



# MyMalton Community Vision

## FINAL REPORT

March 2016











A photograph of participants from the MyMalton walking tour that took place during Summer 2015. Participants joined staff involved with the MyMalton project on a walk through the neighbourhood to understand and envision the potential for implementing changes at key locations throughout the community.



## **Preface:**

The report presented here as part of the MyMalton Community Vision is intended to communicate the discussions, ideas, and aspirations expressed by members of the community during consultation and visioning sessions. The concepts discussed here are ideas intended to inspire change, promote further discussion about the potential for future actions. None of the content of this report is intended to be interpreted as policy. The ideas discussed in this report have not been fully investigated.

Similarly, none of the images, including illustrations, renderings, or photographs, are intended to be actual depictions of the expected future directions for the Malton community. They are only provided here to better communicate the ideas discussed in this report.



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Children playing chess at the Elmcreek Park Pop-Up Square



# SECTION I

An Introduction to MyMalton





**FIGURE 1.1** - An aerial view of the Malton community showing the boundaries of the neighbourhood.



# 1.1

## Introduction

*MyMalton establishes a vision for the future of the Malton neighbourhood, representing the desires, wishes, and aspirations for change as voiced by people of the community. This vision has been created through a series of events focused on engaging the residents and stakeholders in conversations about the qualities of Malton that they enjoy and appreciate the most, as well as the aspects that they feel would benefit from change and improvement.*

The MyMalton Community Vision presents an opportunity for the City of Mississauga to connect with residents in order to review and refine policies found within the City's Official Plan, as they pertain to the Malton neighbourhood. These Official Plan policies are responsible for shaping the look and feel of the community, how it functions on a day-to-day basis, and the quality of life it provides for residents.

The Official Plan's main purpose is to direct the use of land while providing a framework for evaluating development proposals. The Plan also guides municipal decisions about infrastructure investment, such as transit and roads. Following completion of the MyMalton engagement sessions, the outcomes of this exercise are primarily intended to form the basis for reviewing and updating Malton's 'Neighbourhood' and 'Community Node' policies in the Official Plan, ensuring that the policies remain consistent with current needs and circumstances of local residents and stakeholders in the community. The outcomes of the exercise will also form the basis of a New Cultural Plan for the Malton Community.

Some of the outcomes discussed in this document go beyond what can be accomplished by Official Plan policies, and will need to be investigated and prioritized for future action. These actions may involve not only various levels of government and agencies (such as the Toronto and Region Conservation Authority and the Malton Business Improvement Association), but also local land owners and members of the Malton community itself.

The process involved with this community visioning exercise has been designed to result in a practical and realistic vision, one that captures the collective thoughts and feelings about what Malton anticipates for its future. Accompanying this vision is a set of priority principles based on key messages and ideas that can be translated into the necessary interventions needed to transform the neighbourhood.

# 1.2

## The Community of Malton

*Malton is an established community of about 40,000 people with a unique location within the Greater Toronto Area. Malton prides itself on the wide ethnic diversity of its people. The neighbourhood has reached a mature state, becoming fully built-out with only a select few vacant parcels remaining for new development.*

*The challenges facing Malton now involve becoming a complete community in which residents can comfortably fulfill their daily needs. Addressing these challenges will require achieving revitalization through reinvestment and redevelopment where possible, realising opportunities that result in positive impacts on the quality of life for the Malton community.*

### 1.2.1

#### MALTON'S STRENGTH IS ITS PEOPLE

When asked to describe the qualities and characteristics of their community, most residents of Malton will speak proudly about the wide representation of cultural backgrounds, countries of origin, languages spoken, and visible ethnicities of the people living in Malton. With the arrival of Italian and Polish immigrants beginning in the 1940s, and later South Asian and Caribbean immigrants, Malton has become a community known for its multiethnic makeup.

Residents often point to the fact that the community is located adjacent to the Toronto Pearson International Airport as part of the reason explaining why this neighbourhood has become a popular initial place of settlement for immigrants.

Residents of Malton often portray the community as exuding a 'village feel', referring to the neighbourliness, strong sense of community, and social connection felt between residents. This widely held opinion about the community may be explained in part by Malton's 'self-contained' characteristic; a result of the neighbourhood being located on the edge of Mississauga and confined by a sprawling airport, surrounding industrial properties, and a major highway.

As is the case in many other parts of Peel Region, Malton faces socioeconomic challenges associated with a rapid influx of newcomers who have decided to make Malton their first home.

***The 2011 Census indicated that nearly 63% of Malton residents identify themselves as first generation immigrants, while 12% identify as recent immigrants.***

With recent immigrants facing the pressures of making a living while establishing themselves in Canada, Malton grapples with the provision of affordable housing options, employment opportunities, affordable civic services, and ensuring safety in the community.

Despite some of the challenges faced by the Malton neighbourhood, community spirit is healthy and robust, evident by the strong showing made by members of the community at various MyMalton Community Visioning events and workshops. The residents of Malton are highly engaged, they care deeply about their neighbourhood, and they are eager to achieve progress on addressing the local issues that matter to them.

### 1.2.2

#### THE UNIQUE GEOGRAPHY OF THE MALTON NEIGHBOURHOOD

As mentioned earlier in this report, Malton has a unique geography that has caused some degree of physical isolation from its surrounding neighbours. Although residents realize the advantages of Malton's location next to the Toronto Pearson Airport, the airport also acts as a major barrier that inhibits physical and social connection with other residential parts of Mississauga to the south and the west. Malton is also bounded by the barriers of Highway 427 towards the east separating it from Toronto, and the CN rail and industrial lands to the north along its borders with Brampton.

In spite of its physical separation, some Malton residents describe their neighbourhood as centrally located and well connected, citing the fact that travel to other parts of the GTA is easily made via automobile and transit. Many members of the community have expressed the fact that Malton shares stronger social and cultural

**FIGURE 1.2 (Right)** - Students walking home on Morning Star Drive.

Parks Close  
**11PM**  
ALCOHOLIC BEVERAGES  
NOT PERMITTED



MISSISSAUGA  
Leading Today for Tomorrow

**ACTIVE ASSIST**  
Join a program  
Contact For info  
Malton CC

Community Centre and  
Library

Be your  
best.  
as you think.

Star Dr.





ties with their adjacent neighbours in Brampton and Toronto rather than other parts of the City of Mississauga, explained partly by their closer proximity to those neighbourhoods.

The centrally located Westwood Transit Terminal provides excellent access to surrounding parts of the GTA for Malton residents.

***Reports indicate that 20.8% of residents use public transit to commute to work, compared to the city-wide average of 15.9%. Comparatively, nearly 67% of workers in Malton commute by automobile, compared to the city average of 74%.***

These figures indicate a greater reliance on public transit for travel in the Malton community, which underpins the importance of ensuring that the area is adequately self-sufficient in providing for the day-to-day needs of residents.

### 1.2.3

#### THE CHALLENGES OF BEING A MATURE AND FULLY BUILT-OUT SUBURB

Much of Malton's residential subdivisions began construction shortly after the Second World War, with over 60% of the neighbourhood's housing stock constructed between 1960 and 1980. Due to Malton's compact nature, the community has quickly made use of most of its available developable area, with no major greenfield development opportunities remaining.

For the most part, Malton consists of mature and stable residential areas where little change is likely expected or desired, apart from improvements to public and community spaces and selected areas that would benefit from revitalization.

Malton faces challenges associated with being a virtually fully built-out neighbourhood which was originally designed to meet the needs of the people who lived in the community over 30 to 50 years ago. The neighbourhood has been planned based on a conventional post-war suburban layout that caters to automobile users, although there is good connectivity throughout the neighbourhood that offers opportunities for further pedestrianization. Malton's arterial streets of Goreway, Derry, and Airport have generally been designed with the automobile in mind and were not originally created to include dedicated cycling infrastructure or a pedestrian friendly public realm.

Because of these reasons, it is critical that planning for Malton's future focuses on retrofitting and revitalizing the neighbourhood to provide a greater variety of choice for residents. This includes

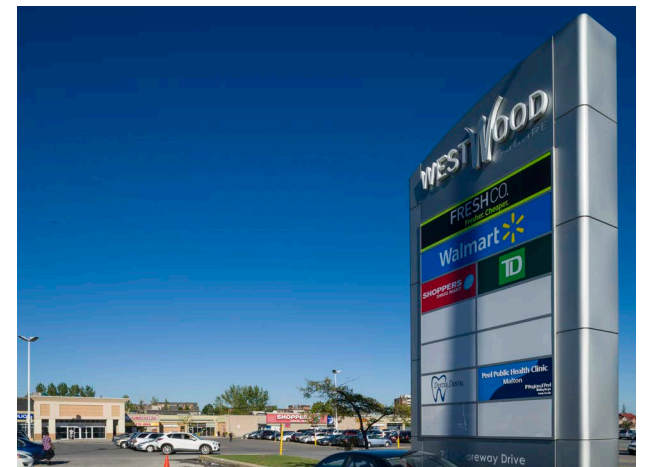
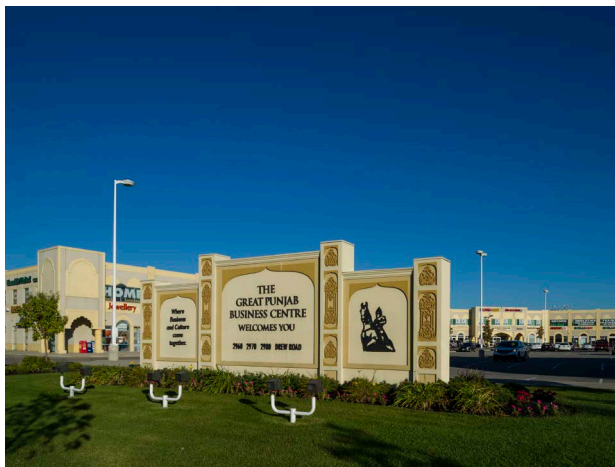
providing the ability to travel to destinations within Malton via a variety of transportation modes including walking, cycling, and transit, in addition to the automobile. Due to the limited availability of options for land development, Malton will also need to think strategically about what key uses should be added to the neighbourhood in order to achieve a more self-sufficient complete community that provides for the needs of residents.

### 1.2.4

#### REVITALIZATION THROUGH REINVESTMENT AND REDEVELOPMENT

Malton is an established residential community with few remaining vacant parcels of land available for new development, and therefore, not likely to experience significant new growth in the foreseeable future. As such, it is critical that Malton focuses on revitalization efforts, determining opportunities for redevelopment and reinvestment to achieve a complete community. These revitalization efforts should also help to foster a greater sense of place in Malton, taking into account its history and identity and helping to create a neighbourhood that becomes even more attractive for businesses to invest in and people to live in.

**FIGURE 1.3 (Right) - Top row images:** Residential areas of Malton include apartment buildings, older war-time bungalow housing, and newly constructed single-detached houses. **Middle row image:** Popular community uses in Malton include the Malton Community Centre, Wildwood Park, and the Westwood Transit Terminal. **Bottom row images:** Commercial uses include strip malls, the Great Punjab Business Centre, and Westwood Mall.





Examples of redevelopment opportunities in Malton include:

- some of the older commercial plazas along the arterial roads;
- the few remaining vacant parcels located across the neighbourhood;
- the potential to enlarge the community node towards the south.

Opportunities for reinvestment could come in the form of:

- beautification and streetscape enhancements;
- efforts to improve safety particularly in public spaces;
- the improvement of Malton's existing community assets (parks, multi-use trails, and community facilities).

Any revitalization efforts in Malton will need to consider the following constraints to redevelopment:

- Due to its location adjacent to the Toronto Pearson International Airport, a large part of Malton falls within the 'Airport Operating Area'. This area is constrained by policies that limit land use, intensification and height;
- Mimico Creek and its associated floodplain that bisects the community;
- Some of the commercial plazas have multiple ownership, making redevelopment opportunities more complicated.

## 1.2.5

### AFFORDABLE HOUSING

Housing is an essential building block of strong, sustainable communities. Having a place to live that meets one's needs is a fundamental contributor to mental and physical health and well-being. Suitable housing is a labour force need and improves economic strength. It can also enhance environmental sustainability when people are able to live near their place of work, services and amenities.

***55% of Malton residents reside in apartment buildings, compared to a collective average of 35% for Mississauga as a whole.***

Mississauga has long recognized housing as a critical component of liveable communities and has strived to ensure a range of housing choices. Despite this, housing affordability was identified as an issue through the City-wide public engagement undertaken when the City's Strategic Plan was developed. Further evidence of this issue is illustrated in the fact that the Region of Peel has one of the longest waiting lists for social housing in the Province.

Almost 1 in 3 Mississauga households are experiencing affordability issues (i.e. spending 30% or more of their income on housing). Affordable housing needs are highest among youth-led

and recent immigrant households, followed by lone parents and visible minorities.

Although Malton has high proportions of these vulnerable population groups, the community offers one of the most affordable places to live in Mississauga. The average value of dwellings in Malton is approximately \$321,000, the second lowest value in the city, surpassed only by the Downtown Core and almost \$135,000 less than the city average. The average monthly shelter costs for owned dwellings in Malton, (which includes all shelter expenses such as the mortgage and costs of electricity, heat and other municipal services, property taxes and condominium fees) is slightly more than \$1,300, the second lowest in the city and approximately \$200/month less than the city average. Average shelter costs for rented dwellings in Malton, (which includes all shelter expenses such as monthly rent and costs of electricity, heat and municipal services) are the overall lowest in the city at less than \$920/month, and \$160/month lower than the city average.

Housing affordability was not raised as a major concern through the MyMalton Community Vision process, which may well be due to the areas general affordability in comparison to other neighbourhoods in Mississauga. Therefore, in Malton, the goal is to protect the existing affordable housing stock, encourage good maintenance and safety of these dwellings, and, where possible, increase the diversity of the stock.

On February 1, 2016, City Council received a report which outlined work to be undertaken to develop an Affordable Housing Program. The aim of the Program is not only to increase the supply of



affordable rental and ownership housing, but will look at ways of protecting the existing affordable housing stock. City Council allocated funding for the delivery of the Program which is expected in 2016.

Note: Shelter Costs from the 2011 National Household Survey

## 1.2.6

### MIMICO CREEK

One of Malton's greatest assets is the Mimico Creek and its adjacent natural areas, green spaces and parks (see Appendix A – Map A.4: Mississauga Green System). This significant natural area presents substantial opportunities which can enrich the quality of life for the Malton community. New uses and additional programming within the valley system, discussed through the MyMalton Community Vision, should be balanced with and have regard for the ecological and hazard components of these areas, assess impacts and strive to identify opportunities for ecological enhancement while minimizing risk.

## 1.2.7

### PEARSON INTERNATIONAL AIRPORT

The Pearson International Airport, located just west of Malton, has been a long established part of the community and is an important part of its history. Originally named 'Malton Airport', the airport

attracted industry and employment opportunities to the area and contributed to the tremendous population growth that occurred in Malton from the 1950's onward.

As indicated during the MyMalton Community Vision process, residents continue to value their proximity to the airport. A key opportunity for strengthening Malton's relationship with the airport will involve partnering with the Greater Toronto Airport Authority (GTAA) to determine options for the development of some of their lands at the southwest corner of Airport and Derry Roads. Another opportunity involves initiating discussions with the GTAA regarding the current noise policies that limit development in Malton. The possibility of considering alternative noise mitigation measures could enhance redevelopment opportunities in Malton.

## 1.2.8

### COMMUNITY ECONOMIC DEVELOPMENT

An important aspect of achieving revitalization across Malton will be promoting community economic development and creating more jobs located close to the neighbourhood.

Malton is surrounded by a considerable amount of employment land that provides tremendous opportunity for economic development, particularly due to their strategic location relative to the GTA, their proximity to the airport and major rail lines, and their excellent access to nearby highways. Any development of these lands should place considerable emphasis on improving the

physical connections and linkages with Malton, on implementing beautification efforts wherever a development abuts one of Malton's arterial roads, and job creation.

Achieving economic development in Malton will require strengthening relationships between major local employers and businesses, the Malton Business Improvement Area (BIA), and the City of Mississauga, in order to determine the best opportunities for strategic reinvestment to achieve revitalization.

# 1.3

## Engaging the Community in Conversation

### 1.3.1

#### COMMUNITY ENGAGEMENT SESSIONS

The MyMalton Community Vision engagement involved a wide range of community members, including:

- the residents;
- local businesses, including the Malton Business Improvement Area (BIA);
- various community based organizations and associations;
- Ward Councillor Carolyn Parrish
- local schools and youth groups;
- the Toronto and Region Conservation Authority (TRCA);
- Region of Peel staff from Peel Police, Human Services, and Transportation;
- the Greater Toronto Airport Authority (GTAA); and
- a wide spectrum of staff from the City of Mississauga, including the Planning and Building Department - Policy Planning, Development and Design Divisions; Community Services Department - Parks and Forestry, Culture, Recreation Divisions; Transportation and Works Department - Transit, Transportation and Planning Divisions.

Each of the above mentioned community members were engaged with the goal to determine the current needs and future directions for the neighbourhood.

The events indicated in this section describe the primary engagement exercises that were held as part of the MyMalton Community Vision project. Summaries of the community's responses are found in subsequent sections.

#### MARCH – APRIL 2015: PRELIMINARY STAKEHOLDER INTERVIEWS

Beginning in early Spring 2015, the MyMalton project team met with a variety of stakeholders for a series of discussions intended to provide a preliminary understanding of both the assets and some of the challenges facing the Malton community. Based on these early conversations, the project team worked to frame the first MyMalton event that occurred in May.

The list of stakeholders includes the following:

- Councillor Carolyn Parrish;
- members of the Malton Community Building Project (MCBP), including the staff from the City of Mississauga's Community Development unit;
- Malton Neighbourhood Services (MNS);
- Peel Regional Police, including the Community Liaison Officer responsible for Malton;
- representatives from Fieldgate Properties, the owners of Westwood Mall; and
- principals and teaching staff from local primary schools.

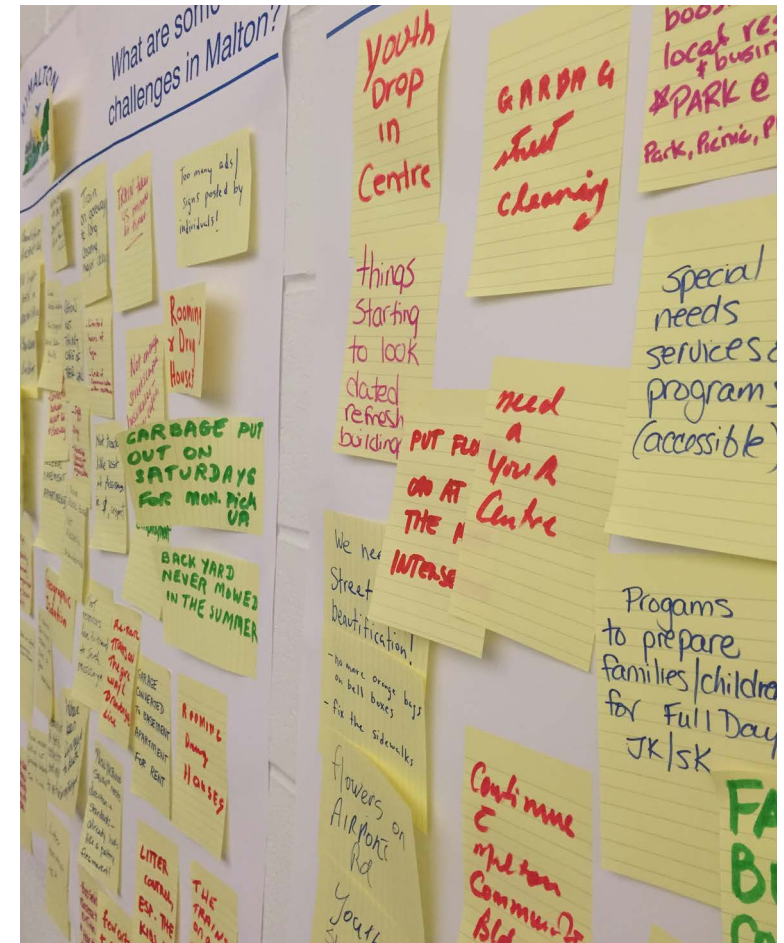
#### MARCH 5, 2015: KICK-OFF DAY AND COMMUNITY BUS TOUR

The 'Kick-Off Day' was intended to provide the MyMalton project team an opportunity to learn about the Malton community from experts in various fields such as the Region of Peel Human Services, Peel Regional Police, transit and transportation specialists, and the Community Development Coordinator. The day included presentations, a question and answer segment, and a bus tour of the community.

#### MAY 7, 2015: COMMUNITY VISIONING

The first official community-wide meeting for the MyMalton project occurred in May 2015, and was held at the Malton Community Centre. Afternoon and evening sessions were held to accommodate as many people as possible. Both sessions began by introducing the project to the community, describing goals and objectives, and commencing the process of engaging and listening to the people of Malton to determine their priorities and needs.

Discussions began by first providing some of the policy context behind the Malton community, and presenting the findings which were gathered during the preliminary stakeholder meetings held earlier in the Spring. To stimulate conversations and promote ideas, the project team discussed some of Malton's strengths and challenges, encouraging residents to think about what they enjoyed



**FIGURE 1.4** - Photographs from the MyMalton engagement sessions, including the May 7 Community Visioning, the June 17 Community Workshop, and the October 14 Community Meeting.



about Malton, and what would benefit from improvement.

Residents organized into groups to contemplate and answer the following three questions:

1. *What do you like about Malton?*
2. *What are some of Malton's challenges?*
3. *What are your best ideas for improving the community?*

All messages were recorded and became the basis for the key ideas on transforming Malton.

## JUNE 12, 2015: MIWAY & GO TRANSIT SURVEY

To better engage with members of the community unable to participate in the scheduled MyMalton community meetings, the MyMalton team visited the Westwood Transit Terminal and Malton GO Station. Residents on their way to work, school, or other destinations throughout the community were surveyed. In addition, the MyMalton team also rode several MiWay buses to speak with residents on their way to their destinations.

Survey respondents were asked similar questions to those from the Malton Community Visioning sessions, including what areas of Malton they liked best, what areas of Malton they felt were facing challenges, and what were their best ideas for improving the community. Surveys were compiled and formed part of the responses that helped to formulate the preliminary vision and key directions.



