

SHAPING NINTH LINE



Mississauga's
Northwestern
Gateway

Public Consultation #2 Summary
June 6th and 8th, 2016

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INTRODUCTION

As part of Mississauga's Shaping Ninth Line study, a second round of public consultation was held on the evenings of June 6th and June 8th, 2016. Both sessions were identical in content and meeting structure.

The sessions provided attendees with an overview of the Ninth Line Lands study, and its associated

Draft Emerging Land Use Concept. The sessions were facilitated by the consultant team, including Brook McIlroy, Macaulay Shiomi Howson Ltd., and Amec Foster Wheeler. City and Regional staff were available to answer questions. The evening began with an open house, followed by a consultant presentation, a group working session and report-back, and a next steps overview.

PURPOSE OF PUBLIC CONSULTATION

The purpose of the public consultations was to present the Draft Emerging Land Use Concept and Guiding Principles for the Ninth Line Lands in Mississauga, and to get feedback from the public. The public consultations are part of a Subwatershed Study Environmental Assessment under Environmental assessment requirements.

The display panels and overview presentation focused on the following topics:

- Ninth Line Lands study area;
- Study purpose;
- Study process;
- Planning framework;
- Guiding Principles;
- Draft Emerging Land Use Concept; and
- Next steps.



CONSULTATION STRUCTURE

Following the open house, a brief presentation was given on the Ninth Line Lands and the Draft Emerging Land Use Concept. The presentation was followed by a working group session. Each group reviewed and commented on a worksheet that included the Draft Emerging Land Use Concept and Guiding Principles for the Ninth Line Lands in Mississauga. Participants were instructed to review

the Guiding Principles and precedent images provided to evaluate how well the plan achieved or had the potential to achieve the principles. The worksheet provided space for comments, and individual comment sheets were also available to provide additional feedback.

PARTICIPANT FEEDBACK

Overall, participants at both public consultations were in favour of the Draft Emerging Land Use Concept for the Ninth Line. Participants were required to evaluate the concept in relation to each Guiding Principle with a score from one to five, with one indicating a poorly demonstrated principle, and five indicating a well demonstrated principle. An average score for each Guiding Principle was created for both consultations. Average scores ranged from 3.0 to 4.2. Specific opinions about the proposed plan were expressed on the comments section of the worksheet and on individual feedback forms. Some of the most common feedback from participants are listed below. A summary of averaged scores for all principles can be found in tables 1, 2, and 3.

JUNE 6TH, 2016

Guiding Principles Evaluation

The following Guiding Principles were considered to be best met by the Draft Emerging Land Use Concept:

- Integrating a network of trails that provide for direct connections to existing destinations and trail networks outside of the Ninth Line Lands.
- Providing for safe pedestrian crossings of Ninth Line.
- Creating a linked natural heritage system.
- Promoting development which provides for a diversity of community infrastructure and facilities to meet the daily needs of residents,

employees and visitors.

- Providing visual and physical connections between open spaces.
- Providing parks and open spaces that encourage passive and active uses in all seasons.

The following Guiding Principles were considered to be adequately met by the Draft Emerging Land Use Concept:

- Enhancing views from highway 407.
- Promoting development which provides a mix of housing that accommodates people with diverse housing preferences and socioeconomic characteristics and needs.

Specific Feedback

Key feedback stated during the public consultation is as follows:

Land Use

- Participants identified a concern that development of the lands may have significant traffic impacts on Ninth Line.
- Some participants were concerned about the expropriation of existing landowners by the Ministry of Transportation in order to develop the future 407 Transitway.
- Participants mentioned that any new development within the Ninth Line Lands would need appropriate businesses and community uses like grocery stores, retail stores, community



centres, and schools to support residential uses.

- Individuals were concerned with the placement of new residential areas near an existing gas plant (Union Gas) and the potential for negative impacts.

