



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: City of Mississauga

Municipality: City of Mississauga

Our File: OPA 82

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on May 9, 2018 when By-law Number 0083-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on May 17, 2018.
2. That no appeal to the Local Planning Appeal Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 6th day of June, 2018.

Commissioner of Oaths

Declarant

Sacha Smith, Manager & Deputy Clerk



MISSISSAUGA

**NOTICE OF PASSING AN OFFICIAL PLAN AMENDMENT
Subsection 17(24) of the Planning Act**

File Number: OPA 82
Municipality: City of Mississauga
Subject Lands: Applewood and Rathwood Neighbourhood Character Areas.
Date of Decision: May 9, 2018
Date of Notice: May 17, 2018
Last Date of Appeal: **June 5, 2018**

A decision was made on the date noted above to approve Official Plan Amendment Number 82 to the **Mississauga Official Plan** for the City of Mississauga as adopted by **By-law 0083-2018**.

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to add background context to the Applewood and Rathwood Neighbourhood Character Area Policies of Mississauga Official Plan. A copy of By-Law **0083-2018** adopting this Amendment is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
- (4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

If you wish to appeal, a copy of an appeal form is available from the OMB website at www.omb.gov.ca

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from **Beata Jones of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5368**.

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

Amendment No. 82

to

Mississauga Official Plan

By-law No. 0083-2018

A by-law to Adopt Mississauga Official Plan Amendment No. 82

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 82, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to provide additional context policies for the Applewood Neighbourhood and Rathwood Neighbourhood Character Areas;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 82 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 9th day of May, 2018.

Signed Bonnie Cembure

MAYOR

Signed [Signature]

CLERK

Amendment No. 82
to
Mississauga Official Plan

The following text constitutes Amendment No. 82.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated September 1, 2017 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add background context to the Applewood and Rathwood Neighbourhood Character Area Policies of Mississauga Official Plan.

LOCATION

The lands affected by this Amendment are located in the Applewood and Rathwood Neighbourhood Character Areas as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. It is important to recognize the individual characters of the Applewood and Rathwood neighbourhoods.
2. New development should be guided by key policies related to housing, streetscapes, urban design, parks, and open spaces. It should be compatible with surrounding land uses, respect the local context, built form, and lotting pattern.
3. The policies meet the overall intent, goals and objectives of the Mississauga Official Plan, and implement the priorities for change identified through the Imagining Ward 3 pilot project.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section, 16.2, Applewood Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by adding the following section before 16.2.1, Urban Design Policies.

16.2.1 Context

Applewood is a mature and well-established neighbourhood with a mix of detached, semi-detached, townhouse and apartment dwellings. Apartments are predominantly located along arterial and major roads and are an important piece of the overall housing stock. Apartments should be retained to provide housing options for varying lifestyle and economic needs. Retail and service uses are dispersed throughout the neighbourhood.

Arterial roads such as Burnhamthorpe Road, Dixie Road, Cawthra Road, and Dundas Street East and major collector roads like Bloor Street and Tomken Road will be the focus of future low-rise and mid-rise mixed use development. Dundas Street is an Intensification Corridor where higher densities and a greater mix of uses are encouraged to support higher-order transit. New retail, service and office uses, and higher density infill residential will be directed to these streets to reinforce a sense of place and create a complete, healthy community. New development within the neighbourhood will respect the existing lotting and street pattern, height, scale and building typology.

Streetscape improvements for portions of Cawthra Road and Dixie Road are encouraged to enhance the pedestrian realm. This may be achieved through landscaping, wider sidewalks, street trees, and/or multi-use trails.

A well-developed open space system weaves throughout the neighbourhood providing important pedestrian connections and gathering spaces. The existing parks and natural heritage features are of great importance and can be enhanced through additional community programming and site improvements that benefit people of all ages and abilities.

2. Section, 16.21, Rathwood Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by adding the following section before 16.21.1, Urban Design Policies.

16.21.1 Context

Rathwood is a mature and well-established neighbourhood consisting mainly of detached homes on large lots, built primarily between 1960 and 1980. Semi-detached, townhouse and apartment dwellings are predominantly located along the arterial and major roads. Retail and service uses are dispersed throughout the neighbourhood, with Rockwood Mall being the community's focal point.

Arterial roads such as Burnhamthorpe Road, Dixie Road, Cawthra Road, and major collector roads like Fieldgate Drive, Tomken Road, and Ponytrail Drive will be the focus of future low-rise and mid-rise mixed use development.

New apartment dwellings, retail, service and office uses will be directed to these streets to reinforce a sense of place and create a complete, healthy community. New development within the neighbourhood will respect the existing lotting and street pattern, height, scale and building typology.

The Rathwood-Applewood Community Node is anchored by Rockwood Mall. The Node will be encouraged to develop as a mixed use focal point for intensification, creating a central hub and destination for the community.

A well-developed open space system weaves throughout the neighbourhood providing important pedestrian connections and gathering spaces. The existing parks and natural heritage features are of great importance and can be enhanced through additional community programming and site improvements that benefit people of all ages and abilities.

Streetscape improvements for portions of Cawthra Road, Rathburn Road, and Dixie Road are encouraged to enhance the pedestrian realm. This may be achieved through landscaping, wider sidewalks, street trees, and/or multi-use trails.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan January 10, 2018.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

APPENDIX I

PUBLIC MEETING

A steering committee consisting of local residents and community stakeholders was invited to attend a Public Meeting of the Planning and Development Committee held on May 29, 2017 in connection with this proposed Amendment. The Public Meeting was also advertised in Mississauga News.

No written submissions were received and no comments were raised at the Public Meeting regarding the proposed Amendment.