**FIGURE 1.5** - Photos from the MiWay and GO Transit MyMalton surveys, taken at the Westwood Transit Terminal.



## JUNE 11 & 24, 2015: YOUTH ENGAGEMENT EXERCISES

A common message voiced by the people of Malton throughout the stakeholder interviews and during the first Community Visioning sessions was the importance of developing opportunities for local youth. Residents expressed that Malton does not have a space dedicated to youth, or sufficient programs in the areas of athletics, visual and performing arts, or leadership development. Residents also felt local job opportunities for youth are lacking, forcing young workers to leave the community to obtain employment elsewhere.

To gain a better understanding of the issues impacting youth, the MyMalton project team met with youth groups and local primary schools. Youth participants were asked to describe the aspects of Malton they appreciated most, and the areas that could use improvement. Generally, Malton's youth agreed with the same priorities expressed at the community-wide meetings, while placing extra emphasis on a few key areas. Specifically, Malton's youth described limited entertainment, shopping, or other leisure activities within the neighbourhood, forcing them to travel to other parts of Mississauga or the GTA. These messages have been summarized in subsequent sections.

## JUNE 17, 2015: COMMUNITY WORKSHOP

The second community-wide MyMalton engagement took place in June 2015. A frequently mentioned message heard during the first community sessions were feelings that Malton has been 'engaged' by various groups or organizations numerous times over the past many years, and that there was now a desire for actions to be taken.

Based on this feedback, the MyMalton project team decided to change the structure of the second meeting. Key emerging themes were developed, based on the responses shared during the first meeting, and a series of ideas were presented to the community with the intention of shifting the conversation towards a focus on the specific actions to begin addressing Malton's pressing issues. Workshops in the second half of the evening were focused on prioritizing the various issues raised by the residents.

## JUNE 20, 2015: MALTON COMMUNITY FESTIVAL

The 10th annual Malton Community Festival was held in Wildwood Park, and was well attended by members of the neighbourhood. A central stage showcased dance and song performances throughout the day, along with plenty of activities and food tents surrounding the park. The MyMalton project team was present at the event to meet with members of the community to discuss the future of Malton. Participants helped to build a map showcasing the places in Malton residents liked, or places they feel needed improvement.

## JULY 28, 2015: MALTON WALKING TOUR

The MyMalton project team conducted a walking tour of areas within Malton alongside interested members of the community. The tour allowed participants to view and consider first hand, the effects and implications of the potential transformations explored by the MyMalton project.

The tour began at Malton Community Centre with a discussion of the potential changes for the area, including better utilization of Elmcreek Park, better pedestrian infrastructure, and the desire for youth centre. The tour included the Malton Greenway to imagine improvements to the path that could make it safer and more inviting for residents. Walking through Westwood Mall, the tour discussed changes already underway (the new retail condominium, as well as the standalone buildings outside of the Mall along Goreway Drive), and further changes which could help make the mall better serve the needs of local residents.

Participants continued south along Goreway Drive towards Derry Road, talking about the possibilities of new pedestrian and cycling infrastructure along Malton's main arterials. From Derry Road, the walking tour discussed the difficulties of pedestrian access to both Wildwood Park and the Derry Greenway. The discussion also focused around the potential for the Derry Greenway to be used as a pedestrian corridor to move across key locations throughout the community.



FIGURE 1.6 (Right) - Photos from the Malton Walking Tour.



## SUMMER 2015 'MYMALTON' WEB SURVEY

To better connect with residents unable to attend the Community Workshop, an online survey provided an opportunity to prioritize a number of the action-oriented ideas. Online participants made use of an interactive web portal that visualized each of the 20 ideas for community improvement, allowing participants to rate and comment on each.

## SEPTEMBER 19, 2015: ELMCREEK PARK 'POP-UP' SQUARE

Since the beginning of the MyMalton project, residents have consistently expressed a desire for more community gathering places. An impromptu 'pop-up' square – a temporary gathering place to sit, relax, and enjoy Malton - was created in Elmcreek park to test this idea. The space was programmed with games and activities, including an outdoor movie in the evening. The 'pop-up' square helped illustrate the possibilities and potential of a new public space or adding light programming to an existing space, and how it could benefit the community (see Figure 3.6).

## OCTOBER 14, 2015: COMMUNITY MEETING

The third and final community-wide MyMalton meeting was held on October 14 and had the largest attendance, filling the venue to capacity with over 120 participants. Notably different from past meetings was the wide variety of demographics represented, including youth and younger adults, a healthy South Asian presence, as well as more of the community's working age population. Members of the community enjoyed a performance by local musical talent Junia-T, who wrote and produced a song about the Malton community as part of the City of Mississauga's 'Story of M' project. Mayor Bonnie Crombie and Councillor Carolyn Parrish were in attendance and spoke about their high expectations for the future of Malton.

This meeting focused on presenting a preliminary MyMalton vision statement, guiding principles, and a number of key directions for changes across the entire neighbourhood. Residents responded with generally positive comments, noting that the ideas presented were both comprehensive and would inspire change within the community.



**FIGURE 1.7 (Above)** - Photo from the October 14 Community Meeting. The final community meeting was the most well attended engagement session with over 120 residents and members of the Malton neighbourhood participating.



## 1.3.2

### WHAT DID WE HEAR FROM THE COMMUNITY?

Despite the broad range of residents and groups engaged throughout the community, a review of the messages heard reveals many common themes. When asked about areas which need improvement, there were many opinions, but generally the need for greater opportunities for youth, more places for community gathering, beautification of the community, and better commercial and retail opportunities were consistent.

Although residents had diverse opinions about the range of pressing needs that should be addressed, they were much more consistent in responses to the questions regarding the aspects of the community they valued most.

***Overwhelmingly, resident's responses spoke to the strong sense of community spirit, the diversity of population, and the importance of Malton's strategic location relative to other areas in the GTA.***

The following summarizes some of the key messages heard from the Malton community at various engagement sessions. Please consult the MyMalton Background Report and the MyMalton Community Visioning Summary to find a more detailed description of community feedback, including a complete appendix of verbatim responses.

#### *Things residents like about Malton:*

- The diverse, welcoming, and inclusive sense of community.
- Malton's 'village feel', having the services of an urban neighbourhood without being too large.
- Great connectivity to rest of the GTA, including Toronto and Brampton by transit or automobile.
- Walkable, pedestrian-friendly scale.
- Some great open spaces – the Malton Greenway, Wildwood Park, Elmcreek Park.
- Malton Community Centre / Library is a great hub of activity.

#### *Things residents feel need improvement:*

- There is a need for more activities and opportunities for youth.
- Places for community gathering, located throughout Malton.
- More places to go and things to do within the community.
- Better commercial and retail shops.
- Westwood Mall – love it or hate it, residents feel it could be improved.
- Lots of places need a general face-lift, particularly along Malton's arterial roads.
- There are concerns around safety particularly within the Malton Greenway.



**FIGURE 1.8** - Photos from the October 14 Community Meeting.





Avro CF-100 aircraft located in Wildwood Park



## **SECTION II**

MyMalton Vision & Principle Themes

# 2.1

## Vision & Principles

The primary purpose of the MyMalton Community Vision is to engage members of the Malton neighbourhood in order to identify the community's needs, with the long term objective of translating the ideas heard into revised policies for the City of Mississauga's Official Plan. The outcomes of this project are based on what the residents have explained to be the most important goals and objectives that matter to them. It allows for the needs of Malton, as described directly by the residents, to be understood and prioritized by City staff during their review and update of the Official Plan policies that will guide the future development and revitalization of the community.

Not all issues raised can be addressed through Official Plan policies. These items will require further investigation and may not only involve various levels of government and agencies such as the TRCA and BIA, but land owners and members of the Malton Community itself.

The MyMalton community vision and principles are based on a set of core themes that have emerged out of the conversations that took place during the Community Engagement Sessions held throughout the spring, summer, and fall of 2015. The vision and principles developed by the community were then used to inform a set of 17 finely-tuned ideas (eight Key Moves, and nine Additional Initiatives) designed to address and take action on the specific issues needing attention in the Malton community.

### 2.1.1

#### MYMALTON COMMUNITY VISION

Malton will build on its greatest strength and reputation as an inclusive and welcoming community that respects and celebrates the diversity of its people. Malton will strive to create opportunities that allow families to prosper and young people to realize their fullest potential. Through reinvestment and redevelopment, the community will be revitalized, will be beautiful, and will offer a variety of activities for its residents.

### 2.1.2

#### PRINCIPLE THEMES

##### 1 Revitalization through Reinvestment and Redevelopment

Malton has some wonderful assets that need continued investment in order to better benefit residents.

##### Examples:

- Improvements to the Greenway's that make them safer, more attractive, and vibrant.
- Enhance the bus terminal.
- Improve pedestrian and cycling amenities.
- Private properties and businesses.
- Safety should be first when considering revitalization efforts.
- Explore and facilitate opportunities for redevelopment where possible.



## 2 Community gathering place

Create vibrant public gathering places that allow residents to come together to socialize, play and celebrate in various ways and in various places throughout Malton.

### Examples:

- Build on the area outside of the Malton Community Centre and Elmcreek Park as a hub of community activity.
- A desire and need for a more urban public square, close to commercial activity.
- Improvements to the area around Morning Star Drive and Airport Road.

## 3 Opportunity for youth

Develop opportunities to help young people in Malton realize and fulfill their potential.

### Examples:

- Long-standing need for more space dedicated to youth.
- Opportunities for cultural and artistic expression.
- Programs for academic enrichment.
- Support for physical health and athletic achievement.

## 4 More things to do

Create a better diversity of retail, commercial and entertainment opportunities within Malton.

### Examples:

- Expand retail opportunities in Westwood Mall.
- More restaurants and places to go, eat, and relax.
- Local entertainment options.

## 5 Beautification

Make improvements to places and spaces that benefit residents and improve Malton's image in a way that reflects the community's sense of pride.

### Examples:

- Improved streetscapes.
- Improved intersections.
- Improved signage.
- Improved maintenance of private property.

## 2.1.3

### TRANSLATING VISION INTO ACTION

For the remainder of this Community Vision document, a series of eight key moves and nine additional initiatives will be discussed, each inspired by the vision and principles described above and informed by the key messages heard directly from the community. These ideas have been developed to encourage the process of translating the vision and principles directly into actionable tasks to be taken by the City of Mississauga, other levels of government and agencies, private sector partners, and members of the Malton community, leading towards actual results.





Family walking through Wildwood Park during the Malton Community Festival



# SECTION III

## Key Moves

# Eight Key Moves for Revitalization in Malton

*Based on the conversations held with residents and stakeholders in Malton during the Community Engagement Sessions, a series of eight Key Moves have been developed to address the primary physical changes and interventions desired within the neighbourhood.*

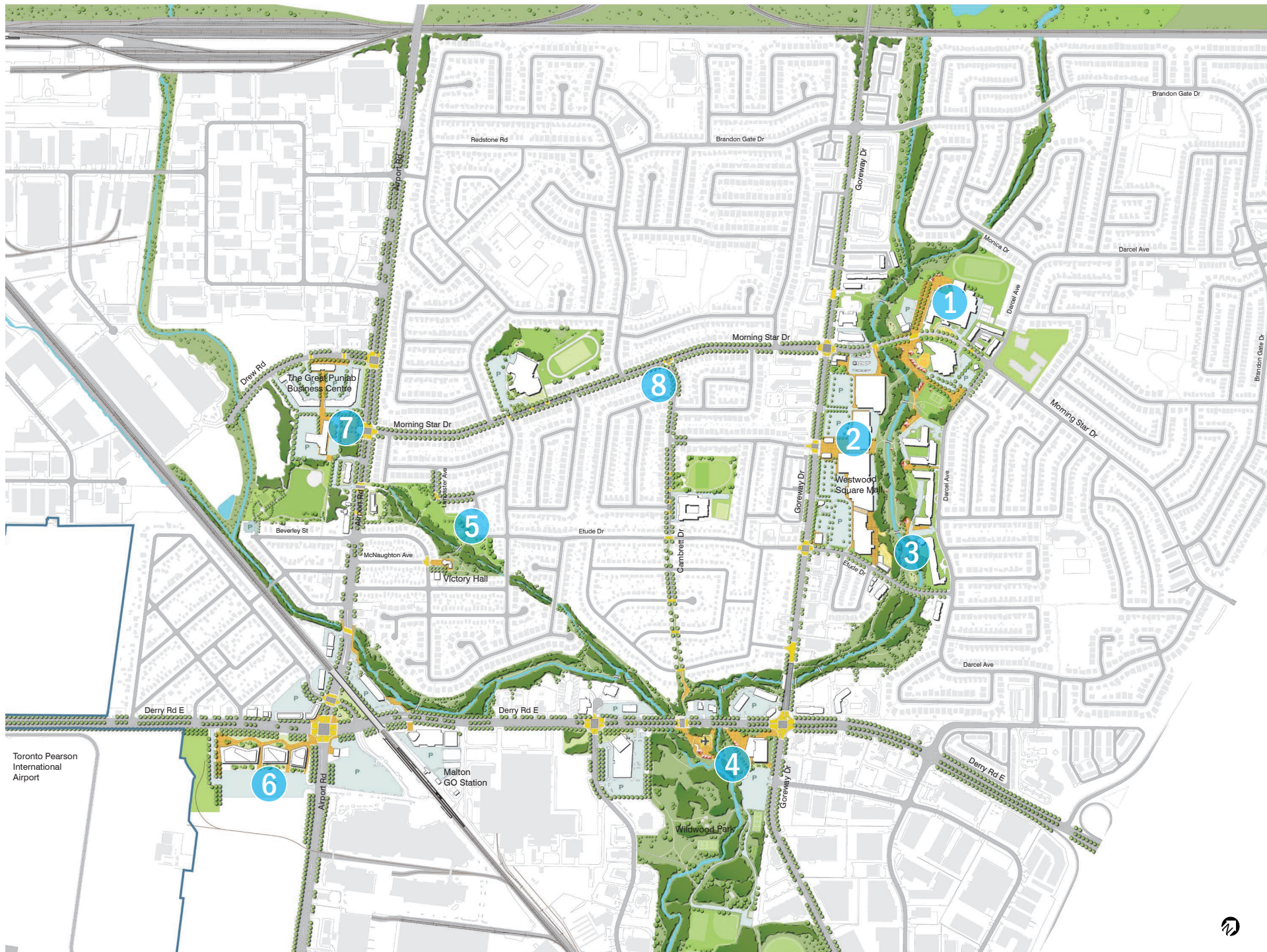
These Key Moves represents specific locations throughout Malton that would benefit from improvement. To help orient where each of the these locations are within the Malton neighbourhood, a key map can be found in the top right corner at the beginning of the following eight sections. Each of the Key Moves consists of a number of Strategic Objectives that address some of the ideas, concerns, and aspirations communicated by Malton's residents.

Within each of the Key Moves discussed in this section, images are provided to help communicate and understand the concepts discussed. These images include illustrated renderings showing the potential for change in specific locations within the community, or photographs of precedents from around the world that are provided to better communicate the ideas as discussed. As mentioned at the beginning of this report, these images, renderings, and precedents are provided as examples only, are not meant to indicate the actual or expected future for the Malton community, but are provided here as inspiration for potential changes.

## KEY MOVES

- 1 Malton Community Commons
- 2 Westwood Mall Square & Pedestrian Improvements
- 3 Malton Greenway Revitalization
- 4 Wildwood Park and the Malton Arena
- 5 Derry Greenway & Victory Hall
- 6 Airport Road & Derry Road Intersection Beautification
- 7 Airport Road & Morning Star Drive Improvements
- 8 Streetscape Improvements

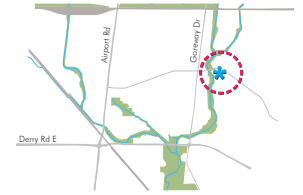






# 3.1

## Malton Community Commons



Building off of the existing cluster of well-used community activities including the Malton Community Centre and Library, Elmcreek Park, Lincoln M. Alexander Secondary School, and Westwood Mall, the Malton Community Commons envisions a revitalized and reactivated public space used for community gatherings, as well as for casual day-to-day socializing, leisure, recreation, and arts and culture opportunities. Pedestrian and cycling enhancements will improve accessibility and linkages between nearby community facilities and will connect with the Westwood Transit Terminal and the Malton Greenway.

### Strategic Objectives:

- Add vibrancy and variety to Elmcreek Park
- Make pedestrian improvements to Morning Star Drive





## What residents said:

### *Create new public spaces and better activate existing public spaces*

One of the most frequently heard messages from residents during the Malton community engagement activities was the desire for more and improved public spaces. Specifically, residents identified their wishes for a public square and to revitalize and better activate existing public spaces that allowed for both organized as well as casual community gatherings. These spaces could also be used as a venue for celebrating and showcasing local arts and culture.

### *Make pedestrian improvements in busy areas, particularly near schools and community centres*

Many residents talked about the need for more pedestrian improvements, in a general sense, to occur across the entire community. Morning Star Drive experiences relatively higher amounts of pedestrian traffic as residents travel between the Westwood Transit Terminal and the various surrounding community uses including Westwood Mall, the Malton Community Centre and Library, or Lincoln M. Alexander Secondary School. Observations of Morning Star Drive also reveals that bicycle usage is prevalent amongst Malton residents.

## How to achieve it:

### 3.1.1

#### ADD VIBRANCY AND VARIETY TO ELMCREEK PARK

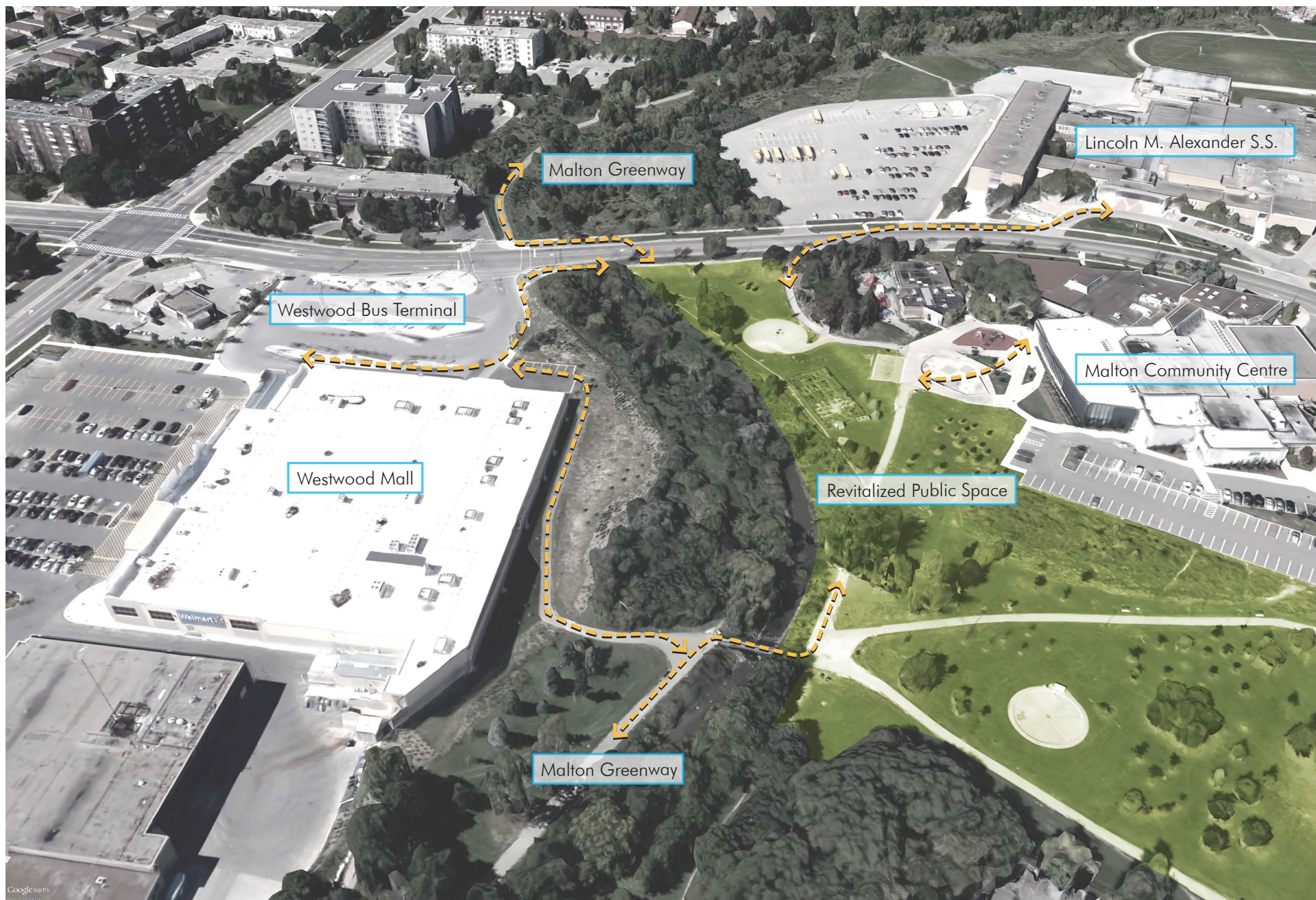
Elmcreek Park offers an ideal location to revitalize and activate existing public lands, as it is well located to take advantage of the existing vibrancy already present in the area. Many residents use the variety of surrounding community and private facilities and walk through this area to get to various destinations (see Figure 3.1 and 3.2). Although new development is limited due to Elmcreek Park's location within a floodplain, the park offers the opportunity to better utilise the space and to enhance the activities that presently take place.

Today, Elmcreek Park is a vast open space that includes walking paths, seating, community art installations, and connections with surrounding community uses. However, the park typically appears underutilized (see Figure 3.3).

In order to create an area that is vibrant, full of life, safer and well-used by the community, possibilities for expanding the variety of activities in Elmcreek Park can be considered.

