

Ninth Line Lands

Growing Mississauga



Visioning Workshop # 1 and 2 Summary

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in association with

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1.0 Introduction

1.1 Background

The Ninth Line Lands Study is a joint City of Mississauga and Region of Peel land use project. The study will help to establish a regional and municipal planning framework to guide future growth on the Ninth Line Lands. It will create a vision for the Study Area and related guiding principles, policies and direction to ensure the vision's successful implementation.

The Ninth Line Lands were transferred from the Region of Halton/Town of Milton to the Region of Peel/City of Mississauga on January 1, 2010 as part of a restructuring process for municipal boundary realignment. The future of this area must now be considered in this new jurisdictional context. In addition, since the most recent reviews of this area carried out by the Region of Halton in 2005 and the Town of Milton in 2007, there have been significant changes in the planning policy framework. These include updated Provincial policies, as well as new Region of Peel and City of Mississauga Official Plans.





1.2 Purpose of this Summary

The purpose of this summary is to present the ideas heard on Wednesday May 28th, 2014 and Wednesday June 4th, 2014 at the two public vision workshops for the study, Ninth Line Lands: Growing Mississauga, as well as other submissions which have been received. The key objectives of these informative and hands-on workshops were:

- To share information about the study purpose and the current influences, including an overview of the study, existing planning policies and other background information.
- To obtain feedback regarding your vision for the future of the Ninth Line Corridor Lands.

The Ninth Line Lands Community Principles identified in this report will contribute to the final study recommendations which will establish a planning framework to guide the future of the Ninth Line Lands and to influence amendments to the Region of Peel and City of Mississauga Official Plans.

1.3 Workshop Outline

The workshop began with an open house and welcoming session, where participants were encouraged to meet City representatives and the Consultant Team, and view a series of display boards outlining the work completed to-date. The formal session began with opening remarks by City Staff, followed by a post-it note exercise that engaged all participants. Next, there was a background presentation by Macaulay Shiomi Howson. Following this presentation, the findings of the post-it note exercise were presented. In smaller groups, participants discussed their vision for the Ninth Line Lands using a guiding worksheet. At the end of the discussions, a member of each group presented the key findings of their discussion to the plenary group.



Strong supporting policies are required to ensure that the vision is achieved.



1.4 Who Came to the Workshop?

Both workshops were well attended by residents largely from the community to the east of Ninth Line and landowners within the study area. Workshop #1 (on May 28th, 2014) was held at the Gary Morden Fire Training Centre. There were eight groups (tables) who participated in this vision workshop.

Workshop #2 (on June 4th, 2014) was held at Oscar Peterson Public School. There were nine groups (tables) who participated in this vision workshop.

At both workshops, members of the Consultant Team and City Staff were on hand to help facilitate the workshop and answer questions.

A written submission was also received from the Ninth Line Owners Association (1997) which represents land owners within the Ninth Line study area. In addition, a number of residents submitted individual workbooks.

1.5 What was Presented?

The presentation addressed the following topics:

- Introduction
- Post-It Note Exercise
- Current Influences
- Study Purpose
- Existing Planning Policy
- Key Policy Directions
- Next Steps

A digital version of the presentation can be found on the City's website, under:

Residents > Planning & Building > Studies and Reviews > Ninth Line Lands Study

www.mississauga.ca/ninthline



Protect the natural heritage features, including flood plains, natural ponds, and tree stands.



2.0 Workshop Exercise

The Vision Workshops posed a series of questions within four exercises that addressed: development areas, parks and open spaces, connections and vision. A variety of responses were obtained, and some broad themes were identified. Below is an outline of the questions asked in each of the four exercises.

2.1 Exercise 1: Development Areas

- Review the *Current Influences* map. What areas do you think are appropriate for development? Are there additional areas that should be protected?
- What type(s) of uses would you like to see within the Ninth Line Lands?
- Where should these uses be located? Please draw on the map on the left.

- What should new development look like (i.e. height, style, character, transitions, connection to Ninth Line)?

- Review the precedent images and note what you like/dislike about them. The precedent images included:

1. Detached Home
2. Walk-Up Apartments
3. Office Building
4. Semi-Detached Homes
5. Townhouses
6. Detached Home
7. Mixed-Use Building
8. Multi-Unit Industrial Building
9. High-Density Mixed Use



A selection of the precedent images used in Exercise # 1.



2.2 Exercise 2: Parks and Open Space

- What type(s) of parks and open spaces would you like to see in the Ninth Line Lands (i.e. natural areas, formal parks, parkettes)?
- Where should these parks and open spaces be located to provide the most benefit to residents? Please draw on the map on the left.
- Review the precedent images and note what you like/dislike about them. The precedent images included:
 1. Natural Trails
 2. Community Gardens
 3. Formal Activity Areas
 4. Cemetery
 5. Multi-Use Trails
 6. Urban Plazas

7. Grass Open Spaces

8. Courtyards

9. Parkettes

2.3 Exercise 3: Connections

- Where should pedestrian/ bicycle connections to/ from the adjacent neighbourhoods be provided? Please draw on the map on the left.
- Where should vehicle connections to/from the adjacent community be provided? Please draw on the map on the left.