City of Mississauga
Corporate Report



<p>Date: 2017/09/01</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD.04.WAR</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/09/25</p>

Subject

Recommendation Report (Ward 3)

Imagining Ward 3 - Mississauga Official Plan Amendment - Applewood and Rathwood Neighbourhood Character Area Policies

File: CD.04.WAR

Recommendation

That the amendment to Mississauga Official Plan proposed in the report titled "Recommendation Report (Ward 3) Imagining Ward 3 – Mississauga Official Plan Amendment – Applewood and Rathwood Neighbourhood Character Area Policies" dated September 1, 2017, from the Commissioner of Planning and Building, be adopted in accordance with the report.

Background

In 2016, the Planning and Building Department initiated a pilot project for Ward 3 as a new approach to neighbourhood planning. Staff worked collaboratively with residents to examine and understand the factors driving change in their neighbourhoods and to identify opportunities for them to have some influence on how to manage and proactively respond to these changes. The result was the creation of an information brochure and proposed land use policies that would provide language detailing the distinct characters of the Applewood and Rathwood neighbourhoods.

A public meeting was held on June 13, 2017 to consider changes to Mississauga Official Plan to add additional policies detailing the characters of both of these neighbourhoods. The report (Appendix 1) was received for information.

Comments

The proposed Official Plan Amendment is intended to provide additional neighbourhood character policies for both the Applewood and Rathwood neighbourhoods based on the findings of the Imagining Ward 3 pilot project and educational brochure. Through the pilot project it was

identified that new development should be guided by key policies related to housing and built form, streetscapes and urban design, parks and open spaces and future redevelopment opportunities.

The proposed policies were received positively and no comments were received through the public process. The policies meet the overall intent, goals and objectives of the Official Plan and implement the priorities for change identified through the pilot project.

Financial Impact

Not applicable.

Conclusion

As no submissions and no concerns were raised at the public meeting regarding the proposed amendment, the report titled "Recommendation Report (Ward 3) Imagining Ward 3 – Mississauga Official Plan Amendment – Applewood and Rathwood Neighbourhood Character Area Policies" dated September 1, 2017, from the Commissioner of Planning and Building recommending approval of the Official Plan Amendment should be adopted in accordance with the recommendations specified in the public meeting report (Appendix 1).

Attachments

Appendix 1: Public Meeting (Ward3) Imagining Ward 3 – Proposed Applewood and Rathwood Neighbourhood Character Area Policies



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Karen Crouse, Manager, Projects

City of Mississauga
Corporate Report

PDC MAY 29 2017



MISSISSAUGA

<p>Date: 2017/05/2017</p>	<p>Originator's files: CD.04-WAR</p>
<p>To: Chair and Members of Planning and Development Committee</p>	
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/05/29</p>

Subject

PUBLIC MEETING (WARD 3)

Imagining Ward 3 – Proposed Applewood and Rathwood Neighbourhood Character Area Policies

CD.04- WAR

Recommendation

That the report titled *Imagining Ward 3 – Mississauga Official Plan Amendment -Applewood and Rathwood Neighbourhood Character Areas* dated May 5, 2017, from the Commissioner of Planning and Building, be received for information.

That the submissions made at the public meeting held on May 29, 2017 to consider the report titled *Imagining Ward 3 – Mississauga Official Plan Amendment -Applewood and Rathwood Neighbourhood Character Areas* dated May 5, 2017 from the Commissioner of Planning and Building, be received.

Background

On March 8, 2017, City Council considered the report titled *Imagining Ward 3 – A Pilot Project for Neighbourhood Planning* dated February 3, 2017 (attached as Appendix 1) and directed a public meeting be held.

The purpose of the public meeting is to receive comments on the proposed amendment to Mississauga Official Plan, attached as Appendix 2.

The amendment is the result of a new engagement program piloted in Ward 3. The purpose was to define neighbourhood character.

Comments

Appendix 2 outlines the proposed policies to be added to both the Applewood Neighbourhood Character Area and Rathwood Neighbourhood Character Area policies in Mississauga Official Plan. Taken together, the policies provide overviews of the existing neighbourhood character within Applewood and Rathwood. The policies will also provide direction for new development specifically within Ward 3.

The policies, based on the outcomes of the Imagining Ward 3 pilot project, generally address:

- Housing and built form;
- Streetscapes and urban design;
- Parks and open spaces; and
- Redevelopment Sites (including Rockwood Mall and the Community Node)

Financial Impact

Not applicable

Conclusion

Through the Imagining Ward 3 pilot project that focused on managing change in the Applewood and Rathwood neighbourhoods, new official plan policies have been proposed. The policies will recognize the existing character of these neighbourhoods and direct future growth and development within Applewood and Rathwood. Subsequent to the public meeting, a report will be prepared for consideration by the Planning and Development Committee which will address comments received and where appropriate will recommend changes.

Attachments

- Appendix 1: Report titled Imagining Ward 3 – A Pilot Project for Neighbourhood Planning dated February 3, 2017
- 2: Proposed Mississauga Official Plan policies for the Applewood and Rathwood Character Areas



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Frank Marzo, Planner

[P] [D] [C] FEB 27 2017

City of Mississauga
Corporate Report



Date: 2017/02/03	Originator's files: CD.04- WAR
To: Chair and Members of Planning and Development Committee	Meeting date: 2017-02-27
From: Edward R. Sajecki, Commissioner of Planning and Building	

Subject

Imagining Ward 3- A Pilot Project for Neighbourhood Planning

Recommendation

1. That the report entitled *Imagining Ward 3 -- A Pilot Project for Neighbourhood Planning* dated February 3, 2017, from the Commissioner of Planning and Building, be received for information.
2. That a public meeting be held to consider proposed amendments to the Applewood Neighbourhood and Rathwood Neighbourhood Character Area Policies of Mississauga Official Plan as outlined in the report entitled *Imagining Ward 3 -- A Pilot Project for Neighbourhood Planning* dated February 3, 2017, from the Commissioner of Planning and Building.