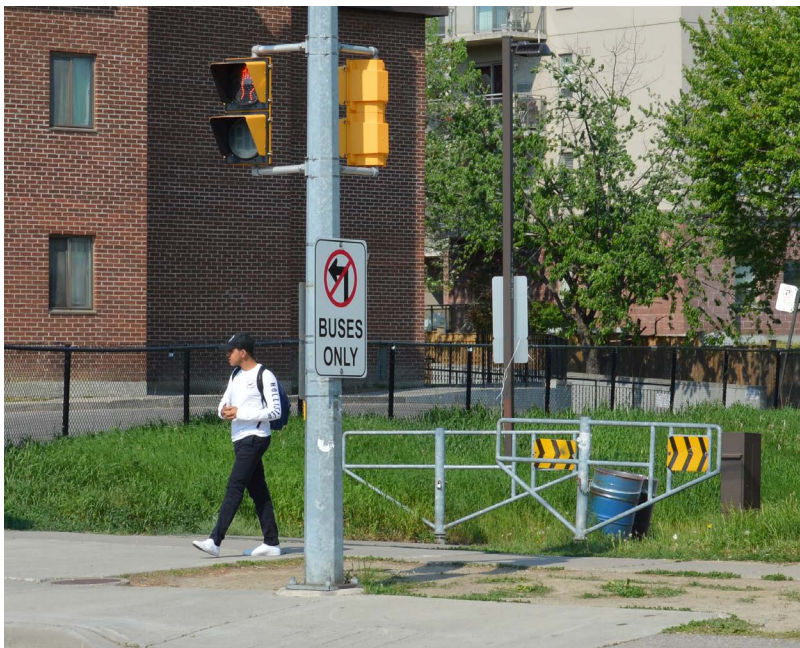
## Considerations:

- Create multiple reasons for residents to visit Elmcreek Park, including outdoor exercise equipment, new children's playground equipment, additional seating and public art fixtures (see Figure 3.4).
- New sports facilities, such as a basketball court, cricket field, or volleyball court can expand on the availability of athletic amenities in Malton while also creating a vibrant outdoor use that attracts visitors into Elmcreek Park.
- Community outdoor ovens have proven popular additions in a number of neighbourhoods in Toronto and may be a valuable asset in Malton. Evergreen Brick Works contains a wood fired oven and the park hosts pizza nights on Wednesdays during the summer months. Thorncliffe Park has an open-air tandoor oven that bakes naan bread during Friday bazaar markets (see Figure 3.5).



**FIGURE 3.1** - Many residents walk through Elmcreek Park to use the variety of surrounding community and private facilities.





**FIGURE 3.2 - Top left:** Pedestrians often walk through Elmcreek Park in order to access Westwood Mall or the Westwood Bus Terminal. **Top right:** A pedestrian bridge over Mimico Creek provides a connection between Elmcreek Park and the Malton Greenway. **Bottom left:** Just outside Elmcreek Park on the north side of Goreway Drive, pedestrians travel to and from adjacent residential areas through pedestrian-only routes. **Bottom right:** A revitalized public space at Elmcreek Park could contribute towards reinforcing important connections between major community uses, such as the Malton Community Centre and Library (pictured here), the Lincoln M. Alexander Secondary School, Westwood Mall, and the Westwood Transit Terminal.





**FIGURE 3.3 - Elmcreek Park (before):** Located just south of the Malton Community Centre, Elmcreek Park is a large but underutilized outdoor space found in the heart of Malton.





**FIGURE 3.4 - Elmcreek Park (after):** Re-imagining Elmcreek Park with a greater variety of uses can contribute to increased enjoyment by residents. New benches, paved pathways, public art, or outdoor workout facilities can all make Elmcreek Park a more vibrant public space.





**FIGURE 3.5 - Top images:** Children at play outside of Malton Community Centre contribute to the liveliness of this part of the neighbourhood. Additional sport fields can further attract people into Elmcreek Park and expand on the availability of athletic opportunities available for Malton's youth. **Bottom images:** Unique park uses, such as an outdoor community oven, can create additional reasons to visit Elmcreek Park at different times of the day, and offer opportunities for connecting and socializing with neighbours.



## ELMCREEK COMMUNITY 'POP-UP' SQUARE

In September of 2015, the City of Mississauga organized a one-day Elmcreek Park 'Pop-Up' Square in order to observe and test out the potential for a new public space in this location.

The experiment confirmed that Elmcreek Park is a main 'artery' for travel between the Westwood Transit Terminal, the Malton Community Centre, Lincoln M. Alexander Secondary School, and the surrounding residential areas.

By offering light programming, including games, activities, as well as a movie at night, both children and adults were able to meet and connect with their local neighbours. The presence of simple seating allowed residents a place to relax and contributed towards the number of people in the park, making for an inviting and lively atmosphere.



**FIGURE 3.6** - Images from the Elmcreek Community 'Pop-Up' Square, held in September of 2015. **Top images:** Outdoor games and activities were organized during the day, along with places to sit and relax. **Bottom images:** At night, a movie was played on a large projection screen as residents gathered around with their families to watch together.

### 3.1.2

#### MAKE PEDESTRIAN IMPROVEMENTS TO MORNING STAR DRIVE AND SURROUNDING AREAS

Due to the number of community uses located on Morning Star Drive between Goreway Drive and Darcel Avenue, the pedestrianization of the street can make the area safer for the many residents travelling here on foot or crossing the road between uses. Safety improvements would be particularly beneficial for students travelling between Lincoln M. Alexander Secondary School, the Westwood Transit Terminal, and the Malton Community Centre, or residents crossing from Westwood Mall into the residential areas north of Morning Star Drive.

Pedestrian improvements can also make the street more pleasant and inviting for people to walk or use a bicycle, instead of relying on the automobile. Having more people walking on the street contributes towards a vibrant environment that can create spillover activity in Elmcreek Park and the Malton Community Commons area.

#### Considerations:

General improvements to Morning Star Drive to make it more pedestrian and cycling friendly may include the following (see Figures 3.7 and 3.9):

- Widen sidewalks to increase comfort, accessibility, and to allow a greater volume of pedestrian movement.
- Dedicated bicycle lanes that are separated from automobile traffic offer a safe route for cyclists travelling to destinations in and through the area.
- The installation of street furniture can contribute to turning Morning Star Drive into an 'outdoor living room', transforming the street into a place residents can sit and relax (see Figure 3.9).
- Paved walkway connections from sidewalk areas of Morning Star Drive can connect with the Malton Greenway and important surrounding community uses.
- Identify and encourage opportunities for functional public art within built infrastructure; such as artist designed and patterned pavement, street furniture, lamp posts and utility boxes.





**FIGURE 3.7** - Both images shown here were taken at the University of Toronto's St. George campus. These images provide an excellent example of a highly pedestrian environment that shares the streets with automobiles and cyclists.

**Top image:** The use of different patterns and materials for pavement provides a visual indicator for both motorists and people on foot as to the location of pedestrian crossways. **Bottom image:** This photo shows how the addition of street furniture such as benches, planters, lighting, trees, and shrubbery can create a comfortable, safer, and more inviting pedestrian realm.





**FIGURE 3.8 - Morning Star Drive (before):** The street currently experiences high levels of pedestrian activity due to the location of the transit terminal, Westwood Mall, the community centre and library, a secondary school, and the Malton Greenway. However, Morning Star Drive is designed primarily to accommodate automobile users.

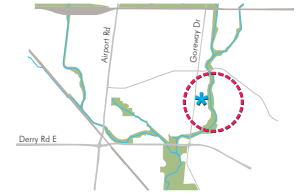




**FIGURE 3.9 - Morning Star Drive (after):** Pedestrian improvements can be achieved through the use of distinct material treatments that indicate pedestrian crossing areas, as well as the addition of separated bicycle lanes and new street furniture such as public benches.

## 3.2

# Westwood Mall Square & Pedestrian Improvements



Westwood Mall is the largest hub of commercial activity in Malton, serving a wide range of the community's shopping needs. Pedestrian focused improvements that better link people from Goreway Drive into the mall and through to the Malton Greenway will improve connectivity and accessibility, will make the mall appear more aesthetically attractive, and can provide for new modern retail opportunities. The creation of a new public square or a privately owned public space (POPS) can reinforce Westwood Mall as a centrally located place for community gathering.



### Strategic Objectives:

- Consider opportunities for new retail uses and other redevelopment at the mall
- Create a public square or privately owned public space (POPS) in front of Westwood Mall
- Improve pedestrian connections between Goreway Drive and the Malton Greenway



## What residents said:

### *Expanded retail choices and mall improvements*

Being the largest commercial retail hub in the community, Westwood Mall plays a critical role in the day-to-day lives of Malton's residents. Recently, the owners of the property have initiated the process of renovating and reinvesting back into Westwood Mall.

Residents have expressed appreciation for the reinvestments being made in their community at Westwood Mall, however, they feel that further changes and improvements could be made in order to better suit their needs. In particular, residents have discussed the lack of family sit-down restaurants in Malton. Other improvements would include a greater variety of retail offerings within the mall, as well as general beautification and pedestrian improvements to modernize the entire shopping centre.

### *Create new public spaces*

As mentioned earlier, Malton residents have discussed their desire for multiple new or improved public spaces to be created across the community at a variety of locations and constructed in a range of scales. One potential area for a new centrally located public square or a privately owned public space is at the Westwood Mall shopping centre.

## How to achieve it:

### 3.2.1

#### CONSIDER OPPORTUNITIES FOR NEW RETAIL USES AND OTHER REDEVELOPMENT AT THE MALL

When asked about Westwood Mall, residents have provided consistent feedback about their desire to explore the possibilities of accommodating a wider variety of retail choices within the shopping centre. Residents have explained the need to travel to other regional malls to fulfill their shopping needs and would prefer to have those needs met locally. Similarly, community members mention that Westwood Mall does not contain a sit-down format family restaurant, and as such they find themselves in need of traveling to other parts of the GTA.

The owners of Westwood Mall have been proactive in making investments into the property to modernize the shopping centre and provide more choice, including a new retail condominium addition along with individual pad-style developments to be constructed on former parking lot space situated closer to Goreway Drive. Based on resident feedback, the community would like to see some of these new spaces develop as active retail uses, including restaurants and cafes with patios that open out towards the street. Other opportunities for change could include full-scale redevelopment of portions of the mall, where feasible.

## Considerations:

- Work with the owners of Westwood Mall to identify opportunities to provide a greater variety of modern retail choices at the shopping centre.
- Prioritize the development of active commercial retail uses such as restaurants and cafes. Locate these uses near the street or along the front facade of Westwood Mall and allow for the inclusion of outdoor patios that will contribute to a vibrant atmosphere.
- Identify strategic locations for redevelopment. One potential location is the Beer Store found at the southwest corner of the Westwood Mall lands. This standalone building could be redeveloped as a mixed-use project that includes residential opportunities, as well as unique retail or restaurant uses overlooking the Malton Greenway (see Figure 3.10).

## 3.2.2

### CREATE A PUBLIC SQUARE OR PRIVATELY OWNED PUBLIC SPACE & IMPROVE PEDESTRIAN CONNECTIONS BETWEEN GOREWAY DRIVE AND THE MALTON GREENWAY

Due to its prominent location on Goreway Drive, the Westwood Mall property offers a potential location for the creation of a either public square, or a privately owned public space (POPS) located on the mall property but open for use to the community. The inclusion of certain amenities, such as a public plaza or square, turn shopping centres into destinations for both retail needs as well as for entertainment and leisure. Residents are able to visit the mall for their shopping needs but can also enjoy a coffee, lunch, dinner or light entertainment while sitting in the outdoor square. Ultimately, this benefits both the community, the retail stores, as well as the owners of the mall.

A new public square or POPS would need to be linked to the mall and to surrounding streets by well-designed pedestrian connections in order to be successful. Making these pedestrian improvements to Westwood Mall can create a more pleasant and safe environment that attracts additional shoppers.

For visitors travelling on foot, accessing Westwood Mall from Goreway Drive requires walking across parking spaces which present safety issues. Currently, connections between Westwood Mall and the Malton Greenway are limited to a few points of access

between chain-link fenced areas. Additional access points can contribute to addressing safety issues at the rear of the mall and improving pedestrian flow.

New connections can be made to provide through access from Goreway Drive, into the Westwood Mall, and directly through to the Malton Greenway. The areas between buildings at Westwood Mall offer ideal locations for creating these through linkages and can be made more pedestrian friendly through the installation of a 'galleria' style overhang (see bottom right image in Figure 3.10).

These internal pedestrian avenues could also be lined with new retail shops, expanding on the variety of shopping opportunities offered at Westwood Mall, while also improving access for pedestrians and safety for people travelling through the mall and into the Malton Greenway.

Another important pedestrian connection is the pathway from the Westwood Transit Terminal into the Malton Greenway, at the rear of the Walmart (see Figures 3.11 and 3.12).

## Considerations:

- Construct a public square or POPS outside of the Westwood Mall, creating a more vibrant and lively atmosphere.
- Connect the square / public space to the Mall and to the street through well-designed pedestrian walkways. Focus on pedestrian improvements that improve access into Westwood Mall from Goreway Drive and also from the Malton Greenway.
- Consider the development of 'through' connections that link the front areas of Westwood Mall with the areas at the rear, thus improving accessibility and safety. Line these areas with retail stores in order to generate activity.





**FIGURE 3.10 - Top left image:** Rectory Cafe is a restaurant located on the Toronto Islands that features a unique outdoor patio in a park like setting. A restaurant with views overlooking the Malton Greenway could provide a similarly unique experience. **Top right image:** This mixed-use development in Vancouver, B.C. integrates a major retail store with residential units above and represents an example of what could be developed for key sections of Westwood Mall. **Bottom left image:** A public square at the Shops at Don Mills in Toronto creates a vibrant and lively atmosphere that offers leisure opportunities for shoppers. **Bottom right image:** A ‘galleria’ style overhang between shops at this open-air style outlet mall in Niagara-On-The-Lake, Ontario.





**FIGURE 3.11 - Rear of Westwood Mall (Before):** Many residents use this walkway to travel from the Malton Greenway to the Westwood Transit Terminal, or as a connection to Walmart.



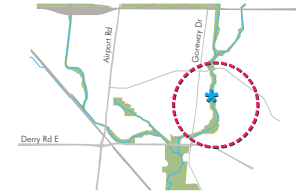


**FIGURE 3.12 - Rear of Westwood Mall (After):** Improvements aimed at beautifying this space, making it more friendly and inviting for pedestrians and cyclists, can improve feelings of safety at the rear of Westwood Mall.



# 3.3

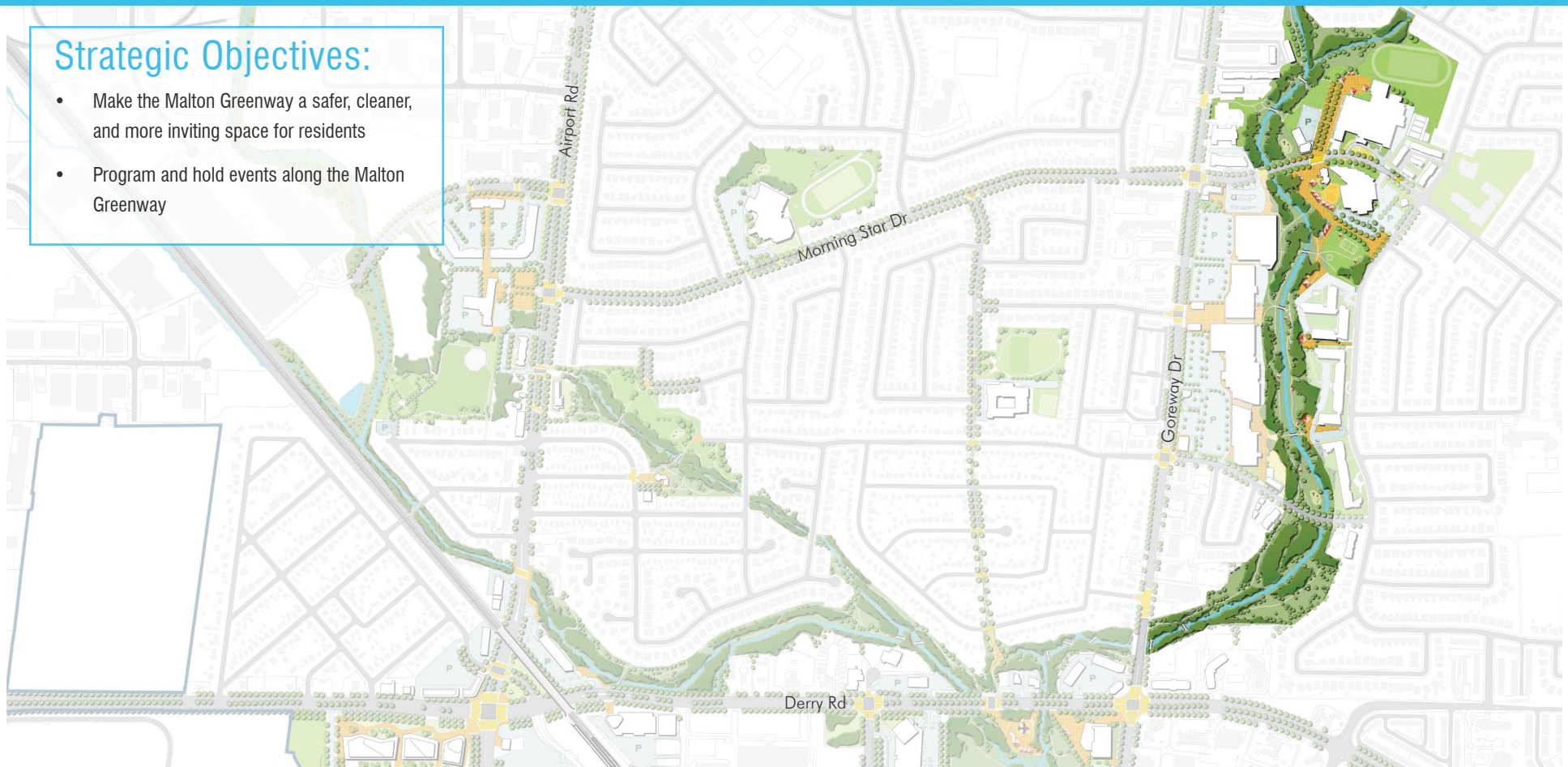
## Malton Greenway Revitalization



The Malton Greenway is a beautiful, unique, and enviable pedestrian pathway system in a park-like setting that connects many important locations throughout the neighbourhood. Improvements focused on increasing safety, accessibility, and connectivity, expanding on the variety of activities (such as community exercise equipment), and increasing access to the creek, can all contribute towards increased safety and better usage by residents.

### Strategic Objectives:

- Make the Malton Greenway a safer, cleaner, and more inviting space for residents
- Program and hold events along the Malton Greenway





## What residents said:

### *At times, the Malton Greenway can feel unsafe*

Residents have plenty of positive things to say about the Malton Greenway, being proud of the unique, convenient, and serene experience it offers for pedestrians walking through the space. However, many residents also spoke out about feeling uncomfortable walking through the area alone at certain times of the day and night due to safety concerns. Comments included that the Malton Greenway was a confined space, and that reduced visibility caused by the heavy vegetation and shrubbery made the area prone to criminal activity.

### *The Greenway needs to be cleaned and well-maintained*

Related to the concerns over safety, residents also pointed out that the Malton Greenway would benefit from improved maintenance. This includes pruning and trimming of the trees, shrubbery and vegetation that grows adjacent to the walkway. This will create a cleaner and well-maintained appearance and improve the visibility and thus safety. Residents also feel that the upkeep and general cleanliness, including litter and debris removal, should be improved and be more frequent.

## 3.3.1

### MAKE THE MALTON GREENWAY A SAFER, CLEANER AND MORE INVITING SPACE FOR RESIDENTS

Undoubtedly, the Malton Greenway is one of the community's most enviable features, offering linkages to key locations throughout the neighbourhood, providing a dedicated space for cyclists and pedestrians free of automobiles and being located in a beautiful and serene setting. Residents recognize the Greenway's beauty and as such have expressed their desire to see it improved in order to reach its fullest potential.

One strategy is to consider the removal of the excess and overgrown vegetation that runs parallel to the Greenway's pedestrian pathway and to install better lighting. The intent of this would be to open up views into the Greenway from the residential areas on Darcel and the rear of the Westwood Mall. By increasing the amount of 'eyes on the park', the expectation is that the pathway will be less appealing to illicit activity (see Figure 3.13).

It is important to note that the Mimico Creek runs through the Malton Greenway, and therefore falls under the management of the Toronto and Region Conservation Authority (TRCA) to ensure the health of the watershed is properly conserved. Any efforts to clear vegetation along the Mimico Creek must find a balance between improving safety, while continuing to maintain the integrity of the TRCA's conservation and flood control efforts.

In addition to ongoing maintenance related to the trimming of trees and brush, the regular removal of litter and debris throughout the Greenway is another way to make the space more inviting for residents.

Creating new connections from both the Westwood Mall and from the residential apartments located on Darcel Avenue can reduce feelings of the Malton Greenway being a confined space. Improved connections with Westwood Mall could involve the removal of fencing and the creation of more pedestrian pathways to access the Greenway from the rear of the mall. New connections with Darcel Avenue may require the construction of access points through Mimico Creek, and thus will require a careful review of the feasibility of this idea through conversations held with the TRCA (see Figure 3.13).

## Considerations:

- Work with the City of Mississauga Parks and Forestry Division, and the TRCA, to identify ways to trim and prune trees and vegetation throughout the Malton Greenway.
- Install new lighting and improve 'eyes on the park' by increasing views and access into the Greenway.
- Ensure regular maintenance of the Malton Greenway to keep the area free of litter and other debris.

### 3.3.2

#### PROGRAM AND HOLD EVENTS ALONG THE MALTON GREENWAY

Expanding on the variety of uses and activities in the Malton Greenway can improve usage by residents, increasing foot traffic into the park and thus making the space safer.

Currently, the park does not feature any explicit programming, other than a few signage boards installed by the TRCA with information about the Mimico Creek. Possible activities that could be considered for the Malton Greenway include new public outdoor fitness equipment, or playground equipment for children along with seating for parents. Constructing access points into the Mimico Creek to provide views of the water will further beautify and create another attractive feature in the Malton Greenway.

