



# Imagining Ward 3 Session #3

May 10, 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>	Welcome & Introductory Remarks
<b>7:15pm – 7:20pm</b>	What We've Heard
<b>7:20pm – 8:20pm</b>	Potential Development Tools
<b>8:25pm – 8:30pm</b>	Next Steps & Closing Remarks

# Emerging Issues



# Emerging Issues

## Streetscapes

- Narrow Asphalt Width
- Landscape Central Medians
- Widen Sidewalks and Landscaped Boulevards
- Provide Multi-Use Trails and Dedicated Bicycle Lanes
- Provide Mid-Block Pedestrian Connections
- Shorten Block Lengths and Pedestrianize Intersection Design
- Buffer Noise Attenuation Walls
- Provide Street Furnishings and Pedestrian-Scaled Lighting
- Reduce curb cut and driveway width on local and collector streets
- Promote Barrier-Free and Accessible Design





# Existing Condition



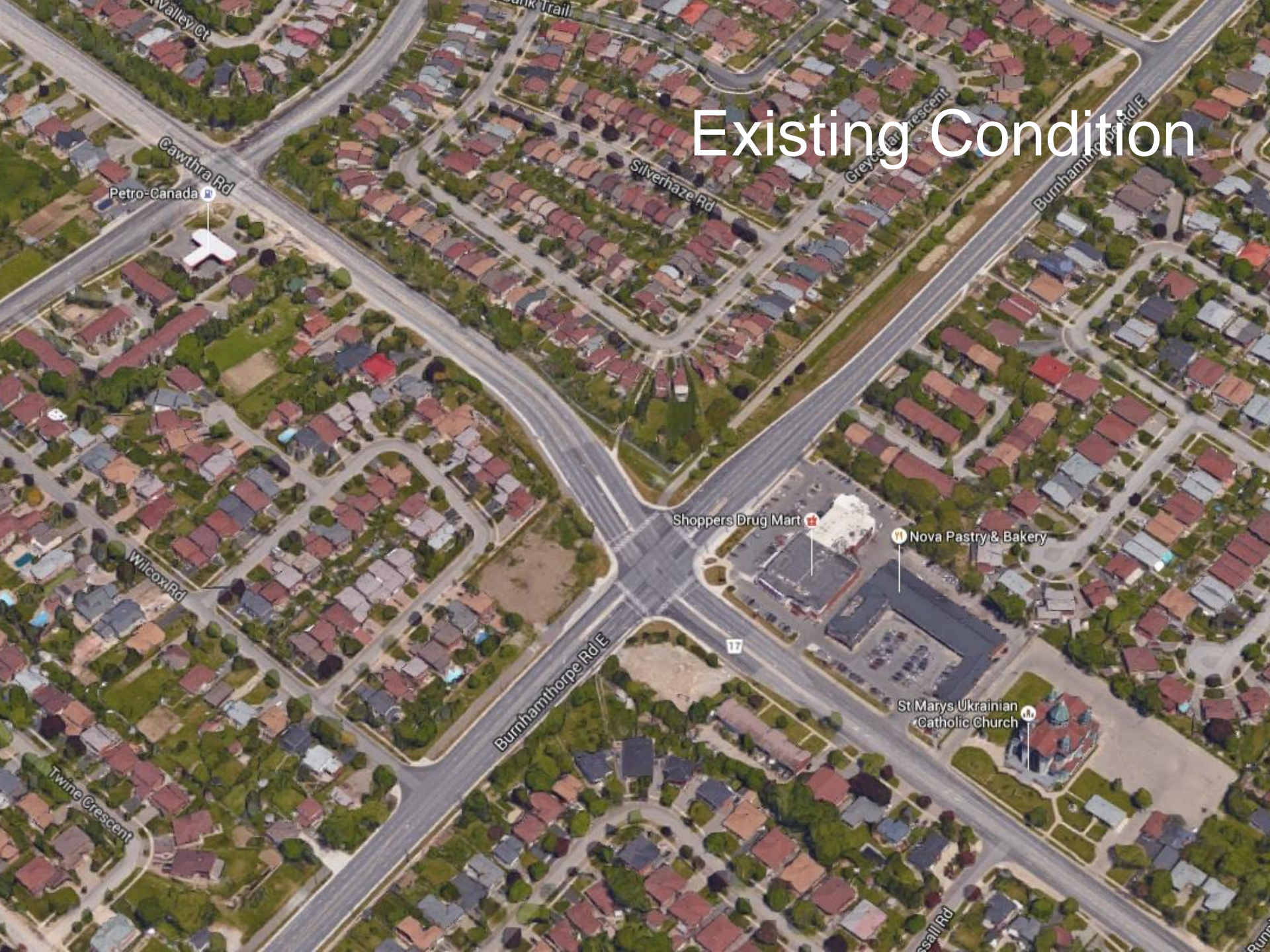


# Existing Condition





# Existing Condition







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POTTERYBARN



POTTERYBARN

POTTERYBARN



POTTERYBARN



POTTERYBARN



POTTERYBARN



POTTERYBARN

A woman with short dark hair, wearing a grey jacket, tan pants, and pink sneakers, stands on the sidewalk looking towards the Pottery Barn storefront.