Background

The Imagining Ward 3 pilot project, launched in 2016, enabled residents of the Applewood and Rathwood neighbourhoods to proactively engage in a new approach to neighbourhood planning that focused on helping residents manage physical changes in their communities.

The dialogue with resident members resulted in a successful engagement process. Residents explored key issues and opportunities within their communities; and learned about the official plan and planning tools which could assist with managing local change (see Appendix 1).

The key findings from that community dialogue have been used to develop an educational brochure titled *Imagining Ward 3* (See appendix 2). In addition, a clear definition of neighbourhood character was established, which staff will form into plan policy through amendments to Mississauga Official Plan (MOP).

Comments

Neighbourhoods evolve and change over time. However, change is often perceived negatively in that it is viewed by residents as contrary to their established neighbourhood character, or something that will impact their existing quality of life.

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Originators files: CD.04-WAR

Therefore, good neighbourhood planning requires a focus on two key elements: (1) proactive community engagement, and (2) a supportive regulatory planning framework (i.e. Official Plan policy).

Proactive Community Engagement & Local Neighbourhood Capacity Building

Proactive community engagement is an essential component of the neighbourhood planning process. As part of the Ward 3 pilot project, staff began talking to the residents on the planning process and the Official Plan policy intent. This helped to build knowledge and capacity of area residents, positioning them to proactively engage and influence future change.

An important deliverable of the Imagining Ward 3 process is a brochure highlighting the vision for the Rathwood and Applewood neighbourhoods, key priorities for change and the current policy direction of MOP. It is intended to better inform residents about the planning process, where infill and redevelopment opportunities may occur, and how best to ensure it is sensitively integrated to the respect the neighbourhood character.

Briefly, the themes of the brochure are as follows:



Housing and Built Form

Protect existing neighbourhoods from overdevelopment by considering appropriate, context-sensitive development



Streetscapes and Urban Design

Improve the existing streetscapes, where appropriate, through additional landscaping, wider sidewalks, and street furniture



Parks and Open Space

Retain and enhance the existing parks and open space system



Redevelopment Sites

Direct intensification to appropriate areas while reinforcing appropriate development that is sensitive to core neighbourhood areas

Supportive Regulatory Framework

In order to protect neighbourhood character, the current policy planning context was identified as needing enhancement. While Applewood and Rathwood are not identified in MOP as areas for major intensification, growth is expected through future redevelopment and infill development.

At present MOP policies generally speak to appropriate redevelopment and infill development that respects the existing and planned neighbourhood character within these neighbourhoods. It does not, however, specifically define a neighbourhood's existing character. Therefore, to effectively manage change, neighbourhood character policies should be added to the Applewood and Rathwood character areas in the Official Plan. Such changes would guide future development applications in Ward 3.

What will the New Policies Aim to Do?

New policies should reflect the 'principles for change' identified in the pilot project, as highlighted in the educational brochure. Specifically, the proposed MOP policies will aim to:

- Recognize the Applewood and Rathwood neighbourhoods as well-established, stable residential areas with a mix of dwelling types, community infrastructure and services
- Ensure new development in these neighbourhoods consider transitions in built form, density and scale
- Require a range of housing types and tenure be provided to meet the housing needs and preferences of all residents
- Recognize and reference the existing neighbourhood character to ensure future development is compatible with existing land uses while encouraging higher densities on and adjacent to corridors and the Rathwood-Applewood Community Node

What will the Policies Include?

It is proposed that Applewood and Rathwood Neighbourhood Character Area policies make specific reference to the following:

- In the neighbourhood cores, within areas like Rockwood Village and Applewood Heights, existing housing is mainly single-detached homes built primarily between 1960 and 1980
- Semi-detached units are dispersed throughout the neighbourhoods
- Medium density townhouse and high density apartment development is primarily located along Rathburn Road and portions of Ponytrail Drive, Tomken Road and Dixie Road
- Apartment dwellings are predominantly located along existing corridors and major streets -- Bloor Street, Burnhamthorpe Road, Dixie Road and some areas on Dundas Street
- Areas like the East Bloor neighbourhood have established "lower in the par" apartment sites that were generally built in the 1960s and 1970s. These existing apartment sites are an important component of the neighbourhood housing stock and should be protected

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Originators files: CD.04-WAR

- The existing parks and open space system consists of areas such as Garnetwood Park, Applewood Hills Park, Applewood Heights Park, Fleetwood Park, Cherrywood Park, and the Applewood Trail. Opportunities for additional community programming and improvements to site furnishings should be explored
- Higher density developments should be directed to corridors such as Burnhamthorpe Road, Cawthra Road, Tomken Road and Dixie Road, as well as Fieldgate Drive and Ponytrail Drive
- Lands within and surrounding the Rockwood Mall that form part of the Rathwood-Applewood Community Node are identified for intensification. These lands should be encouraged to develop as a high-density, mixed use focal point to create a central hub and destination for the community
- Dundas Street is identified as an Intensification Corridor where higher densities and a greater mix of uses are encouraged to support the future vision of this corridor as a high-order transit corridor. The vision will be further refined through the Dundas Connects planning initiative.

