



# Vision Cooksville Report

*A Long-Range Community Vision for Downtown Cooksville*

June 2016



vision**cooksville**

**URBAN  
STRATEGIES  
INC.**



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# Executive Summary

Vision Cooksville is a City of Mississauga led initiative to develop a long-range vision for Downtown Cooksville through public engagement with local residents, business and property owners. A community vision will inform, influence and help to shape the future growth and revitalization of this community over the next 20 to 30 years.

Downtown Cooksville is a vibrant, diverse, urban neighbourhood centred on the busy intersection of Dundas and Hurontario Streets.

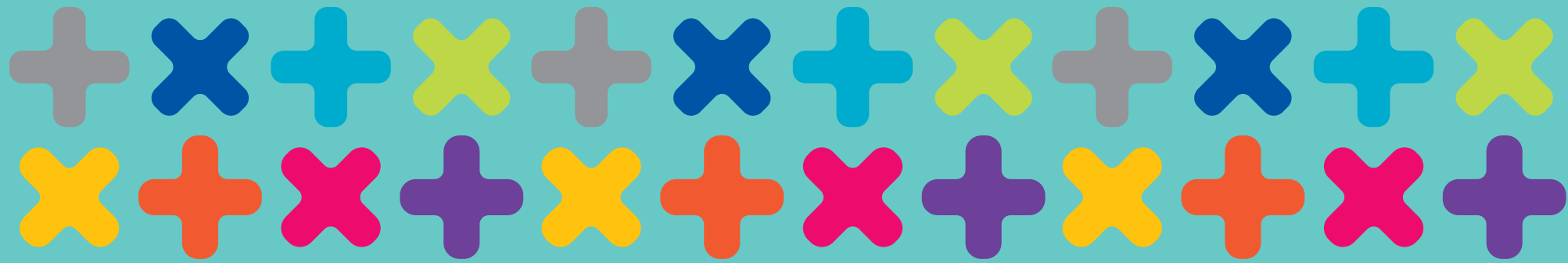
Established in 1809, this area was the early entrepreneurial and political centre in Toronto Township. Early immigrants from Poland and Italy created an economically strong community with wine making, oil refining and brick making, and successful retail stores along Dundas and Hurontario. Mississauga's first municipal offices were here, as well as the central branch of the Mississauga Library System and the original offices for both school boards. Long-time residents living in the area still recall this being an important centre of the City.

Today Downtown Cooksville is home to 11,000 people and is one of Mississauga's most multicultural neighbourhoods. Seventy percent of the population were born outside of Canada and many new immigrants are from South Asia, the Middle East and the Philippines. The top non-official languages are Urdu, Polish and Arabic. There is a network of community services that support newcomers to settle in Cooksville or move on to other areas of the City. The area also has close to 600 businesses; three quarters are small and independent employers. Places like Charlie's Caribbean Cuisine, Trdak's Western Store and the Orchard Restaurant are established community treasures, along with eateries and grocery stores featuring food from around the world and attract many from outside the area.

The future of Downtown Cooksville is "transformation". With intensification, transit infrastructure investment and redevelopment, this area is targeted for significant change and revitalization. Major initiatives are underway by the City and its provincial partners, including the Hurontario Light Rail Transit

(HLRT), a Master Plan of the Dundas corridor and redevelopment of the Cooksville GO Station lands.

Vision Cooksville was initiated in the fall of 2015 to provide the community with an opportunity to be part of the change and help develop a vision for how it should look and feel in the next 20 to 30 years. Through a five month consultation process led by Urban Strategies Inc., hundreds of community members participated and told us what they like about Cooksville today and what their vision is for the future. This has culminated into the following report and Community Vision, 6 Guiding Principles and 19 Community Recommendations. Moving forward this report will promote further conversation about the potential for future actions and change. It should be the lens for all change as a new Downtown Cooksville community is built.



***Vision Statement:***

*Downtown Cooksville will be a walkable urban community, housing a diverse population in a variety of housing forms. Independent businesses will continue to thrive and begin to coordinate around improving the overall small business landscape. Infrastructure will be in place for transit, community services, cultural opportunities and recreation; existing open spaces will be improved and new parks created. A cohesive neighbourhood identity will be reflected in Downtown Cooksville’s urban design, signage and public art.*

**Principles and Community Recommendations**

**Principle 1:**

**A Vibrant Public Realm and Walkable Streets**

- 1. Provide Improved Pedestrian Amenities
- 2. Ensure Pedestrian-Friendly Building Design
- 3. Increase Pedestrian Safety
- 4. Improve Cycling Infrastructure
- 5. Improve Pedestrian Connections

**Principle 2:**

**Connected and Engaging Parks and Open Spaces**

- 1. Improve Existing Parks
- 2. Create New Parks in Strategic Locations
- 3. Encourage Publicly Accessible Private Open Spaces
- 4. Create a Dynamic Square at the Four Corners

**Principle 3:**

**Community Facilities for Recreation, Library and Services**

- 1. Provide More Community and Recreation Spaces
- 2. Create a Cooksville Community Facility

**Principle 4:**

**Housing Opportunities and Choices**

- 1. Increase the Range of Housing Options Through New Development
- 2. Encourage Improvements in the Existing Rental Housing Stock
- 3. Create Opportunities for Homeownership

**Principle 5:**

**Local and Unique Businesses**

- 1. Encourage Coordination Among Local Businesses
- 2. Support Small Independent Retail

**Principle 6:**

**A New Identity**

- 1. Create A Distinctive Cooksville Identity
- 2. Establish Gateways and Signage for Cooksville
- 3. Support Public Art and Beautification



# Acknowledgments

**Vision Cooksville is the result of the participation of hundreds of residents and community stakeholders who shaped the guiding vision, principles and recommendations. The City of Mississauga and Urban Strategies Inc. appreciates all the contributions made by members of the community and various staff within the City who provided information and knowledge, and helped with community meetings and engagement activities.**

We would like to thank:

The City Manager, Janice Baker, and Commissioners Ed Sajecki, Paul Mitcham, Martin Powell and Gary Kent for their guidance.

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Special thanks to the local agencies, and the Dam/Cooksville and Newcomer Centre of Peel, Cooksville United Church, T.L. Kennedy Secondary School, the Mississauga Public Library Board, and Heritage Mississauga. Finally, we wish to thank the team at Urban Strategies Inc. for their hard work in this endeavour and their continued commitment in creating an objective and community-driven Vision for Downtown Cooksville.

## Preface:

The report presented here as part of the Vision Cooksville Community Vision is intended to communicate the discussions, ideas and aspirations expressed by members of the community during consultation and Visioning sessions. The concepts discussed here are ideas intended to inspire change and promote further discussion about the potential for future actions. None of the content of this report is intended to be interpreted as policy. The ideas discussed in this report have not been fully investigated. Similarly, none of the images, including illustrations, renderings, or photographs, are intended to be actual depictions of the expected future directions for the Cooksville community. They are only provided here to better communicate the ideas discussed in this report.

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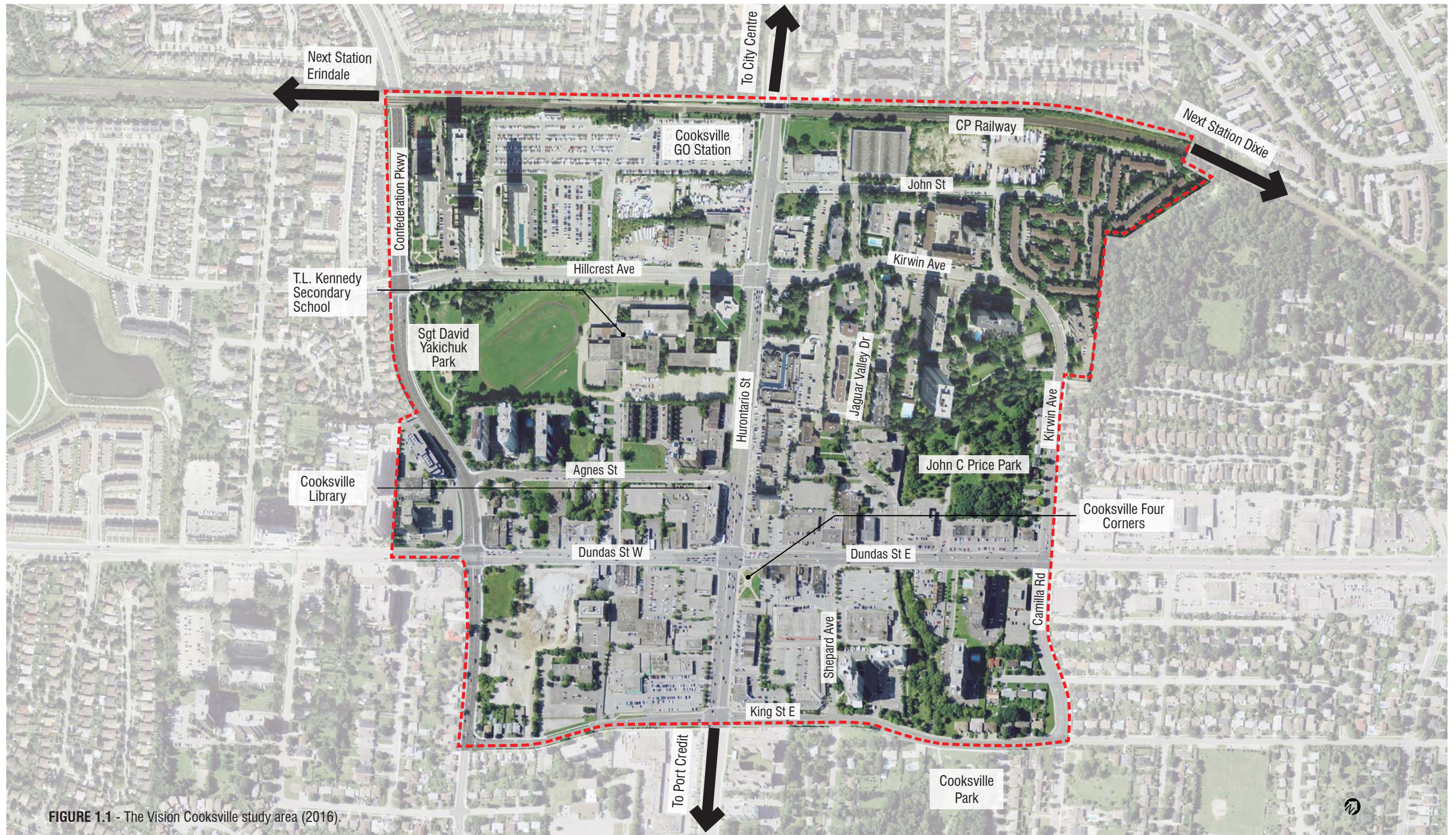