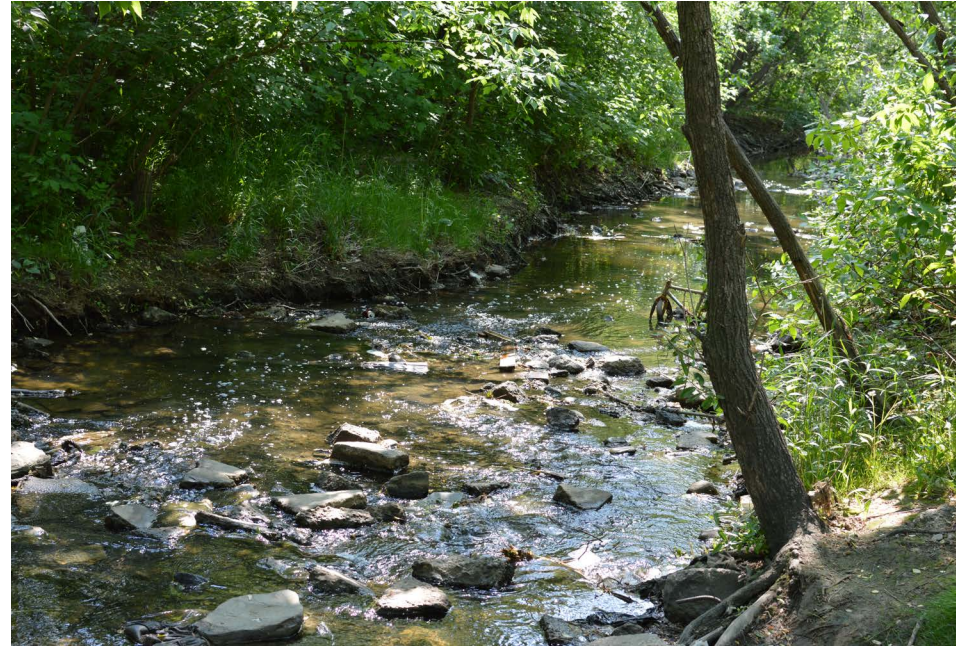
These uses can be coupled with light programming, ranging from outdoor exercise, yoga, or dance classes, educational programs for students to learn about wildlife and environmental conservation, as well as larger festivals or markets that can take place within the Greenway.

A Malton Fun Run could become an annual event that attracts runners from both within the community and across the GTA for an activity in the unique Malton Greenway setting. Proceeds raised from the event could go towards funding other local initiatives, including the creation of a local youth centre or other ideas mentioned in this report.

#### Considerations:

- Consider the installation of a variety of equipment including outdoor exercise machines or children's playgrounds in order to promote the use of the Malton Greenway for new and different activities (see Figure 3.14).
- Pair new equipment with programming for the Greenway, including exercises classes, community festivals, farmers markets, educational tours.
- Through consultations with the TRCA, create points of access into the Mimico Creek to allow residents to view and appreciate the watercourse, and to add to the existing beauty of the Malton Greenway.
- Collectively, program regular annual events that take advantage of the unique qualities of the Malton Greenway such as a Malton Fun Run, Bicycle Safety, Learn To Bike, and Trail Ambassadors; that raise funds to help realise local community initiatives, including those mentioned in this report.
- Develop a community stewardship program to conserve and maintain the Mimico Creek.





**FIGURE 3.13 -** **Top left image:** Parts of the Malton Greenway are surrounded by overgrown trees, shrubs, and other vegetation. Residents feel that the vegetation is unsightly, in addition to causing decreased visibility into the Greenway, impacting safety. **Top right image:** Mimico Creek travels through the Malton Greenway. Creating a select few points of access towards the Creek's edge can further enhance the unique attractiveness of the Greenway. **Bottom left image:** Many parts of the Greenway contain sizeable open spaces, ideal for the installation of new uses or activities, or light programming (festivals, farmer's markets, yoga classes). **Bottom right image:** Eliminating fences/gateways can create improved connections into the Greenway for local residential areas, while also increasing safety.



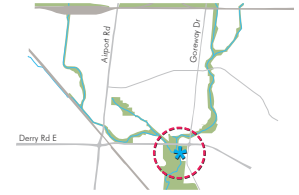


**FIGURE 3.14 - Top left image:** Selective boardwalks or carefully designed pathways next to Mimico Creek could provide opportunities for better connecting with the unique environmental features of the Malton Greenway. **Top right image:** Playground equipment can create additional reasons to visit and spend time in the Greenway. **Bottom image:** Outdoor exercise equipment can expand on the variety of activities occurring in the Malton Greenway.



# 3.4

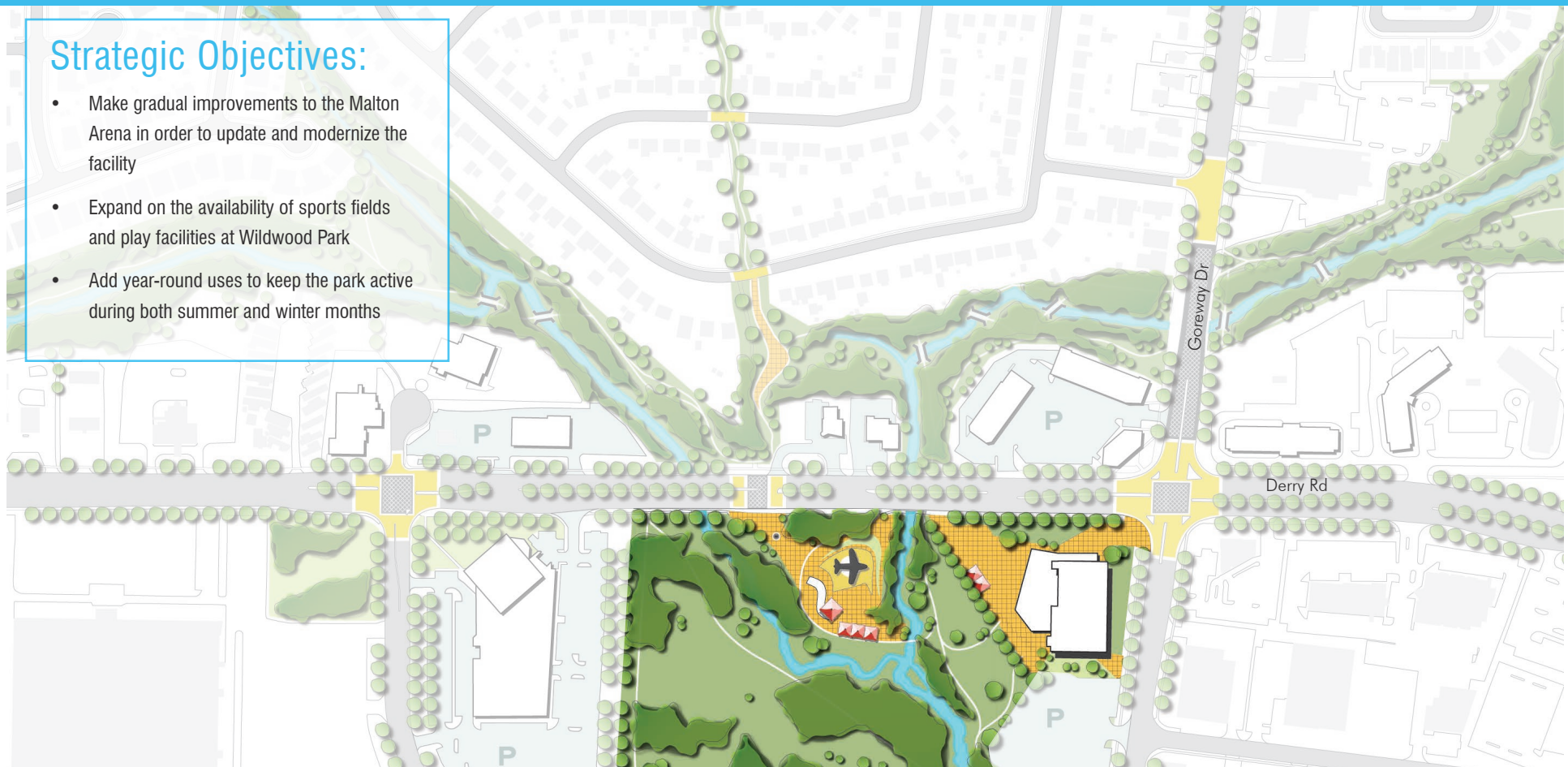
## Wildwood Park & Malton Arena



Wildwood Park is the largest park used by the Malton community, and is the location of major community events. The revitalization of this community facility could include the modernization of the Malton Arena, an expansion of athletic activities (space for cricket or kabaddi), new play facilities and attractions for children and families, and improved connectivity and accessibility.

### Strategic Objectives:

- Make gradual improvements to the Malton Arena in order to update and modernize the facility
- Expand on the availability of sports fields and play facilities at Wildwood Park
- Add year-round uses to keep the park active during both summer and winter months



## What residents said:

### *The Malton Arena could use a face-lift*

Opinions about what to do with the Malton Arena are divided amongst residents, whether it be to retain the existing ice rink or to rebuild the arena for other athletic or community uses. However, all residents generally agree that the Malton Arena continues to be well-used today and provides much needed sports and recreational space for the community. Built in 1968, the Malton Arena has become outdated after many decades of hockey and ice skating usage and could benefit from modernization improvements.

### *Expand on the variety of activities at Wildwood Park*

Wildwood Park is a major urban park that features an impressive array of outdoor activity, recreation, and leisure space for residents, including picnic areas with barbecue pits, playground areas and various walking trails. A wide range of sports fields can also be found including a basketball court, bocce courts, major and minor soccer fields, two softball diamonds and a cricket pitch. While the park already benefits from good programming, residents have expressed that new, unique, and all-season uses could provide new attractions for the park that are used throughout the year.

## How to achieve it:

### 3.4.1

#### MODERNIZE THE MALTON ARENA

In order to ensure that the Malton Arena continues to serve the community for years to come, the facility could undergo both an interior and exterior renovation. Currently, the area surrounding the Arena features wide setbacks and considerable amounts of landscaping, and could use some pedestrian treatments in order to better connect with the Derry Road and Goreway Drive intersection (see Figure 3.16 and 3.17).

In the long term, the Malton Arena could be expanded to include additional indoor sporting facilities, building a concentration of athletic activity for the community.

A city-initiated Master Plan for the revitalization of Malton Arena and redevelopment of Wildwood Park is anticipated in 2016.

### Considerations:

- Make pedestrian improvements to the areas surrounding Malton Arena in order to better connect with the Derry and Goreway intersection. Safer transportation routes are needed to encourage more independent use of park by children and youth.

- Implement short term renovation and modernization initiatives, and consider long-term expansion of the Arena to provide additional recreation, arts and culture and youth space.
- Consider green development strategies when renovating, particularly when making improvements to parking areas. Sustainable on-site stormwater management technologies should be considered.
- Community input gathered through the MyMalton engagement process should be considered in the 2016 Master Plan process.

### 3.4.2

#### EXPAND ON THE VARIETY OF ACTIVITIES AT WILDWOOD PARK

Wildwood Park features a considerable amount of recreational activities. The majority of these activities require travelling some distance into the park to access. Further, from the park entrance, it is not clear what facilities the park offers. Consideration should be given to locating new uses or activities closer to the entrance of Wildwood Park and providing better signage regarding available facilities. This would allow for fast and convenient access directly from the Derry Road and Goreway Drive intersection, encouraging the space to be used for short and more casual day-to-day activities, in addition to the traditional outdoor activities already supported by the park. An expansion of Wildwood Park may also consider activities that will attract residents throughout the year, particularly in the winter months (see Figure 3.15).



## Consideration:

- Locate a number of new uses or activities in Wildwood Park closer to the Derry Road and Goreway Drive intersection to allow for convenient access for casual daily users.
- Consider adding winter activities to attract residents into Wildwood Park throughout the year. Potential activities can include outdoor skating, cross-country skiing or snowshoeing.
- Provide signage on the Derry Road and Goreway Drive frontages indicating what facilities are located in the park in order to enhance public awareness.
- Community input gathered through the MyMalton engagement process should be considered in the 2016 Master Plan process.



**FIGURE 3.15 - Top image:** Activities that take place during the cold weather months, such as an outdoor skating trail, can create reasons to continue visiting Wildwood Park throughout the year. **Bottom image:** The addition of unique or whimsical new installations at Wildwood Park, such as the Adventure Playground castle can act as an attraction for both the local and city-wide population and can help to revitalize the park.



**FIGURE 3.16 - Malton Arena (Before):** Although Malton Arena is well used, the design of the facade facing onto the Goreway Drive and Derry Road intersection could benefit from both aesthetic and pedestrian oriented improvements.





**FIGURE 3.17 - Malton Arena (After):** Gradual improvements to the Malton Arena can make the facility more attractive and thus more inviting and could include a new mural and other facade improvements to re-decorate the exterior, as well new additions to expand on the arena's existing uses. An addition could incorporate glass facades allowing views into the facility from the outside, creating a more lively atmosphere surrounding the Derry Road and Goreway Drive intersection and contributing to its beautification.



# 3.5

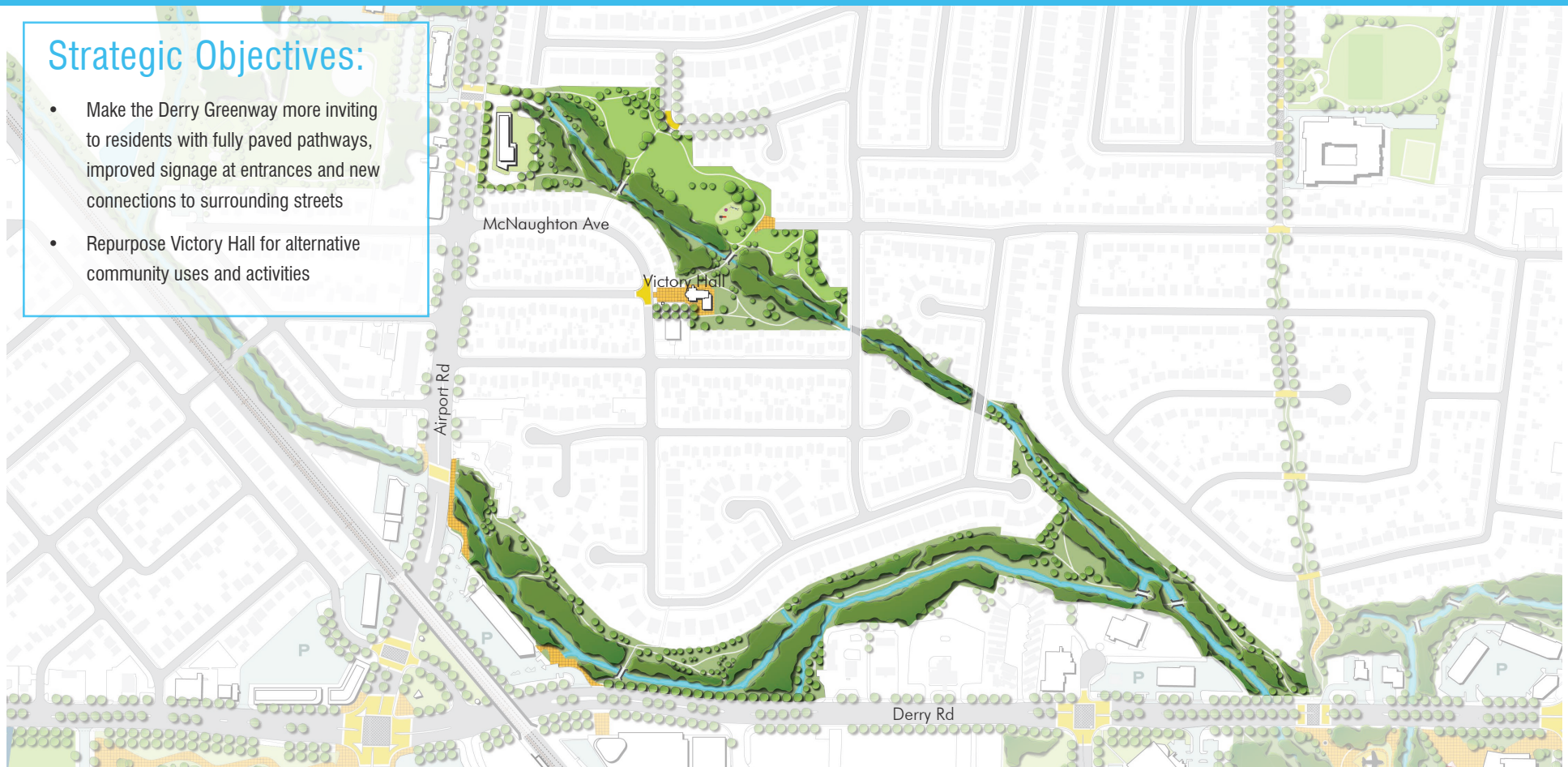
## Derry Greenway & Victory Hall



Similar to the Malton Greenway, the Derry Greenway provides naturalized linkages across key locations throughout the community. However, the Derry Greenway could benefit from pedestrian improvements such as a paved walkway and clear signage. The Derry Greenway has the potential to become an effective connection between Wildwood Park and Malton Arena, with the cluster of uses at Airport Road and Morning Star Drive (Great Punjab Business Centre, Sri Guru Singh Sabha, and Malton Village Park). Victory Hall could also be repurposed as space for small and medium private or community events in Malton.

### Strategic Objectives:

- Make the Derry Greenway more inviting to residents with fully paved pathways, improved signage at entrances and new connections to surrounding streets
- Repurpose Victory Hall for alternative community uses and activities





## What residents said:

### *Derry Greenway doesn't appear inviting to residents*

The Derry Greenway did not appear as popular or well used compared to the Malton Greenway based on the responses garnered from residents. Some residents were unaware that the Derry Greenway was open to public access, or had not had the opportunity to venture through it. For those who had, they described the Derry Greenway as not appearing inviting to residents as it did not contain any formalized walkway, and only limited signage indicating it was open for public access.

### *Victory Hall needs to be repurposed for other uses*

Many residents felt that Victory Hall was a wonderful space that represented a lost opportunity and should be repurposed for more regular community programming. Some noted that the Hall could provide much needed interim space for programs until a more dedicated facility can be developed in Malton.

## How to achieve it:

### 3.5.1

#### MAKE THE DERRY GREENWAY MORE INVITING AND SAFE WITH PAVED PATHWAYS, NEW SIGNAGE AND NEW CONNECTIONS

The Derry Greenway has the potential to provide a vital connection between major nodes of activity in Malton including the Malton Arena and Wildwood Park located at Goreway Drive and Derry Road, to the Great Punjab Business Centre and Sri Guru Singh Sabha Gurdwara found at Airport Road and Morning Star Drive. However, as noted by residents, the Derry Greenway does not offer clear indication that it is intended to be accessible to the public. It does not contain clear signage and paved pathways for pedestrians (see Figure 3.18).

### Considerations:

- Construct fully paved safe walking paths throughout the Derry Greenway.
- Add additional signage at various entrance points into the park, and make gateways clearly noticeable and inviting to residents.

- Consider additional access points into Derry Greenway to connect with the Malton GO Station, Malton Arena and Wildwood Park.

### 3.5.2

#### REPURPOSE VICTORY HALL FOR ALTERNATIVE COMMUNITY USES

Victory Hall is a publicly owned building constructed in the 1940s as part of the Victory Village wartime housing. Although it was once a veteran's hall for the local Royal Canadian Legion, today the space is operated by the City of Mississauga and is used as event space for rent. Some residents feel that the Hall could be better utilized as space for community led programming including youth groups, employment services, or visual and performing art space (see Figure 3.18).

### Considerations:

- Work with the community to organize times at Victory Hall that can be dedicated to the operation of community led programming.
- Victory Hall could be an ideal space for small businesses. An expression of interest could be issued to the business community to investigate possible opportunities.



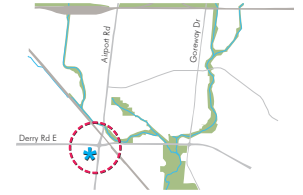


**FIGURE 3.18 - Top left image:** The entrance way into the Derry Greenway does not feature any formal pathways inviting people into the park and thus does not convey itself as being safe and accessible. **Top right image:** Similarly, the lack of paved or clearly demarcated pathways along the Derry Greenway trails does not indicate the space is intended for regular or year round usage. **Bottom left and right images:** Alternative uses for Victory Hall could include community event space, gardens with a greenhouse, or space to operate youth programs.



# 3.6

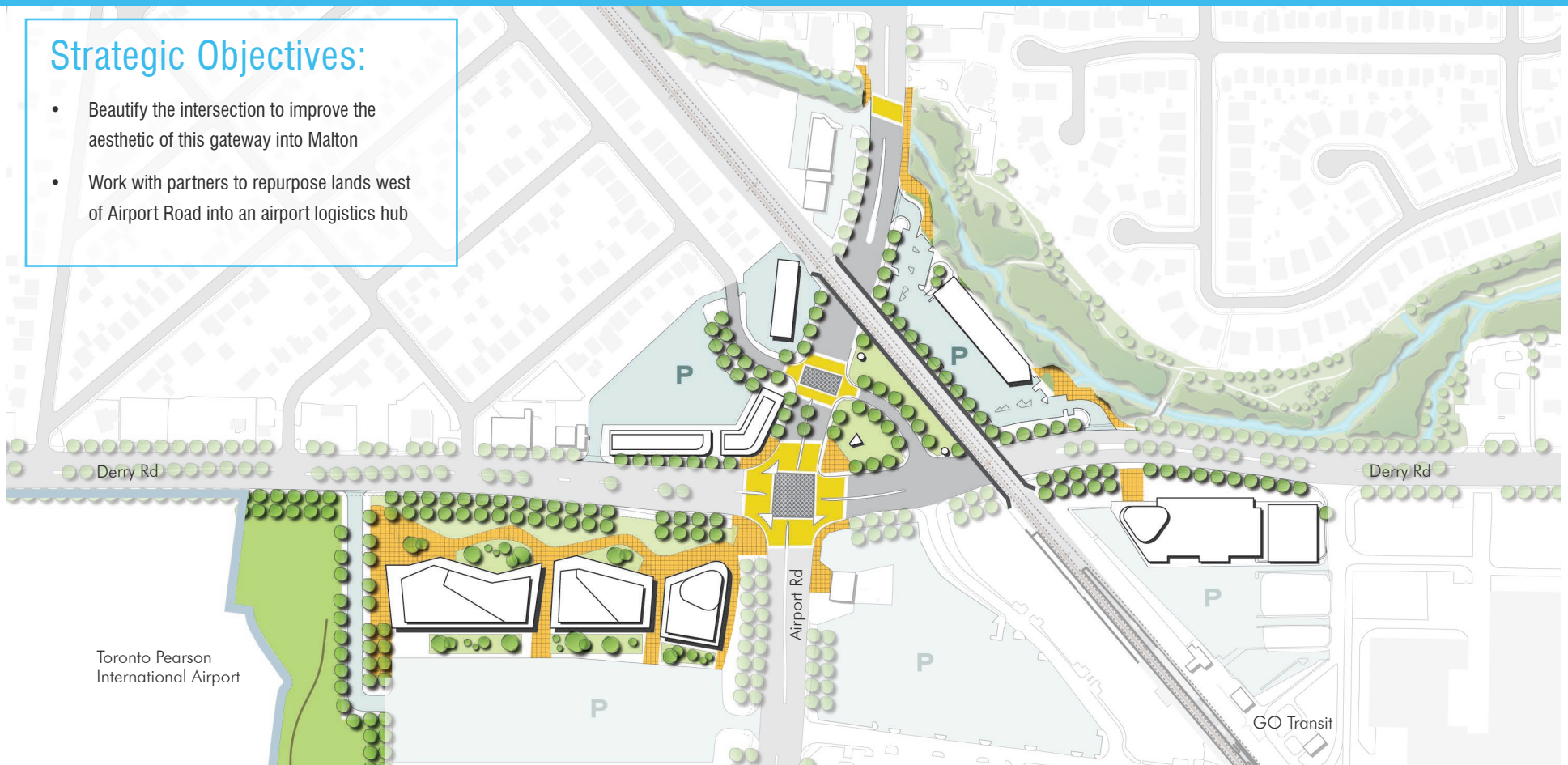
## Airport Road & Derry Road Intersection Beautification



The Airport and Derry Road gateway is the first impression for many visitors entering Malton from the west. It is strategically located in close proximity to both the Toronto Airport, and the Malton Go station. Enhancing this intersection with a combination of beautification, new public spaces focused on airplane spotting, and a transformation of the area into a new airport logistics hub, can contribute to presenting Malton as a beautiful and modern community.

