

SHAPING NINTH LINE

Draft Emerging Land Use Concept

Public Workshop
June 6, 2016



Mississauga's
Northwestern
Gateway

Presentation Outline

- Introduction
- Study Area and Purpose
- Study Status
- Key Background Considerations
- Draft Emerging Land Use Concept

Study Area



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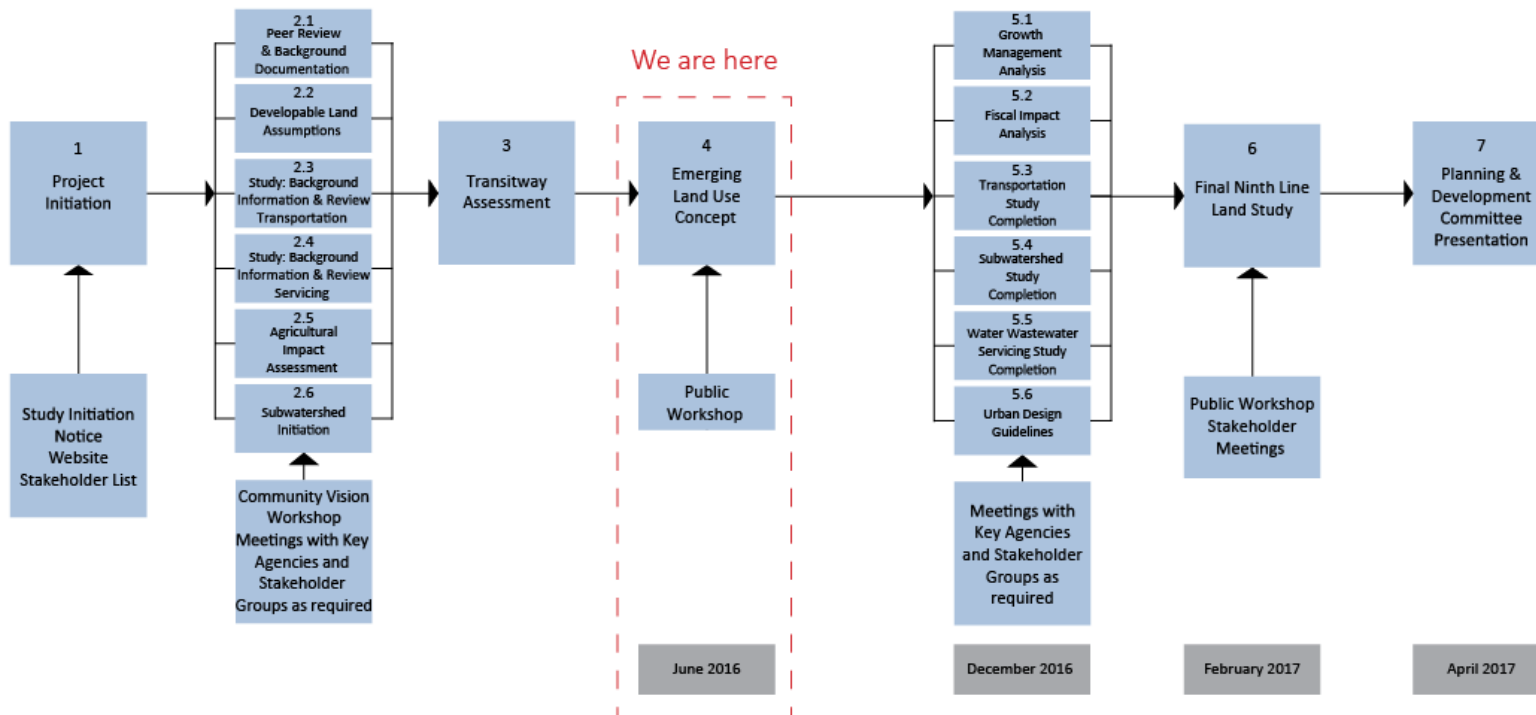
Study Purpose

- Establish a planning framework for the Ninth Line Lands to guide future growth and development
- Form the basis for amendments to the Regional and City Official Plans
- Reflect updated Provincial policies, planned transportation facilities and the natural environment

Study Status

PHASE ONE: BACKGROUND REVIEW & EMERGING LAND USE CONCEPT

PHASE TWO: NINTH LINE LAND STUDY IMPLEMENTATION STRATEGY *



*Note: As part of the Implementation Strategy, amendments will be required to the Region of Peel Official Plan (ROPA) and the City's Official Plan (LOPA). The processing of these amendments will commence during Phase 2 of the study although adoption will not occur until after completion of the study. The ROPA must be adopted by the Region prior to the adoption of the LOPA by the City.

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Key Background Considerations

Transitway

City of Mississauga recognized that the planning of the **Transitway** and the planning for future development within the Ninth Line Lands needed to be integrated

- City of Mississauga engaged representatives from the MTO and 407 ETR in discussions to coordinate the planning and servicing of the Ninth Line Lands specific to the existing Highway 407 right-of-way and the future Transitway corridor
- Amec Foster Wheeler retained to assess alternative Transitway alignments and integrate with the flood plain and drainage management within the Ninth Line Lands

Flooding and Drainage Management

- 1998 Transitway Corridor Protection Study did not analyze or assess impacts to the flood plain within the Ninth Line lands
- Current water resources assessment includes:
 - Assessment of existing conditions
 - Conveyance capacity/ freeboard criteria (for Hwy 407)
 - Riparian flood plain storage
 - Assessment of various Transitway alignments and associated Flood plain / Creek alignment / realignment alternatives
 - Consideration for flood management techniques to protect life and property

Draft Emerging Land Use Concept – Planning Framework

Provincial, Regional and City planning policies provide a strong and consistent framework for planning the future of the Ninth Line Lands

This framework:

Recognizes the existing and planned inter-regional transportation network



Planning Framework



Directs that future development be supportive of transit and goods movement.