Images of Downtown Cooksville today.

# Section I

## An Introduction to Vision Cooksville





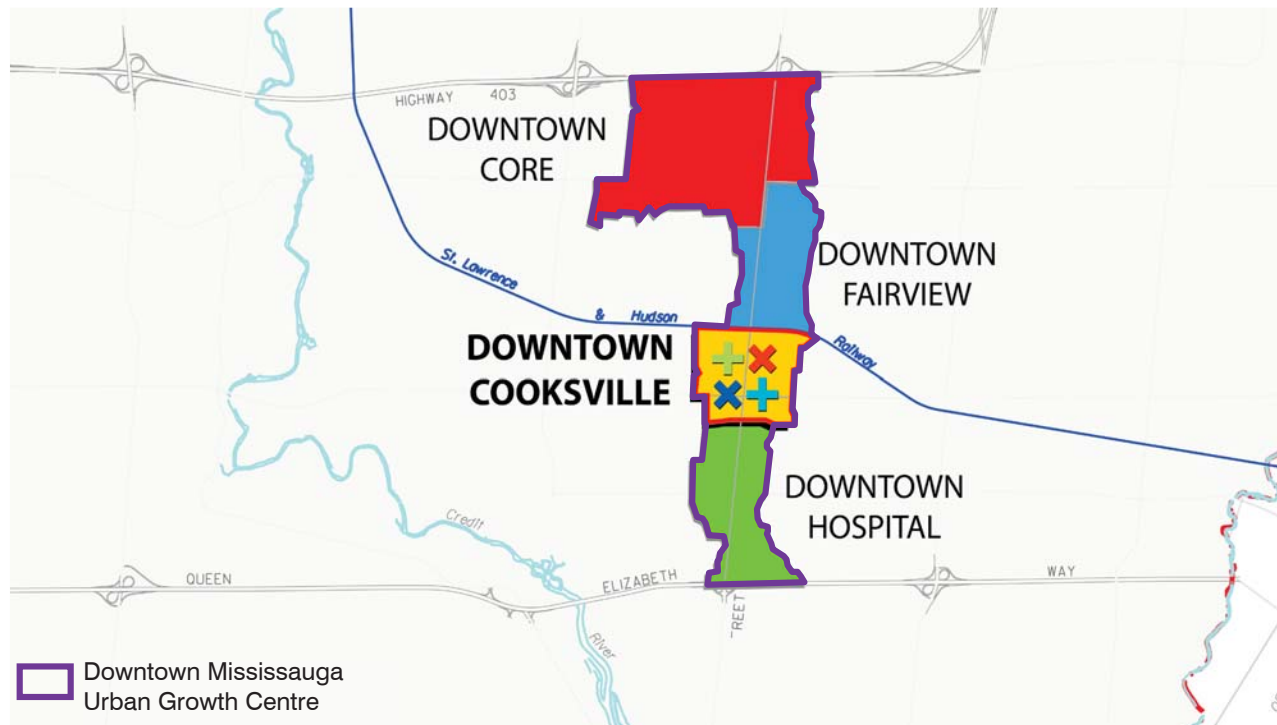
**FIGURE 1.1** - The Vision Cooksville study area (2016).



# 1.1

## Introduction

*The Vision for the future of the Downtown Cooksville neighbourhood capitalizes on future changes coming to the area. Historically, this was one of the first villages of Mississauga. Established in 1809, it became a place with shops and blacksmiths, and was a major railway station that hosted “weary travellers” going from Toronto to Niagara. Later it became the first City Centre with City Hall, the central library and the two Boards of Education head offices. Today, Downtown Cooksville is a vibrant, diverse, multicultural urban neighbourhood around the busy intersection of Dundas and Hurontario Streets and is approximately one square kilometre in size. It is a mix of commercial services, small businesses, restaurants, strip plazas, apartment buildings, townhouses and offices. Downtown Cooksville will be transformed over the next 20 to 30 years through intensification, infrastructure investment, redevelopment and revitalization. Vision Cooksville provided the community with an opportunity to express how they would like Cooksville to look and feel in the future - shaping the change and ensuring this community continues to be dynamic and vibrant.*



New transit investments are coming to Cooksville and new developments, along with population and employment growth, will actively follow. The Official Plan will be updated to guide the form of that development, but buildings are just buildings - it is the people who live and work inside them that make a community and neighbourhood. This Vision document establishes the community's aspirations for a rich, vibrant Downtown Cooksville, drawing on the area's strengths and capitalizing on coming opportunities. Although most of the recommendations contained in this document deal with 'bricks and mortar', these concrete changes work together in support of the broader Vision, which addresses more than physical improvements and land use.

The **Vision** establishes a vibrant future Downtown Cooksville as desired and expressed by the community during the engagement process. The **Principles** outline objectives for the area against which change can be tested. Each principle is supported by a series of **Community Recommendations** that demonstrate how each principle can be upheld as Downtown Cooksville continues to grow and evolve.

**FIGURE 1.2** - Cooksville is one of the key areas that make up Mississauga's downtown.

# 1.2

## The Downtown Cooksville Community

### By the Numbers Demographics in Downtown Cooksville Today

- 11,000 residents
- 60% of residents have a post-secondary education
- Average household income after taxes is \$47,500
- 26% of residents have a low income
- Residents aged 0-4 and 25-39 make up a higher proportion of the population than the City average
- 67% of residents were born outside of Canada
- Top non-official languages spoken are Urdu, Polish and Arabic
- Top recent countries of origin are India, Pakistan, the Philippines, Sri Lanka and Iraq

Source: 2011 Census of Population, 2011 National Household Survey, 2015 Mississauga Employment Survey

Downtown Cooksville is a community of 11,000 residents. For the purposes of this study, Downtown Cooksville is defined as the one square kilometre area bounded by the Canadian Pacific Railway to the north, Camilla Road to the east, King Street to the south, and Confederation Parkway to the west (see Figure 1.1).

Cooksville has a number of special characteristics that make it a distinctive downtown Mississauga neighbourhood. The vast majority of Downtown Cooksville residents, almost 70%, were born outside of Canada. Many new immigrants come to Cooksville to live when they first arrive in Canada, in part due to the wealth of settlement agencies and programs specifically geared to helping newcomers located in the area. Newcomers only tend to stay in the area for a short time (one to five years). This may be due in part to the lack of housing options that appeal to newcomers once they have become more established.

