



# Imagining Ward 3

## Session #1

March 29, 2016  
7:00 pm – 8:30 pm



## Project Team

### **City of Mississauga**

- Karen Crouse, Project Leader, Policy Planning Division
- Frank Marzo, Planner, Policy Planning Division

### **Brook McIlroy Inc.**

- Anne McIlroy, Principal
- Blair Scorgie, Planner & Urban Designer

### **Key Stakeholders**

- Ward 3 Residents, Land Owners, Business Owners, Community Leaders, Developers & Other Interest Groups

## Agenda

<b>7:00pm – 7:15pm</b>	<b>Welcome &amp; Introductory Remarks</b>
<b>7:15pm – 7:20pm</b>	<b>Individual Top Priorities Exercise</b>
<b>7:20pm – 7:35pm</b>	<b>Overview Presentation</b>
<b>7:35pm – 7:40pm</b>	<b>Reporting Back Individual Top Priorities Exercise Results</b>
<b>7:40pm – 8:15pm</b>	<b>Workshop Exercises</b>
<b>8:15pm – 8:25pm</b>	<b>Reporting Back Concurrent Workshop Exercise Results</b>
<b>8:25pm – 8:30pm</b>	<b>Next Steps &amp; Closing Remarks</b>


## Presentation Overview

- Study Objectives
- Study Process
- Defining Neighbourhood Character
- Protecting Neighbourhood Character
- Precedent Review: Neighbourhood Character Protection Tools
- Ward 3 – Overview
- Ward 3 – Public Realm Characteristics
- Ward 3 – Private Realm Characteristics

# Individual Top Priorities Exercise

## Individual Top Priorities Exercise

- Using the post-it notes and pencils provided, please write down your top three priorities for the Imagining Ward 3 study. (5 MINUTES)
- Once you have completed the exercise, please raise your hand.
- Blair Scorgie will collect & report back the findings at the end of the presentation.
- The results of this exercise should inform round-table discussions in the group-based workshop exercises to follow.



Please  
provide your  
feedback on a  
post-it note.

# Overview Presentation

## Study Objectives

Imagining Ward 3 is a process that will:

- Identify & define the private & public realm character components of the Rathwood & Applewood Neighbourhoods that distinguish them from other areas of Mississauga.
- Develop tools to improve the management of neighbourhood character issues related to development applications.
- Protect & support the character of the Rathwood & Applewood Neighbourhoods.



## Study Process

- Site Visits & Documentation
- Analysis of Existing Conditions
- Review of Relevant Policies & Guidelines
- Review of Relevant Precedent Studies & Best Practices
- Consultation with Key Stakeholders & Community Members
- Action Plan & Recommended Changes Report

# Defining Neighbourhood Character

- Refers to the 'look & feel of an area'. Character Areas are areas of the community that have achieved a distinct & recognizable character that is different from neighbouring areas.



# Defining Neighbourhood Character

- These differences may be the result of:  
Topography
  - Housing choices
  - Age & Style of Housing
  - Built Environment
  - Landscaping
  - Street & Block Patterns
  - Streetscape Designs
  - Park & Open Space Design
  - Heritage Features & Resources



## Protecting Neighbourhood Character

- Work with the community to determine the elements that are important to protect.
- Establish Community Visions for the Rathwood & Applewood Neighbourhoods for inclusion into the Official Plan Review process.
- Outline recommended policy updates & amendments, building on existing policies & planning tools including:
  - **Official Plan Policies** (High level land use permissions; neighbourhood vision & intent)
  - **Urban Design Guidelines** (Private & public realm directions for new & infill development)
  - **Existing Zoning Standards** (“on the ground” built form requirements)

## Precedent Review: Neighbourhood Character Protection Tools

### Neighbourhood Character Study

- Identify distinct elements & establish guidelines (i.e. Boroondara, Australia)

### Private Tree Protection By-Laws

- Designate individual significant private trees based on assessment from Arborist (i.e. Mississauga, Ontario / Toronto, Ontario / Surrey, British Columbia)

### Private & Public Realm Design Guidelines

- Provide direction for built form, streetscapes, etc.



