

May 20, 2016

**Summary Brief:           Session #3 – Potential Development Tools (May 10, 2016 | 7:00pm–8:30pm)  
Imagining Ward 3: Managing Change**

## Introduction

Brook McIlroy Inc., in consultation with City Staff, facilitated Session #3 at the Burnhamthorpe Library on May 10, 2016. The objective of the meeting was to review the findings of Session #2, and to engage in a roundtable discussion focusing on a set of potential development tools to implement the opportunities and constraints which were identified in Session #1 and further discussed in Session #2. The meeting was structured as follows:

## Agenda

7:00pm - 7:15pm	Doors Open / Sign-In & Introduction
7:15pm – 7:20pm	What We've Heard
7:20pm – 8:25pm	Potential Development Tools
8:25pm – 8:30pm	Next Steps & Concluding Remarks

## Key Findings

The following points briefly summarize the key discussion topics pertaining to potential development tools:

### *Official Plan Amendment(s)*

- Consider updates to Section 16: Neighbourhoods, specifically sub-section 16.1: Applewood and 16.21: Rathwood to reflect the recommendations of this study.
- Consider updates to 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. Relevant precedent documents include:
  - Downtown Core Local Area Plan;
  - Port Credit Local Area Plan;
  - Lakeview Local Area Plan; and
  - Southdown Local Area Plan.
- Ensure that Official Plan Amendment(s) establish a clear and defensible policy framework, which maintains the vision for Ward 3.

### *Zoning By-Law Amendment(s)*

- Consider establishing site and area-specific Zoning Regulations for the Applewood and Rathwood Neighbourhoods. Such standards could address:
- This would allow the City of Mississauga to introduce Zoning Regulations which reflect the unique character and composition of the Applewood and Rathwood Neighbourhoods. Contextually sensitive and neighbourhood specific regulations could be prepared for the following:
  - Lot Frontage;
  - Unit Width;
  - Site Coverage;
  - Vehicle Access and Parking (e.g. Max. Driveway and Curb Cut Widths);

- Landscaping and Amenity Space;
- Front, Side and Rear Yard Setbacks;
- Entrance Location;
- Utilities and Servicing;
- Building Height;
- Building Depth;
- Ground Floor Height; and
- Projections.
- Ensure that Zoning By-Law Amendment(s) establish a clear and defensible policy framework, which maintains the vision for Ward 3.
- Materiality and Architectural Character cannot be regulated through Zoning.

### *Urban Design Guidelines*

- Consider preparing a comprehensive set of neighbourhood-specific Urban Design Guidelines to create a framework for future development within the Applewood and Rathwood Neighbourhoods.
- The Urban Design 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;
  - Sustainability; and
  - Character Areas.
- Ensure that Urban Design Guidelines address both infill development and large-scale redevelopment.
- Ensure that the Urban Design Guidelines are contextually-sensitive and defensible.
- Ensure that Urban Design Guidelines augment Official Plan policies and Zoning By-Law regulations, providing additional quantitative and qualitative details, where necessary.
- This approach has been taken in several neighbourhoods and districts throughout the City of Mississauga. Relevant precedent documents include:
  - Downtown Core Built Form Standards;
  - Port Credit Built Form Guide;
  - Lakeview Built Form Standards;
  - Low-Rise Multiple Dwellings Guidelines; and
  - Historic Streetsville Design Guidelines.

### *Business Improvement Area*

- Consider establishing Business Improvement Areas for key areas of the Applewood and Rathwood Neighbourhoods.

- Such Business Improvement Areas would allow local business 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.
- Relevant precedents include:
  - Port Credit Business Association;
  - Lakeview Business Improvement Association;
  - Cooksville Business Improvement Association;
  - Clarkson Business Improvement Association; and
  - Malton Business Improvement Area.
- Previous efforts to establish Business Improvement Associations along Dundas Street have been unsuccessful. The City may have more success following the completion and implementation of the Dundas Connects Planning Study.

### *Community Improvement Plan*

- Consider establishing Community Improvement Plans for key areas of the Applewood and Rathwood Neighbourhoods.
- Such 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 Area(s).
- Relevant precedents include:
  - Hurontario / Main Street Corridor Community Improvement Plan; and
  - Streetsville Community Improvement Plan.

### *Other Considerations*

- Ensure that property standards issues are addressed through the Site Plan Approval process, in conformity with the Ontario Building Code.

### Next Steps

Brook McIlroy Inc., in consultation with City Staff, will prepare an Action Plan and Recommended Changes Report in June, 2016.