### Strategic Objectives:

- Beautify the intersection to improve the aesthetic of this gateway into Malton
- Work with partners to repurpose lands west of Airport Road into an airport logistics hub



## What residents said:

### *The Airport & Derry Road intersection could make a better first impression*

Residents commented that the Airport and Derry Road intersection is an important gateway into community, but that the area provides a negative first impression of Malton. Residents further explained their opinion that the retaining walls and vacant parcels at the intersection were unsightly and could benefit from aesthetic improvement.

## How to achieve it:

### 3.6.1

#### BEAUTIFY AND ANIMATE THE AIRPORT & DERRY ROAD INTERSECTION TO IMPROVE THE AESTHETICS OF THIS GATEWAY

During the community engagement sessions Malton residents suggested that the large retaining walls along Airport Road, which run from Derry Road north towards the Canadian Nation Railway, could be improved using murals. Sanctioned mural installations could help animate the area and encourage residents and visitors to look at the built environment using a cultural lens.

Other possibilities include the improvement of the open space at the northeast corner of Airport and Derry Roads (Frank McKechnie Park). This space could offer a unique vantage point for the construction of an aircraft spotting lookout. In addition to animating the intersection with a unique activity, this improved open space would also facilitate better pedestrian connections with surrounding streets.

## Considerations:

- Encourage a sanctioned, community led mural installation along the retaining walls on Airport Road north of Derry Road which would reflect Malton's heritage (see Figure 3.19).
- Consider the installation of a aircraft spotting lookout in the open space located at northeast corner of Airport and Derry Roads (Frank McKechnie Park) (see Figure 3.20).

### 3.6.2

#### PARTNER WITH THE GTAA TO EXPAND EMPLOYMENT USES AT THE SOUTHWEST CORNER

The vacant lot at the southwest corner of Airport and Derry Roads is ideally located adjacent to the Toronto Airport and a short distance from Highway 427. This property has the potential to be

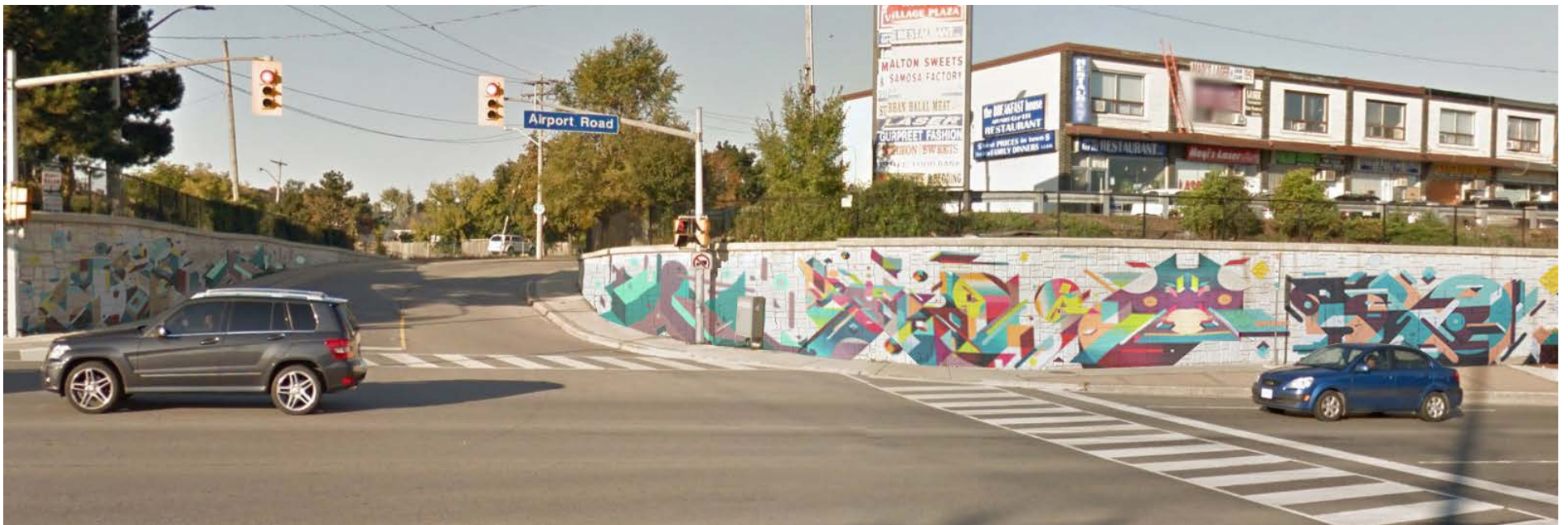
planned and developed for new employment uses related to airport operations, such as a logistics hub. Partnering with the GTAA, this site may offer an opportunity to build on Malton's long relationship with the Airport, and to attract investment by expanding on the availability of employment uses at this intersection that offer jobs for local residents.

The construction of new buildings at this location should be designed with high quality architecture and landscaping in order to enhance the overall aesthetic of the intersection. New trees and shrubbery can be used to provide visual relief around the boundaries of the property.

## Considerations:

- Work with the GTAA to plan and develop the southwest corner of Airport Road and Derry Road for new employment uses related to airport operations, such as a logistics hub (see Figure 3.20).
- Require high quality building design, architecture and landscaping in order to enhance the visual aesthetic of the intersection.





**FIGURE 3.19 - Top image - Airport Road (Before):** Residents have expressed opinions that views of the retaining walls, could benefit from aesthetic improvement and beautification. **Bottom image - Airport Road (After):** Simple examples of beautification include murals to create visual interest. These efforts, combined with more major transformations such as a new logistic hub, will both contribute towards transformation of the Derry and Airport Road intersection.



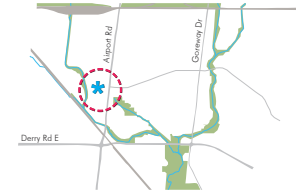


**FIGURE 3.20** - **Top left image:** Low flying aircraft is a common sight in Malton as planes approach the Toronto Pearson International Airport runways located adjacent to the neighbourhood. **Top right image:** The creation of an aircraft lookout vantage point would offer a unique local experience not available in other neighbourhoods, while also improving the use of the area around Airport Road and Derry Road intersection. **Bottom image:** An example of a logistics hub which could be developed at the southwest corner of Airport Road and Derry Road, improving the intersection with quality architecture and landscape design.



# 3.7

## Airport Road & Morning Star Drive Intersection Improvements



The Airport Road and Morning Star Drive intersection is an important cultural hub of activity that includes the Sri Guru Singh Sabha Gurdwara and Khalsa School, the Great Punjab Centre, and the new Malton Village Park. By reusing the vast amount of underutilized parking space present here, better linkages between each of these uses can be facilitated, and can reinforce this location as one of Malton's major community hubs.

### Strategic Objectives:

- Create temporary public space with seating areas across underutilized parking lots
- Improve pedestrian connections between the Great Punjab Centre, the Sri Guru Singh Sabha Gurdwara and Malton Village Park



## What residents said:

### *Airport Road & Morning Star Drive Intersection*

Residents mentioned that the intersection located at Airport Road and Morning Star Drive continues to grow with the recent addition of Malton Village Park and has become an important hub of activity. The uses located here, including the Great Punjab Centre, the Sri Guru Singh Sabha Gurdwara and the new Malton Village Park, could benefit from improved connections between each other, in order to be better unified.

## How to achieve it:

### 3.7.1

#### CREATE TEMPORARY PUBLIC SPACE WITH SEATING AREAS IN UNDERUTILIZED PARKING LOTS

The variety of uses at Airport Road and Morning Star Drive have made the intersection an important emerging hub for the Malton community. Presently, the Sri Guru Singh Sabha Gurdwara features large amounts of land devoted to automobile parking, necessary to handle the large volumes of visitors during key cultural and religious festivals and activities throughout the year. In order to make the space more comfortable and inviting for people during off-peak times, the underutilized parking lots can be converted into temporary public space for members of the community.

#### Considerations:

- Encourage the community to create a temporary public space by arranging lightweight chairs, tables, and tree planters around the Sri Guru Singh Gurdwara parking lots, which can easily be removed and stored when full use of the parking lots is required (see Figure 3.21).

### 3.7.2

#### IMPROVE PEDESTRIAN CONNECTIONS BETWEEN THE GREAT PUNJAB CENTRE, THE GURDWARA AND MALTON VILLAGE PARK

Improving pedestrian connections between the Great Punjab Centre, the Sri Guru Singh Sabha Gurdwara, and the new Malton Village Park can make this community hub more inviting and easier to navigate for pedestrians, while strengthening these uses as a more cohesive hub of activities in Malton. Make use of visual indicators and materials along designated walkways to help pedestrians safely navigate between local uses (see crosshatched areas shaded orange on the map on page 61).

#### Considerations:

- Make pedestrian improvements between major uses located at the Airport Road and Morning Star Drive intersection, strengthening the connection between uses to further develop a cohesive hub of activities.





**FIGURE 3.21 - Top image:** These chairs and planter-filled tables are used to temporarily transform this outdoor paved area into a public space. **Middle & bottom images:** Renderings from the proposal for Malton Village Park, located at the west side of Airport Road north of Beverly Street and south of the Sri Guru Singh Sabha Gurdwara.

# 3.8

## Streetscape Improvements

Malton's streets, similar to many other streets in the Greater Toronto Area, have predominantly been designed to accommodate automobile users. As Malton evolves a greater emphasis will need to be placed on making streetscape improvements aimed at enhancing the public realm, making them pedestrian friendly and more supportive of bicycling infrastructure. A careful consideration of urban design elements will also contribute towards both improved and more functional streets while helping to beautify Malton.



### Strategic Objectives:

- Invest in streetscape improvements on Malton's arterial (shown in yellow) and secondary (shown in red) streets
- Expand on the Malton Loop Trail multi-purpose pathways identified in the Cycling Master Plan (shown in solid blue) into a more fulsome bicycle network (expansion indicated by dashed blue)



## What residents said:

### *Making Malton's streets safer*

The majority of messages regarding Malton's streets coming from the resident population focused on improvements based on safety and convenience for pedestrians. Certain streets and intersections were specifically mentioned as being particularly problematic including the intersection of Goreway Drive and Derry Road, Morning Star Drive adjacent to Lincoln M. Alexander Secondary School and generally streets adjacent to Malton's primary and secondary schools.

### *Beautifying Malton's arterial roads*

Comments about improvements to Malton's arterial roads came less from residents and more from local retail and commercial businesses. These businesses believed that reinvestment into Malton needs to be a shared venture between the public and private sectors, including improvements to the facades and design of private buildings as well as streetscape improvements on public boulevards and right-of-ways themselves. Beautification efforts can include wider sidewalks, new street furniture, improved pedestrian scaled lighting, well-designed landscaping and the inclusion of public art within the streetscape.

## How to achieve it:

### 3.8.1

#### ARTERIAL ROADS

Malton's arterial roads include Goreway Drive, Derry Road and Airport Road (see yellow streets on Figure 3.22).

As these streets are the main locations of Malton's major commercial businesses and retail shops, streetscape improvements should focus on improving the pedestrian realm in order to make them more inviting, appealing, attractive, and beautiful. These improvements can include a combination of wider sidewalks in the boulevards to increase pedestrian comfort, new street furniture including benches, lighting, and signage, enhanced landscaping, as well as separated bicycle facilities to improved cyclist safety. Ultimately, improvements will focus on enhancing the placemaking qualities of Malton's arterial roads (see Figure 3.24 to 3.26).

Overtime, new development occurring on these streets should be subject to urban design guidelines that bring buildings closer to the street and placing parking areas at the rear of buildings, thus encouraging active streetscapes that improve walkability for pedestrians.

Residents also repeatedly mentioned the need for the completion of the CN Rail overpass located on the north end of Goreway Drive, as this was a major source of traffic and congestion for local residents.

## Considerations:

- Streetscape improvements should focus on improving the pedestrian realm including wider sidewalks, enhanced street furniture, bicycle facilities, landscaping and public art.
- Add separated bicycle facilities to improve cyclist safety.
- In time, establish urban design guidelines for Malton's arterial roads to implement streetscape improvements and enhance the relationship between buildings and the public realm.
- Ensure progress is made towards the completion of the CN Rail overpass located at the north end of Goreway Drive in Malton.

## 3.8.2

### SECONDARY STREETS

Malton's secondary streets provide connectivity between the neighbourhoods and arterial roads (see red streets on Figure 3.22 for best examples, although many other examples could exist throughout Malton). The secondary streets are predominantly residential, experience less vehicular traffic and provide access to local schools and community uses situated away from the arterial roads.

Improvements to the secondary roads should be less focused on placemaking, and more focused on improving connection, convenience, and safety. Improvements should prioritize the maintenance of sidewalks and street crossings, allowing pedestrians fast and convenient connections to nearby arterials and transit stops. Where possible, create pedestrian walkways that provide connections between cul-de-sacs with nearby arterial roads, in order to decrease walking distance to transit and amenities.

### Considerations:

- Emphasize connections to nearby arterial roads and transit stops, focus on safety improvements for pedestrians travelling to schools and community uses within the immediate neighbourhood.



**FIGURE 3.22** - Yellow dashed lines indicate the locations of Malton's arterial roads. Red dashed lines show the locations of recommendations where improvements can be made to Malton's secondary streets, although many other streets could also be improved.



### 3.8.3

## MALTON LOOP TRAIL & BICYCLE ROUTES

The Malton Loop Trail is the existing bicycle network for the community, focused primarily on providing a safe multi-use recreational trail for members of the community (see solid blue lines on Figure 3.23). An expansion to this system could focus on transforming the Malton Loop Trail into a full bicycle network with complete coverage that will allow for safe travel throughout the entire community (see dashed blue lines on Figure 3.23 for suggested locations for expansion).

The network is envisioned as connecting to bicycle facilities along Malton's arterial roads and pedestrian and cycling trails through the Malton Greenway, the Derry Greenway, and on pathways throughout Wildwood Park. Improved signage can provide better wayfinding with clearer directions about Malton's bicycle-friendly routes for cyclists.

### Considerations:

- Expand the existing Malton Loop Trail, transforming it into a full bicycle network with complete coverage across the entire community.
- Create boulevard multi-use trails on arterial roads and an on-street network on secondary streets that connect with existing trails through the Malton and Derry Greenways.



**FIGURE 3.23 - Malton Loop Trail & New Bicycle Routes** - The solid blue line represents the existing location of the Malton Loop Trail. The dashed blue line represents the recommended locations for new bicycle infrastructure in order to expand the existing trail into a full network.



**FIGURE 3.24 - Goreway Drive (Before):** This street is one of the primary commercial streets for the community and provides access to the Westwood Mall shopping centre.





**FIGURE 3.25 - Goreway Drive (After):** Potential improvement could include street furniture such as benches, improved lighting and signage, dedicated bike lanes, and new landscaping.





**FIGURE 3.26 - Top and Bottom Images:** Well used bicycle racks through Malton, including the Malton Community Centre (above) and one of the neighbourhood secondary schools (below) are indication of the level of cycling activity in the community. Residents of all ages cycle in Malton. **Opposite Page:** This photograph shows both pedestrians and cyclists crossing Airport Road, a street that would benefit from streetscape and public realm improvements, as well as pedestrian and cycling infrastructure.









A historic residential property located in Old Malton Village



## **SECTION IV**

### Additional Initiatives

# 4.1

## Additional Initiatives

*The Additional Initiatives discussed in this section provide recommendations for high level policy changes or for establishing new programs that will assist in promoting revitalization in Malton. This section differs from the Key Moves described in Section 3, as these initiatives are not place-specific but rather are overarching concepts for encouraging change.*

The ideas discussed in this section have been developed based on the feedback and ideas expressed by members of the Malton community during the MyMalton community engagement sessions. Similar to the Key Moves, the initiatives described here are recommendations only, and are intended to inspire actions that may be investigated further by the City of Mississauga, local community partners, and the residents themselves.

### LIST OF INITIATIVES

- 4.1.1 Official Plan Considerations
- 4.1.2 Continue to Support Malton Youth
- 4.1.3 Support and Expand Cultural Opportunities
- 4.1.4 Create a Community Led Beautification Program
- 4.1.5 Work with the Malton BIA on Strategic Initiatives
- 4.1.6 Conduct a Safety Review of Public Spaces Using CPTED
- 4.1.7 Conduct a Residential Infill Study
- 4.1.8 Implement a Community Improvement Plan for Streetscape Enhancements
- 4.1.9 Create a Malton Partnerships Initiative



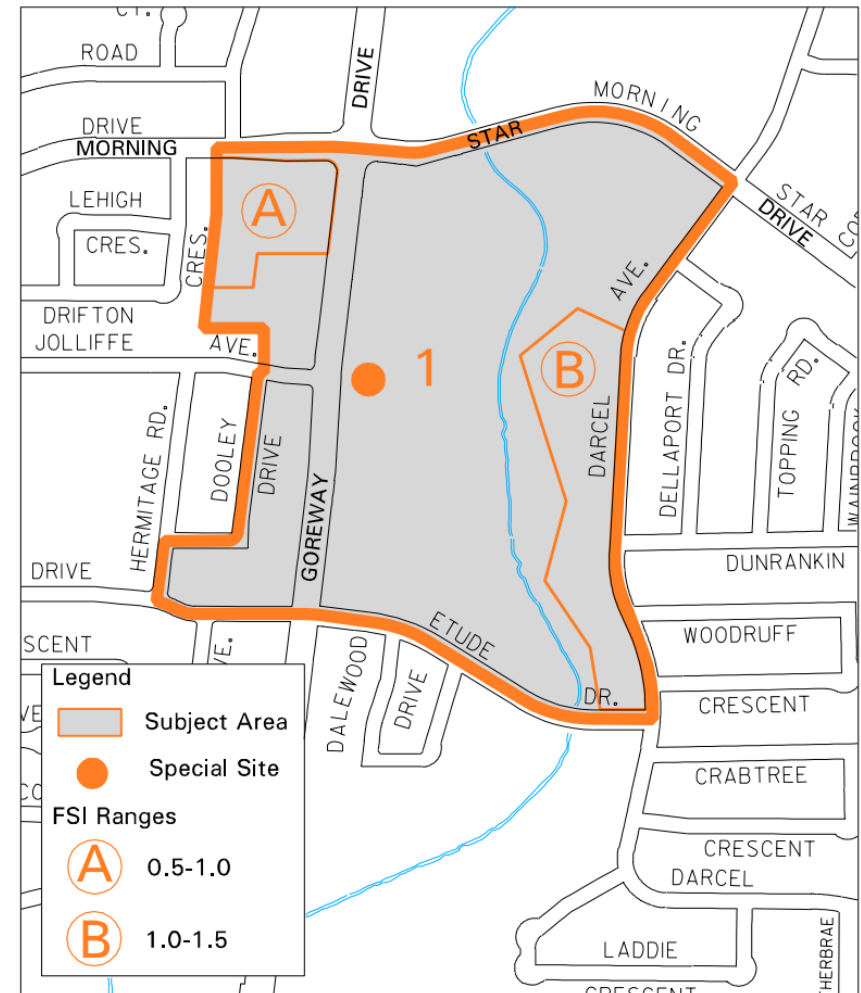
### 4.1.1. OFFICIAL PLAN CONSIDERATIONS



Mississauga's Official Plan provides policies to manage and direct the physical change of the city and the effects of such change on the social, economic, cultural and natural environment. Thus, it is a key policy document for realizing the MyMalton Principal Theme of "Revitalization through Reinvestment and Redevelopment". Specific policies for the Malton Community are found in Sections 14.5 (Community Nodes - Malton) and 16.15 (Neighbourhood - Malton) - see Figures 4.1 and 4.2. More information about the Official Plan is found in Appendix A - Policy Planning Framework.