*Port Credit, Mississauga, Ontario*



## Precedent Review: Neighbourhood Character Protection Tools

### Official Plan Amendments

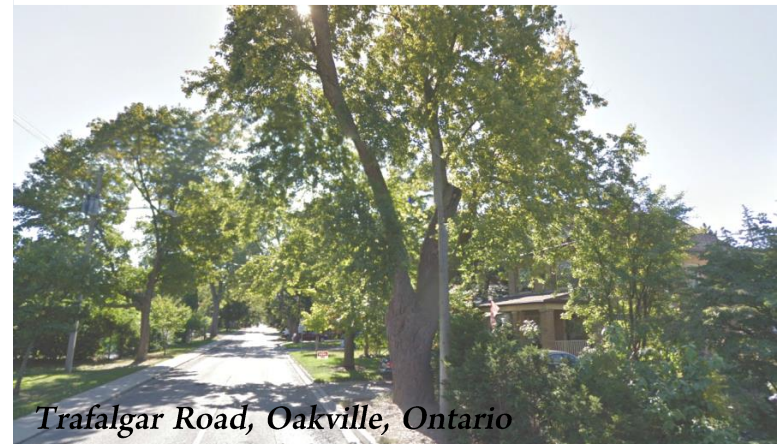
- Prescribe a detailed vision that outlines the character to be preserved

### Enhanced Zoning Regulations

- Update Zoning Regulations to protect key elements of the neighbourhood character (i.e. lot coverage, setbacks, etc.)

### Increased Heritage Designation

- City designated individual properties for long-term protection



*Trafalgar Road, Oakville, Ontario*

## Precedent Review: Neighbourhood Character Protection Tools

### Heritage Conservation District

- Designates more than just buildings, including views, landmarks, etc. (i.e. Port Credit – Mississauga, Ontario / Meadowvale Village – Mississauga, Ontario / Whychwood Park – Toronto, Ontario)

### Heritage Revitalization Agreement

- Joint protection between owner & local government supersedes Zoning Regulations (i.e New Westminister, Burnaby & Vancouver, British Columbia)



*Whychwood Park, Toronto, Ontario*

## Ward 3 - Overview

- Area - 1,650 Hectares
- Boundaries – Dundas Street to the South, Cawthra Road to the West, Eglinton Avenue to the North & Etobicoke Creek to the East
- Population – 60,000
- Neighbourhoods – Rathwood & Applewood
- Predominant Building Typologies – Low-Rise Apartments & Single Detached Dwellings
- Predominant Building Age – 35 to 55 Years
- Ownership (63%) / Rentership (37%)



