

Southdown District Policies Review Follow-up Meeting

January 16, 2008



Agenda

- Introductions
- Context for Review
- Progress to Date
- Summary of Comments on the Draft Policies
- Proposed Land Use Revisions
- Proposed Urban Design Strategy
- Next Steps
- Questions

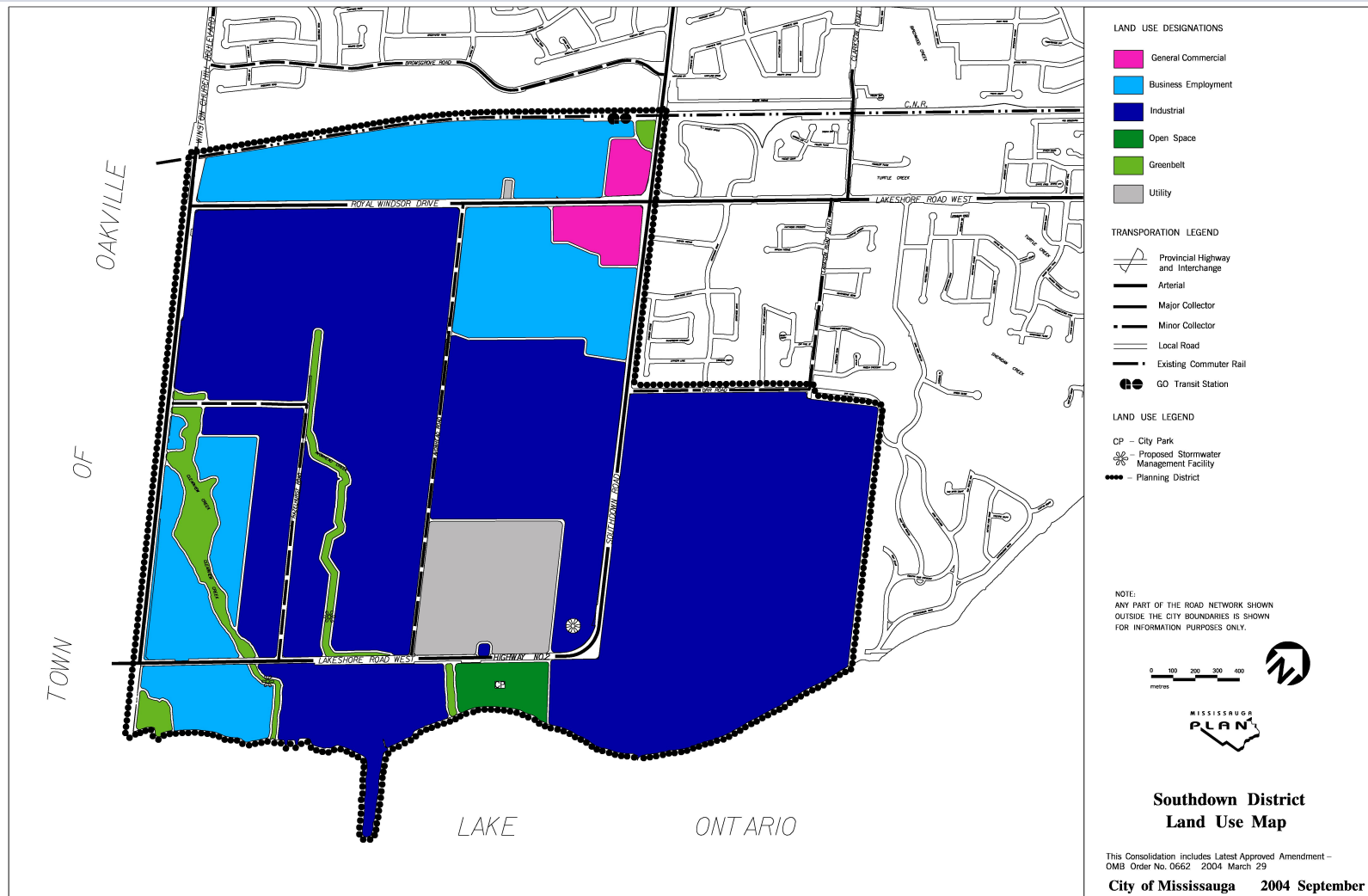
Context for Review

- Clarkson Air Shed Study
- Interim Control By-law
- Provincial Planning Initiatives

Progress to Date

- April 30, 2007 - Draft Southdown District Policies presented to Planning and Development Committee
- May 2007 - Draft Policies Circulated for Comment
- May 23, 2007 - Public Display of the Draft Policies
- June 11, 2007 – Public Meeting held at Planning and Development Committee
- June/July/August – meetings with Stakeholders