In general, land development in Malton is constrained due to a number of factors:

- There are very few remaining vacant parcels located throughout Malton that offer the opportunity for achieving new development and expanding upon the variety of housing, uses, services, or amenities available in the community.
- The noise policies, attributed to Malton's proximity to the Toronto Pearson International Airport, have been a long-standing constraint to development that limits the height of buildings, new land uses permitted, and the intensity of land uses.
- The east and west branches of Mimico Creek fall within lands identified by the TRCA as flood plain and hazard areas and thus are a limiting factor to land development in these areas.
- Some of the commercial plazas along arterial roads have multiple ownership, making



**FIGURE 4.1** - The Malton Community Node, excerpted from City of Mississauga Official Plan

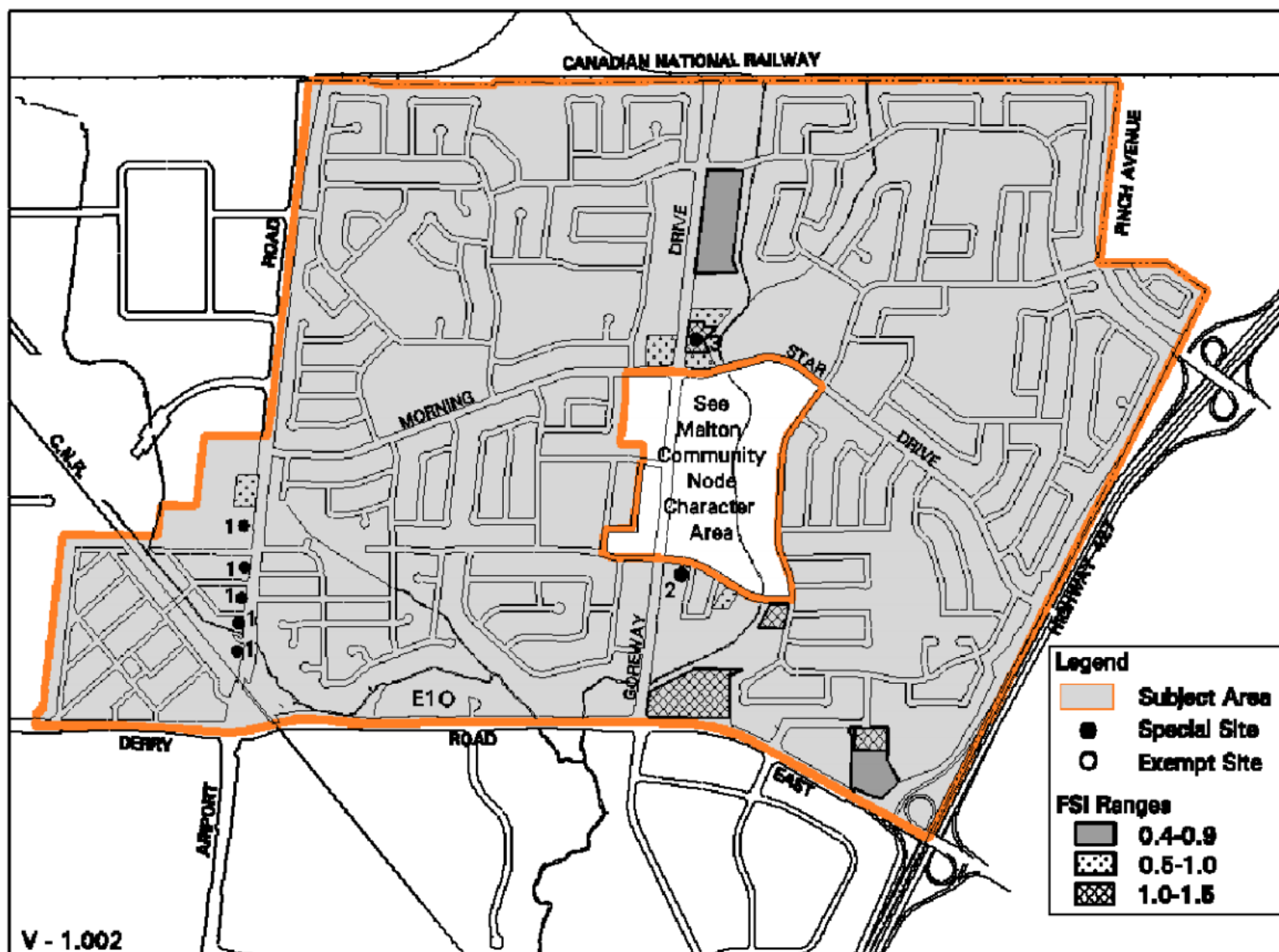


FIGURE 4.2 - The Malton Neighbourhood Character Area, excerpted from City of Mississauga Official Plan



redevelopment opportunities more complicated.

Despite these limitations, there are opportunities for reviewing the Official Plan policies pertaining to Malton in order to consider specific and targeted areas within the community that have the potential to promote redevelopment. These are reviewed below under 'Considerations'.

### Considerations:

Any plans for redevelopment in Malton will require careful, strategic thinking that is deliberate about the types of new uses that will best contribute towards revitalization in the community. A review of the Official Plan land use policies and design guidelines for the following areas represent some of the opportunities for improvements that may be focused on in order to achieve positive change:

- Review each of Malton's remaining vacant parcels to determine the appropriate land use.
- The Westwood Mall site contains special site design guidelines found within the Malton Community Node section of the Official Plan. This section should be reviewed for the potential of including policies supporting the ideas and considerations discussed in Section 3.2 'Westwood Mall Square & Pedestrian Improvements', of the MyMalton Community Vision.
- There is potential for the boundaries of Malton's Community Node (see Figure 4.1) to be extended further south on both the east and west sides of Goreway Drive in order to better encourage redevelopment of these lands.
- Consider establishing revised or additional policies promoting revitalization along the west side of Airport Road north of Derry Road. These new policies may include:
  - Expanding the boundaries of the Malton Neighbourhood Character Area (see Figure 4.2) to include the Great Punjab Centre, as the Malton community is the primary area it is serving.
  - Designating the Sri Guru Singh Sabha Gurdwara as a 'Special Site' accompanied with design guidelines specific to this area that includes the ideas and considerations

discussed in Section 3.7 'Airport Road & Morning Star Drive Intersection Improvements' of the My Malton Community Vision.

- Prepare revised Official Plan Character Area policies, where appropriate, for areas discussed through the MyMalton review.
- Collaborate with the GTAA to better understand current noise policies and appropriate or possible alternative noise mitigation measures.

### 4.1.2. CONTINUE TO SUPPORT MALTON YOUTH



**FIGURE 4.3** - Members of the Malton Festival Youth Choir

The Mississauga Youth Plan (2009) and the 2015 Mississauga Census Profile indicate that Malton contains a higher than average proportion of the city's youth population.

With initiatives such as the development of a Youth Action Plan, the creation of the Mississauga Youth Advisory Committee, and the delivery of civic services catering to youth needs (public transit, community engagement, library resources, sports and art program partnerships), Mississauga has demonstrated its commitment to the meaningful engagement and inclusiveness of the city's young people. The City should continue to engage youth and relevant stakeholders to ensure the civic services being offered are meeting current youth needs.

In addition to government bodies, there are a multitude of community groups, organizations and partnerships providing support, services and investments to Malton youth. Youth programs and services currently available in Malton include a number of city-wide programs offered through the City's Recreation Division along with more targeted approaches delivered by various community groups,

organizations and partnerships designed to address unique needs of Malton Youth many of which are supported by funding sources external to the City.

There is a need for coordination of services, programming and resources. Future efforts and investment should focus on coordination and alignment of existing resources and avoiding duplication. In this regard, The Region of Peel has provided funding to the Family Education Centre to act as the lead for Malton United Youth Collective Impact Project (MUYCIP) whose goal is to motivate and enable a shift from simply working as a collaborative towards having impact around defined priorities. The City of Mississauga is one of the collaborative partners participating in the Project.

The MUYCIP will help achieve a coordinated effort for Malton youth support and services and further define and facilitate progress on the long-standing demands for dedicated new youth space(s) in the Malton community.

#### Considerations:

The City of Mississauga should continue to be a strong and important partner in the Malton United Youth Collective Impact Project.

Ensure that the Mississauga continues to be youth friendly by renewing the City's status as a "Youth Friendly Community". The process should engage youth and other stakeholders to reveal where we are doing well and where improvements are needed. The results should inform future directions for the city as a whole and kickstart a more targeted action/partnership plan for Malton.

Continue to obtain regular input from youth through the Malton Community Centre's Youth Engagement Committee (IMPACT – Igniting Malton Peers and Community Together) to ensure recreational programs and services reflect changes in the interests and needs of community's youth. Additional and targeted outreach to Malton Youth to build awareness, address barriers and ultimately reach more youth would be beneficial.



### 4.1.3. SUPPORT AND EXPAND CULTURAL OPPORTUNITIES



**FIGURE 4.4** - Residents showcasing dance performances at the Malton Community Festival.

Malton residents have expressed tremendous praise for the variety and depth of local talent in the visual and performing arts within the community, pointing to the Malton Community Festival as an example of this. Residents explain that the sharing of Malton's culture is a way to both showcase the diversity of the community, building tolerance and understanding, and a means of allowing Malton's budding artists to develop their skills and flourish. The community has also voiced their concerns that the lack of appropriate venues for artistic expression contributes to local talent leaving Malton or Mississauga in order to find opportunities elsewhere.

The City of Mississauga has played an active role in supporting the local arts community. Recently, the City launched the 'Story of M' project, spreading the story of Mississauga as told by the residents themselves. The first in the Story of M series focused on the Malton community, including a song written and performed by local musician Junia T.

In September 2015, the City of Mississauga adopted a new Cultural Policy, strengthening the City's continued commitment to advancing local arts and culture, and recognizing the importance of culture in making Mississauga a place people want to live in. Applying the principles of the Cultural Policy as well as of the Culture Master Plan adopted in 2009, initiatives aimed at expanding local cultural programming (festivals, exhibits, performances), and developing opportunities devoted for artistic expression can ensure that talent is retained and is allowed to develop within Malton, and the City of Mississauga.

#### Considerations:

Continue to develop collaborative community programs, events, and activities, such as the 'Story of M', that provide an outlet and venue for local cultural expression. Apply the principles of the City of Mississauga's Cultural Policy to expand opportunities programming and develop opportunities devoted to the arts to allow Malton talent to grow within the community.

Utilize the community input received through the MyMalton project to develop a new Culture Plan specifically for the Malton community.

#### 4.1.4. CREATE A COMMUNITY LED BEAUTIFICATION PROGRAM



**FIGURE 4.5** - Public art column located at Albert McBride Park. This beautification project was spear-headed by the Parks and Forestry Division in collaboration with local schools.

The City's Beautification Program is managed by the Parks and Forestry Division. Beautification projects are aesthetic projects created and led by community members and are important community building exercise.

In order to address Malton residents' desire to beautify parts of the community, implement a local beautification program tasked with initiatives such as the painting of public murals throughout the neighbourhood.

During the MyMalton Community Visioning meetings, members of the community expressed their desire to become involved in such initiatives, indicating the presence of local artistic talent enthusiastic about improving Malton. In addition to beautifying Malton, the painting of murals can help to enhance the sense of community, and can create a local expression of Malton's creativity.

##### Considerations:

Collaborate with the City of Mississauga Beautification Program staff and other community based groups such as the Malton BIA and local schools, to develop a dedicated team to plan and implement a community led beautification program.



#### 4.1.5. WORK WITH THE MALTON BIA ON STRATEGIC INITIATIVES



**FIGURE 4.6** - Examples of commercial business establishments throughout Malton

The Malton Business Improvement Area (BIA) has conveyed their interest in reinvesting back into the community through focused and strategic local initiatives aimed at improving both the community as well as local businesses.

#### Considerations:

Some possibilities could include partnerships involving the BIA collaborating with members of the community, the municipality or other agencies on a variety of efforts. Examples include beautification such as the aforementioned community led creation of a mural, streetscape improvements along arterial roads, new community gateway or BIA signage, or activities such as an annual Malton Greenway Clean-Up Day.

Other examples include working with the City of Mississauga to identify Malton's vacant parcels along the main commercial streets of Goreway Drive, Derry Road, and Airport Road, and actively marketing these parcels for future development in order to attract new business and investment into the community.

Should the concept of a community commons or public square be further developed, the Malton BIA could become a key partner in the operation and programming of the facility.

#### 4.1.6. CONDUCT A SAFETY REVIEW OF PUBLIC SPACES USING CPTED



**FIGURE 4.7 -** The Malton Greenway is perceived by residents to be unsafe due to poor visibility, connectivity, and lack of park maintenance and lighting.

Members of the community have shared concerns over some locations in Malton that they feel present issues of safety, or where there have been previous incidences of crime. A few potential examples of these locations have been discussed in this report, and are places that would benefit from increased visibility, surveillance, and maintenance in order to make these areas less susceptible to criminal activity.

Many of these spaces could benefit from a Crime Prevention Through Environmental Design (CPTED) safety review. CPTED refers to a set of principles intended to reduce the occurrence of crime through the implementation of certain design measures. CPTED aims to increase natural forms of surveillance (such as increasing visibility and exposure), implements access control (delineating points of entry, exit, congregation, and movement), and convey the notion that the space is open, accessible, and available for use by all members of the community (achieved by regular maintenance to communicate that a public space is actively used, and through regular programming of activities to attract people and convey that the space is visited regularly and used).

##### Consideration:

Develop a committee comprised of community members, City staff and local law enforcement to assist with conducting safety audits of Malton's public spaces. Implement CPTED principles in public spaces based on the results of the community safety audit.



#### 4.1.7. CONDUCT A RESIDENTIAL INFILL STUDY



**FIGURE 4.8** - An example of infill residential housing under construction in Malton.

As is already evident in some areas of the community, older housing (often in the form of smaller bungalows) are being demolished to make way for larger format single detached housing. This trend is expected to continue as Malton's population evolves in the coming years. In some cases this practice is desirable as it allows for upgrading of the existing houses which may improve the overall neighbourhood. However, these new houses may not fit with the character of the already established residential neighbourhoods that they are being located in.

Conducting a residential infill study will allow for an understanding of how best Malton can accommodate for these expected pressures. The intent of this study will be to find a balance between allowing for newer and larger homes, while maintaining a reasonable fit with the character of the existing and stable residential neighbourhoods.

#### Consideration:

Conduct a residential infill study to determine the impact of new housing and ensure compatibility within Malton's existing and established neighbourhoods.

#### 4.1.8. CONSIDER IMPLEMENTING A COMMUNITY IMPROVEMENT PLAN FOR STREETSCAPE ENHANCEMENTS



**FIGURE 4.9** - A Community Improvement Plan could potentially be used to improve streetscape. In the above example from the Streetsville Neighbourhood in Mississauga, streetscape improvements were made to add special street pavers, bollards, and pedestrian street furniture.

This vision document proposes a number of physical changes to the community and enhancements to the streetscape including pedestrianizing the streets, creating new cycling routes and beautification improvements. A combination of all of these improvements will be critical to move towards a complete community, ensuring that Malton continues to meet the needs of local residents and provide a high quality of life.

A number of different tools can be utilized in order to implement these proposed changes, including policies in the City of Mississauga's Official Plan, performance standards of the local Zoning By-law, and neighbourhood specific urban design guidelines. In addition to these tools, the City of Mississauga may consider developing a Community Improvement Plan (CIP) for Malton, with the intent of providing specific policies and objectives towards achieving some of the noted enhancements. CIP's are supported by a range of powers which enhance the municipality's ability to promote and direct community improvement. CIP's allow a municipality to assist a BIA or commercial enterprise to achieve an identified need by offering certain incentives.

##### Consideration:

Conduct a study to determine the benefit of implementing a CIP. This study will focus on delineating the appropriate boundaries of the CIP program area, will develop the goals and objectives to be achieved, and will identify possible tools or funding mechanisms to encourage redevelopment or improvements made by land owners within the community.



#### 4.1.9. CREATE A MALTON PARTNERSHIPS INITIATIVE



FIGURE 4.10 - Examples of some of the major agencies and organizations present in Malton

Making lasting change in any community often involves a partnership between multiple public civic and private corporate interests, organizations and agencies working in the community, major employers in the area, as well as local residents. Further, realizing the vision established through MyMalton will require a shared responsibility. In Malton, some of the most important organizations serving the community include the City of Mississauga, the Region of Peel including Peel Police, the Greater Toronto Airport Authority (GTAA), the Toronto and Region Conservation Authority (TRCA), the Peel District School Board (PDSB), the Dufferin-Peel Catholic District School Board (DPCDSB), and various local groups such as the Business Improvement Area (BIA) and Malton Neighbourhood Services (MNS).

During the stakeholder interviews conducted as part of the MyMalton engagement process, a number of local organizations identified an understanding that making improvements and adding value into Malton would be mutually beneficial for both the community as well as for the organizations themselves. By securing these partnerships, expanded opportunities can be made possible for the betterment of the community.

#### Consideration:

Develop a Malton Community Partnerships Program in order to facilitate collaborations between different neighbourhood agencies, various levels of government, major employers, local corporate interests, and other organizations involved with the community.

The program will be utilized to further common community goals, as identified in the MyMalton Community Vision, as well as specific projects that the City of Mississauga can collaborate on with individual partners in order to achieve mutually beneficial objectives.





Open space area in Wildwood Park



# APPENDICES

# APPENDIX A

## Policy Planning Framework

*The following section provides an overview of the high level policy documents that inform and offer direction to the City of Mississauga's Official Plan, with particular attention given to their relevancy and applicability to the Malton community.*

In general, Malton has a limited amount of vacant land, and is also affected by airport noise regulations that constrains development west of Goreway Drive. What this signifies for Malton is that new community projects or initiatives will need to be strategic in nature, taking advantage of opportunities for improvements to existing sites, and smaller to medium scale redevelopments in appropriate locations.

### Provincial Policy Statement

The Provincial Policy Statement (2014) includes policies on the managing and directing of land use to build strong, healthy communities. This includes policies encouraging the efficient use of land to maximize the usage of existing infrastructure, promote sustainability, protect the environment, ensure public safety, and facilitate economic growth. The Provincial Policy Statement is supportive of development patterns that consist of the intensification and redevelopment of existing built-up areas, as well as the provision of a range and mix of housing options.

Due to the fact that the Provincial Policy Statement is a high-level policy document intended to guide land development at a provincial-wide scale, it does not contain policies that directly speak to the Malton community, but instead discusses the overall direction for all communities across the province. Hence, all policies relevant to Malton are applicable.

### Places to Grow

The Growth Plan for the Greater Golden Horseshoe (GGH) is a regional plan for growth and development that aims to curb urban sprawl, conserve agricultural and natural heritage areas, revitalize downtowns, and protect areas of employment. The Growth Plan provides residential and employment growth targets to 2041 for municipalities within the Greater Golden Horseshoe, and mandates that the Official Plans of all included municipalities must conform to the Growth Plan's targets and policies.

In order to achieve higher densities and restrain greenfield development, the Growth Plan requires that a minimum 40% of all residential development must be contained within the existing built-up area through intensification and redevelopment. The Growth Plan identifies 25 Urban Growth Centres throughout the GGH as focus areas for intensification intended to be developed into mixed-use, transit-oriented, and pedestrian friendly environments. One of these Urban Growth Centres is found within Mississauga's downtown area and is generally located around Hurontario Street between Highway 403 and the QEW.

Although no Urban Growth Centre is designated within Malton, the Growth Plan continues to support varying scales of intensification and mixed-use development in appropriate locations across all communities throughout the GGH, including Malton. Due to the fact that Malton is already a built-up area, all development is generally considered to be intensification.

The Growth Plan is supportive of the creation of complete communities that offer a variety of options to live, work, learn,



shop, and play. This includes the provision of a range and mix of affordable housing options that meet the needs of people of all ages. The Growth Plan also supports opportunities for the development of a wider range of transportation options, including public transit and active modes such as walking or cycling. This also includes transportation for the movement of goods, which is of particular importance due to Malton's proximity near the Airport. The Growth Plan prioritizes transit and goods movement activities over the needs of single occupancy automobiles, with the aim of reducing traffic congestion.

Recognizing that achieving these goals will require additional investment in our communities, the Growth Plan encourages the creation of a range of community infrastructure to meet the needs of the growing population and to help foster complete communities.

The Growth Plan provides protection for areas of employment by stating that they may only be converted to non-employment uses through the completion of a municipal comprehensive review. Although the Growth Plan does not designate employment areas itself, it provides for the protection of these lands within a municipality's Official Plan. Malton is surrounded by lands towards the south, west, and north that are designated as employment areas by Mississauga and Brampton's Official Plans. As long as these lands continue to be designated for employment, they will continue to be protected by the policies of the Growth Plan, and by each municipality's Official Plan. More discussion on the Mississauga Official Plan is found later in this document.

## Region of Peel Official Plan

The purpose of the Region of Peel's Official Plan is to provide a long-term strategy that takes a coordinated and comprehensive approach to planning for growth and development across the region. The Regional Official Plan is intended to be a broad policy document focusing on regional level goals, and does not typically speak to neighbourhood level matters. Instead, the Regional Plan provides direction on the natural environment, cultural heritage, regional population and employment forecasts, the regional urban structure, and the provision of regional services.

The Regional Plan directs the highest density developments to be located within the Urban Growth Centres and the Regional Intensification Corridors. Although Malton is not located near either of these designated growth areas, the Region of Peel Official Plan encourages the creation of healthy complete communities throughout the Region, which generally includes intensified, compact urban forms, a wide range and mix of housing, employment, recreational, and cultural activities, that are served and connected by a multi-modal transportation system.

## City of Mississauga Strategic Plan & Action Plan

The City of Mississauga's Strategic Plan, adopted in 2009, is a long term vision created to guide the development of the city until 2050. The Strategic Plan signified a major shift away from Mississauga's history of suburban greenfield development, embarking the city's transformation into a vibrant and urban mixed-use community. The Strategic Plan is Mississauga's highest level strategic document, defining the City's priorities, short and long-term goals, and providing the overall direction for the city. The City of Mississauga Action Plan is a complementary document intended to activate on the goals and principles of the Strategic Plan, describing and reporting on the 'how-to' aspects involved.

Five major pillars are identified within the Strategic Plan, including 'move', 'belong', 'connect', 'prosper', and 'green'. Each pillar is described below:

- **Move:** developing a transit-oriented city and decreasing reliance on the automobile with the goals of contributing to environmental responsibility, providing better connectivity throughout the city, making transit reliable and more convenient, and fostering transit-oriented development.
- **Belong:** ensuring youth, older adults, and newcomers find Mississauga a desirable place to live; a place young professionals choose to locate, where people can age in place, and where newcomers feel welcomed.

- **Connect:** creating complete communities by developing walkable and connected neighbourhoods that place their priorities on the pedestrian.
- **Prosper:** cultivating creativity and innovation by fostering and developing talent, and providing the infrastructure and services necessary to attract innovative businesses.
- **Green:** exercising environmental responsibility, conserving the natural environment, and promoting a sustainable 'green' culture.

The Strategic Plan offers an ambitious vision for achieving significant long-term change in Mississauga's communities, including Malton, and recognizes many of the infrastructure and liveability improvements that will be required over time in order to transform the city.