Built Form

- A main concern articulated by the public was related to the proposed building density for the Ninth Line Lands. The general agreement among participants was that built form should remain relatively low-rise, with many individuals indicating 6 storeys as their preferred maximum height. The proposed residential density was considered to be out of character with the surrounding areas.
- Protection for existing community infrastructure was deemed important by some participants. Many residents felt that St. Peter's Mission Church, north of Britannia Road and Ninth Line, has a rich history in the community and should be protected. The church is a listed heritage property.

Transitway

- The public voiced concern for the proximity of the proposed transitway to residential development. Mitigation strategies such as noise buffers were suggested to reduce its

potential impact.

- Individuals expressed concerns about significant surface parking at the proposed transit station and impacts on the surrounding neighbourhood.
- Many individuals were adverse to the proposed alignment of the Transitway through the Ninth Line lands. A location within the 407 Corridor, or using a utility corridor such as the Parkway Belt West Lands, was preferred.

Open Space

- Members of the public indicated their desire for more green space within the Ninth Line Lands than what is currently shown on the Draft Emerging Land Use Concept. Uses included community gardens, soccer fields, and additional parks and open spaces.

Environmental Issues

- Participants indicated concerns about the location and type of development adjacent to the floodplain and the potential for increased flooding in new and existing residential areas.

JUNE 8TH, 2016

Guiding Principles Evaluation

The following Guiding Principles were considered to be best met by the Draft Emerging Land Use Concept:

- Supporting a 407 Transitway route which minimizes land use and other potential impacts.
- Providing parks and open spaces that incorporate natural areas.
- Promoting development which provides appropriate transitions to the neighbourhoods to the east.
- Promoting development which provides a diversity of employment opportunities to meet current and future needs.

The following Guiding Principles were considered to be adequately met by the Draft Emerging Land Use Concept:

- Integrating a network of trails that provide for direct connections to existing destinations and trail networks.
- Recognizing gateways at key access points.
- Reinforcing pedestrian supportive streets.
- Providing parks and open space in close proximity to adjacent neighbourhoods.
- Enhancing views from Highway 407.

Specific Feedback

Key feedback stated during the public consultation is as follows:

Land Use

- The property values in the area have skyrocketed in the last seven years, resulting in a large increase in property taxes. There was concern that the addition of new residential units in the area will further increase property taxes.
- Participants expressed concern about the ability of existing infrastructure to support new development on the Ninth Line Lands.
- There is currently a lack of existing services and amenities on and near the Ninth Line Lands. New services and amenities such as schools, community centres, hospitals, grocery stores, retail, recreational areas, and public spaces were identified as essential to support the successful development of the area.
- Individuals indicated concern about traffic

impacts on Ninth Line resulting from new development. Ninth Line is only a two-lane road, and participants stated that it may not be able to support the proposed population increase in the Draft Emerging Land Use Concept.

- There was concern that the east-west connections proposed along Ninth Line would result in a high number of traffic lights between Eglinton Avenue and Britannia Road, and would slow traffic on Ninth Line.

Built Form

- Participants stated their opposition to the number of high-density residential buildings within the Draft Emerging Land Use Concept. The proposed residential development in the plan was considered excessive.
- There was a desire for the creation of a Main Street concept with walkable streets, and vibrant uses at-grade, including retail and community space.

Transitway

- Individuals suggested more creative and accommodating solutions for transitway parking, such as structured parking.

Open Space

- A common remark at this consultation was the desire for significantly more green space than what is currently represented in the Draft Emerging Land Use Concept. Many individuals wanted to preserve the green space currently within the Ninth Line Lands. The creation of community garden spaces and urban agriculture was suggested. A member of 'Many Feathers Co-op' indicated interest in spearheading possible urban agriculture projects.

Active Transportation

- Participants indicated a need for walking and cycling trails that were off the road and not on Ninth Line.

Environmental Issues

- Participants indicated concerns about the location and type of development adjacent to the floodplain and the potential for increased flooding in new and existing residential areas.

GUIDING PRINCIPLES EVALUATION

For the following tables, participants were required to evaluate Guiding Principles against the Draft Emerging Land Use Concept with scores ranging from one to five. Scores of one represented a poorly demonstrated principle, and scores of 5 represented a well demonstrated principle. The tables include the average score given to each Guiding Principle for both the June 6th and June 8th consultations.

