

Date: October 5, 2017

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
CD.21.MIS

Meeting date:  
2017/10/30

## Subject

**Mississauga Road Scenic Route Urban Design Guidelines (Wards 1, 2, 8 and 11)**

**File: CD.21.MIS**

## Recommendation

1. That the report dated October 5, 2017 from the Commissioner of Planning and Building and the accompanying *Mississauga Road Scenic Route Urban Design Guidelines*, attached as Appendix 1, be approved.
2. That if the Official Plan policies in Official Plan Amendment (OPA 64) are modified through any Ontario Municipal Board proceedings, updated design guidelines be brought back to Planning and Development Committee for further consideration.

## Background

On March 20, 2017, a Supplemental Report on Comments on the Mississauga Road Scenic Route Policies Review was presented to Planning and Development Committee (PDC) recommending approval of proposed amendments to Mississauga Official Plan and that Urban Design Guidelines be prepared and brought forward to a future PDC meeting for Council endorsement. Recommendation PDC 0015-2017 was then adopted by Council on March 29, 2017.

That the report dated February 24, 2017, from the Commissioner of Planning and Building titled "Supplemental Report on Comments (Wards 1, 2, 8 and 11) Mississauga Road Scenic Route Policies Review Implementation – Proposed Changes to Mississauga Official Plan", be adopted in accordance with the following:

1. That the proposed amendments to Mississauga Official Plan for the Mississauga Road Scenic Route Policies Review be approved in accordance with Appendix 2 of this report.

2. That Urban Design Guidelines for the Mississauga Road Scenic Route Study Area be prepared by staff and brought forward to a future Planning and Development Committee meeting for Council endorsement.

Official Plan Amendment (OPA 64) was passed by Council on June 7, 2017; however, was appealed to the Ontario Municipal Board (OMB) by City Park (Old Barber) Home Inc. on June 29, 2017. A hearing date has not been scheduled by the Board.

## Comments

The purpose of the Mississauga Road Scenic Route Urban Design Guidelines, dated September 2017, is to visually illustrate and expand on the Official Plan policies, which were established through public engagement. These guidelines contain design expectations for future development along the Mississauga Road Scenic Route by providing further direction on setbacks, site access, building elevations, massing, landscape treatments, cultural and heritage resource preservation, grading and other design elements.

The *Mississauga Road Scenic Route Urban Design Guidelines* have been prepared in accordance with the direction from Council to bring the guidelines to Planning and Development Committee for endorsement.

## Financial Impact

Not applicable.

## Conclusion

The *Mississauga Road Scenic Route Urban Design Guidelines* will assist property owners and their consultants with designing projects that are consistent with the Official Plan policies. It will also serve as a tool that staff can use to help evaluate proposals along the scenic route.

## Attachments

Appendix 1: Mississauga Road Scenic Route Urban Design Guidelines

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Edward R. Sajecki, Commissioner of Planning and Building

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