Financial Impact

None

Conclusion

Imagining Ward 3: A Pilot Project for Neighbourhood Planning was a new approach to assist the community in managing local change. Through a focused dialogue about physical change in the Applewood and Rathwood Neighbourhoods, an educational brochure was produced and the need for new character area policies identified. A public meeting to consider the new policies will be held upon Committee's receipt of this report.

Attachments

Appendix 1: *Imagining Ward 3: A Pilot Project for Neighbourhood Planning: Information Report*, dated May 24, 2016

Appendix 2: Brochure titled *Imagining Ward 3*



Edward R. Sajecki, Commissioner of Planning and Building

Planning and Development Committee

2017/02/03

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Originators files: CD,04-WAR

Prepared by: Frank Marzo, Policy Planning

City of Mississauga Corporate Report



Date: 2016/05/24

To: Chair and Members of Planning and Development Committee

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

Originator's files:
CD.04-WAR

Meeting date:
2016/06/13

Subject

Imagining Ward 3: A Pilot Project for Neighbourhood Planning Information Report

Recommendation

That the report entitled "Imagining Ward 3: A Pilot Project for Neighbourhood Planning", dated May 24, 2016, from the Commissioner of Planning and Building, be received for information.

Background

The Mississauga Official Plan (2011) (MOP) envisions within Ward 3 a community node surrounded by a number of residential neighbourhoods. Specifically, the MOP identifies the Rathwood-Applewood Community Node, as an area where intensification should be directed. A community node is viewed as providing access to a multitude of uses that are required for daily living -- local shops and restaurants, community facilities, cultural, heritage and entertainment uses, schools, parks, open space as well as a diverse housing stock that meets the housing needs of the adjacent population as they move through their lifecycle. They contain a variety of community infrastructure such as, recreational facilities, libraries, police stations and places of religious assembly.

Surrounding the Community Node are a variety of neighbourhoods reflecting different stages of the city's development. Neighbourhoods are characterized as physically stable areas with a character that is to be protected. Therefore, they are not appropriate areas for significant intensification. This does not mean that they will remain static or that new development must imitate previous development patterns, but rather that when development does occur it should be sensitive to the neighbourhood's existing character.



Professional Meeting

Community Focus Group Meeting III

Community Focus Group Meeting II

Community Focus Group Meeting I

Update Report

Summary of Recommendations

Figure 1

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Originators files: CD.04-WAR

Scope of Pilot Project

Recognizing that change will occur within neighbourhoods, a neighbourhood planning initiative to engage the Ward 3 community in a forward thinking dialogue about the future of their neighbourhoods was developed. The project specifically focused on the Rathwood and Apploewood Neighbourhoods, which have been the subject of several recent development applications. The process engaged local residents around how best to manage neighbourhood change effectively. Figure 1 identifies the six steps involved in the Imagining pilot project.

Comments

The Imagining Ward 3 process was initiated to pilot a new approach to neighbourhood planning. Specifically, the process is founded on a principle of working collaboratively with local residents to examine and understand the factors driving change (e.g., demographics, development trends, and market conditions) and to identify opportunities through land use policy and other city service to assist in managing potential impacts. In doing so, as the change process occurs and development applications are considered, the neighbourhood is in a better position to proactively guide versus respond to change.

Critical to success of this initiative is building positive relationships with residents, and educating and informing them of the existing land use planning framework. The process aimed to educate residents on what they can do to inform and guide future plan policy, specifically on matters related to, but not limited to:

- Housing choices and land uses
- Neighbourhood built form
- Streetscapes, parks and open spaces
- Greyfield and redevelopment sites

a) The Engagement Process

An initial kick-off meeting for the Imagining process was held in January 2016. This meeting outlined the purpose of the new engagement process. Staff emphasized the importance of facilitating an open two-way dialog around existing plan policy as it pertains to Ward 3 and to clarify and address questions about potential development pressures in Ward 3.

Volunteer Working Group

From the launch meeting, staff solicited a group of community volunteers to participate in a protracted dialogue about their neighbourhoods. The group would represent the demographics and views of the community while representing the individual views of their respective neighbourhoods. While not a large number of volunteers registered for this process, those that did actively participated and provided great insight.

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Workshops

Consultants from Brook Mellroy led the working group through workshop-style meetings. The meetings engaged residents in a discussion about the future of their neighbourhoods over the next 15-20 years. The group discussed how best to manage and respond to change and identified planning tools which could be used to help produce positive change. A list of potential recommended policy amendments, as well as improvements to existing city programs and services were identified. The following summarizes the key discussion points at each of the three group meetings:

- *Community Focus Group Meeting #1:*
Discuss and obtain feedback on key opportunities to enhance their community and identify areas of concern.
- *Community Focus Group Meeting #2:*
A detailed, focused discussion around key themes that emerged from the first session. A discussion on the establishment of a set of guiding principles to inform future plan policy or service changes to better manage change in Ward 3.
- *Community Focus Group Meeting #3:*
A discussion on opportunities and constraints within the neighbourhoods, and the potential planning tools to manage change.

b) Key Issues & Opportunities in Managing Neighbourhood Change

The Imagining pilot project provided a forum to share information and hear from local residents. Some of the themes emerging through the process include:

1. Housing and Built Form

- The neighbourhoods and sub-neighbourhoods of Applewood and Rathwood are primarily characterized by single-detached homes with moderate to wide lot frontages of at least 50 feet (15 metres) that front on to local roads which should be protected from over-development to ensure that there is appropriate form, massing and density of any new development to enhance neighbourhood pride and identity;
- Existing higher density apartment sites within the neighbourhood should be well-kept and any new development on these sites should be respectful of the neighbourhood character and consider green development standards.