2.4 Exercise 4: Vision

- Please describe your future vision for the Ninth Line Lands: "The Ninth Line Lands are..."



A selection of the precedent images used in Exercise # 2.



3.0 Workshop Findings

Across the seventeen groups that participated in the Vision Workshops, and through the written comments, a significant amount of feedback was received. The general directions identified through these workshops are summarized below and will be used to inform the creation of a series of Community Design Principles that will guide the study going forward (see Section 4.0).

Natural Heritage

- Finalize the boundaries of the flood plain to ensure informed input from the public as the process continues; Is it possible to expedite this process?
- Protect the natural heritage features, including flood plains, natural ponds, and treed areas. There should be no development and no density within these areas.
- If re-engineering of the flood plains is required, there should be no negative impacts on adjacent neighbourhoods.
- Maintain the role of the Ninth Line Lands as a natural buffer between Highway 407 and the residential neighbourhoods to the east.

- Explore the feasibility of preserving the Ninth Line Lands as an entirely natural area without any new development.
- The water related features have been constructed to support existing residential uses and Highway 407. Drainage should be looked at and a plan produced which addresses drainage needs, engineered natural features, and integration with the 407 Transitway.

Parks and Open Spaces

- Provide a mix of parks and open spaces, including formal (i.e. sports fields, skate parks) and informal (i.e. community gardens) spaces for users of all ages and abilities.
- Explore opportunities for partnerships with local school boards to provide outdoor teaching spaces in the Ninth Line Lands.
- Parks and open spaces should be evenly distributed to ensure convenient access for residents in adjacent neighbourhoods.
- Parks and open spaces should minimize the use of hard and impervious surfaces in parking and park surfaces.



Protect natural heritage features, including flood plains, natural ponds, and tree stands.



Land Uses

- Seasonal activities, such as a skating rink or a waterpark, should be provided to encourage all-season use.
- Open spaces should be linked through a network of recreational trails.
- Cemeteries are not a preferred use in the Ninth Line Lands.
- Corridor should be designated for residential and employment uses. Complementary uses such as recreational centres and bikeways should be incorporated into the plan.
- Uses should be a continuation of uses to the east with some exceptions.
- The Ninth Line Lands are the edge of the City, and “the Last Frontier” for development. New uses should reflect this important role.
- Explore opportunities for low density development outside of the flood plains and on main streets (i.e. Ninth Line, Derry Road, Britannia Road). Some groups felt there should be no development.
- High-density uses are not appropriate. If higher-density development is considered, it should be focused around the Transitway stations and/or at near Highway 407 (north) or Eglinton Avenue (south).



Explore opportunities for low density development outside of the flood plains and on main streets (i.e. Ninth Line, Derry Road, Britannia Road).



Built Form

- There was a mix of opinions regarding appropriate land uses (in areas outside of the flood plains). The most frequent comments included: low-density residential; commercial; community-scale retail (i.e. coffee shop); and institutional (i.e. nursing home, community centre, medical facilities).
- Employment/office uses were not a preferred use. If required, they should be located at Highway 407 (north), or Eglinton Avenue (south).
- Recognize existing uses and allow them to continue.
- Protect identified and planned heritage structures (i.e. St. Peter's Church). Where feasible, adaptive re-use may be considered to create mixed-use community destinations (i.e. coffee shops, pubs or ice cream shops) that are walkable.
- Lands in proximity to interchanges and transit facilities should have higher densities.
- High-density mixed-use buildings, multi-unit industrial buildings and walk-up apartments are not appropriate in the Ninth Line Lands.



Protect identified and planned heritage structures (i.e. St. Peter's Church). Where feasible, adaptive re-use (above) may be considered to create mixed-use community destinations (i.e. coffee shops, pubs or ice cream shops) that are walkable.



- Capitalize on Ninth Line's role as a gateway to both Mississauga and Milton, and create a place that is unique in Mississauga.
- New buildings should create an attractive public realm, with new street trees that support a strong urban tree canopy.
- Green roofs and other sustainability measures should be incorporated into new buildings.

Connections

- Provide a connected network of trails, both natural and multi-use, between key development areas within Ninth Line Lands to encourage alternative modes of transportation, and promote an active lifestyle.

- Locate trails in Ninth Line Lands to provide the best connections to the existing trail systems through the adjacent neighbourhoods to the east.
- Provide a north-south bicycle/walking trail that connects open spaces and key destinations within the Ninth Line Lands.
- Provide active transportation (i.e. bike lanes, multi-use trails) and transit connections along Ninth Line.
- Explore opportunities for pedestrian connections across Ninth Line at key intersections.
- Provide safe and direct connections to nearby destinations and amenities, including Lisgar GO Station, the Meadowbrook Trail, etc.
- The 407 Transitway should be constructed in its original 30m right-of-way on a route along the west limit of the study area directly adjacent to Highway 407.