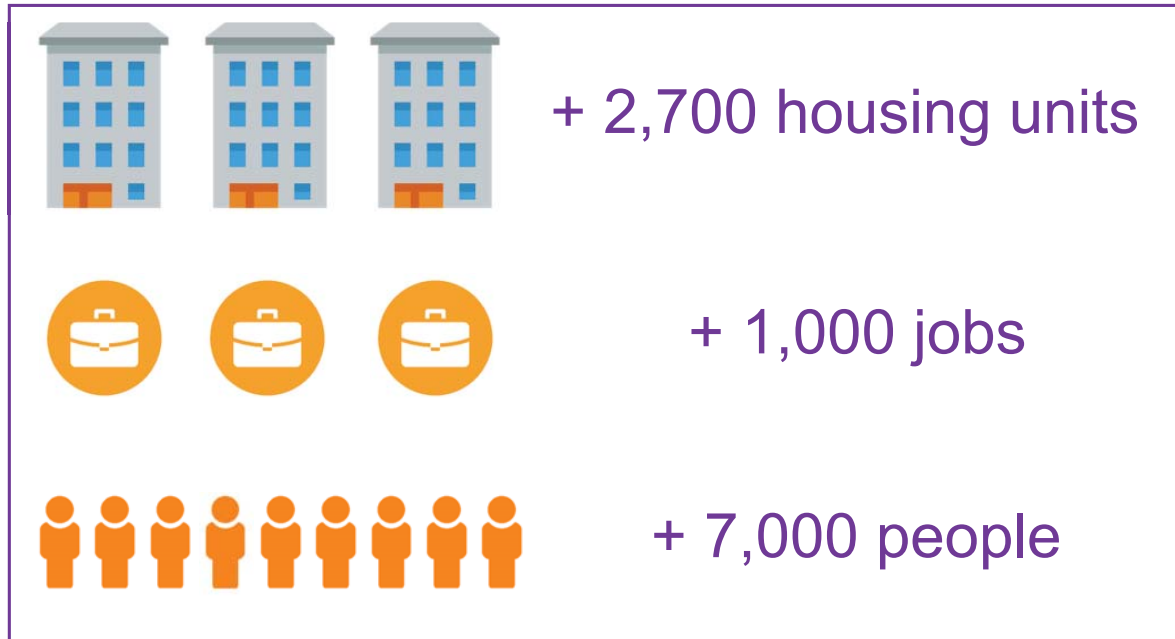
Downtown Cooksville also has a higher proportion of people aged 0-4 and 25-39 years of age compared to the City of Mississauga overall, meaning the area is home to many young families. Many Downtown Cooksville residents are highly educated: 35% have a university bachelor's degree or higher, however the average income of Downtown Cooksville residents is \$47,500, lower than the average income of Mississauga residents overall. When it comes to housing, the majority is made up of multi-unit buildings: 94% of all dwellings are apartments or condominiums, 5.3% are row houses and just 0.6% are detached houses. 57% of all dwellings in Downtown Cooksville are rented, whereas in Mississauga overall, a higher proportion of residents own their dwellings and only 25% are renters.

Downtown Cooksville is an incredibly diverse place as well: approximately 60 non-official languages are spoken in the area. Downtown Cooksville is also a hub of small to medium sized businesses with 570 operating in the area, 75% of which have one to four employees. A high proportion of these small-scale businesses are independently-owned specialty retailers and restaurants, and ethnocultural grocery stores and restaurants.

### By the Numbers: Housing and Business in Downtown Cooksville Today

- 94% of all dwellings are apartments or condominiums
- 57% of all dwellings are rented
- 570 businesses
- 75% of businesses have 1 - 4 employees
- Top business types are healthcare and retail

Source: 2011 Census of Population, 2011 National Household Survey, 2015 Mississauga Employment Survey



**Figure 1.3** - It is forecast that Downtown Cooksville will have 2,700 new housing units, 1,000 new jobs and be home to an additional 7,000 people, over the next 20 years.

## Changes Coming To Downtown Cooksville

Plans are in place to expand transit in Downtown Cooksville and this will generate further growth, redevelopment and investment in the area. The following sections describe the changes coming to Downtown Cooksville and the provincial and municipal policies that support these changes.

## Population and Employment Growth

There are close to 11,000 residents currently living in Downtown Cooksville, and it is forecast that the area will be home to an additional 7,000 people over the next 20 years. Cooksville is intended for intensification and growth by the Province's Growth Plan and the City of Mississauga's Official Plan. The Growth Plan identifies a series of "Urban Growth Centres," including Downtown Mississauga. Downtown Cooksville is one of the places that make up the larger Downtown Mississauga area.

In addition to Cooksville being part of Mississauga's Downtown, Hurontario and Dundas Streets are both "Intensification Corridors" identified in the City of Mississauga's Official Plan. The City of Mississauga is working to coordinate growth by directing intensification and development to these key corridors and Downtown areas that have the essential infrastructure to support growth, such as a higher density of homes and employment, transit and other services. Downtown Cooksville is therefore targeted to achieve a minimum of 200 residents and jobs combined per hectare by 2031, while striving to achieve between 300 and 400 residents and jobs combined per hectare. As per the *Mississauga Growth Forecast 2011-2041*, in Cooksville, this means 7,000 new people, 2,700 new housing units and 1,000 new jobs by 2031.



## Transit Investments

In addition to significant population and employment growth, there will also be major improvements to physical infrastructure in Downtown Cooksville over the next few years.

### Mobility Hub Study

Metrolinx, a regional transportation authority created by the Province, prepared The Big Move - a plan for a complete transportation network including many new rapid transit lines throughout the Greater Toronto and Hamilton Area (GTHA). The Big Move identifies three transit lines that will intersect in Cooksville. The first is the existing Milton GO Transit rail line, which will see improved service; the second is the forthcoming HLRT; and the last is a proposed future rapid transit line on Dundas Street, which will be further explored through the Dundas Connects corridor study process. Because of these higher-order transit investments, Metrolinx designated Cooksville as a Mobility Hub, a key location for ensuring convenient transfers between transit lines. Metrolinx and the City of Mississauga completed the Cooksville Mobility Hub Master Plan Study in September 2011 to guide changes around the Cooksville GO Station area, starting with a proposed new parking structure.

### Dundas Corridor Study

The City of Mississauga is studying Dundas Street from Toronto to Oakville. From end-to-end, the Dundas corridor study area is 4 kilometres wide and 17 kilometres long. “Focus areas” highlighting key intersections and other



**FIGURE 1.4** - An artist's impression of the Cooksville Mobility Hub area from the Cooksville Mobility Hub Master Plan Study.

areas along the corridor will be of particular interest during the study – the intersection of Hurontario and Dundas has been identified as one of these Focus Areas. New rapid transit and changes to the lands along Dundas are anticipated and the final “Dundas Connects” plan will be brought to City Council for approval in late 2017. The project will develop a long-term, future-oriented Master Plan for Dundas Street, shaping the future look and feel of Dundas, and focusing on changes to land use, transit and the public realm.

### Hurontario Light Rail Transit

The Hurontario Light Rail Transit (LRT) project will bring 20 kilometres of fast, reliable, rapid transit to the City of Mississauga along the Hurontario corridor. New, modern light rail vehicles will travel in a dedicated right-of-way and serve 22 stops with connections to GO Transit’s Milton and Lakeshore West rail lines, Mississauga MiWay, Brampton Züm, and the Mississauga Transitway BRT. Funded through a \$1.4 billion commitment from the Province of Ontario, the Hurontario LRT is a signature project of the Moving Ontario Forward plan. Construction of the HLRT is expected to start in 2018, opening in 2022 to bring fast, efficient service to the area. There will be two HRLT stops in Cooksville at the Cooksville GO Station and Hurontario and Dundas Streets.



**FIGURE 1.5** - The intersection of Dundas and Hurontario as imagined in the Hurontario LRT Streetscape and Urban Design Strategy.





**FIGURE 1.6** - Development activity in Downtown Cooksville will increase over time.

## New Development

Major transit investments will greatly improve the area and strengthen its connection to the rest of Mississauga, increasing access to employment, shopping, entertainment and other destinations while also bringing more visitors in to the community. These investments will bring other changes to the community too, increasing land values and potentially changing neighbourhood demographics.

Significant infrastructure investments will encourage the renewal of existing properties and the construction of new buildings. Figure 1.6 illustrates development applications currently active in the area. Over time, development activity will increase. Together, transit investments, population and employment growth and redevelopment will bring new opportunities to make this community even better.



# 1.3

## Engaging the Community in Conversation

*As a result of these major changes, Vision Cooksville was initiated by the City of Mississauga as a community consultation process to develop a long-range Vision for Downtown Cooksville. The resulting Vision will help guide the changes coming to the neighbourhood based on the community’s aspirations. This long-range Vision should be used as a tool to foster a unique vibe and personality in Downtown Cooksville over the next 20 to 30 years.*

### Outreach and Communication

Extensive outreach was conducted to inform the community about the project and encourage participation and engagement. The City of Mississauga’s dedicated Vision Cooksville website provided information on each stage of the consultation process. Residents and business and property owners were able to sign up for regular email updates that helped them to stay informed. There were over 5,000 views to the website and 200 email subscribers. Vision Cooksville featured a memorable, colourful identifier that creatively represents the four corners of the Dundas and Hurontario neighbourhood.

Outreach tactics included: door-to-door flyers within and just outside the study area, advertisements in the Mississauga News and several multicultural newspapers, digital advertising on City facility electronic billboards and screens, and mobile signs and transit shelter advertisements at the busy intersection of Hurontario and Dundas. There was also a social media campaign, along with targeted outreach to local community agencies and the Cooksville Library.