## City of Mississauga Official Plan

A new Official Plan was adopted by Mississauga City Council in 2010, and similar to the Strategic Plan it represents a significant shift in the City's approach to planning. Realizing that the city can no longer continue to grow by developing greenfield land, the new Official Plan aims to create a more sustainable Mississauga that continues to promote economic development and achieve growth in appropriate areas, while also fostering healthy complete communities and striving to protect the city's natural and cultural heritage assets.

### Malton Land Use Designations

One of the most fundamental aspects of an Official Plan document are the Land Use Designations (see Map A.1: Excerpt from Mississauga Official Plan, Schedule 10 - Land Use Designations). Primarily, the Malton Neighbourhood contains 'Low Density Residential' land uses. Clusters of 'High Density Residential' land uses are found at Derry Road and Goreway Drive, around Goreway and Morning Star Drive, and on Darcel Avenue. 'Medium Density Residential' uses are located along Goreway Drive, and east of Goreway along Rexdale, Derry Road, and Morning Star.

Other significant Land Use Designations include the Mixed Use areas on Goreway such as the Westwood Mall site, and parts of Derry and Airport Roads. These locations currently consist of commercial uses, but are designated to also allow the incorporation of residential uses in the form of mixed-use buildings.

### Mississauga City Structure

The primary function of Mississauga's City Structure, as described within the Official Plan, is to direct growth to the appropriate locations throughout the city. The City Structure distinguishes between the various functions performed by different areas across the city (see Map A.2: Excerpt from Mississauga Official Plan, Schedule 1B - City Structure). Some areas are predominantly residential; others are office or industrial, while some areas such as the downtown contain a mix of uses. In some areas, intensification is encouraged.

Malton is primarily designated as 'Neighbourhood', with the central area that includes Westwood Mall and the Malton Community Centre designated as a 'Community Node'.

Goreway Drive (between Derry Road and the CN Railway), Derry Road, and Airport Road are each classified as 'Corridor' (see Map A.3: Excerpt from Mississauga Official Plan, Schedule 1C - Corridors). Mississauga's Corridors generally refer to the arterial roads that connect communities and are locations where people experience the city on a day-to-day basis. The Official Plan policies for the Corridors encourage them to develop into compact, mixed use, transit supportive areas, with buildings oriented towards the street.

### Malton Community Node Policies

The Official Plan describes Mississauga's Community Nodes as intensification areas where growth should be directed, with the key goal of achieving an appropriate balance between population



and employment. Generally, mixes of residential and commercial uses are permitted within Mississauga's Community Nodes, with buildings ranging from two to four storeys in height.

The Official Plan identifies a target density range for all Community Nodes in the City of between 100 and 200 persons plus job per hectare (ppj). Today the density node in Malton is approximately 101.3/ha ppjs falling within the planned density range, albeit on the low end.

Currently, Malton's Community Node contains a ratio of 3.6 persons per 1 job, which falls outside the Official Plan's target average ratio between 1:2 to 2:1 persons per job. This indicates the need for the creation of more employment within Malton's Community Node area.

Policies specific to the Malton Community Node area encourage the linking of commercial developments with public parks and other community infrastructure through the construction of walkways, underpasses, bridges, and overall improved streetscapes.

## Westwood Mall Policies

There are currently policies related to the Westwood Mall lands that discuss improved pedestrian linkages, the creation of focal points, improved parking areas, and guidance on the location and design of new buildings along Goreway Drive.

The area on the north side of the mall is identified as a focal point that needs to be developed for enhanced pedestrian connections, improved building massing treatments, improved parking lot

circulation, and general streetscape improvements. The entrance way adjacent from Jolliffe Avenue is also identified as a focal point in need of strengthened identity through the use of built form, landscaping, signage, and lighting improvements.

The policies also discuss the parking areas on the Westwood Mall site, explaining the need for them to facilitate safe passage of pedestrians, cyclists, and vehicles throughout the parking lot by ensuring adequate site lines, sidewalks, and lighting, as well as landscape islands to help delineate vehicular routes.

A set of policies also exists to guide the development of new buildings along Goreway Drive on the Westwood Mall property. The policies are intended to facilitate a more urban and pedestrian friendly frontage, preventing parking from locating between the building and the street, improving the architectural facades of building walls facing the street, relocating service areas to the internal side lanes of buildings, and clearly delineating pedestrian access areas connecting to building entrances.

## Malton Neighbourhood Policies

The primary intent of the 'Neighbourhood' areas within Mississauga's Official Plan is to protect stable residential areas. Although this does not preclude change from occurring, Neighbourhoods are not Intensification Areas and new development must be sensitive to the existing neighbourhood character and land use patterns.

The Malton Neighbourhood is characterized as a stable residential area that is primarily low to medium density. Higher residential

densities exist along the Airport Road, Goreway Drive, and Derry Road Corridors.

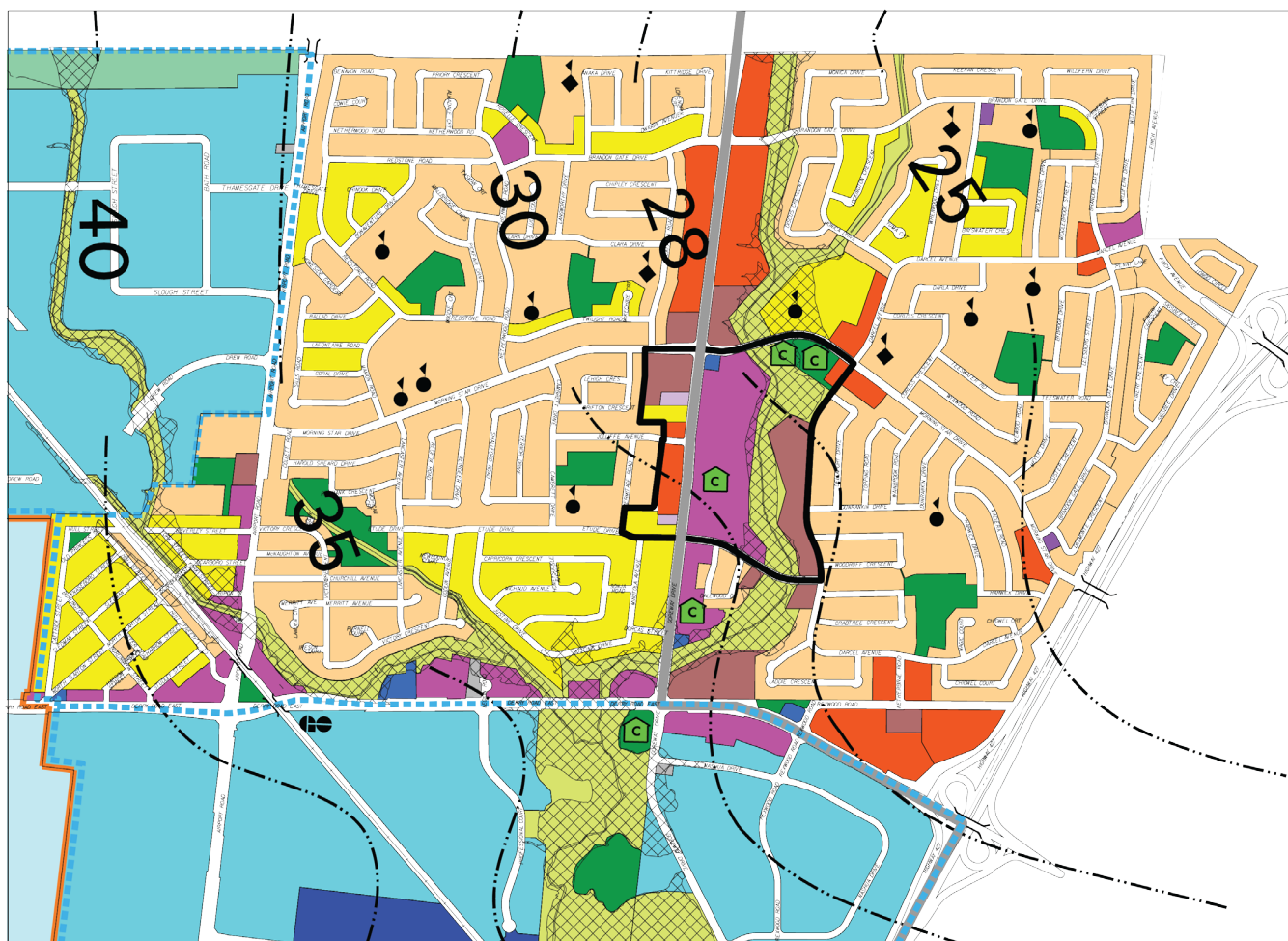
Urban design policies specific to the Malton Neighbourhood encourage the creation of open space connections that provide linkages between commercial developments with public parks or community facilities. They also speak to the importance of preserving the character and cultural landscape of the Village of Malton and the Victory War Time Housing areas.

Special site policies for improving pedestrian connections are identified for the commercial properties along Airport Road. Similar policies also apply to Goreway Road between Etude and Derry, which seeks the improvement of pedestrian connections, and the creation of a more urban street with parking areas and service areas pushed towards the side or rear of buildings, improved architectural facades, and clear pedestrian connections.

## Major Transit Stations

Areas that are located within a 500m radius of Major Transit Stations are identified in the Official Plan as Intensification Areas. This includes the area around the Malton GO Station.

On the south side of Derry Road East, the lands can be intensified with Business Employment Uses. Residential intensification on the north side of Derry Road East is not permitted due to Airport Noise Policy restrictions.



## LAND USE DESIGNATIONS

|  |                            |  |                     |
|--|----------------------------|--|---------------------|
|  | Residential Low Density I  |  | Business Employment |
|  | Residential Low Density II |  | Industrial          |
|  | Residential Medium Density |  | Airport             |
|  | Residential High Density   |  | Institutional       |
|  | Downtown Mixed Use         |  | Public Open Space   |
|  | Downtown Core Commercial   |  | Private Open Space  |
|  | Mixed Use                  |  | Greenbelt           |
|  | Convenience Commercial     |  | Parkway Belt West   |
|  | Motor Vehicle Commercial   |  | Utility             |
|  | Office                     |  | To Be Determined    |

## BASE MAP INFORMATION

|  |  |  |                         |
|--|--|--|-------------------------|
|  | 1996 NEP/2000 NEF<br>Composite Noise Contours                |  | GO Rail Transit Station |
|  | LBPIA Operating Area Boundary<br>See Aircraft Noise Policies |  | Public School           |
|  | Natural Hazards  |  | Catholic School         |
|  |  |  | Community Facilities    |

## City Structure

|  |                |  |                      |
|--|----------------|--|----------------------|
|  | Downtown       |  | Corporate Centre     |
|  | Major Node     |  | Employment Area      |
|  | Community Node |  | Special Purpose Area |
|  | Neighbourhood  |  |                      |

0 250 500 750  
metres

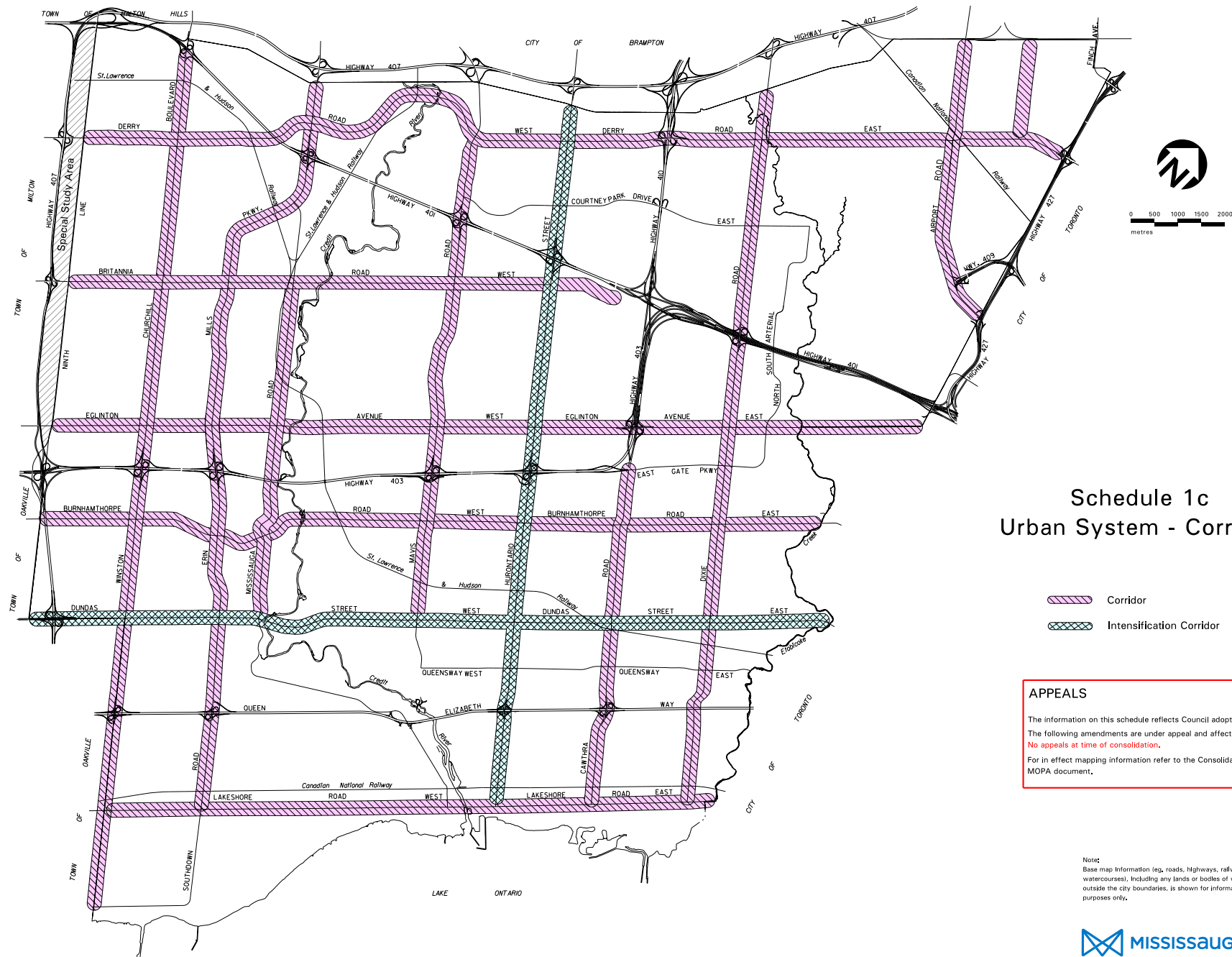


**MISSISSAUGA** V - 12.001

**Map A.1** - Excerpt from Mississauga Official Plan, Schedule 10 - Land Use Designations







Map A.3 - Excerpt from Mississauga Official Plan, Schedule 1C - Corridors

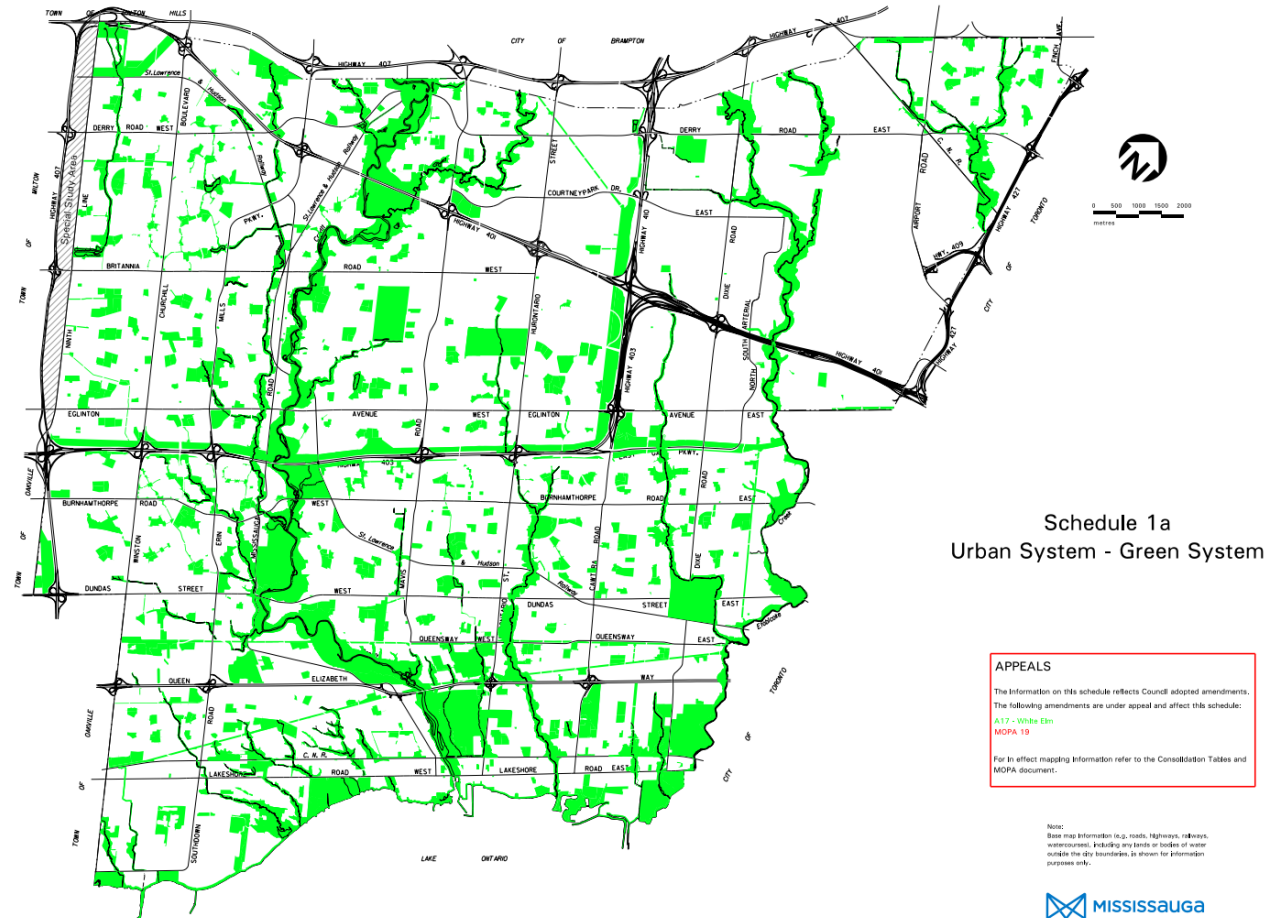


## Mississauga Green System

In addition to the City Structure and Corridors, the Green System completes Mississauga's urban system. In an urban setting such as Mississauga, the built environment must be integrated with the natural environment in a manner that protects and enhances natural systems and provides the city's inhabitants a multitude of opportunities to connect with nature. The Green System is composed of three elements: the Natural System, lands subject to Natural Hazards, and Parks and Open Spaces (see Map A.4: Excerpt from Mississauga Official Plan, Schedule 1A - Green System). Policies within the Official Plan note that the Green System must be considered in all land use planning decisions and sets out a strategy for protecting, enhancing and restoring the system through a variety of initiatives including establishing appropriate policies, regulation and compliance, securing lands, stewardship, promotion and education, naturalization/restoration, and management of natural areas.

In Malton the majority of Green System lands are comprised of the significant natural areas and green spaces associated with the Mimico Creek (including the East and West Branches); parks adjacent to the Mimico Creek such as Elmcreek, Wildwood, Victory and Malton Village; other parks and open spaces related to school yards.

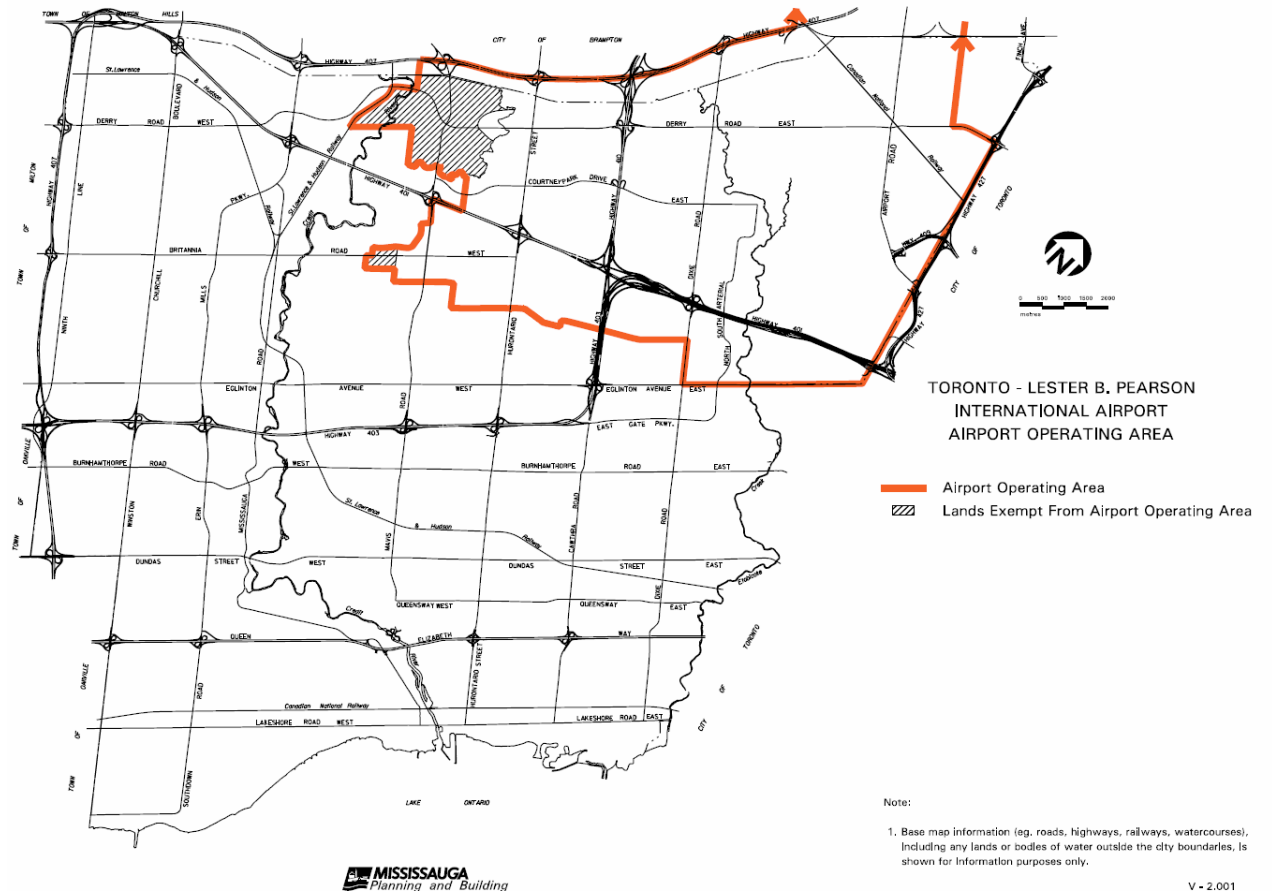
The Mimico Creek and adjacent parks are subject to Natural Hazards (see Map A.1: Excerpt from Mississauga Official Plan, Schedule 10 – Land Use Designations). These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion.