# Ward 3 Map

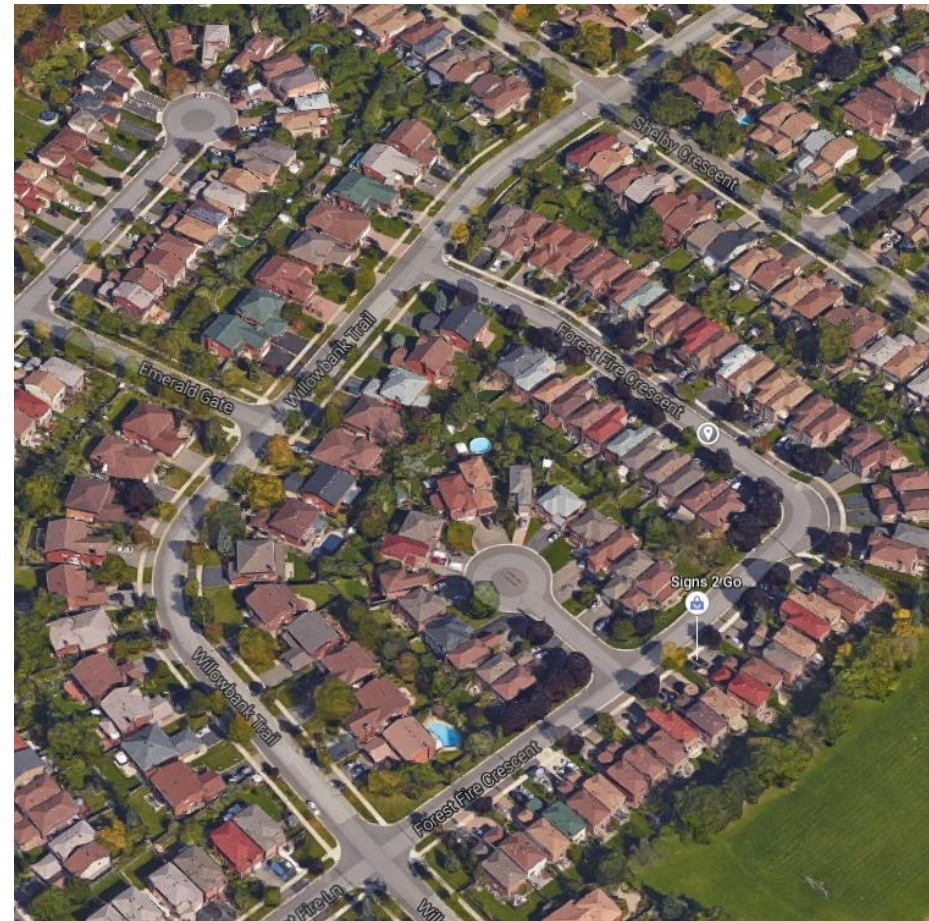




## Ward 3 – Public Realm Characteristics

### Private Enclaves

- Non-linear internal street networks help to control through traffic.
- Crescent streets create private areas with minimal traffic.
- Safe streets where children can play.



## Ward 3 – Public Realm Characteristics

### Streetscapes

- Streets are typically narrow (i.e. 2 lanes).
- Sidewalks are narrow.
- Sidewalks are often provided on both sides of the street, but occasionally only provided on one side of the street.
- Network of through streets & winding roads.





## Ward 3 – Public Realm Characteristics

### Views

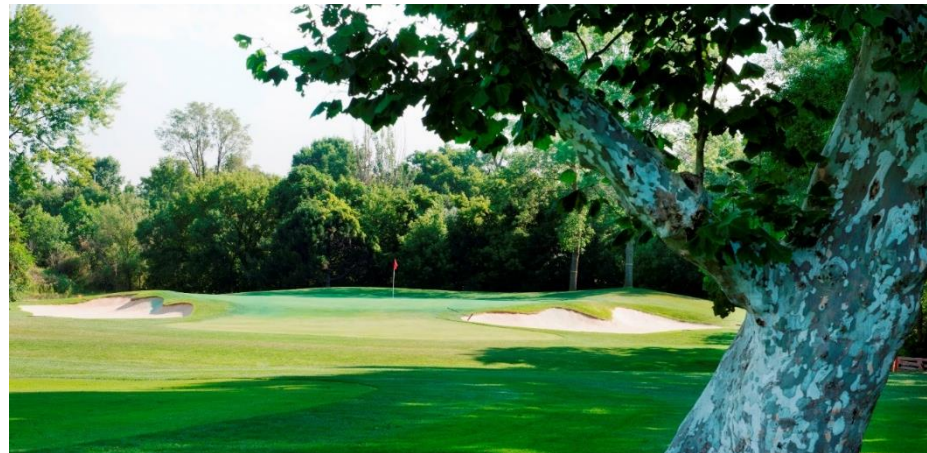
- Arterial Streets extend throughout the length of Ward 3, creating continuous vistas (i.e. Dundas Street, Bloor Street, Burnhamthorpe Road, Dixie Road, Tomken Road, Cawthra Road)
- Local & Collector Street establish terminus views at intersections throughout the Rathwood & Applewood Neighbourhoods.