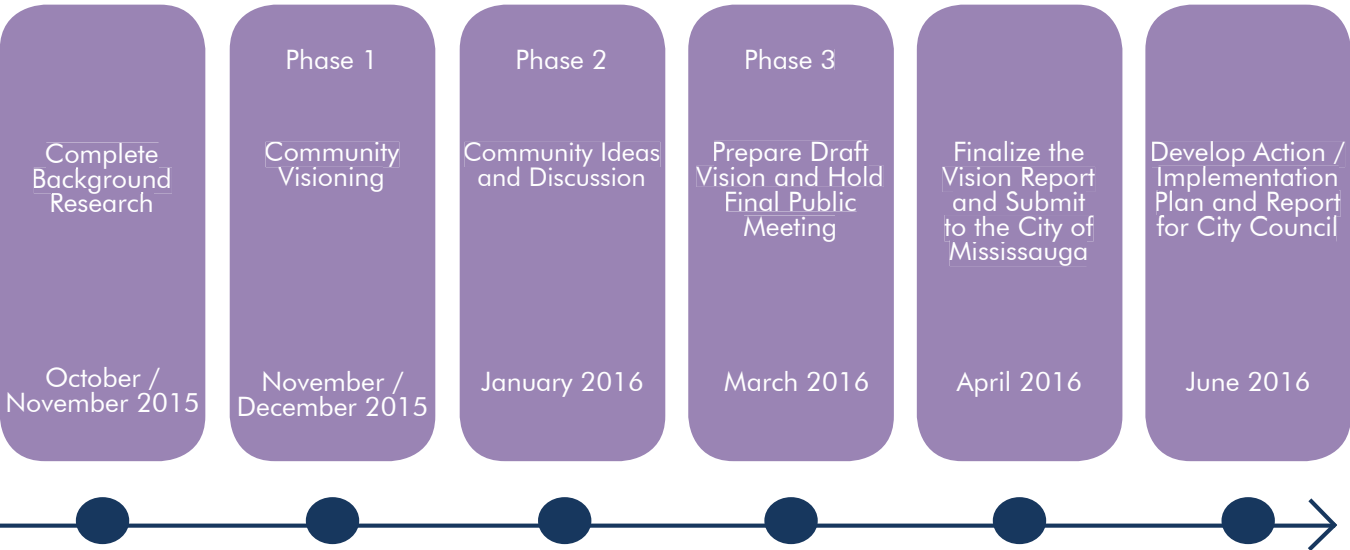


Figure 1.7 - Vision Cooksville project timeline.

# Community Engagement Process

Community members, including longstanding and newcomer residents, youth with fresh and unique perspectives, older adults with a wealth of knowledge and experience, workers and business owners who understand the economic reality of the area, and commuters using the area’s wealth of transit, were engaged in a variety of forums throughout three phases of consultation.

## Phase 1

The objective of this phase was to find out about strengths and challenges from the community and the changes they would like to see in the future.

The first stage of the process, during the fall of 2015, involved learning about the community from those who know it best - the people that live, work, shop, socialize and go to school here. Generally, whether individually or in groups, in-person or online, participants were encouraged to describe what is great about Downtown Cooksville today, and what should be improved in the future from their point of view.

The Cooksville Compass, an interactive digital mapping and survey tool made available through the City of Mississauga’s Vision Cooksville website, launched in November 2015. The Compass survey asked community members what they like about the area and what future changes they would like to see in Downtown Cooksville. 60% of survey participants identified themselves as Downtown

### Outreach and Engagement by the Numbers

- 11,000 community members contacted
- 5,000 individuals visited the Vision Cooksville website
- 300 community members attended public meetings
- 200 email subscribers
- 250 Compass and paper survey respondents



FIGURE 1.8 - The On-The-Spot Survey Day team.

Cooksville residents and the remainder either work, take transit, go to school, or visit Downtown Cooksville for different reasons such as to shop or for appointments.

The project team also spent a day engaging people in Downtown Cooksville “on-the-spot” on the street. Participants were asked to answer survey questions about the area, either by completing the Cooksville Compass on iPads or by filling out paper copies of the survey. The survey team made specific efforts to visit many of the small businesses in the area, speaking to both owners and employees at over 70 establishments. Surveyors dropped-in at the Dam/Cooksville to speak with area youth. Commuters at the Cooksville GO Station and bus stops at Hurontario and Dundas were also surveyed about their experience of the area.

The project team facilitated a meeting with older adults at the Cooksville Library, discussing the changes coming to the community, what is great about Downtown Cooksville now and what could be improved. Older adults, whether new to the area or longtime residents, shared their wealth of experience and insights.

On November 23, 2015, the project team hosted a community consultation attended by 60 members of the public who participated in activities focused on generating ideas about Downtown Cooksville’s existing strengths, issues and future opportunities. Mayor Bonnie Crombie and Ward 7 Councillor Nando Iannicca welcomed participants and spoke about the importance of community visioning in this growing area. A presentation focusing on some of the changes and investments coming to the neighbourhood, as well as the area’s existing

strengths and challenges was made before community members discussed the following three questions in small breakout groups:

**What do you like best about Cooksville?**

**What would you change about this community?**

**Pick 5 ideas for change and list them in order of priority.**

Participants included older adults, youth, business owners and both new and long-term residents.

The project team ended Phase 1 by visiting the Newcomer Centre of Peel, speaking with newcomers about the changes coming to the Downtown Cooksville community. Participants provided their unique perspectives on the strengths and opportunities for the area.

## Phase 2

The objective of this phase was to share all of the ideas generated by the community and find out which ones were of most importance for future transformation.

January 2016 marked the beginning of Phase 2 when the project team began to explore ideas for change with community members before crafting a draft Vision. Two more large community visioning sessions were hosted: the first at Cooksville United Church on January 25, 2016 and the second at T.L. Kennedy Secondary

School on January 27. A total of 86 community members came out to these two meetings. Residents rated the importance of different ideas for shaping future Downtown Cooksville. These ideas were developed based on input from the community during Phase 1.

## Phase 3

The objective of this phase was to report back to the community on what we heard, how it came together in a community vision, key themes (principles) and recommendations and seek their endorsement.

A draft Vision, Principles and Community Recommendations was presented back to the community for feedback and validation in March 2016. Based on the feedback received during Phase 2, a draft Vision for future Downtown Cooksville, including a Vision Statement, 6 Principles and 19 Community Recommendations, was created. These key components of the draft Vision were presented at the final public meeting on March 7, 2016 at Cooksville United Church. Seventy-five community members participated in this meeting and provided feedback and endorsement on the draft Vision.

The Vision Cooksville Project Lead also met with youth at The Dam/Cooksville to get feedback from young community members on the draft Vision.





**FIGURE 1.9** - Left, from top to bottom: Councillor Nando Iannicca, Mayor Bonnie Crombie and MP Peter Fonseca at the November 23rd Public Meeting; Community members at the January 27th Public Meeting; a round table discussion at the January 25th Public Meeting; Middle, from top to bottom: Community members and City staff at the January 27th Public Meeting; LINC class participants at the Newcomer Centre of Peel; Right, from top to bottom: Community members rate ideas for future Cooksville; Councillor Iannicca addresses community members at the January 25th Public Meeting.

# What We Heard from the Community

A wide range of groups were consulted throughout the Vision Cooksville process. An analysis of all the feedback demonstrates that these various groups, including youth, business owners, newcomers, older adults and other community members, have common views on what they like and what they think should be improved in Downtown Cooksville. When asked about areas that need improvement, community members had many opinions, but most frequently raised the need for a more beautiful and welcoming streets and public realm, improved parks and open spaces, and improved standards for storefront signage and upkeep. Participants were encouraged to describe what is great about Downtown Cooksville today, to understand what makes this a vibrant community and what should be improved in the future.

The following section presents a summary of what we heard regarding Downtown Cooksville’s existing strengths and challenges.

## Downtown Cooksville Strengths

### 1 Central and Connected

Downtown Cooksville is centrally located with easy access to important places like the Trillium Health Centre and Square One. Dundas and Hurontario Streets are both major streets that connect the neighbourhood to the rest of Mississauga and to nearby highways.

### 2 Excellent Transit

Downtown Cooksville has excellent access to public transit via the Cooksville GO Station and bus stops.

### 3 Urban and Walkable

Downtown Cooksville feels like the real urban centre of Mississauga. There is a lot of activity in a small area creating an authentic urban vibe. Because there is so much activity in this small area, Downtown Cooksville is walkable, making it possible to do your shopping, get to school or the local agencies, go to the pharmacy, doctor, library, and access other services without driving.

### 4 Diverse and Inclusive

Downtown Cooksville is a great multicultural community. Residents get along with each other and are welcoming to newcomers. The cultural diversity of the neighbourhood is reflected in the variety of shops, restaurants, and services that are available in Downtown Cooksville.

### 5 Open Spaces with Great Potential

Downtown Cooksville has open spaces like Sgt. David Yakichuk Park and natural features like Cooksville Creek, that have great potential to become animated and attractive public spaces that residents will enjoy spending time in.

### 6 Active and Engaged

There are a number of active community groups, organizations, engaged residents and youth who contribute positively to the inclusive and cohesive nature of this community.

### 7 A Hub of Small Businesses

There are many small, independent businesses in Downtown Cooksville,



many of which have been operating in the area for many years and are cherished by area residents. It is possible to run all of your errands and go grocery shopping or eat out at a restaurant without ever leaving Downtown Cooksville.

## ⑧ Affordable Housing Options

There is a mix of tenures and dwelling types in Downtown Cooksville, including affordable rental market housing in apartment buildings.

# Downtown Cooksville Challenges

## ① Socioeconomic Challenges

Downtown Cooksville residents are concerned about homelessness and drug use in the community and want greater investment in supports for people who are struggling. People experiencing homelessness increasingly seek shelter in the covered Four Corners Town Square which is sometimes the site of drug dealing and loitering.

