at Victory Hall	CMS		▶		Ongoing – new home of Malton BIA, filming location
21. Undertake a CPTED review of the Derry Greenway	CMS				2019 – funded through operational budget
<b>KEY MOVE #6: Airport Road &amp; Derry Road Intersection Beautification</b>					
22. Install an aircraft spotting lookout	CMS	◆			COMPLETE – Danville Park
23. Standardize the number and location of waste receptacles in the area	CMS, T&W		▶		Ongoing
24. Review feasibility of a community led mural along the retaining walls on Airport Road	Land owner (+ CMS)				Review complete – not feasible
25. Work with GTAA to develop vacant lands at the southwest corner of Airport Road and Derry Road	GTAA (+ CPS)				TBD – based on MOU
26. Develop lands for new employment uses related to airport operations	GTAA (+ CPS)				TBD – based on MOU
27. Require high quality building design, architecture and landscaping to enhance this gateway intersection	GTAA (+ CPS)				TBD – based on MOU
<b>KEY MOVE #7: Airport Road &amp; Morning Star Drive Intersection Improvements</b>					
28. Create temporary public spaces with seating in underutilized parking lots	Landowner				TBD
29. Improve pedestrian connections between the Great Punjab Centre, the Sri Guru Singh Sabha Gurdwara and Malton Village Park	Councillor’s Office + Landowners				TBD – Councillor working to secure small outdoor gathering space

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<b>KEY MOVE #8: Streetscape Improvements</b>					
30. Etude Drive to Derry Road West walkway the feasibility of which will be explored through the Goreway Drive and Morningstar Drive Streetscape Improvement Study	T&W			\$	2019
31. Streetscape Plan for Regional Arterial Roads (Derry Road and Airport Road) to improve the pedestrian realm	Region, BIA				TBD
32. Consider Malton cycling needs in the Cycling Master Plan update	T&W	◆			<b>COMPLETE</b>
33. Design and implement Cycling Master Plan network improvements through the Goreway Drive and Morningstar Drive Streetscape Improvement Study	T&W			\$	2019
34. Work with Brampton to progress the CN Rail overpass at the north end of Goreway Drive	Brampton		▶		Underway
<b>Additional Initiatives</b>					
35. Undertake a residential Infill Study to determine the impact of new housing and maintain the character of the established residential neighbourhoods	P&B	◆			<b>COMPLETE</b>
36. Revise Official Plan aircraft noise policies to encourage revitalization in Malton	P&B	◆			<b>COMPLETE</b> – under appeal
37. Official Plan amendment to implement land use action items	P&B		▶		PDC Spring 2019
38. Consider expansion of Malton Community Node	P&B				To be included in Official Plan review
39. Renew City's status as a "Youth Friendly Community"	CMS	◆			<b>COMPLETE</b>
40. Work with the Region (Peel Health) and school boards to support youth initiatives such as the Malton United Youth Collective Impact Project	CMS	◆			<b>COMPLETE</b> –operationalized
41. Obtain regular input from youth through the Malton Community Centre's Youth Engagement Committee	CMS	◆			<b>COMPLETE</b> –operationalized
42. Repurpose the pool building at Lincoln M. Alexander Secondary School as a Youth Hub	CMS, CPS, Region		▶		Ongoing discussions with the Region
43. Develop collaborative community programs, events and activities that provide an outlet and venue for local cultural expression, including ongoing engagement	CMS	◆			<b>COMPLETE</b> –operationalized by Culture Master Plan
44. Expand programming and develop opportunities to develop the arts based on the principles of the City's Culture Policy	CMS	◆			<b>COMPLETE</b> –operationalized by Culture Master Plan
45. Malton Culture Community Profile	CMS	◆			<b>COMPLETE</b> –profile complete; Culture Master Plan to advance

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MyMalton Action Plan  
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46. Develop a dedicated team to plan and implement a community led beautification program	CMS		▶		Stewardship plan underway
47. Identify opportunities for the BIA to reinvest in the community	BIA		▶		2019 – installation of Malton gateway sign in Frank Mckechnie Park 2020 – installation of north gateway sign
48. Market Malton to attract new businesses and investment	BIA		▶		Full size Avro Arrow replica to be installed in Paul Coffey Park to attract tourism
<b>Additional Initiatives (post MyMalton)</b>					
49. MALTON sign (Provincial Grant – Municipal Main Street Revitalization Initiatives Funding)	CPS CMS	◆			Funding received, BIA to implement (see #47)
50. Malton Satellite Transit Garage Improvements (emergency generator, facility improvements)	CPS T&W			\$	2019/2020
51. Malton Community Centre & Library Improvements (roof and mechanical systems replacements)	CPS			\$	2019/2020
52. Malton Depot South Fabric Domes #1 and #2 Renewal of Exterior	CPS			\$	2019/2020
53. Malton Village Park Redevelopment Concept	CMS CPS				TBD – park last redeveloped in 2015
54. Upgrade Lincoln M. Alexander Secondary School with an artificial field and running track	CMS				TBD
55. Upgrade Ascension Catholic School with an artificial field and a cross-country running loop	CMS		▶		Ongoing negotiations with Dufferin Peel District School Board
56. Temporary leash-free park in advance of the Paul Coffey Park Redevelopment	CMS				2019 – funded through operational budget

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