## Ward 3 – Public Realm Characteristics

### Parks & Open Spaces

- District Parks establish a central community gathering place (i.e. Garnetwood Park, Fleetwood Park, Rathwood Park, Applewood Hills Park)
- Neighbourhood Parks establish a place for passive & active recreation (i.e. Burnhamdale Park, Gulleden Park, Beechwood Park, Rockwood Glen Park, Allison's Park, Silverthorn Park, Cherry Hill Park, Hawkins Glen, Applewood Heights Park)

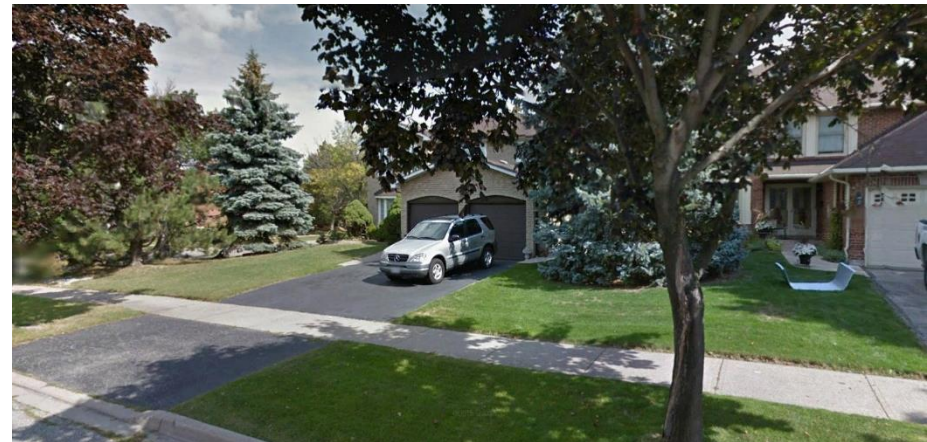




## Ward 3 – Private Realm Characteristics

### Lot Patterns

- Moderate to large lot frontages provide space between homes, allowing for individual driveways, street trees, landscaping, gardens & private outdoor space.
- Dwelling setbacks reinforce privacy for residents.
- Setbacks provide space for private landscaping, delineating the public & private realm.



## Ward 3 – Private Realm Characteristics

### Height & Scale of Houses

- A variety of building heights (i.e. 1.5 – 2.5 storey Single Detached Dwellings) creates varied streetscape character.
- Scale & massing that is generally well-proportioned to the lot size.
- Scale & massing that is generally consistent between adjacent properties.
- Garages occasionally dominate the dwelling frontage.





## Ward 3 – Private Realm Characteristics

### Architectural Styles

- Mix of contemporary architectural styles.
- Houses with pitched roofs & varied architectural period detailing.
- Housing is complementary in character.





# Results of Individual Top Priorities Exercise

# Overview of Group-Based Workshop Exercises

Identifying Key Priorities, & Determining Opportunities & Constraints

## Instructions

- **Introduce yourself to the group. Assign a note taker to document the group's findings, and a presenter to report back the group's findings at the conclusion of the workshop. (1 MINUTE)**

## Exercise 1: Group Priorities

- Based on the results of the individual top priorities exercise, engage in a round-table discussion to determine the top 5 to 7 group priorities for Ward 3, noting any specific priorities for the Rathwood & Applewood Neighbourhoods. Document these findings in the space provided, illustrating key ideas on the adjacent map as appropriate. (15 MINUTES)

## Exercise 2: Opportunities & Constraints

- Based on the results of Exercise 1, engage in a round-table discussion to determine the key opportunities and constraints associated with the top group priorities, noting any specific opportunities and constraints associated with the Rathwood and Applewood Neighbourhoods. Document these findings in the space provided, illustrating key ideas on the adjacent map as appropriate.  
(20 MINUTES)

# Reporting Back Results of Group-Based Workshop Exercises

# Next Steps & Closing Remarks

## Next Steps

### **Stakeholder Workshops & Community Meeting**

- Session 2 – Establishing Community Visions (April 18, 2016 | 7:00 – 8:30pm)
- Session 3 – Tools to Help Shape Neighbourhood Character  
(May 10, 2016 | 7:00 – 8:30pm)
- Session 4 - Community Meeting (May 30, 2016 | 7:00 – 8:30pm)

### **Summary of Findings**

- Draft Action Plan & Recommended Changes June 2016



Thank You