## ② Beautification and Public Realm

Community members feel strongly that Downtown Cooksville is in need of beautification. There are a number of rundown buildings and vacant or underutilized sites that need a face-lift. Garbage often litters the streets and sidewalks and commercial signage clutters storefronts. There are not enough benches and other public realm elements like gardens, resulting in an unattractive streetscape that is not very pedestrian-friendly.

- Business owners in particular were vocal about their desire for public realm improvements and beautification to help increase the attractiveness of the area to shoppers.

## ③ Coordination Among Local Businesses

While Cooksville is a great hub of small businesses, a Business Improvement Association does not currently exist in the area, which has led to a lack of coordination among local business owners. The community is frustrated with differing standards for storefront signage and levels of upkeep. A lack of coordination among owners also means that possibilities for collaboration on marketing and strengthening business are missed and the public realm is not addressed.

## ④ Personal Safety

There are areas of Downtown Cooksville that feel unsafe, especially at night. In particular, most secondary streets and public parks lack adequate lighting.

## ⑤ Traffic and Pedestrians

Cooksville residents are concerned about heavy traffic, particularly on Hurontario and Dundas Streets. There are often accidents at the intersection of Hurontario and Dundas and the heavy traffic can make the area feel unsafe for pedestrians and cyclists. The intersection of Agnes Street and Hurontario Street is another intersection that was identified as dangerous for both pedestrians and drivers. Overall, more attention is needed to pedestrian safety, especially at crossings.

- Newcomers in particular were vocal about their desire to increase safety for pedestrians in the area.

## ⑥ Open Spaces Need Improvement

Downtown Cooksville's open spaces need some improvements so that their use is maximized. Cooksville Creek is currently underutilized and the adjacent trails are largely inaccessible. Some residents have safety

concerns with Floradale Park due to heavy traffic on Confederation Parkway, just south of the Study Area.

## 7 Community Spaces

A community centre does not currently exist in Downtown Cooksville and there is generally a lack of recreational spaces. This means that residents have to travel outside of the area to use recreational spaces. There is not adequate space to support all of the active local community groups, making it difficult for them to program activities. Similarly, the Cooksville Library is small and not at street level, located on the second floor of the Cooksville Colonnade mall.

- Youth in particular felt strongly about the need for more community and recreational spaces and facilities.

## 8 Cooksville Identity

Downtown Cooksville lacks a strong identity that distinguishes it from other areas of Mississauga. Some residents feel that the area should be represented in a way that reflects the area's modern character. There is a feeling among some residents that a sense of neighbourhood pride needs to be brought back to the community.



**FIGURE 1.10** - The Cooksville Compass survey asked participants to describe their future Cooksville in one word: the results are inspiring.





A local business owner during On-the-Spot Survey Day.

## **Section II**

Community Vision, Principles and Recommendations

# The Community Vision

*Downtown Cooksville will be a walkable urban community, housing a diverse population in a variety of housing forms. Independent businesses will continue to thrive and begin to coordinate around improving the overall small business landscape. Infrastructure will be in place for transit, community services, cultural opportunities and recreation; existing open spaces will be improved and new parks created. A cohesive neighbourhood identity will be reflected in Downtown Cooksville's urban design, signage and public art.*

The community consultation process with input from over 500 community members culminated into this Community Vision and 6 Principles. These Principles represent the themes that are key components to realizing the Vision.

As change takes place, the core strengths of Downtown Cooksville will be reinforced over the next 20 to 30 years. It will remain a walkable, urban place housing a diverse population in a variety of housing forms. Residents will be able to meet their social and community needs within Downtown Cooksville

itself. Unique, small-scale and independent businesses will continue to operate with additional opportunities for entrepreneurs. Physical infrastructure will be in place for community services, cultural opportunities and recreation offerings will be expanded, as well as a variety of recreational opportunities. Existing parks and open spaces will be improved and new ones will be created. As change unfolds, a new Downtown Cooksville identity will emerge and be reflected through improved design, signage and public realm amenities.

## Principles

- 1 A Vibrant Public Realm and Walkable Streets**
- 2 Connected and Engaging Parks and Open Spaces**
- 3 Community Facilities for Recreation, Library and Services**
- 4 Housing Opportunities and Choices**
- 5 Local and Unique Businesses**
- 6 A New Identity**



# Principles and Community Recommendations

## Principle 1: A Vibrant Public Realm and Walkable Streets

In the future, Downtown Cooksville will be a safe and attractive place for people to walk, bike and take transit.

### 1.1 Community Recommendation: Provide Improved Pedestrian Amenities

The introduction of amenities such as benches, planters, pedestrian scale lighting, weather-protected transit shelters, garbage receptacles, and attractive and clear wayfinding signage will encourage walking and contribute to a vibrant, active street life. The important main streets, Hurontario and Dundas, as well as smaller neighbourhood streets, will become more comfortable and enjoyable, offering increased safety, shade, visual interest and a place to interact and rest.



**FIGURE 2.1 - Left:** Enclosed bus/LRT shelters offer pedestrian weather protection. **Right:** Attractive streetscaping, including garbage receptacles, street trees, and hanging flower baskets.



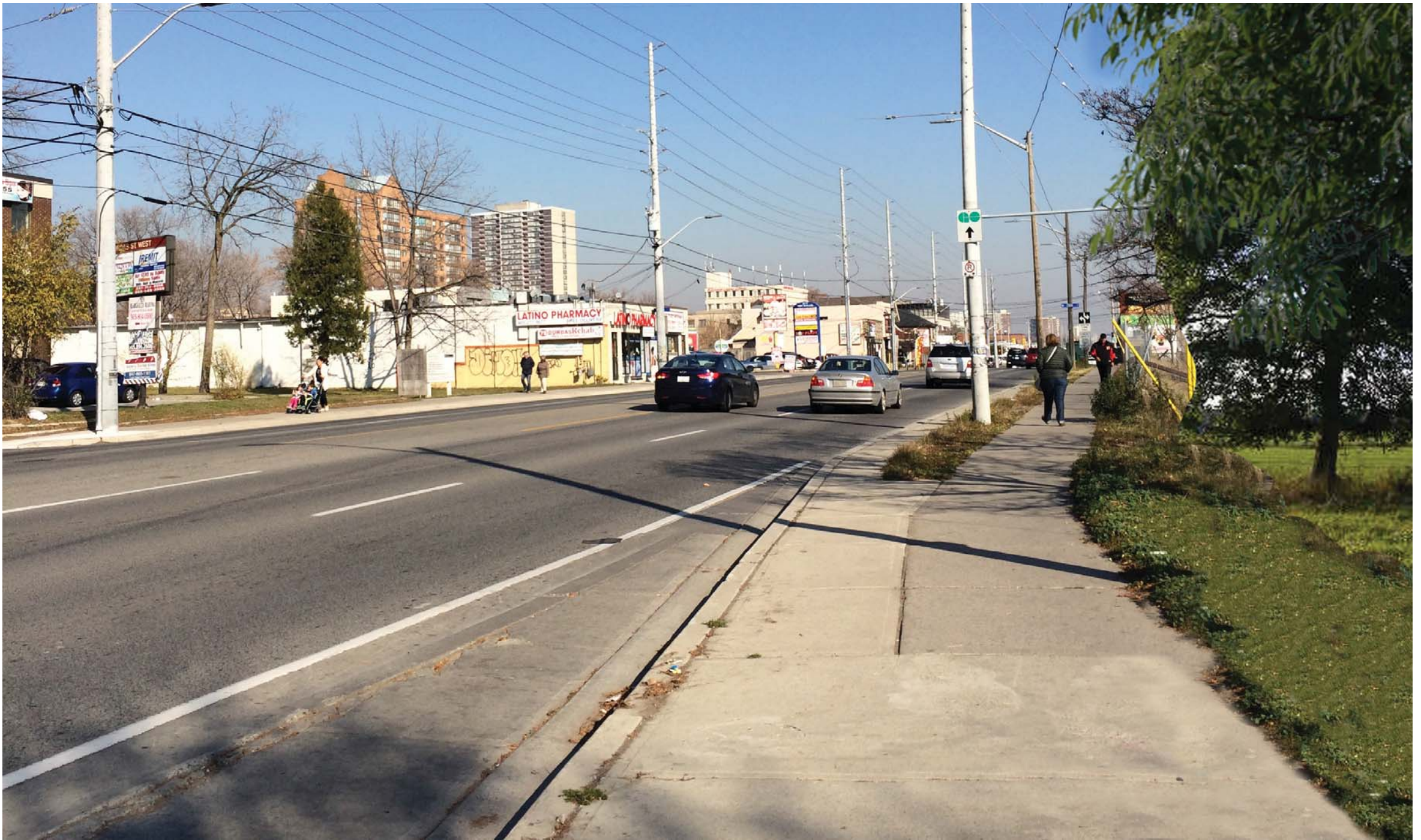


FIGURE 2.2 - Dundas Street east of Confederation Parkway: existing condition.





**FIGURE 2.3** - Dundas Street east of Confederation Parkway (after): Potential improvements could include benches, planters, pedestrian scale lighting, garbage receptacles, enclosed bus/LRT shelters for pedestrian weather protection and attractive and clear wayfinding signage.



