



# Corporate Report

Clerk's Files

Originator's  
Files

CD.03.COO

---

**DATE:** August 31, 2010

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date:

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Cooksville District Area Specific Review – Directions Report**

---

- RECOMMENDATION:**
1. That the report titled "*Cooksville District Area Specific Review - Directions Report*", dated August 31, 2010 from the Commissioner of Planning and Building, be received for information.
  2. That staff prepare revised Special Site Policies for Area 1 and new policies for Area 2 as identified in the "*Cooksville District Area Specific Review – Directions Report*" dated August 31, 2010 from the Commissioner of Planning and Building and commence the statutory public consultation process.

**BACKGROUND:** **Area Specific Review Process**

In 2008, the Cooksville District Policies were scheduled to be reviewed as part of the continuing program to update policies and confirm they are valid and conform to current Provincial and municipal planning policies. It was recognized however, that outside of the former village area (Huronario and Dundas) and a couple of areas experiencing increased levels of redevelopment activity, the majority of the Cooksville Planning District is relatively stable with

minimal pressure for change. Staff identified areas within the District experiencing development pressures, that were in need of review in terms of the Official Plan Policies and Zoning.

The areas under review (as shown on Appendix 1) include Gordon Woods (Area 1) and the residential area bounded by Queensway East, Cooksville Creek, the North Service Road and Cliff Road (Area 2) including lands fronting on Camilla Road between Queensway East and King Street. Both areas are experiencing pressures related to infill development, potential redevelopment as well as new development. The third area under consideration is the Cooksville Creek floodplain within the Cooksville Planning District. A consulting team lead by Macaulay Shiomi Howson with Brook McIlroy Inc. and Philips Engineering were retained to look at these specific areas within the Cooksville planning district.

The scope of the review for Areas 1 and 2 included a consideration of a full range of issues related to development pressures. The Area 3 review was more closely scoped as a literature review of studies and works completed to date, related specifically to the floodplain.

The consultant has prepared a Directions Report (attached under separate cover) outlining the issues identified by the community and responses to these issues from both an Official Plan policy and an operational perspective.

**COMMENTS:****Ongoing Studies and Issues Impacting Areas 1 and 2**

Both Areas 1 and 2 are in close proximity to the Hurontario Street corridor. A number of studies and initiatives are currently underway that primarily impact the Hurontario Street corridor but do have some relevance to both Areas 1 and 2 of the study.

The City of Mississauga and the Province of Ontario have completed or are working on various studies and reports that have an impact on the Cooksville Planning District. These reports and studies have helped inform the review process, provide context to the issues raised and address some of the outcomes.

## **1. The Growth Plan**

In 2006, the Province of Ontario released "Places to Grow – Growth Plan for the Greater Golden Horseshoe" (GGHA) to guide development patterns throughout the GGHA up to 2031. The Growth Plan prescribes a set of policies for managing growth, land development and resources and are based on the following principles:

- Build compact, vibrant and complete communities;
- Plan and manage growth to support a strong and competitive economy;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognizes the diversity of communities in the GGHA; and
- Promote collaboration among all sectors – government, private and non-profit and residents to achieve this vision.

In 2008, the Province identified various urban growth centres throughout the GGHA. Mississauga's Urban Growth Centre (UGC) extends from Highway 403 to the QEW, encompasses all lands in City Centre and lands approximately 500 metres (1640 feet) on either side of Hurontario Street. Appendix 1 outlines Mississauga's UGC through the Cooksville Planning District.

The Growth Plan targets intensification to existing built-up areas with particular focus on UGC's, intensification corridors like Hurontario Street, major transit station areas, brownfield sites and greyfields (former commercial sites that are underutilized). Intensification within Cooksville is targeted to both the Hurontario and Dundas Street corridors and areas generally within 500 metres of each. As noted in Appendix 1, both Areas 1 and 2 of the Cooksville review lie just outside of the UGC.

## **2. Hurontario Main Street Study**

In November 2008, the Province of Ontario released "The Big Move", the Regional Transportation Plan (RTP). The plan identified the Hurontario Street corridor in Mississauga and Brampton as one of the top 15 priorities for the introduction of higher order transit.

The Cities of Mississauga and Brampton engaged a consortium consulting team to undertake the Hurontario/Main Street Study. The study integrates transportation, land use and urban design in a master plan for the Hurontario Street corridor, from Port Credit to Downtown Brampton. The Hurontario Street corridor bisects the Cooksville Planning District.