2. Redevelopment Sites

- Lands within and surrounding the Rathwood-Applewood Community Node (e.g. Rockwood Mall site) may be appropriate for mid-rise mixed use, residential apartment buildings and street-related retail to create a sense of vibrancy and animation;
- New development should be directed along major arterial roads to establish a sense of place and more 'village-like' character with the buildings.

3. Streetscapes & Urban Design

- Consider wider sidewalks and landscaped boulevards and incorporating multi-use trails along arterial roads;

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Originators files: CD.04-WAR

- Consider improving the safety of crossings, lighting and wayfinding signage;
- Arterial roads could benefit from additional street furniture, pedestrian-scaled lighting, street trees, wider sidewalks, and landscaped boulevards which can create a more improved pedestrian-oriented streetscape;
- Consider softening the appearance of existing noise walls through improved landscape buffers.

4. Parks and Open Spaces

- Retain and enhance the existing network of parks, open spaces and natural heritage features within Applewood and Rathwood.
- Promote additional community recreational activities within the existing park network and consider basketball courts, soccer fields, ultimate Frisbee and playgrounds, among others to foster an active, healthy community and prioritize community building.
- Consider barrier-free access, new park furniture and enhanced recreational activities in parks for seniors.
- Consider incorporating traffic calming measures and increase pedestrian crossings.

c) Preferred Tools For Managing Neighbourhood Change

This pilot project created an open forum to better understand the character of these neighbourhoods. Translating this feedback into policy or services to ensure future development is effective and sensitive to this is important. The following tools were identified as opportunities to manage change within the Applewood and Rathwood neighbourhoods:

1. Plan Policy Amendments:

Consider updating Mississauga Official Plan policies in both Section 14: Community Nodes (14.8 Rathwood- Applewood) and Section 16: Neighbourhoods (16.1 Applewood and 16.21 Rathwood) to reflect the individual character of these neighbourhoods.

2. Zoning Amendments:

Consider site and area-specific zoning regulations for the Applewood and Rathwood neighbourhoods to regulate appropriate infill.

3. Design Guidelines:

Consider urban design guidelines specifically for Ward 3 neighbourhoods that might address how to appropriately integrate new buildings into the existing character.

4. Incentives:

Identify financial incentives or program funding which may be available to retain and facilitate needed improvements to existing affordable housing stock.

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Originators files: CD.04-WAR

Financial Impact

No financial implications at this time.

Conclusion

The Imagining Ward 3 pilot is a new way of engaging local residents. While significant development is not intended for stable residential neighbourhoods, some infill and redevelopment is. Traditionally, residents often find they are in a reactive position to proposed projects. The pilot process aimed to educate local residents and stakeholders on planning, equip them with the knowledge on planning applications, and identify tools available to manage change in their neighbourhoods.

In the fall, staff will table a final Imagining Ward 3 Report with detailed summaries of the meetings and key recommendations.

Overall, the Imagining Ward 3 pilot has been a success in facilitating a conversation about change and providing an avenue for staff and residents to build respectful collaborative working relationships.

With any Pilot project, improvements can be made. However, staff believe this approach to neighbourhood planning is valuable, and should be used elsewhere in Mississauga where neighbourhoods are facing similar issues.