Existing Southdown Land Use Map



Land Use Designations

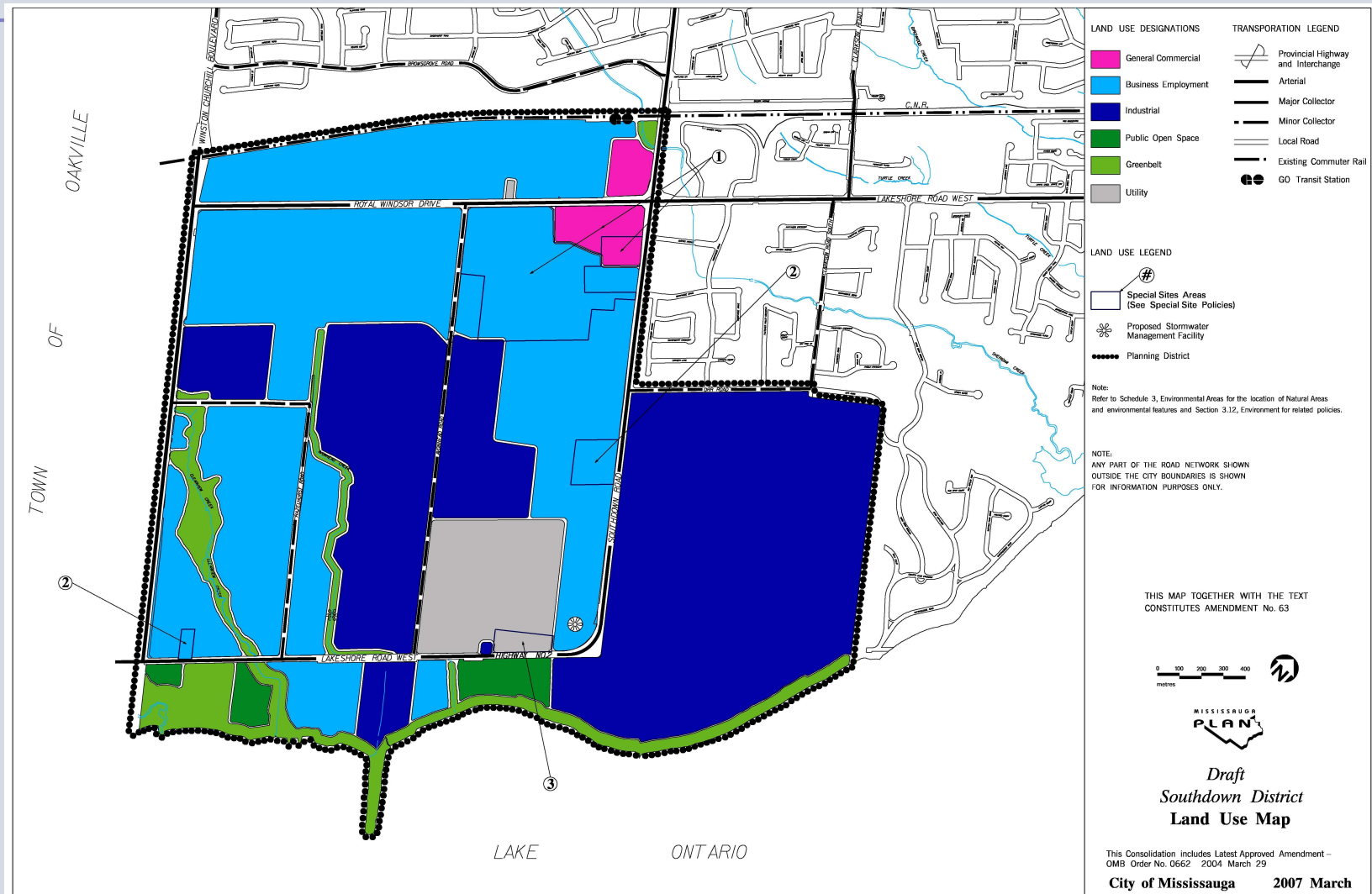
■ Business Employment

- business activities mainly within enclosed buildings
- permitted uses include manufacturing assembling, processing warehousing, research and development, offices transportation facilities, truck terminals, services (restuarants, hotels etc.)