Recognizes the importance of the natural heritage system.

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Planning Framework



Protects development from the natural hazard lands.



Directs compact, mixed-use development that supports transit and active transportation.

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Planning Framework



Ensures development is well designed, sustainable and supports healthy living.

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Planning Framework



“The vision for Mississauga is that it will be a **beautiful sustainable** city that protects its **natural and cultural heritage** resources, particularly the Lake Ontario waterfront, Credit River and other valley corridors, and its established, **stable neighbourhoods**. The City will plan for a strong, **diversified economy** supported by a range of **mobility options** and a **variety of housing** and community infrastructure to create distinct, complete communities. To achieve this vision the City will **revitalize its infrastructure, conserve the environment** and promote **community participation** and collaboration in its planning process.”

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Other Considerations

- Vision Workshops
- Background Review (e.g. natural hazards, cultural heritage features, transportation infrastructure)
- Transitway Assessment
- Initial Growth Management Analysis

Shaping Ninth Line Guiding Principles

Land Use and Built Form

Promote development which:

1. provides appropriate transitions to the neighbourhoods to the east
2. is complementary to existing and future transportation facilities
3. supports transit, and active transportation
4. provides a mix of housing that accommodates people with diverse housing preferences and socioeconomic characteristics/needs



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Shaping Ninth Line Guiding Principles

Land Use and Built Form

Promote development which:

5. provides a diversity of employment opportunities
6. is conducive to good public health
7. provide for a diversity of community infrastructure and facilities
8. recognizes the significance of cultural heritage sites and landscapes
9. is a model for sustainability within Mississauga
10. demonstrates distinct and appropriate design for all buildings, streets and open spaces



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Shaping Ninth Line Guiding Principles

Connections

1. Integrate a network of trails that links open spaces, destinations & trail networks in and outside the Ninth Line Lands
2. Provide for safe pedestrian crossings of Ninth Line
3. Recognize gateways at key access points
4. Reinforce pedestrian supportive streets
5. Integrate cycling lanes and/or multi-use paths on or adjacent to Ninth Line and other major roads
6. Provide visual/physical connections between open spaces
7. Support a 407 Transitway route which minimizes land use and other potential impacts
8. Enhance views from Highway 407



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Shaping Ninth Line Guiding Principles

Parks, Open Spaces & Natural Heritage

1. Create a linked natural heritage system
2. Provide a variety of parks and open spaces for all ages and abilities
3. Provide parks and open space in close proximity to adjacent neighbourhoods



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Area 1



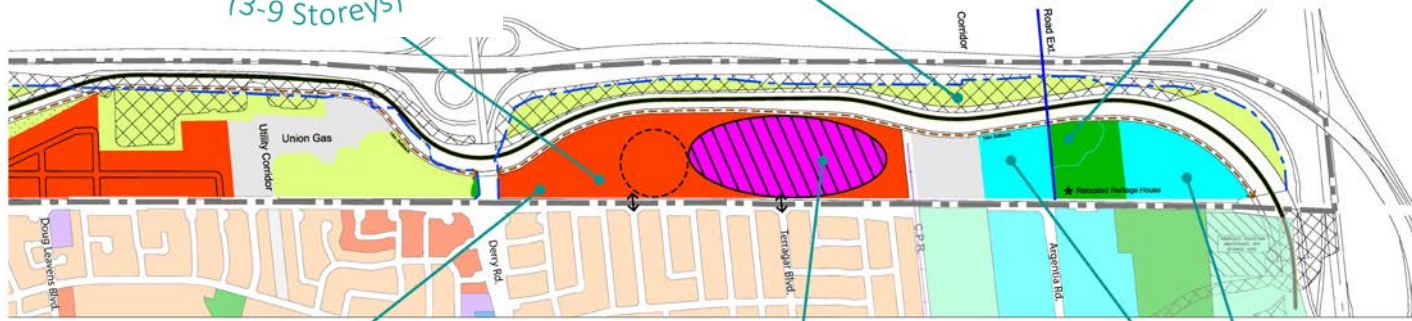
Residential
(3-9 Storeys)



Natural Hazard Area



Public Open Space



Residential
(3-9 Storeys)



Mixed-Use Transitway Station
(3-13 Storeys)



Business Employment

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Area 2



Transitway Berm



Local Streetscapes



Multi-Use Trail



Residential
(3-7 Storeys)



Residential
(3-4 Storeys)



Residential
(3-6 Storeys)

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Area 3



Business Employment



Greenlands (Woodlot)



Proposed Community Centre & Sports Park



Residential (3-6 Storeys)



Residential (3-6 Storeys)



Mixed-Use Transitway Station (3-9 Storeys)

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Population and Employment

- Estimated Population
+/- 6,900 – 11,800
- Estimated Employment
+/- 440 – 870
- People and jobs per hectare
77 - 130

Next Steps

- Evaluation of the Draft Concept including consideration of:
 - Input from public and other stakeholders
 - Technical Evaluation including scoped subwatershed study, transportation and servicing
 - Consultation with the Province on Floodplain Protection Landform
 - Growth management and financial analysis
- Refinement and finalization of Concept
- Final Study Report
- Regional and City Official Plan Amendments
- MTO to commence Transitway Environmental Assessment

Thank You

For Further Information or Questions
Project Website

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