TABLE 1: Guiding Principles Scores for Connections Category

GUIDING PRINCIPLE	AVERAGE SCORE June 6 th	AVERAGE SCORE June 8 th
Integrates a network of trails that link open spaces, and key destinations	3.8	3.2
Integrates a network of trails that provide for direct connections to existing destinations and trail networks outside the Ninth Line Lands	4.2	3.1
Provides for safe pedestrian crossings of Ninth Line	4.2	3.4
Recognizes gateways at key access points	3.8	3.1
Reinforces pedestrian supportive streets	3.8	3.1
Integrates cycling lanes and/or multi-use paths on or adjacent to Ninth Line and other major roads	3.8	3.4
Provides visual/physical connections between open spaces	4.0	3.3
Supports a 407 Transitway route which minimizes land use and other potential impacts	3.4	4.2
Enhances views from Highway 407	3.0	3.0

TABLE 2: Guiding Principles Scores for Parks, Open Spaces & Natural Heritage Category

GUIDING PRINCIPLE	AVERAGE SCORE June 6 th	AVERAGE SCORE June 8 th
Creates a linked natural heritage system	4.1	3.7
Provides a variety of parks and open spaces for all ages and abilities	3.8	3.3
Provides parks and open spaces that encourage passive and active use in all seasons	4.0	3.3
Provides parks and open spaces that promote unique experiences and educational opportunities	3.9	3.2
Provides parks and open spaces that incorporate natural areas	3.8	4.0
Provides parks and open space in close proximity to adjacent neighbourhoods	3.9	3.1

TABLE 3: Guiding Principles Scores for Land Use & Built Form Category

GUIDING PRINCIPLE	AVERAGE SCORE June 6 th	AVERAGE SCORE June 8 th
Promotes development which provides appropriate transitions to the neighbourhoods to the east	3.4	4.0
Promotes development which is complementary to existing and future transportation facilities including taller mixed use buildings near Transitway stations and employment uses in a compact, campus style context	3.5	3.6
Promotes development which supports transit and active transportation as key components of the transportation network	3.6	3.6
Promotes development which provides a mix of housing that accommodates people with diverse housing preferences and socioeconomic characteristics and needs	3.0	3.7
Promotes development which provides a diversity of employment opportunities to meet current and future needs	3.4	4.0
Promotes development which reflects land use planning practices conducive to good public health	3.9	3.5
Promotes development which provides for a diversity of community infrastructure and facilities to meet the daily needs of residents, employees and visitors	4.1	3.4
Promotes development which recognizes the significance of cultural heritage sites and landscapes	3.1	3.4
Promotes development which is a model for sustainability within Mississauga	3.7	3.3
Demonstrates distinct and appropriate design for all buildings, streets and open spaces	3.2	3.3



NEXT STEPS

The next phases of the Ninth Line study include:

- An evaluation of the Draft Emerging Land Use Concept, including consideration of:
 - Input from public and other stakeholders;
 - Technical Evaluation including scoped sub watershed study, transportation and servicing;
 - Consultation with the Province on Floodplain Protection Landform; and
 - Growth management and financial analysis;
- Refinement and finalization of Draft Emerging Land Use Concept;
- Final Study Report, which will include additional studies;
- Regional and City Official Plan Amendments; and
- MTO-led Transitway Environmental Assessment.



|GUIDING PRINCIPLES

Connections

The Emerging Land Use Plan:

1. Integrates a network of trails that:
 - Link open spaces, and key destinations; and,
 - Provide for direct connections to existing destinations and trail networks outside the Ninth Line Lands
2. Provides for safe pedestrian crossings of Ninth Line
3. Recognizes gateways at key access points
4. Reinforces pedestrian friendly streets
5. Integrates cycling lanes and/or multi-use paths on or adjacent to Ninth Line and other major roads
6. Provides visual/physical connections between open spaces
7. Supports a 407 Transitway route which minimizes land use and other potential impacts
8. Enhances Views from Highway 407