The study was carried out as a Master Plan in accordance with the Municipal Class Environmental Assessment (EA) process and it will fulfill the first two phases of the EA process to determine the best transit solution for the corridor. Light rail was determined to be the appropriate technology to fulfill future transit needs. In July 2010, Council endorsed the Master Plan and authorized staff to proceed with the more detailed planning of the corridor, and to continue working with Metrolinx to initiate a review of project delivery and funding options to realize this vital infrastructure investment for Mississauga.

An essential component of the Master Plan in terms of the land use planning component, is the recognition of stable residential areas adjacent to the corridor and the need to properly transition land use to these residential areas. Of particular note is the interface of the Hurontario corridor just north of Harborn Road as it impacts Area 1 (Gordon Woods). The Master Plan recommends an appropriate transition height of a maximum of 6 storeys on lands fronting the west side of Hurontario Street from Harborn Road, north to the Bronte College property immediately south of Trillium Health Centre. This will allow for the proper transition to the existing 2 storey dwellings on Grange Drive.

### **3. Cooksville Creek Flooding Issues**

In July and August 2009 a number of storm events occurred which lead to flooding in numerous reaches of Cooksville Creek. The August storm events saw intense rainfall centred in and around the Mississauga Valley Community Centre which lead to flooding downstream. The storms caused flooding related incidents and associated damages to private properties, municipal infrastructure (watercourse damage, trail damage and flooding) and infrastructure under other jurisdictions including the Region of Peel and CN Rail.

The City (lead by T&W staff), Region of Peel and Credit Valley Conservation (CVC) have been working together since August 2009 to address issues related to the flooding of Cooksville Creek. A series of update reports have been presented to Council to keep them informed of ongoing issues, and to provide status updates. Mayor McCallion, Councillor Dale and Councillor Iannicca have established a task force comprised of City, Region and CVC staff and area residents to address ongoing issues and formulate strategies to best deal with flooding.

### **4. Draft Mississauga Official Plan (MOP)**

On July 7, 2010, City Council adopted the report "Report on Comments – Draft Mississauga Official Plan". The recommendations from this report revise the draft Mississauga Official Plan (MOP) based on staff recommended changes, direct a by-law to be brought forward to enact the Plan, and for the revised plan to be sent to the Region of Peel for approval.

The draft MOP adopts a new approach to land use planning, with a focus on sustainable development and strategic initiatives to effectively manage growth and change through the integration of land use, transportation, environment and urban design. It promotes growth in locations where it is financially sustainable and where it can be developed in a more compact and efficient form that is supported by existing and planned infrastructure that enable the development of

complete communities. There is a greater emphasis on urban design to ensure a high quality built form with an attractive public realm. The plan protects and enhances stable residential areas, including the city's natural and cultural heritage resources.

Areas 1 and 2 under study in the Cooksville review, are both identified as "Neighbourhoods" with the exception of a portion along the Hurontario Street corridor. The intent of the "Neighbourhood" policies is to preserve stable residential areas where infill development will be sensitive to existing community character.

### **Public Engagement Process**

The Cooksville review began with an initial kick-off meeting held at Mississauga Valleys Community Centre with over 100 people in attendance. Staff and the consultants provided an overview of the process and asked the community to identify areas of concern within the greater Cooksville area. Two advisory groups were formed at the conclusion of the kick-off, one for Area 1 and one for Area 2. The two advisory groups were comprised of 10-12 community members from each area. As noted above, a literature review was conducted for Area 3 and therefore, no advisory group was formed.

The advisory groups each met on two separate occasions to discuss various issues in their areas and for staff and the consultants to get a pulse on areas of concern from the communities perspective. Discussions were lead by the consultants, and summary notes were posted on the City of Mississauga project website.

The flowchart contained in Appendix 2 outlines the public engagement process conducted for the Cooksville District Area Specific Review.

### **Cooksville District Area Specific Review Directions Report**

The overarching conclusion of the review carried out in Areas 1 and 2 are these areas should remain stable residential areas and infill development should be in keeping with the existing character of the community. The Directions Report includes both policy and operational directions that are broken down into three broad areas

including development, operational and natural heritage. The major issues identified through the review and recommended directions are summarized in Appendix 3 of this report.

#### Area 1

For Area 1 (Gordon Woods), the overall policy direction is to expand the Special Site policies to all lands in Area 1. This would also extend the area subject to site plan control. As replacement housing has been constructed in recent years, the importance of maintaining the scale and character of these stable residential areas has been identified by both the residents and staff.

