

City of Mississauga  
**Corporate Report**



Date: 2016/04/12

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's files:  
 CD.04-NIN

Meeting date:  
 2016/05/02

## Subject

**Ninth Line Lands Study Project Status Update – Phase One Completion**

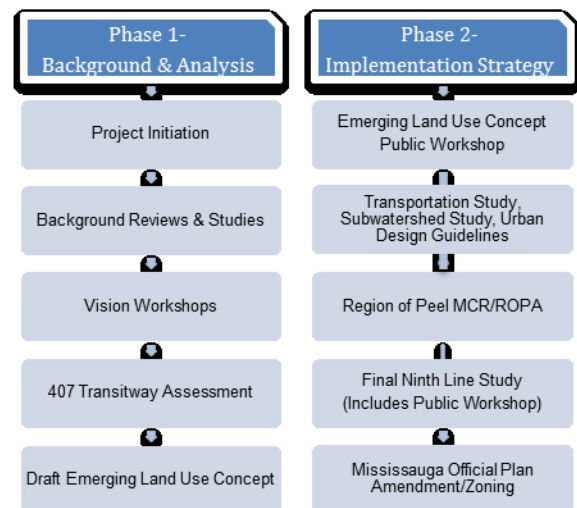
## Recommendation

That the report entitled “Ninth Line Lands Study Project Status Update- Phase One Completion”, dated April 18, 2016, from the Commissioner of Planning and Building, be received for information.

## Background

The Ninth Line Lands study is a joint City of Mississauga and Region of Peel land use review that will establish a planning framework to guide future growth and development in the area. Approximately 350 hectares (870 acres) in size, the area is bound by Highway 407 (centreline) to the west, Ninth Line to the east, Highway 401 to the north and the Highway 403/407 interchange to the south (see Appendix 1). A transitway is proposed to run the length of the study area. It is envisioned as a dedicated bus-only rapid transit line with a potential future connection to the Mississauga Transitway.

Figure 1



Consultants were retained to provide professional and technical services to complete the Ninth Line Lands Study. Figure 1 depicts the planning process which comprises of two Phases. Phase 1, which is the most extensive component, will conclude in June 2016 with the public unveiling of the emerging land use concept plan. Highlights of Phase 1 deliverables include:

**Background Report:** Comprehensive documentation and analysis of environmental, transportation and land use planning matters.

**Visioning Workshops:** A series of workshops and landowner meetings were held to obtain feedback from the surrounding community on their vision for the Ninth Line lands with over 200 residents attending. A Vision Workshop Summary Report was produced.

**407 Transitway Corridor Assessment:** A study to determine a preferred functional alignment and associated hydraulic impacts for the proposed transitway.

**Subwatershed Study (Phase 1):** A report on the existing natural environment, related to opportunities and constraints of the terrestrial and aquatic ecology, stream system, surface water and groundwater resources within the study area.

**Transportation Study Background Report:** A report on existing traffic conditions, safety, transit and active transportation within the study area.

**Region of Peel Background Studies:** Reports such as Agricultural Impact Assessment, Water and Wastewater Servicing Background Study, among others, were completed to address Region of Peel Official Plan requirements.

## Comments

The Ninth Line Lands Study Project is one of the City's more complex land use planning initiatives. These lands are envisioned as a thriving urban community with new community services, a planned major transit corridor, and leading environmental protection and stormwater management techniques.

The lands must also conform to the Provincial Growth Plan, Provincial Policy Statement, and the Regional Official Plan and Mississauga Official Plan. As such, several government agencies have approval and regulatory oversight on these lands, adding to its complexity. (i.e. City of Mississauga, Region Of Peel, MTO, and Conservation Halton)

The following section is a summary of the work completed to date and an overview of next steps. A companion report has been prepared by the Region of Peel which addresses the Regional Plan Amendment process to support the study process.

### What Did We Hear?

The visioning process provided a forum to share information and hear from area landowners, stakeholders and local residents. Some of the themes emerging include:

- Promote built form to provide appropriate transitions for neighbourhoods to the east;
- Promote mid-rise mixed use buildings near Transitway stations and employment uses in a compact, campus style context;

- Provide 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;
- Create a linked natural heritage system;
- Provide a variety of parks and open spaces for all ages and abilities;
- Integrate a network of trails that link open spaces, and key destinations; and
- Provide direct connections to adjacent existing destinations and trail networks.

#### What were the results of the 407 Transitway Assessment?

Understanding the impacts of the transitway is critical for completing the project. The assessment serves as a basis for establishing the amount of potential developable land for future urban development. It also informs both the Region of Peel Official Plan Amendment (expansion of urban boundary to include these lands), and the City's Official Plan Amendment.

Preliminary findings from this work identify a new transitway alignment which provides the optimal location for addressing hydraulic impacts within the study area while minimizing conflicts with existing infrastructure. The findings also suggest that with improved design and hydraulics, existing constraints on the lands could be reduced, thus increasing the amount of land potential available for future land uses.

#### Emerging Land Use Concept Plan

Using the results of the transitway assessment, an emerging land use concept for the study area was developed. The concept plan is currently undergoing a technical review and is scheduled to be unveiled to the public in June 2016 for their review and input.

#### Next Steps

Phase 2 of the process will immediately commence following the June public session, including:

**Finalizing the Emerging Land Use Concept:** The emerging land use concept will be finalized over the summer months following a technical review.

**Drafting Region of Peel Official Plan Amendment:** The Region of Peel will advance a Municipal Comprehensive Review Process (MCR), scheduled for completion in the fall. This will facilitate the inclusion of the study lands within the provincially defined urban boundary. A Region of Peel Official Plan Amendment (ROPA) to support this is scheduled for 2017.

**Finalizing Ninth Line Lands Study:** A set of urban design guidelines will be completed, and a transportation study and subwatershed study finalized in support of the land use plan in Spring 2017.

**Drafting Official Plan policies and Zoning By-law:** Draft plan policy will be prepared to articulate the new land use vision. A final OPA and associated zoning will be complete before the end of 2017.

**Initiating an Environmental Assessment:** An Environmental Assessment (EA) for the proposed transitway will be completed by MTO. The EA will finalize the preferred alignment, station design, stormwater management systems and parking requirements. It is staff's understanding that the preparation for the initiation of the EA process is underway.

## Financial Impact

None

## Conclusion

Phase 1 of the Ninth Line Lands Study is concluded. Phase 2 will commence June 2016 and is scheduled to be complete by the end of 2017.

## Attachments

Appendix 1: Location of Ninth Line Lands



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Edward R. Sajecki, Commissioner of Planning and Building

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Location of Ninth Line Lands