**Map A.4 - Excerpt from Mississauga Official Plan, Schedule 1A - Green System**

## Airport Noise Policies

Due to the potential impact that aircraft noise can have on adjacent sensitive land uses, such as the residential uses, the Official Plan contains a set of restrictions on development in areas near the Toronto Pearson International Airport. Residential and other sensitive land uses in Malton are subject to these policies, with restrictions determined by the Airport Operating Area (see Map A.5) and the Composite Noise Contours, both established by Transport Canada (see Map A.6).



**Map A.5 - Excerpt from Mississauga Official Plan, Map 6-1**

The Airport Operating Area boundaries are depicted in red and include the area of Malton west of Goreway Drive and north of Derry Road East.



Generally, proposed residential development on lands west of Goreway Drive have restrictions. Lands which are located above the 35 Composite Noise Contour can only build the number of dwelling units that are currently permitted by the Zoning By-law. Lands which are located between the 35 Composite Noise Contour and Goreway Drive can increase the density but not greater than what is in the immediately adjacent existing residential development. Policies in this area also state the development cannot significantly increase the number of dwelling units.

These policies are a major constraint on residential development in Malton, west of Goreway Drive.



**Map A.6** - Airport Noise Composite Contours, established by Transport Canada

# Mississauga Culture Master Plan

The Mississauga Culture Master Plan (CMP), approved in 2009, provides a framework and a longer term vision that identifies key opportunities and strategies that the Culture Division can implement over the next several years to help transform Mississauga into a culturally significant Canadian city. The Plan recommends key actions to build financial stability and increase the organizational capacity of cultural organizations, strengthen cultural infrastructure at the neighbourhood level, strengthen the flow and access to information about cultural resources and activities and leverage public works and private sector development to enhance cultural resources and create artful, livable communities.

The actions recommended in the Culture Plan support the five pillars for change of the Strategic Plan. Its strategic directions complement those of the Growth Management Strategy and the Official Plan Review. The Culture Plan sets out strategies and processes to develop and maintain cultural vitality in Mississauga. It introduces the cultural lens that along with economic, environmental and social policies are the key tools of a sustainable plan to re-urbanize and transform Mississauga. The CMP is due for a revision in 2016 that would serve as a Plan going forward to 2021.

## Heritage Legislation

The work of Heritage Planning is based on the following legislation:

- Heritage Property Bylaw
- Ontario Heritage Act
- Provincial Policy Statement, Cultural Heritage & Archeology

## Public Art Master Plan

The primary intent of the Public Art Master Plan (PAMP) is to establish a design outline to guide Mississauga's public art program for the next several years. The PAMP builds upon existing planning, development, and revitalization initiatives within Mississauga, and will commence in consultation with City staff, key stakeholders and the public.

The PAMP has identified the following five (5) priority zones for Public Art with associated curatorial themes for each:

- Existing Infrastructure Projects
- Heritage Sites
- Pedestrian Zones within Intensification Areas
- Waterfront
- Major Transit Hubs and Corridors

The PAMP raises recommendations designed to guide the development and implementation of a successful public art program, detailing specific temporary and permanent public

art installments, their maintenance, an acquisition strategy, and organizational approaches. In order to successfully implement the PAMP, the Culture Division will need to continue to initiate partnerships with other institutions and the private sector, to continue to engage the public and key stakeholders, to formalize a process for considering public art at the beginning of planning and capital improvement processes, and to sufficiently staff public art initiatives.

## Cultural Policy

The purpose of this project is to develop, and seek Council's approval of a cultural policy framework which defines the cultural characteristics of the City, and strengthens a sense of belonging and cultural identity. The policy will serve as a guide to future decisions related to the City's cultural development including investment and programming, and service priorities over the next 15 years.

The policy framework will also provide the foundation for future plans:

- **Revised Culture Master Plan (2016)** – a comprehensive long range plan to guide the growth and development of culture in the city. A master plan establishes a vision that is supported by priority recommendations and actions;
- **Community Cultural Plans** – an operational plan which provides direction on cultural growth and development priorities and resource allocation at the community level;



- **Strategic Plans** – plans to provide strategic direction for achieving the stated goals and objectives of the Master Plan and Community Cultural Plans; and
- **Annual Business Plan** – to identify priorities for achieving the Cultural Master Plan, Strategic Plans, and Community Culture Plans.

## Cycling Master Plan (2010)

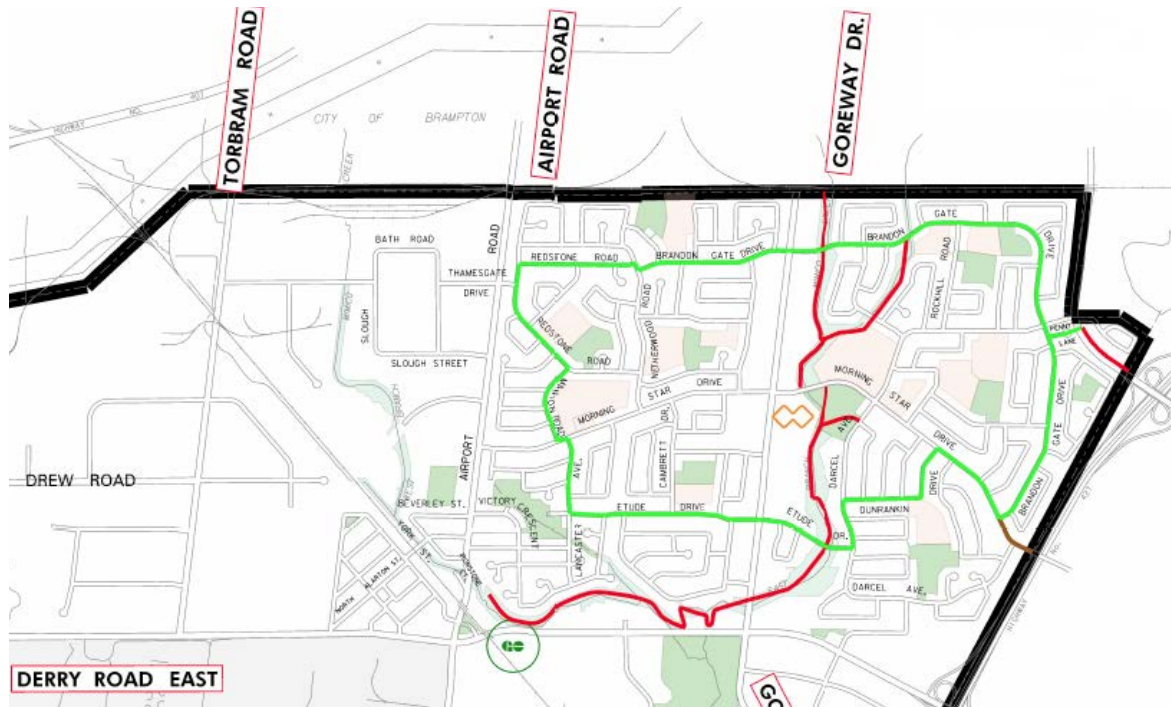
In 2010, the City of Mississauga developed a Cycling Master Plan to help foster a culture of daily cycling in the city, be it for recreation, health or daily commuting. This is proposed to be achieved through the design, construction and maintenance of approximately 900km of on and off-road cycling routes throughout the city by 2030.

According to the City's Existing Cycling Network map, the Malton community currently has a large on-road, shared use lane that runs throughout the community. Unfortunately, there is minimal on-road signage to indicate to cyclists and to drivers that the lane exists. The route is also referred to as the Malton Loop Trail, and though it does have small signs throughout the community, knowledge of what the Loop Trail is appears to be low.

The Existing Cycling Network also notates that an off-road, multi-use trail exists within the Derry Greenway. This is misleading, as the Derry Greenway does not contain a paved route like that which can be found in the Malton Greenway. Both Greenways are identified as off-road, multi-use trails.

The 2010 Cycling Master Plan proposes a number of improvements within the Malton community, including a number of secondary routes and a variety of boulevard bike routes on major streets such as Goreway Drive, Derry Road East and Airport Road.

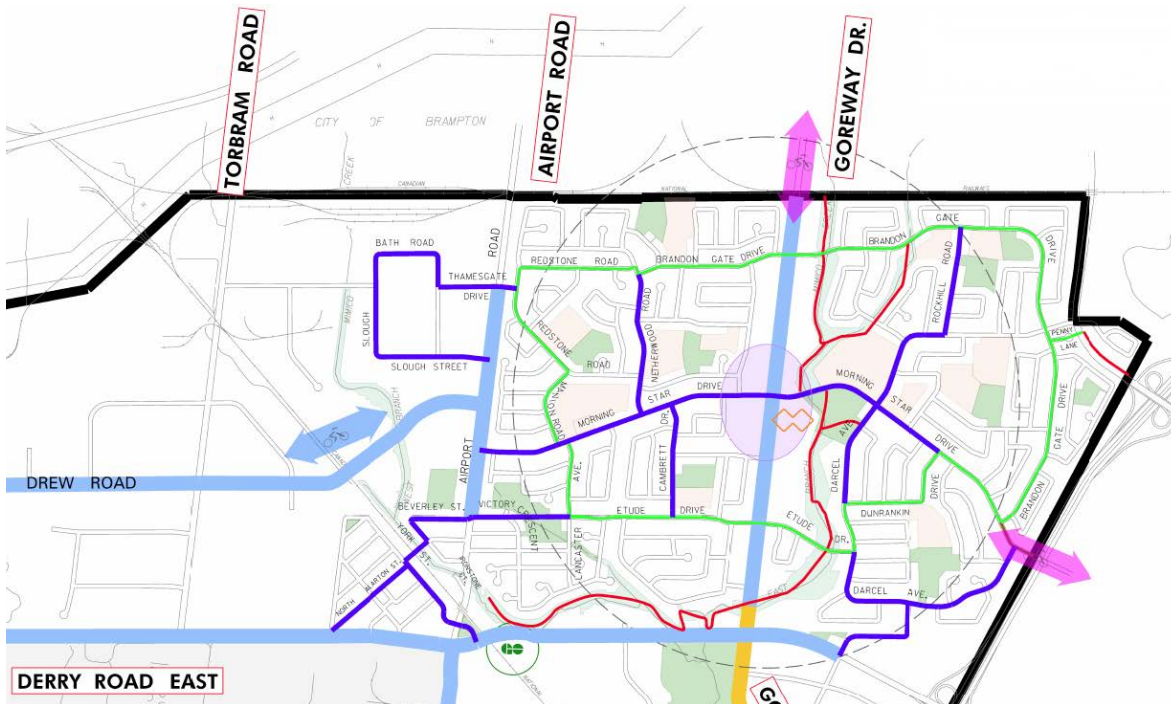
The implementation of these new bike routes, coupled with improved on-street signage of the existing bike infrastructure will enhance the safety and quality of life for the number of Malton residents who already cycle today, while encouraging cycling as a daily activity for others.



**Legend:**

- Existing On-Road Shared Use Lanes
- Existing Off-Road Multi-Use Trails

**Map A.7 - City of Mississauga Existing Cycling Route Network**  
Excerpted from the City of Mississauga Cycling Master Plan (2010), Map 5-1



**Legend:**

- Existing On-Road Shared Use Lanes
- Existing Off-Road Multi-Use Trails
- Proposed Secondary Routes
- Proposed Primary Boulevard Routes
- Proposed Primary On-Road Routes
- ↔ Proposed Municipal Connections

**Map A.8 - City of Mississauga Proposed Cycling Route Network**  
Excerpted from the City of Mississauga Cycling Master Plan (2010), Map 5-2



# APPENDIX B

## Figure References & Credits

| Page   | Figure | Description / Caption  | Credit  |
|--------|--------|--|---|
| ii-iii | -      | Photograph of participants from MyMalton walking tour  | Urban Strategies Inc.   |
| x      | -      | Photograph of children playing chess at the Elmcreek Park Pop-Up Square  | City of Mississauga   |
| 2      | 1.1    | An aerial view of the Malton community   | Google Maps, annotated by Urban Strategies Inc.   |
| 5      | 1.2    | Students walking home on Morning Star Drive  | Urban Strategies Inc.   |
| 7      | 1.3    | Collage of residential, community, and commercial uses of Malton   | City of Mississauga and Urban Strategies Inc.   |
| 11     | 1.4    | Photographs from the MyMalton engagement sessions  | City of Mississauga and Urban Strategies Inc.   |
| 12     | 1.5    | Photos from the MiWay and GO Transit MyMalton surveys  | City of Mississauga and Urban Strategies Inc.   |
| 14     | 1.6    | Photos from the Malton Walking Tour  | Urban Strategies Inc.   |
| 15     | 1.7    | Photo from the October 14 Community Meeting  | City of Mississauga   |
| 17     | 1.8    | Photos from the October 14 Community Meeting   | City of Mississauga   |
| 18     | -      | Photograph of a model Avro Arrow located outside of Wildwood Park on Derry Road  | City of Mississauga   |
| 22     | -      | Photograph of family walking through Wildwood Park at the Malton Community Festival  | Urban Strategies Inc.   |
| 28     | 3.1    | Many residents walk through Elmcreek Park to use the variety of surrounding community and private facilities.  | Google Earth, annotated by Urban Strategies Inc.  |
| 29     | 3.2    | Photographs of areas surrounding Elmcreek Park.  | Urban Strategies Inc.   |
| 30     | 3.3    | Elmcreek Park (before)   | Urban Strategies Inc.   |
| 31     | 3.4    | Elmcreek Park (after)  | Urban Strategies Inc.   |
| 32     | 3.5    | From top to bottom, left to right: i.) Children outside of Malton Community Centre<br>ii.) Children playing in Wildwood Park<br>iii.) Group having dinner on a park bench<br><br>iv.) Woman baking pizza in a community oven | i.) Urban Strategies Inc.<br>ii.) Urban Strategies Inc.<br>iii.) U of T School of Continuing Studies;<br><a href="http://english.learn.utoronto.ca/pt/blog/activities/toronto-island-bbq/">http://english.learn.utoronto.ca/pt/blog/activities/toronto-island-bbq/</a><br>iv.) Woman baking pizza in a community oven: Aaron Lynett   |
| 33     | 3.6    | Images from the Elmcreek Community Pop-Up  | City of Mississauga   |
| 35     | 3.7    | Pedestrians at the University of Toronto St. George Campus   | Top image: Brown and Storey Architects;<br><a href="http://www.browncandstorey.com/project/st-george-street-revitalization/">http://www.browncandstorey.com/project/st-george-street-revitalization/</a><br>Bottom image: U of T News;<br><a href="http://news.utoronto.ca/sites/default/files/Back-to-school-13_08_23.jpg">http://news.utoronto.ca/sites/default/files/Back-to-school-13_08_23.jpg</a> |
| 36     | 3.8    | Morning Star Drive (before)  | Google Maps   |

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| 37   | 3.9    | Morning Star Drive (after)   | Modification by Urban Strategies Inc. based on original by Google Maps  |
| 41   | 3.10   | i.) Top left: Rectory Cafe, Toronto Islands<br><br>ii.) Top right: Mixed-use development in Vancouver, British Columbia<br>iii.) Bottom left: Shops at Don Mills, Toronto, Ontario<br>iv.) Bottom right: Outlet Collection Mall in Niagara-On-The-Lake, Ontario          | i.) Flickr, user: Greg's Southern Ontario, Photo: Rectory Cafe, Toronto Islands / Ward's Island, Toronto, Ontario, Canada<br>ii.) Urban Strategies Inc.<br>iii.) OALA; <a href="http://oala.ca/shops-at-don-mills/">http://oala.ca/shops-at-don-mills/</a><br>iv.) Outlet Collection; <a href="http://outletcollectionatniagara.com/stores">http://outletcollectionatniagara.com/stores</a>   |
| 42   | 3.11   | Rear of Westwood Mall (before)   | Urban Strategies Inc.   |
| 43   | 3.12   | Rear of Westwood Mall (after)  | Urban Strategies Inc.   |
| 47   | 3.13   | Images of Malton Greenway  | Urban Strategies Inc.   |
| 48   | 3.14   | i.) Top left: Houtan Park, Shanghai; Boardwalks adjacent to marsh land.<br><br>ii.) Top right: Playground equipment found in park designed by Grant & Associates<br><br>iii.) Bottom: Outdoor exercise equipment found in park designed by James Corner Field Operations | i.) Turenscape, Shanghai Houtan Park; <a href="http://www.turenscape.com/english/projects/project.php?id=443">http://www.turenscape.com/english/projects/project.php?id=443</a><br>ii.) Grant Associates; <a href="http://grant-associates.pr.co/46236-far-east-organization-children-s-garden-opens-at-gardens-by-the-bay">http://grant-associates.pr.co/46236-far-east-organization-children-s-garden-opens-at-gardens-by-the-bay</a><br>iii.) James Corner Field Operations; <a href="http://www.fieldoperations.net/project-details/project/philadelphia-navy-yards-central-green.html">http://www.fieldoperations.net/project-details/project/philadelphia-navy-yards-central-green.html</a> |
| 51   | 3.15   | i.) Top image: Skating at Samuel Smith Park, Toronto, Ontario<br><br>ii.) Middle image: Jaime Bell designed castle located in High Park, Toronto, Ontario  | i.) Toronto Savvy, <a href="https://torontosavvy.files.wordpress.com/2013/12/samsmith2.jpg">https://torontosavvy.files.wordpress.com/2013/12/samsmith2.jpg</a><br>ii.) Benson Kua; <a href="http://ilovetoronto.com/places-in-toronto/2012/12/high-park-fall-foliage">http://ilovetoronto.com/places-in-toronto/2012/12/high-park-fall-foliage</a>  |
| 52   | 3.16   | Malton Arena (Before)  | Google Maps   |
| 53   | 3.17   | Malton Arena (After)   | Urban Strategies (modifications based on original by Google Maps)   |
| 56   | 3.18   | i.) Top left: Entrance to Derry Greenway<br>ii.) Top right: Derry Greenway<br>iii.) Bottom left: Victory Hall<br>iv.) Bottom right: Rutherford Family Conservatory at University of Guelph, shown as an alternative use for Victory Hall                                 | i.) Urban Strategies Inc.<br>ii.) Urban Strategies Inc.<br>iii.) City of Mississauga<br>iv.) University of Guelph; <a href="http://www.uoguelph.ca/campus/map/conservatory/">http://www.uoguelph.ca/campus/map/conservatory/</a>  |



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| 59   | 3.19   | i.) Top image: Airport Road (Before)<br>ii.) Bottom image: Airport Road (After)   | i.) Google Maps<br>ii.) Urban Strategies (modifications based on original by Google Maps)  |
| 60   | 3.20   | i.) Top left image: Airplane landing at Pearson Airport over Airport Road<br>ii.) Top right image: Tianjin Qiaoyuan Park<br>iii.) Bottom image: Moesgaard Musuem, shown as a hypothetical Airport Logistics Hub | i.) Flickr, user: Michael Gil, "Air France"<br>ii.) Flickr, user: Joshua L, "Tianjin Qiaoyuan Park"<br>iii.) Moesgaard Musuem, <a href="http://www.moesgaardmuseum.dk/">http://www.moesgaardmuseum.dk/</a> |
| 63   | 3.21   | i.) Top image: Tensta Konsthall<br>ii.) Middle image: Malton Village Park rendering<br>iii.) Bottom image: Malton Village Park rendering  | i.) Urban Strategies Inc<br>ii.) City of Mississauga<br>iii.) City of Mississauga  |
| 66   | 3.22   | Arterial and Secondary Streets  | City of Mississauga  |
| 67   | 3.23   | Malton Loop Trail and New Bicycle Routes  | City of Mississauga and Urban Strategies Inc.  |
| 68   | 3.24   | Goreway Drive (before)  | Urban Strategies Inc.  |
| 69   | 3.25   | Goreway Drive (After)   | Urban Strategies Inc.  |
| 70   | 3.26   | Top image: Well used bicycle racks through Malton, including the Malton Community Centre<br>Bottom image: and one of the neighbourhood secondary schools (below)  | Urban Strategies Inc.<br>Urban Strategies Inc.   |
| 71   | 3.27   | Opposite Page (Pedestrians and cyclists on Airport Road)  | Urban Strategies Inc.  |
| 72   | -      | Photo of a property with heritage architectural features in Malton  | City of Mississauga  |
| 75   | 4.1    | The Malton Community Node, excerpted from City of Mississauga Official Plan   | City of Mississauga  |
| 76   | 4.2    | The Malton Neighbourhood Character Area, excerpted from City of Mississauga Official Plan   | City of Mississauga  |
| 78   | 4.3    | Participants in the Mississauga Festival Youth Choir  | Mississauga Festival Youth Choir, <a href="http://mfyc.ca/">http://mfyc.ca/</a>  |
| 79   | 4.4    | Performances at the annual Malton Community Festival  | Malton Women Council (MWC),<br><a href="http://maltonwomencouncilmwc.blogspot.ca/p/mwcs-youth-wing.html">http://maltonwomencouncilmwc.blogspot.ca/p/mwcs-youth-wing.html</a>                               |
| 80   | 4.5    | Public art column located at Albert McBridge Park.  | City of Mississauga  |
| 81   | 4.6    | Various business establishments throughout Malton   | City of Mississauga and Urban Strategies Inc.  |
| 82   | 4.7    | Malton Greenway   | Urban Strategies Inc.  |
| 83   | 4.8    | New infill construction in Malton   | Urban Strategies Inc.  |
| 84   | 4.9    | Streetscape improvements from Streetsville's Main Street Square   | Urban Strategies Inc.  |
| 85   | 4.10   | Community Partners present in Malton  | Compiled together by Urban Strategies Inc.   |
| 86   | -      | Open Space Area in Wildwood Park  | City of Mississauga  |