Attachments

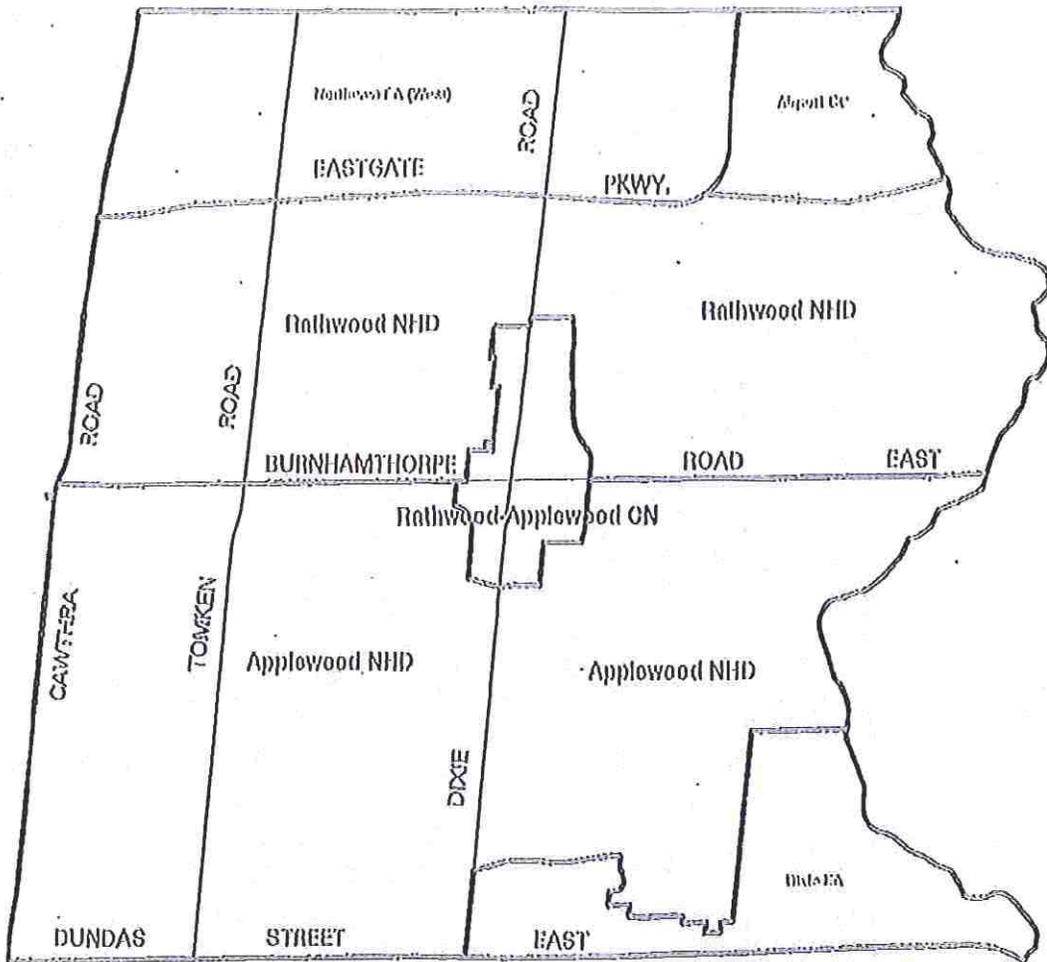
Appendix 1: Rathwood-Applewood Map



Edward R. Sajeck, Commissioner of Planning and Building

Prepared by: Frank Marzo, Policy Planning

APPENDIX I



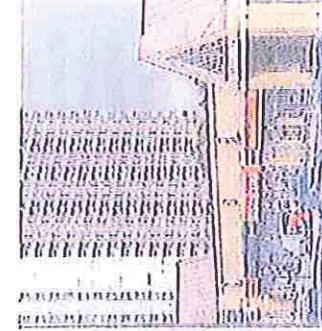
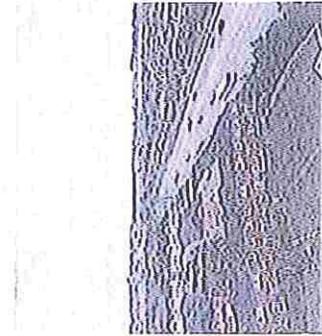
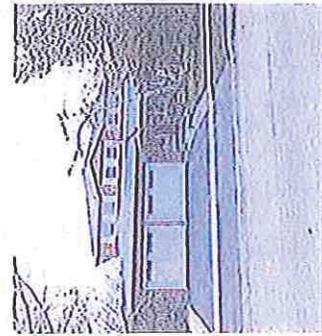
Planning for Change in Ward 3

Managing change is integral to Mississauga's continued success and prosperity. As Mississauga is now at the end of its greenfield growth phase, new growth is to be accommodated through redevelopment and intensification within the city's already developed areas. This new era in development has generated the need to review goals, objectives and development growth strategies, which will continue to provide places to live and work and meet services and amenities to meet the needs of daily living. The City promotes sustainable development to create healthy and complete communities.

Creating a Community Dialogue

Critical to managing change is building relationships within the community and informing residents and business owners about the existing land use planning framework. To accomplish this, the City's Planning and Building Department initiated *Imagining Ward 3: A Pilot Project for Neighbourhood Planning*.

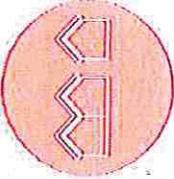
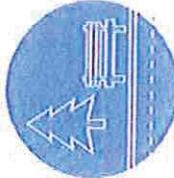
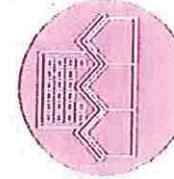
The *Imagining Ward 3* engagement process was launched in January 2016 and focused on how change can impact a neighbourhood's character, specifically within the Rathwood and Applewood Neighbourhoods. Through a community dialogue, residents helped create a vision to manage change and direct future growth within their community.



Emerging Vision for Neighbourhood Character

Ward 3's Appiewood and Rathwood Neighbourhoods are well-established, stable residential areas with a mix of dwelling types, community infrastructure and services. They are primarily characterized by single-detached homes built between 1960 and 1980, with moderate to wide frontages of (eg. 15 meters, 45 feet). Additionally, semi-detached houses, townhomes, and apartment buildings are dispersed throughout. Streets are moderate to wide, and typically have sidewalk space on at least one side of the road. Various parks and open space create a network of "green gems" for passive and active recreation.

How can we maintain this character while planning for the future?

			
<p>Housing and Built Form</p>	<p>Streetscapes and Urban Design</p>	<p>Parks and Open Space</p>	<p>Redevelopment Sites</p>
<ul style="list-style-type: none"> • Ensure appropriate form, massing and density of new development, as well as appropriate mix of uses • Protect existing neighbourhoods from over-development 	<ul style="list-style-type: none"> • Improve the public realm by widening sidewalks and including landscaping and street furniture • Activate street frontages along main roads 	<ul style="list-style-type: none"> • Retain and enhance the existing network of parks, open spaces and natural heritage features • Create pocket parks and spaces for social encounters 	<ul style="list-style-type: none"> • Create a sense of vibrancy and identity • Promote cultural and built heritage • Determine and reinforce a sense of livable density on a neighbourhood-wide basis

Priorities for Change

4.2

Housing and Built Form

Neighbourhood core areas, like Rockwood Village and Applewood Hills/Heights, are not intended for significant intensification and are protected from over-development. However, where appropriate development opportunities exist, development should respect the existing lotting and street pattern, height, scale and typology of the area.



Parks and Open Space

Parks such as Fleetwood Park, Garnetwood Park, Rathwood Park, and Applewood Trail network are important to the neighbourhood. As such, opportunities should be explored to enhance access, programming and facilities.



Streetscapes and Urban Design

Busy roads, like Cawthra Road, Dixie Road, Rathburn Road, and Bloor Street could benefit from streetscape improvements such as landscaping, wider sidewalks, street trees, and multi-use trails, to improve public realm.