## 1.2 Community Recommendation: Ensure Pedestrian-Friendly Building Design

Thoughtful and coordinated design of Downtown Cooksville's streets and public realm will create a more beautiful streetscape for pedestrians to enjoy. The reduction of surface parking lots, especially in front of shops and restaurants, by moving parking to the back of buildings or underground will go a long way in cultivating a more functional and beautiful public realm to spend time in. Buildings will line the street and new development will be encouraged to include active ground floor uses, multiple entrances and windows to help activate and animate the street. Well-maintained storefronts and outdoor spaces to sit will also help to foster active street life and contribute to an attractive, inviting public realm.



FIGURE 2.4 - Pedestrian-friendly building design in Dunedin City, New Zealand.





### 1.3 Community Recommendation: Increase Pedestrian Safety

In addition to new streetscape amenities, small interventions to bolster pedestrian safety and calm traffic will help to foster a friendlier and more inviting streetscape. ‘Safe-crossing zones’ that use visual patterned paver designs and extra lighting will facilitate safer and easier pedestrian crossing. Similarly, widening sidewalks or creating “bump outs” will allow for shoppers, commuters or those out for a stroll to walk comfortably and will also create more space for street furniture and planting. Efforts will also be made to better coordinate pedestrian crossing signals and traffic lights. Creating direct pedestrian access to the Cooksville GO Station from the east side of Hurontario is another important measure, increasing both safety and convenience for pedestrians.

**FIGURE 2.5 - Top left:** Wide sidewalks. **Top right:** Curb bump out to aid pedestrians and calm traffic. **Bottom:** Safe-pedestrian crossing.





**FIGURE 2.6** - Confederation Pkwy and Agnes St.: existing condition.





**FIGURE 2.7** - Confederation Pkwy and Agnes St. (after): Pedestrian safety improvements can be achieved through the use of distinct material treatments, cross walks and signals that indicate safe pedestrian crossing areas and separated bicycle lanes.



## 1.4 Community Recommendation: Improve Cycling Infrastructure

The existing bike lanes at the intersection of Confederation and Hillcrest and the trail along Cooksville Creek will be better connected with additional on and off street bike infrastructure. Bicycle lanes are proposed in the Mississauga Bike Plan for Hurontario, Kirwin and King Streets. Ample, covered and well-lit bicycle parking throughout the area, as well as amenities such as self-service bicycle repair stations at key locations such as the Cooksville GO Station, Four Corners or the entrance to the Cooksville Creek Trail, will enhance and encourage cycling. Improved signage for bicycle routes will help connect cyclists to key destinations in Cooksville and beyond.



**FIGURE 2.8 - Top:** Self-service bicycle repair station in Minneapolis, MN. **Bottom left:** Creatively designed bicycle parking in Toronto. **Bottom right:** Covered bicycle parking in Arlington, VA.





- ↔ Possible new public streets and shorter blocks
- ↔ Possible pathways through large parcels

## 1.5 Community Recommendation: Improve Pedestrian Connections

Walking in Cooksville will be attractive, safe and convenient with many options for pedestrian routes. Removing fences between neighbouring commercial properties or creating pedestrian gaps will allow for easier pedestrian circulation. Extensive open spaces on apartment properties could also offer new pedestrian routes if made available to the public. As development occurs, opportunities to break up long blocks will be sought through the introduction of new public streets and publicly accessible pathways through large development parcels.



**FIGURE 2.9 - Left:** Purple arrows indicate possible new public streets creating shorter blocks. Orange arrows show possible pathways through large parcels. **Top:** A clearly marked pedestrian pathway through a parking lot. **Bottom:** An attractive pedestrian pathway through development in Toronto.





**FIGURE 2.10** - Existing condition at Shepard Avenue Newin Centre Mall and King Shepard Square Plaza, with fence down middle of driveway.





**FIGURE 2.11** - Shepard Avenue frontage after: A shared drive between properties becomes an attractive mid-block link.



## Principle 2: Connected and Engaging Parks and Open Spaces

In the future, Downtown Cooksville will be a neighbourhood with enjoyable, attractive, safe, functional and connected outdoor spaces for all.

### 2.1 Community Recommendation: Improve Existing Parks

Improvements will be made to the entrances of John C. Price and Sgt. David Yakichuk Parks to better connect these open spaces to the rest of the community and to increase access and use. Both parks will better meet the needs of residents and feel safer through the addition of amenities such as extensive lighting, new play equipment, garbage receptacles, a mix of hard and soft surfaces, benches and washrooms. Cooksville Creek will be improved so that it is more accessible to the public. These seemingly small measures can have a big impact on the usability of the existing parks and open spaces in the area. A spray pad would be a welcome warm-weather feature, as would a natural ice rink in the winter that is maintained by community volunteers. Area parks will be considered for a community garden where friends and neighbours can come together to plant and foster community.



**FIGURE 2.12 - Top:** Benches integrated into landscape design in Hamburg, Germany. **Bottom:** Lighting in Maenouchi Children's Park, Hitachi, Japan.





FIGURE 2.13 - Community members maintain this community garden in Vancouver.





**FIGURE 2.14** - Sgt David Yakichuk Park: existing condition.



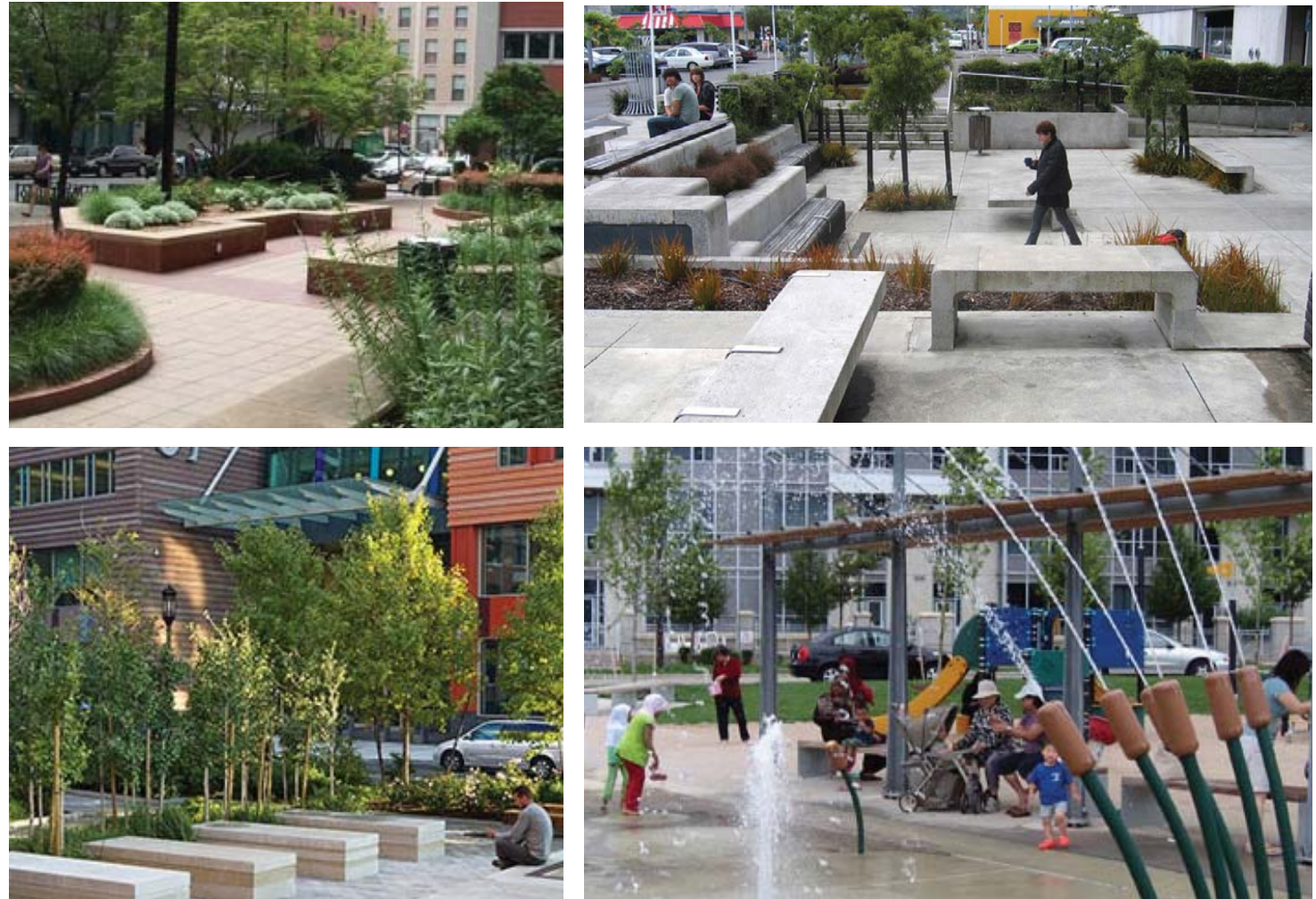


**FIGURE 2.15** - Re-imagining of Sgt David Yakichuk Park with a greater variety of uses to foster increased enjoyment by residents. New benches, a mix of hard and soft surfaces, improved lighting, splash pad/ice rink, and garbage bins will make Sgt David Yakichuk Park a more vibrant public open space.