# Emerging Issues

## Parks and Open Spaces

- Provide Site Furnishings and Pedestrian-Scaled Lighting
- Incorporate Washrooms and Change Facilities
- Integrate Shade Structures and Pagodas
- Accommodate a Range of New Recreational Uses (skating, splash pads, Checkers / Chess Tables, Basketball, Soccer, Baseball, Ultimate Frisbee, Multi-Use Fields, and Playgrounds)
- Promote Barrier-Free and Accessible Design





# Existing Condition





# Existing Condition

**NO  
MOTORIZED  
VEHICLES  
ALLOWED  
IN PARK**



PLEASE  
CLEAN UP AFTER  
YOUR PET  
DOGS MUST BE  
ON A LEASH  
By-law No. 624-00  
Municipal Fee \$1000  
City of MISSISSAUGA



APPLEWOOD HILLS

GREENBELT















# Emerging Issues

## New Development

- Address adjacent street(s).
- Establish a “Village-Like” Character with a Consistent Rhythm of Building Entrances and Glazing).
- Concentrate Parking at the Sides and/or Rear of Buildings.
- Target Low to Mid-Rise Mixed-Use Development in Key Locations along Arterial Streets.
- Permit Taller Residential and Mixed-Use Buildings Surrounding the Rockwood Mall, and Along Either Side of Dixie Road.
- Protect Stable, Low-Rise Residential Areas.



# Existing Condition





# Existing Condition





Existing Condition



































# Potential Development Tools

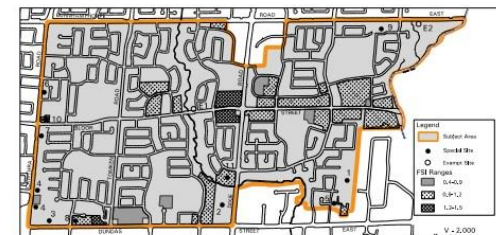


# Potential Development Tools

## Official Plan Amendment

- Consider updating Section 16: Neighbourhoods, specifically Sub-Section 16.1: Applewood and 16.21: Rathwood to reflect the recommendations of this study.
- Consider updating Section 14: Community Nodes, specifically Sub-Section 14.8: Rathwood-Applewood, to reflect the recommendations of this study.
- Consider preparing Local Area Plans for the Applewood and Rathwood Neighbourhoods, allowing the City of Mississauga to introduce Official Plan Policies which reflect the unique character and composition of the Applewood and Rathwood Neighbourhoods.

### 16.1 Applewood



Map 16-2: Applewood Neighbourhood Character Area

### 16.2.1 Urban Design Policies

#### Bloor Street

16.2.1.1 East of Dixie Road, development consists primarily of high density residential uses, with some mixed uses. The following policies apply to development or infilling of this segment of the street to encourage an improved pedestrian environment:

- High density residential development should relate to the street, with buildings sited to minimize setbacks from Bloor Street. Efforts to develop a continuous street frontage through the construction of ground related podium structures (not including above ground parking structures), intensive landscaping at the street edge, and the orientation of buildings parallel to the street are encouraged; and

- The mixed use properties on Bloor Street should have a stronger relationship to Bloor Street, with the main entrances of the buildings oriented towards Bloor Street and at least half of the linear frontage occupied by built form, wherever possible.

#### Dundas Street East

16.2.1.2 Creative massing solutions are encouraged in the design of built form and site layouts for mixed use lands on Dundas Street East. The height of buildings should be maximized, and the amount of parking between the front building façade and the street line decreased. Emphasis should be placed upon creative and effective landscape treatment. Signs should form an integral part of the overall concept of site and building design.

16.2.1.3 In high density residential development, efforts to develop a continuous street frontage through the orientation of buildings parallel to the street and the placement of significant building mass adjacent to the street edge are encouraged. Where this is not possible, the construction of