The recommended policy directions include:

- Expanding the area subject to the current special site policies
- Extending the area subject to site plan control to match the area subject to special site policies

The recommended operational directions include:

- Introduction of educational programs like Road Watch and Neighbourhood Speed Watch to deal with ongoing traffic calming issues; and
- Additional enforcement of parking/stopping infractions around Harborn Road/Grange Drive/Premium Way.

The recommended natural heritage directions include:

- Regular maintenance of Stillmeadow Park;
- Exploration of the use of available open space areas in Stillmeadow Park for enhanced recreational activities;
- Consideration of additional walking/cycling trails in area; and
- Consider a of review of the Tree By-law to preserve the existing tree canopy.

#### Area 2

For Area 2, the policy direction is to introduce Special Site policies similar to those already in place for Area 1 (Gordon Woods) namely for the lands fronting onto Camilla Road between Queensway East and King Street. A number of infill and replacement houses have been built in recent years and there remain a number of vacant or under-utilized lots that could potentially redevelop.

The recommended policy directions include:

- Develop special site policies similar to Area 1 for lands fronting on Camilla Road, north of the Queensway East;
- Recognize the potential for intensification along the North Service Road west of Camilla Road in keeping with City policies; and
- Consider encouraging redevelopment of lands on the north side of the North Service Road west of Cliff Road in keeping with City policies.

The recommended operational directions include:

- Evaluate specific locations for sidewalk improvements
- Examine the use of 'Zebra' striping for pedestrian crossing at Queensway/Camilla; and
- Future use of Woodland Nurseries site (currently being investigated by Community Services).

The recommended natural heritage directions include:

- Consider a of review of the Tree By-law to preserve the existing tree canopy;
- Consider additional tree planting on City owned properties to enhance tree canopy; and
- Ongoing maintenance of parks and the Cooksville Creek valley.

### Area 3

Area 3 is significantly constrained by Cooksville Creek. This study focused on a review of available information for Area 3 and provides a summary of current policy framework, development patterns and information on specific parcels. Discussion of Area 3 has also incorporated commentary on the flooding events as discussed above. It was not in the scope of this review to identify policy/zoning changes.

### **Next Steps**

Once received by Planning and Development Committee and Council, the Directions report will be used as the basis for the preparation of



amendments to the draft Mississauga Official Plan to incorporate the changes as discussed previously in this report. Staff will prepare the necessary changes and commence the public consultation process.

As the draft Mississauga Official Plan will be sent to the Region of Peel for approval, an amendment will be prepared to the existing Official Plan (Mississauga Plan). Depending on timing, the City may request that the Region of Peel modify the draft Mississauga Official Plan to incorporate these recommendations.

**STRATEGIC PLAN:** The completion of the Cooksville Area Specific Review Directions Report and the resulting recommendations of the report respond to the following Strategic Pillars for change, goals and actions of the City's Strategic Plan:

**CONNECT: Completing our Neighbourhoods**

- Develop Walkable, Connected Neighbourhoods
- Provide Mobility Choices
- Maintain a Safe City

**GREEN: Living Green**

- Conserve, Enhance and Connect Natural Environments
- Promote a Green Culture

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The Cooksville District Area Specific Review is part of an ongoing program to keep Mississauga Plan current, up to date and in conformity with Provincial and municipal planning policies. It was recognized that while the majority of the residential areas within the Cooksville Planning District are stable and experience minimal change, two specific areas continue to face challenges related to infill development and redevelopment. Therefore, the review was scoped to address the two areas and consolidate information surrounding Cooksville Creek.

The major issues for Areas 1 and 2 have been identified and responded to through the Directions Report. Community input from the kick-off event and the community advisory group meetings have been taken into consideration and range from development pressures and traffic calming measures, to natural heritage and servicing related concerns. The Directions Report details the issues identified in Areas 1 and 2 and outlines recommended policy and operational directions. Area 3 was reviewed in the context of studies completed to date, ongoing work and the formation of a task force to deal with flooding issues.

**ATTACHMENTS:**

APPENDIX 1: Map of Areas Subject to Review

APPENDIX 2: Public Engagement Process

APPENDIX 3: Summary of Findings

APPENDIX 4: Directions Report (*attached under separate cover*)

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karen Crouse, Policy Planner, Community Planning,  
Policy Planning Division  
Frank Marzo, Policy Planner, Community Planning,  
Policy Planning Division*