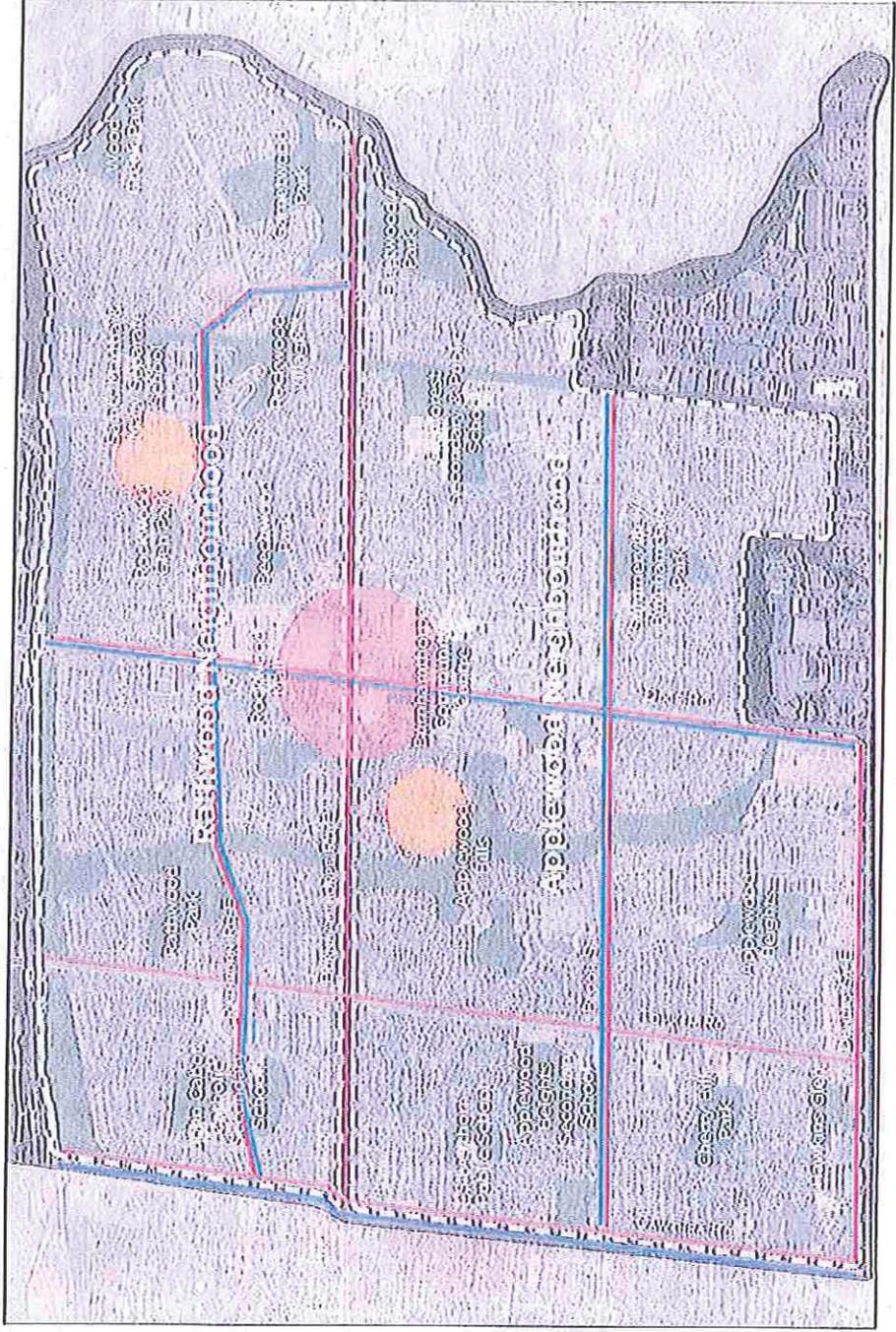
Redevelopment Sites

New development should be directed to Rockwood Mall, as well as streets like Tomken Road, Dixie Road, Bloor Street, Cawthra Road, Burnhamthorpe Road, and Dundas Street. These areas are appropriate for low to mid-rise mixed use development with a mix of commercial, office, and residential uses.



Managing Change in Ward 3

4.2

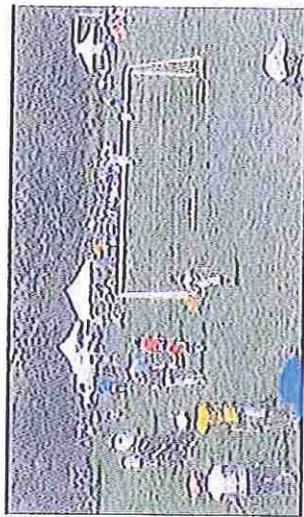
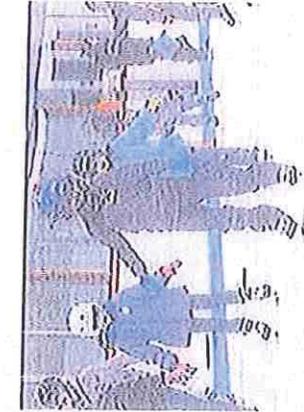


Our Official Plan

While the Applewood and Rathwood neighbourhoods are not identified in Mississauga's Official Plan as specific areas for major intensification, some growth is expected through redevelopment and infill development. However, Mississauga Official Plan identifies Applewood-Rathwood Community Node (i.e. Rockwood Mall), Intensification Corridors like Dundas Street, and Corridors like Burnhamthorpe Road and Cawthra Road as areas where new growth should be directed. These areas should include a mix of uses to further support the daily needs of residents of all ages and abilities. The following summarizes the themes and current policy direction of Mississauga Official Plan as it applies within the Rathwood and Applewood communities:

-
1. **Build a Desirable Urban City**
 - Create a strong sense of place with uses that are culturally vibrant, attractive, liveable and of a high quality design
 - Appropriate redevelopment and infill development will revitalize local neighbourhoods but also 'fit' into the surrounding community; it does not have to be exactly the same as what exists but will respect the existing and planned neighbourhood character
 2. **Direct Growth**
 - Residential intensification within Neighbourhoods will generally occur through infilling and the redevelopment of existing commercial sites as mixed use areas
 - Higher density development should be located along corridors or on existing apartment sites
 - Significant intensification is to be directed to Rockwood Mall and provide a mix of uses

4.2



5. Complete Communities

- Create communities that enable people to not only live and work, but also thrive. Consider opportunities to improve community amenities such as public art, affordable housing, daycare, and parks and open spaces
- Significant new development may be required to provide a Community Infrastructure Impact Study that will review existing community services to ensure increased demand caused by proposed intensification can be met

4. Neighbourhood Character Area

- For medium and high density development, new development should not exceed the height of any existing buildings on the property
- Heights greater than 4 storeys in neighbourhood areas must appropriately transition to the surrounding area and enhance the existing/ planned community

Continuing the Conversation

Interested in learning more about managing change in Ward 3, and other areas of the City? Visit the [City's Planning Hub](#).

For more information, please go to: mississauga.ca/social/residents/civplanning

or visit us at:
Planning Services Counter 3rd floor
City of Mississauga, 300 City Centre Drive,
Mississauga ON L5B 5C1

4.5 - 24

4.2 - 22

Proposed Mississauga Official Plan policies for the Applewood and Rathwood Character Areas

	Recommendations to Mississauga Official Plan (MOP)
16.2.1 Context – Applewood Neighbourhood	<p><i>Applewood is a mature and well-established mixed-residential neighbourhood. The neighbourhood includes a mixture of detached, semi-detached, as well as townhouse and apartment dwellings predominantly located along the arterials and major roads. A well-developed park system weaves throughout the neighbourhood providing important pedestrian connections and gathering spaces. Retail and service uses are dispersed throughout the neighbourhood.</i></p> <p><i>Apartments primarily exist along Bloor Street, Dixie Road and areas on Dundas Street and Rathburn Road. The apartments along Bloor Street were built in the 1960s and 1970s in park-like settings.</i></p> <p><i>New development within the neighbourhood will be sensitive to existing form by respecting the existing lotting and street pattern, height, scale, and building typology. Existing apartment sites are an important component of the neighbourhood housing stock and should be retained to provide housing options for varying lifestyle and economic needs.</i></p> <p><i>Burnamthorpe Road, Dixie Road, Cawthra Road and Dundas Street - and Major Collectors such as Bloor Street, and Tomken Road will be the focus of future low-rise and mid-rise mixed use development. New apartment dwellings will be directed to these arterial roads. New retail, service, office and residential uses will be directed to these streets to reinforce a sense of place and complete, healthy communities. Dundas Street is an Intensification Corridor. Higher densities and a greater mix of uses are encouraged along and surrounding Dundas Street to support its function as a higher-order transit corridor.</i></p> <p><i>Streetscape improvements for portions of Cawthra Road and Dixie Road are encouraged to improve the pedestrian realm. This may be achieved through landscaping, wider sidewalks, street trees or multi-use trails.</i></p> <p><i>Lands within and surrounding the Rockwood Mall on either side of Dixie Road, are part of the Rathwood-Applewood Community Node. The node will be encouraged to develop as a mixed use focal point for intensification, creating a central hub and destination for the community.</i></p> <p><i>The existing parks and open space system are important to the neighbourhood. Opportunities for additional community programming and site improvement should be explored to benefit people of all ages and abilities.</i></p>

<p>16.21.1 Context – Rathwood Neighbourhood</p>	<p><i>Rathwood is a mature and well-established mixed-residential neighbourhood. The neighbourhood mainly consists of single-detached homes with large lot frontages, built primarily between 1960 and 1980. There is also a mixture of semi-detached, townhouse and apartment dwellings predominantly located along the arterials and major roads. A well-developed park system weaves throughout the neighbourhood providing important pedestrian connections and gathering spaces. Retail and service uses are dispersed throughout the neighbourhood, with Rockwood Mall as its focal point.</i></p> <p><i>New development within the neighbourhood will be designed to be sensitive to the existing form by respecting the existing lotting and street pattern. As well as the height, scale, and building typologies of the existing development within the immediate area.</i></p> <p><i>Burnamthorpe Road, Cawthra Road, Tomken Road and Dixie Road, and Major Collectors such as Fieldgate Drive and Ponytrail Drive will be the focus for future low-rise and mid-rise mixed use development. New apartment dwellings will be directed to these roads. New retail, service, office and residential uses will be directed to these roads to reinforce a sense of place and a healthy, complete community.</i></p> <p><i>Lands within and surrounding the Rockwood Mall on either side of Dixie Road, is part of the Rathwood-Applewood Community Node. The node will be encouraged to develop as a mixed use focal point for intensification, creating a central hub and destination for the community.</i></p> <p><i>The existing parks and open space system are important to the Rathwood Neighbourhood. Opportunities for additional community programming and site improvement should be explored to benefit people of all ages and abilities.</i></p> <p><i>Streetscape improvements for portions of Cawthra Road, Rathburn Road and Dixie Road are encouraged to improve the pedestrian realm. This may be achieved through landscaping, wider sidewalks, street trees or multi-use trails.</i></p>
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