Provide a connected network of trails, both natural and multi-use, between key development areas within Ninth Line Lands to encourage alternative modes of transportation, and promote an active lifestyle.



4.0 Draft Ninth Line Lands Community Principles

The findings of the workshop were used to develop a set of Draft Community Design Principles that will guide the development of the future land use scenarios. These principles will be further reviewed and refined as appropriate and presented at the next workshop.

The principles are organized based on the following statement:

Development in the Ninth Line Lands will...

General

1. Recognize **gateways at key access points** (i.e. Eglinton Avenue, Britannia Road, Derry Road) into Mississauga.
2. Demonstrate **distinct and appropriate design** for all buildings, streets and open spaces.
3. Establish this area as a **model of sustainable development** within the City of Mississauga. Specific directions will encourage low impact development and buildings which are certified as sustainable.



Demonstrate distinct and appropriate urban design for all public and private realm elements, including built form, streetscapes, and open spaces.



Land Uses

1. Protect and enhance existing **natural heritage features and functions**, including significant treed areas, wetlands and environmental linkages.
2. Ensure a focus on **a variety of community facilities** (i.e. community centres, cultural uses, cycling facilities, trails) that are compatible with new development.
3. Explore opportunities to locate **mid-rise mixed-use buildings near Transitway stations**, where the density is most appropriate, and the impacts on adjacent residential neighbourhoods can be mitigated.
4. Explore opportunities for **low-rise employment and accessory retail uses** appropriate to the Ninth Line Lands in a format which relates to the compact, campus-style context.



Explore opportunities for low-density employment and accessory retail uses appropriate to the Ninth Line Lands in a format which is low profile and relates to the compact, campus-style context



Built Form

1. Generally promote built form that is designed to provide **appropriate transitions to the adjacent neighbourhoods** to the east, and is compatible and complementary to existing and future transportation facilities.
2. Focus development **along key arterial road corridors**, including Ninth Line, Britannia Road, Derry Road, Eglinton Avenue and the potential intersection of Argentia Road where appropriate.
3. **Reinforce a pedestrian-oriented street** along Ninth Line, and all new streets, through the location of the buildings, active uses, outdoor seating areas, and the location of surface parking at the rear or side of the site.
4. Facilitate **continuous visual and physical connections** between open spaces through the location of buildings and internal streets and pathways.
5. **Protect and enhance view corridors** through the site from Highway 407.
6. Provide high-quality design details for buildings that are visible from Highway 407, protecting and enhancing view corridors, to **create a unique gateway into Mississauga**.



Reinforce a human-scale along Ninth Line, and all new streets, through built form that frames and addresses the street through the location of the buildings, glazing, active uses, outdoor seating areas, and the location of surface parking at the rear or side of the site.



Parks, Open Spaces, and Natural Heritage

1. **Establish a clear vision and purpose**, and locate all open spaces and parkland at the outset of the study.
2. Provide a **variety of public open spaces**, including a mix of formal (i.e. playing fields) and informal (i.e. parkettes, plazas, community gardens, natural areas) spaces that accommodate users of all ages and abilities.
3. Locate parks and open spaces in close **proximity to adjacent neighbourhoods** and ensure safe, attractive and **convenient access across Ninth Line**.
4. Design new parks and open spaces that **incorporate existing natural areas**, avoiding natural hazards, making them safe and accessible for public use where appropriate.
5. Design open spaces and parks that encourage **active use in all seasons**.
6. Design open space and parks to **promote unique experiences** and educational opportunities (i.e. temporary public art, interpretive signage, outdoor classrooms) to ensure a unique and interesting pedestrian experience.



Provide a variety of public open spaces, including a mix of formal (i.e. playing fields) and informal (i.e. parkettes, plazas, community gardens, natural areas) spaces that accommodate users of all ages and abilities.



Connections

1. Facilitate **direct and convenient transit connections** along Ninth Line, and other new roads where appropriate.
2. Integrate a **network of trails that link open spaces, and key destinations** (i.e. community centre, parks, transit stations) and provide continuous north-south and east-west connections through the site where feasible.
3. Provide a **mix of natural and multi-use trails** that accommodate all modes of active transportation (i.e. walking, cycling, skateboarding), and people of **all ages and abilities**.
4. Integrate **cycling lanes and/or multi-use paths** on or adjacent to Ninth Line and other major roads.
5. Explore opportunities to provide **above or below-grade connections** across Ninth Line
6. Support **direct connections to existing destinations** and trail networks outside of the study area, including the Lisgar GO Station, the Lisgar Meadow Brook Trail, Lisgar Fields and Trelawny Wood, Osprey Marsh, and local schools.
7. Support a 407 Transitway route which **minimizes use of land and potential impacts** (i.e. noise).



Integrate cycling lanes and/or multi-use paths on or adjacent to Ninth Line and other major roads.