Parks, Open Spaces & Natural Heritage

The Emeraina Land Use Plan:

1. Creates a linked natural heritage system
2. Provides a variety of parks and open spaces for all ages and abilities including those which:
 - Encourage passive and active use in all seasons
 - Promote unique experiences and educational opportunities
 - Incorporate natural areas
3. Provides parks and open space in close proximity to adjacent neighbourhoods

NINTH LINE PUBLIC WORKSHOP #2

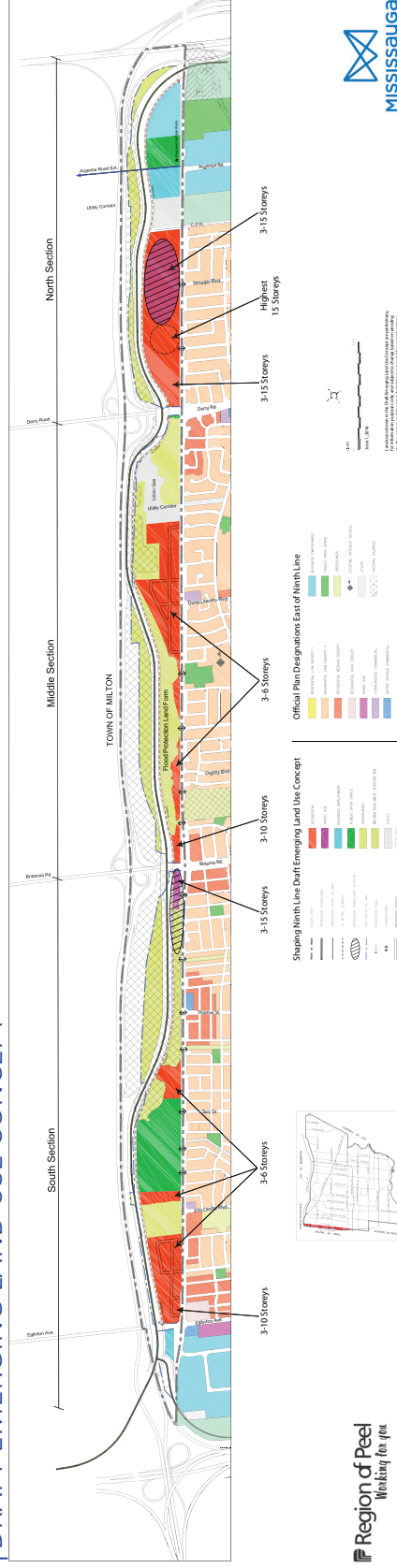
This worksheet shows the Emerging Land Use Plan for the Ninth Line Lands in Mississauga. A series of Guiding Principles have been prepared and refined throughout this process. In your group, please review the Guiding Principles and the precedent images provided, and evaluate how well the plan achieves them or has the potential to achieve them. Please provide additional comments in the space provided.

Land Use & Built Form

The Emerging Land Use Plan:

1. Promotes development which:
 - Provides appropriate transitions to the neighbourhoods to the east
 - Is complementary to existing and future transportation facilities including taller mixed use buildings near transitway stations and employment uses in a compact, campus style context
 - Supports transit, and active transportation as key components of the transportation network
 - Provides a mix of housing that accommodates people with diverse housing preferences and socioeconomic characteristics and needs
 - Provides a diversity of employment opportunities to meet current and future needs
 - Reflects land use planning practices conducive to good public health
 - Provides for a diversity of community infrastructure and facilities to meet the daily needs of residents, employees and visitors
 - Recognizes the significance of cultural heritage sites and landscapes
 - Is a model for sustainability within Mississauga
2. Demonstrates distinct and appropriate design for all buildings, streets and open spaces.

| DRAFT EMERGING LAND USE CONCEPT



SHAPING NINTH LINE



MISSISSAUGA



For additional information, please visit the
Shaping Ninth Line project website:
<http://www.mississauga.ca/portal/residents/ninthline>