## 2.2 Community Recommendation: Create New Parks In Strategic Locations

New parkland will be created to meet the needs of Downtown Cooksville's growing population. Cooksville's current large parks will be complemented by smaller, more urban parks and parkettes that offer rest and respite for pedestrians, while expanding and beautifying the public realm. Sites on the north and south sides of Dundas adjacent to Cooksville Creek present ripe opportunities for new open spaces that reach out to the main street and improve the entrance to the creek system, while at the same time addressing flooding issues. As the Cooksville GO Station lands are redeveloped there is an opportunity to create an urban plaza or park to break up the site and provide a community amenity. Similarly, there is an opportunity to create new park land adjacent to the Cooksville Creek that could serve as a large central park.



**FIGURE 2.16** - Examples of urban parks. Clockwise from top left: New York City; Wellington New Zealand; Boston Massachusetts; Toronto.





**FIGURE 2.17** - A large urban plaza or park envisioned on the Cooksville GO Station lands.



## 2.3 Community Recommendation: Encourage Publicly Accessible Private Open Spaces

New development and existing buildings that have extensive lands will be encouraged to create publicly accessible open spaces on their lands. These could be walkways, gardens, courtyards or playgrounds. Together with public parks and trails, these spaces will provide a wide range of places for interacting, playing and relaxing.



**FIGURE 2.18 - Top:** Publicly accessible private open space, Port Credit. **Bottom right:** Publicly accessible private open space, Shops at Don Mills, Toronto.





## 2.4 Community Recommendation: Create a Dynamic Square at the Four Corners

The City of Mississauga's parcel of land at the southeast corner of Hurontario and Dundas Streets constitutes a sizable public asset with great potential. Better physical design and new programming at this site will be transformative. An updated design will include extensive lighting, trees and plants to create an inviting central gathering place that allows for community programming and activities. Dynamic video displays and public art installations will further enliven this key location. A farmers' market, street food vendors, rotating displays of community art, and buskers are a few examples of possible activities to draw the community to this location.



**FIGURE 2.19 - Left, top and bottom:** Performers enliven public squares. **Right:** Greening, additional seating and beautification through murals and public art will also help enliven the square.





**FIGURE 2.20** - Cooksville Four Corners: existing condition.





FIGURE 2.21 - Cooksville Four Corners could be transformed by introducing community activities, public art, and active uses.



## Principle 3: Community Facilities for Recreation, Library and Services

In the future, Downtown Cooksville will have community facilities that provide meeting and recreation spaces for residents and that support local community groups.

### 3.1 Community Recommendation: Provide More Community and Recreation Spaces

As the Downtown Cooksville community grows there will be an even greater demand on its existing community spaces in addition to demand for new types of spaces not currently located in Cooksville.

The Cooksville library branch is an anchor for the community that is in need of a larger and more visible location on the ground floor. A new facility will include bright community meeting spaces, large children's program space, and access to new technology.

A made-in-Cooksville recreation facility will provide much needed active recreation space for people of all ages and abilities including a gymnasium, fitness equipment and a community kitchen. There is a general need for more community meeting and activity space of various sizes to support the numerous community groups and programs.



**FIGURE 2.22 - Left:** Library integrated with development. Fort York Branch Toronto Public Library. **Right:** Performers on stage at a festival in Malton.



Local cultural programming such as festivals, art and performances will be made possible through initiatives aimed at expanding these activities and creating spaces devoted to supporting them, such as community performance spaces and artist studios. This will help ensure that cultural opportunities and activities thrive, and will provide an outlet for the community to celebrate its diversity through visual, literary and performing arts.



**FIGURE 2.23** - Downtown Cooksville is in need of a variety of community spaces and facilities.

## 3.2 Community Recommendation: Create a Cooksville Community Facility

Bringing key community facilities and services together makes all programs more accessible in a “one-stop community hub” and also creates a real focus for the community. Opportunities will be sought to co-locate a new library and cultural/recreation centre together with other community assets such as open spaces and a school. The large T.L. Kennedy Secondary School site and adjacent Sgt. D. Yakichuk Park represent a significant amount of land in public ownership in a great location steps from the Cooksville GO Station and on the future HLRT line. This is a potential location to concentrate community facilities, co-located together with the high school to function as a central, urban style community hub.



**FIGURE 2.24** - An urban style community hub facility in Burnaby, British Columbia.





**FIGURE 2.25** - Burnhamthorpe Community Centre - an urban style community hub facility in Mississauga.





FIGURE 2.26 - A community hub/facility could include recreation spaces, a library and other community amenities.





FIGURE 2.27 - A community hub/facility could include recreation spaces, a library and other community amenities.



## Principle 4: Housing Opportunities and Choices

In the future, Downtown Cooksville will have a mix of housing types and tenures that meet the needs of all community members, new and established, young and old.

### 4.1 Community Recommendation: Increase the Range of Housing Options Through New Development

New housing will take on a mix of built forms, including new low-rise, mid-rise and high-rise residential and mixed use buildings to ensure there are housing opportunities for a range of socioeconomic levels, and people at all stages of life. Given the urban context, high density developments are appropriate in Downtown Cooksville and as this new housing is developed, opportunities to integrate ground floor and family-oriented units will be sought. New ground floor housing will diversify the existing residential stock.



**FIGURE 2.28** - A mid-rise mixed use building with active uses at grade and residential units above. Park Side Village, Burnhamthorpe Rd West, Mississauga.



## 4.2 COMMUNITY RECOMMENDATION: Encourage Improvements in the Existing Rental Housing Stock

There are many rental units in Downtown Cooksville today and these will be preserved and improved with the introduction of better open spaces around buildings and the integration of functional meeting spaces within them. To achieve these objectives, property owners will be encouraged to actively maintain their buildings and to intensify sites to create opportunities for better amenity spaces.



**FIGURE 2.29** - Preservation and improvement of existing rental housing stock is important to the Downtown Cooksville Vision.



### 4.3 Community Recommendation: Create Opportunities for Homeownership

Cooksville residents love this community and want to be able to live here through all stages of life. While the availability of rental units makes Downtown Cooksville desirable for many people, some residents are seeking to purchase a home and will welcome the opportunity to stay in their community. The demand for affordable housing is still great, especially for families. New development will include opportunities for affordable homeownership, helping Cooksville residents to stay in the area and invest in their community.



**FIGURE 2.30** - Affordable ownership opportunities would help to diversify the housing mix in Cooksville. **Top:** Affordable condos at Eglinton Ave. West and Winston Churchill Blvd, Mississauga. **Bottom:** Affordable condos by Options for Homes Development, Mill St. Toronto.



## Principle 5: Local and Unique Businesses

In the future, Downtown Cooksville will be an area that continues to offer a diversity of local retailers and restaurants, attracting people from all over Mississauga and the GTA to shop, eat and do business.

### 5.1 Community Recommendation: Encourage Coordination Among Local Businesses

Local businesses will work together to maintain and bolster the community's vibrancy as it experiences reinvestment, growth and change. Downtown Cooksville boasts nearly 570 businesses employing over 2,000 people that contribute to the vibrancy of the area. Businesses will work together to develop and implement a coordinated branding and marketing strategy, street beautification, and local festivals and events. The creation of a Business Improvement Area could be one way of facilitating coordination among local businesses.



**FIGURE 2.31** - Community members would like to see greater cooperation and coordination among local businesses. **Left:** Street vendors and pedestrians enjoy a community event organized by the Albion Islington Square BIA in Toronto. **Right:** Engaging storefronts and active street level retail in Vancouver.

## 5.2 Community Recommendation: Support Small Independent Retail

Efforts will be made to maintain the character of Downtown Cooksville's small-scale, independent retail landscape. New developments will be encouraged to include commercial spaces at grade that are appropriate for small-scale sized businesses.



**FIGURE 2.32** - Efforts will be made to strengthen and retain Downtown Cooksville's small business landscape while also improving urban design and the built form in the area.



# Principle 6: A New Identity

In the future, Downtown Cooksville will have a strong and unique identity that celebrates its contemporary character while paying homage to its past.

## 6.1 Community Recommendation: Create a Distinctive Cooksville Identity

Cooksville’s urban vibe and contemporary character will become part of its visual identity. This unique aesthetic will influence the look of streetscape and public realm improvements that occur as part of major infrastructure investments. Over time, the community and local businesses will develop a suite of strategies to help promote and market Downtown Cooksville within Mississauga and beyond. Its central location, diversity of cultures, range of shops and services, walkability and the area’s rich history all provide a foundation for a distinct identity and community pride.

5 & 10 – again!

Crossroads Diverse World at your doorstep

the city in the city History

Downtown the centre of the city

Pride Brick Yard

FIGURE 2.33 - Community members’ ideas for a new Downtown Cooksville identity.

## 6.2 Community Recommendation: Establish Gateways and Signage for Cooksville

Aesthetic improvements will be made to gateways leading into Downtown Cooksville that amplify the neighbourhood's identity. The rail overpass is a clear gateway into Downtown Cooksville from the north. An artist designed mural or other public art feature announcing the community and welcoming visitors could be established, and similar gateway opportunities will be located at the south, west and east entrances to the area. Wayfinding signs or maps within the community will also help orient residents and visitors to area amenities.