■ Industrial

- permits same businesses activities as Business Employment
- allows industrial operations that may have extensive outdoor processing and storage areas
- power generating facilities, existing resource extraction, waste processing, transfer station

Draft Southdown Land Use Map, March 2007



Land Use Designations in the Draft Policies

■ **Business Employment**

- existing operations remain, expansion subject to policies
- uses not permitted include trucking terminals, transportation facilities, waste processing, transfer stations

■ **Industrial**

- uses not permitted include trucking terminals, transportation facilities, waste processing, transfer stations

■ **Corridors**

- uses not permitted on frontage lands include commercial motor vehicle storage, truck and trailer storage, adult entertainment and body rub parlours, motor vehicle body repair

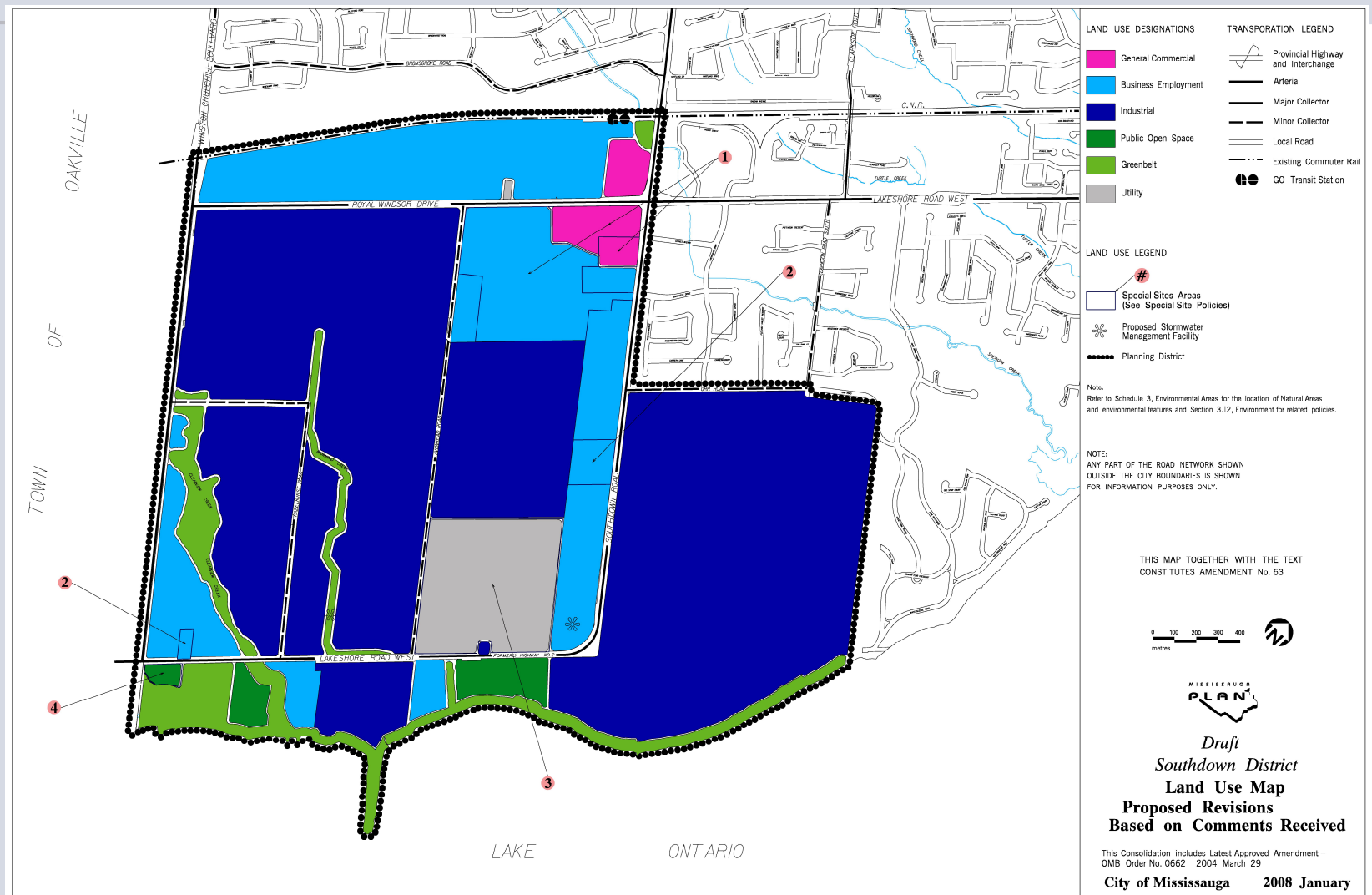
Comments on the Draft Policies

- poor air quality
- concerns regarding truck traffic along Southdown Road and Winston Churchill Blvd
- would like to see more office and “lighter” industrial development
- restriction of outdoor storage/processing areas will affect current operations and future business plans
- proposed re-designations may permit incompatible and sensitive uses in proximity to heavy industrial uses