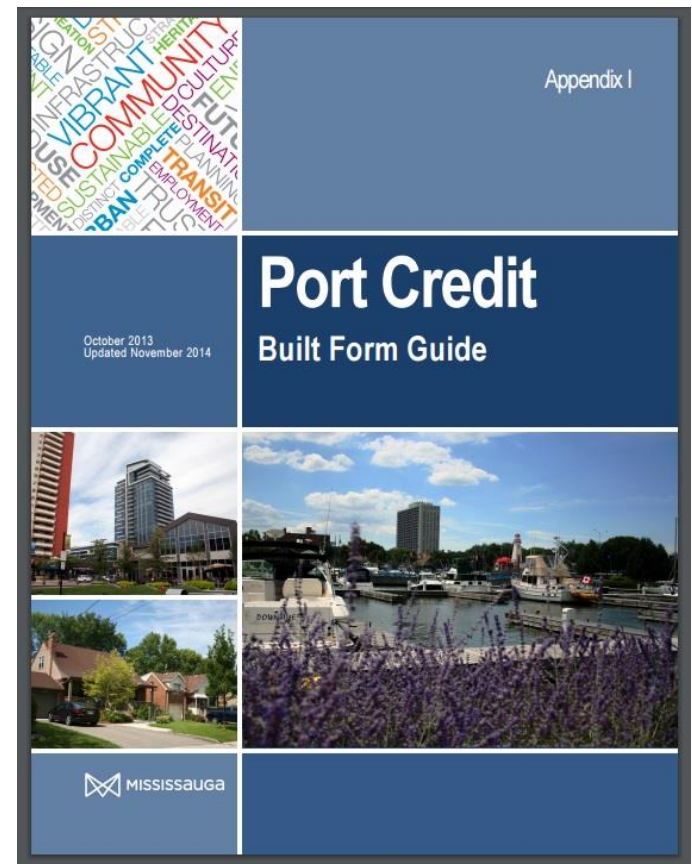
# Potential Development Tools

## Zoning By-Law Amendment

- Consider establishing Site and Area-Specific Zoning Regulations for the Applewood and Rathwood Neighbourhoods.
- This would allow the City of Mississauga to introduce Zoning Regulations which reflect the unique character and composition of the Applewood and Rathwood Neighbourhoods.



- Consider Preparing a comprehensive set of Neighbourhood-Specific Urban Design Guidelines to create a framework for future development within the Applewood and Rathwood Neighborhoods.
- The guidelines would address all matters pertaining to site and building design, including Building Height and Massing, Setbacks and Stepbacks, Ground Floor and Building Entrances, Materials, Articulation and Detailing, Lighting and Signage, Parks and Open Spaces, Outdoor Amenity Space, Landscaping, Natural Heritage Features, Parking and Access, Privacy and Site Overlook, Barrier-Free Design, and Sustainable Design.



# Potential Development Tools

## Business Improvement Area

- Consider Establishing Business Improvement Areas for key areas of the Applewood and Rathwood Neighbourhoods.
- The Business Improvement Areas would allow local businesses and property owners to join together and, with the support of the City of Mississauga, organize, finance and carry out physical improvements and promote economic development within their respective districts.



The screenshot shows the homepage of the Streetsville website. The header features the Streetsville logo with the text "THE VILLAGE IN THE CITY" and "1858 VILLAGE OF STREETSVILLE". Navigation links include HOME, ABOUT, BUSINESS DIRECTORY, EVENTS, and PARKING & DIRECTIONS. The main content area displays a large photo of the Bread & Honey Festival with the caption "Bread & Honey Festival - June 3, 4 & 5th". Below the photo is the heading "WELCOME TO STREETSVILLE ..." followed by a paragraph about the Spring and Summer season. A sidebar on the right promotes a newsletter with the text "Check out our Monthly E-Newsletter here..." and "Sign up to Receive Our Monthly Email Newsletter". At the bottom, there is a "FEATURED BUSINESS" section for Scott Brubacher, a Real Estate agent, with contact information and a "Call today!" button.

THE VILLAGE IN THE CITY

1858 VILLAGE OF STREETSVILLE

HOME ABOUT BUSINESS DIRECTORY EVENTS PARKING & DIRECTIONS

Bread & Honey Festival - June 3, 4 & 5th

WELCOME TO STREETSVILLE ...

The warmer weather has finally arrived and we are very happy to kick off the Spring and Summer season here in the village! There's a lot going on in Streetsville, so check our Events section for information on all of our upcoming events!

Don't forget to **sign up** for our Monthly Newsletter, so we can keep you informed of what's happening each month in Streetsville!

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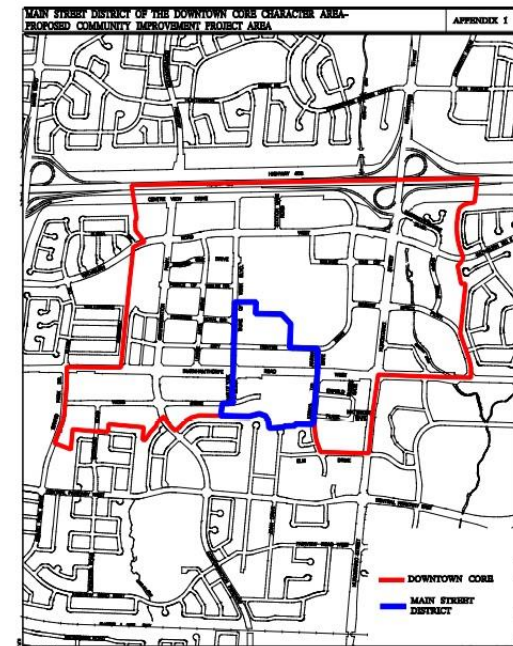
Scott Brubacher  
Real Estate



# Potential Development Tools

## Community Improvement Plan

- Consider Establishing Community Improvement Plans for key areas of the Applewood and Rathwood Neighbourhoods.
- The Community Improvement Plans would be intended to encourage rehabilitation initiatives and/or stimulate development. Once implemented, the Plans would allow the City of Mississauga to provide tax assistance, grants or loans to assist in the rehabilitation of lands and/or buildings within the defined Community Improvement Plan Areas.





# Next Steps & Closing Remarks



# Next Steps

## **Summary of Findings**

- Draft Action Plan & Recommended Changes June 2016



Thank You