**FIGURE 2.34 - Top:** Gateway signage, Streetsville, Mississauga. **Bottom:** Islington Mosaic Heritage Mural Project, Toronto.





**FIGURE 2.35 - Top:** Cooksville CP Railway Bridge at Hurontario looking south: existing condition. **Bottom:** Aesthetic improvements could be made to key gateways leading in to Downtown Cooksville through public art, murals, greening and other forms of beautification.



## 6.3 Community Recommendation: Support Public Art and Beautification

A public art and beautification strategy will be developed to determine opportunities and locations for commissioned public art and/or community beautification projects. New development will be encouraged to incorporate and support public art, especially by local artists. A community beautification mural program that engages local youth and contributes to community identity is one example of how the City could begin to support the arts in Downtown Cooksville. The Four Corners is an ideal location for the inclusion of commissioned public art and/or a rotating exhibition of artwork by local artists, including youth.



**FIGURE 2.36 - Left:** 'Familia', Harold E. Kennedy Park, Mississauga. **Right:** Tree Quilts, Hurontario St., Mississauga.



# Section III

## Conclusion and Next Steps

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# 3.0

## Conclusion and Next Steps

It is intended that the Vision, Principles and Community Recommendations will inspire residents, business owners and other interested parties to come together and proactively create the dynamic community envisioned through the process. It is also a launch pad for the City to review existing policies and procedures and/or undertake further study to contribute to achieving the Vision.

Following receipt of this Vision Report by City Council, the City will:

- Circulate the Vision document to all departments through the project steering committee and to key external partners.
- Use it to inform the engagement process for upcoming infrastructure projects.
- Identify implementation actions through a City interdepartmental

project team to determine which departments are best suited to investigate a recommendation, initiate a new project or seek further studies.

- Review how the Vision complements or validates current City business plans, master plans and future directions or where updates may be required.

Action Plans that result from the interdepartmental review will be an addendum to the Vision, ensuring that it remains relevant as development and revitalization occur.

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# Appendix

# Appendix

## Figure References and Credits

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3	1.2	Cooksville is one of the key areas that make up Mississauga's downtown	Urban Strategies Inc.
5	1.3	Growth projections for Cooksville	Urban Strategies Inc.
6	1.4	Cooksville Mobility Hub Area	City of Mississauga; Metrolinx
7	1.5	Image from the Hurontario LRT Project - Streetscape and Urban Design Strategy.	Hurontario - Main LRT Project - Appendix A.2 Streetscape and Urban Design Strategy: <a href="http://lrt-mississauga.brampton.ca/EN/EPR/Documents/Appendix%20A/A2_Streetscape%20and%20Urban%20Design%20Strategy.pdf?AspxAutoDetect-CookieSupport=1">http://lrt-mississauga.brampton.ca/EN/EPR/Documents/Appendix%20A/A2_Streetscape%20and%20Urban%20Design%20Strategy.pdf?AspxAutoDetect-CookieSupport=1</a>
8	1.6	Active development applications in the study area	Urban Strategies Inc.
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22	2.4	Pedestrian-friendly building design in Dunedin City, New Zealand.	<a href="https://www.dunedin.govt.nz/facilities/wall-street-mall">https://www.dunedin.govt.nz/facilities/wall-street-mall</a>



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26	2.8	i) Self service bicycle repair station in Minneapolis, MN. ii) Creatively designed bicycle parking in Toronto. iii) Covered bicycle parking in Arlington, VA.	i) <a href="http://bikefixtation.com/custom/nice-ride-repair-station.html">http://bikefixtation.com/custom/nice-ride-repair-station.html</a> ii) <a href="http://1.bp.blogspot.com/-fPh6bwwtEKY/Tb2eqPEdH2I/AAAAAAAAA3o/4hhJTbled9Y/s400/FishBikeRack.jpg">http://1.bp.blogspot.com/-fPh6bwwtEKY/Tb2eqPEdH2I/AAAAAAAAA3o/4hhJTbled9Y/s400/FishBikeRack.jpg</a> iii) <a href="http://www.bikearlington.com/tasks/sites/bike/assets/Image/stand4.jpg">http://www.bikearlington.com/tasks/sites/bike/assets/Image/stand4.jpg</a>
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Page	Figure	Description	Credit
40	2.22	i) A library integrated with new development ii) Performers at a Malton community festival	i) <a href="http://anotherangle.eu/posts/the-fort-york-library-in-toronto/">http://anotherangle.eu/posts/the-fort-york-library-in-toronto/</a> ii) <a href="http://maltonwomencouncilmwc.blogspot.ca/p/malton-community-festival-2012.html">http://maltonwomencouncilmwc.blogspot.ca/p/malton-community-festival-2012.html</a>
41	2.23	i) Levezzorio Community Center, Chicago ii) Community kitchen, Vancouver iii) Multi-purpose recreational gymnasium space	i) <a href="http://assets.inhabitat.com/wp-content/blogs.dir/1/files/2011/08/Levezzorio-Community-Center-Studio-Gang-Architects-7.jpg">http://assets.inhabitat.com/wp-content/blogs.dir/1/files/2011/08/Levezzorio-Community-Center-Studio-Gang-Architects-7.jpg</a> ii) <a href="http://www.rccq.org/en/community-kitchen-018/">http://www.rccq.org/en/community-kitchen-018/</a> iii) <a href="http://shotokankaratelondon.co.uk/?gallery=gradings">http://shotokankaratelondon.co.uk/?gallery=gradings</a>
42	2.24	Edmonds Community Centre Burnaby, British Columbia	<a href="http://phoenixglassinc.com/wp-content/uploads/2014/06/1500x1000-Edmonds1-1140x760.jpg">http://phoenixglassinc.com/wp-content/uploads/2014/06/1500x1000-Edmonds1-1140x760.jpg</a>
43	2.25	Burnhamthorpe Community Centre in Mississauga	
44	2.26	Re-imagined community hub/facility	Urban Strategies Inc. (modification based on original by Google Maps)
45	2.27	Re-imagined community hub/facility	Urban Strategies Inc. (modification based on original by Google Maps)
46	2.28	Park Side Village, Burnhamthorpe Road West, Mississauga	Parkside Village, Mississauga - <a href="http://www.lifeatparkside.com/img/media/define_1.jpg">http://www.lifeatparkside.com/img/media/define_1.jpg</a>
47	2.29	Encourage improvements in the existing rental housing stock	Urban Strategies Inc.
48	2.30	i) Low rise affordable condos, Eglinton Ave West & Winston Churchill Blvd, Mississauga ii) Options for Homes Development, Mill Street, Toronto	i) Moses Structural Engineers - <a href="http://mosesstructures.com/wp-content/uploads/2015/08/HOT-Condos_@2x.jpg">http://mosesstructures.com/wp-content/uploads/2015/08/HOT-Condos_@2x.jpg</a> ii) Option for Homes - <a href="http://www.optionsforhomes.ca/mill_street/">http://www.optionsforhomes.ca/mill_street/</a>
49	2.31	i) Pedestrian street retail and coordinated storefront signage ii) Albion Islington Square BIA event	i) <a href="https://s-media-cache-ak0.pinimg.com/564x/e9/00/6d/e9006da5be128cf6cd9bcacbe158dcf1.jpg">https://s-media-cache-ak0.pinimg.com/564x/e9/00/6d/e9006da5be128cf6cd9bcacbe158dcf1.jpg</a> ii) <a href="http://365etobicoke.com/wp-content/uploads/2010/07/Fusion_of_Taste_2012-07-21_001.jpg">http://365etobicoke.com/wp-content/uploads/2010/07/Fusion_of_Taste_2012-07-21_001.jpg</a>
50	2.32	Small independent retail with engaging storefronts	Urban Strategies Inc.
51	2.33	Community members' ideas for a new Downtown Cooksville identity	Urban Strategies Inc.
52	2.34	i) Gateway signage, Streetsville ii) Islington Mosaic Heritage Mural Project	i) Mississauga Kids, Event Tags Archive: Streetsville - <a href="http://mississaugakids.com/events_tags/streetsville/">http://mississaugakids.com/events_tags/streetsville/</a> ii) <a href="https://www.pinterest.com/villageofisling/the-murals-of-the-village-of-islington/">https://www.pinterest.com/villageofisling/the-murals-of-the-village-of-islington/</a>
53	2.35	i) Cooksville CP Railway Bridge at Hurontario looking south (before) ii) Cooksville CP Railway Bridge at Hurontario looking south (after)	i) Google Maps ii) Urban Strategies Inc. (modification based on original by Google Maps)
54	2.36	i) 'Familia' public art, Harold E. Kennedy Park, Mississauga  ii) Tree Quilts, Hurontario Street, Mississauga	i) City of Mississauga, Gallery of Permanent Art Pieces; <a href="https://culture.mississauga.ca/collection/gallery-permanent-art-pieces">https://culture.mississauga.ca/collection/gallery-permanent-art-pieces</a> ii) Randy Selzer's Real Estate Blog; <a href="https://randyselzer.wordpress.com/2015/01/28/mississauga-public-art-tree-quilts/">https://randyselzer.wordpress.com/2015/01/28/mississauga-public-art-tree-quilts/</a>



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