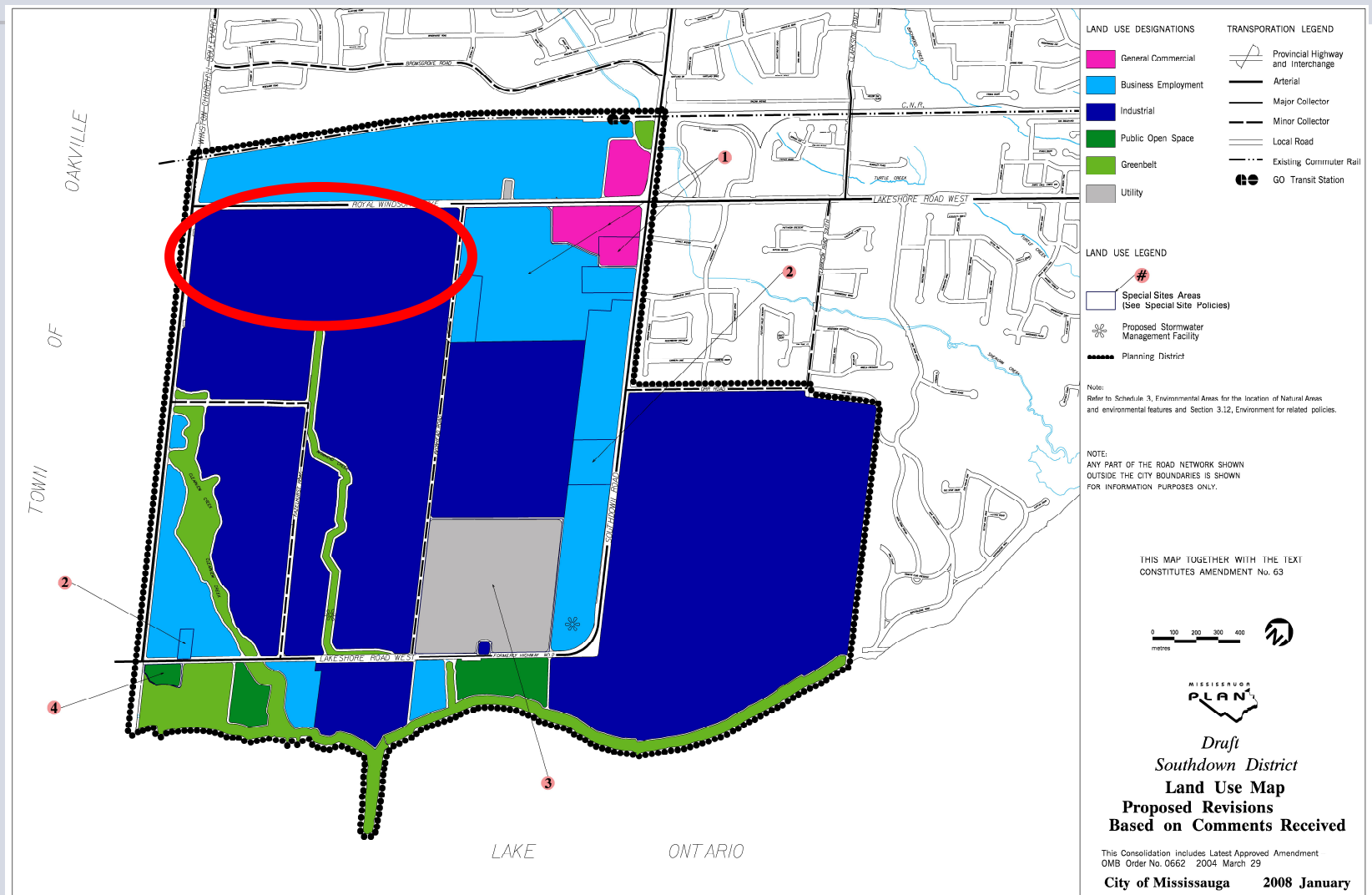
Comments on the Draft Policies

- many economic interrelationships among the companies located in Southdown
- one of the few remaining heavy industrial areas in the City
- waterfront parks development may create conflict between pedestrian/car and truck traffic
- concern regarding current amounts of dust and odour
- cannot regulate emissions through the Planning Act – Environmental Assessment Act

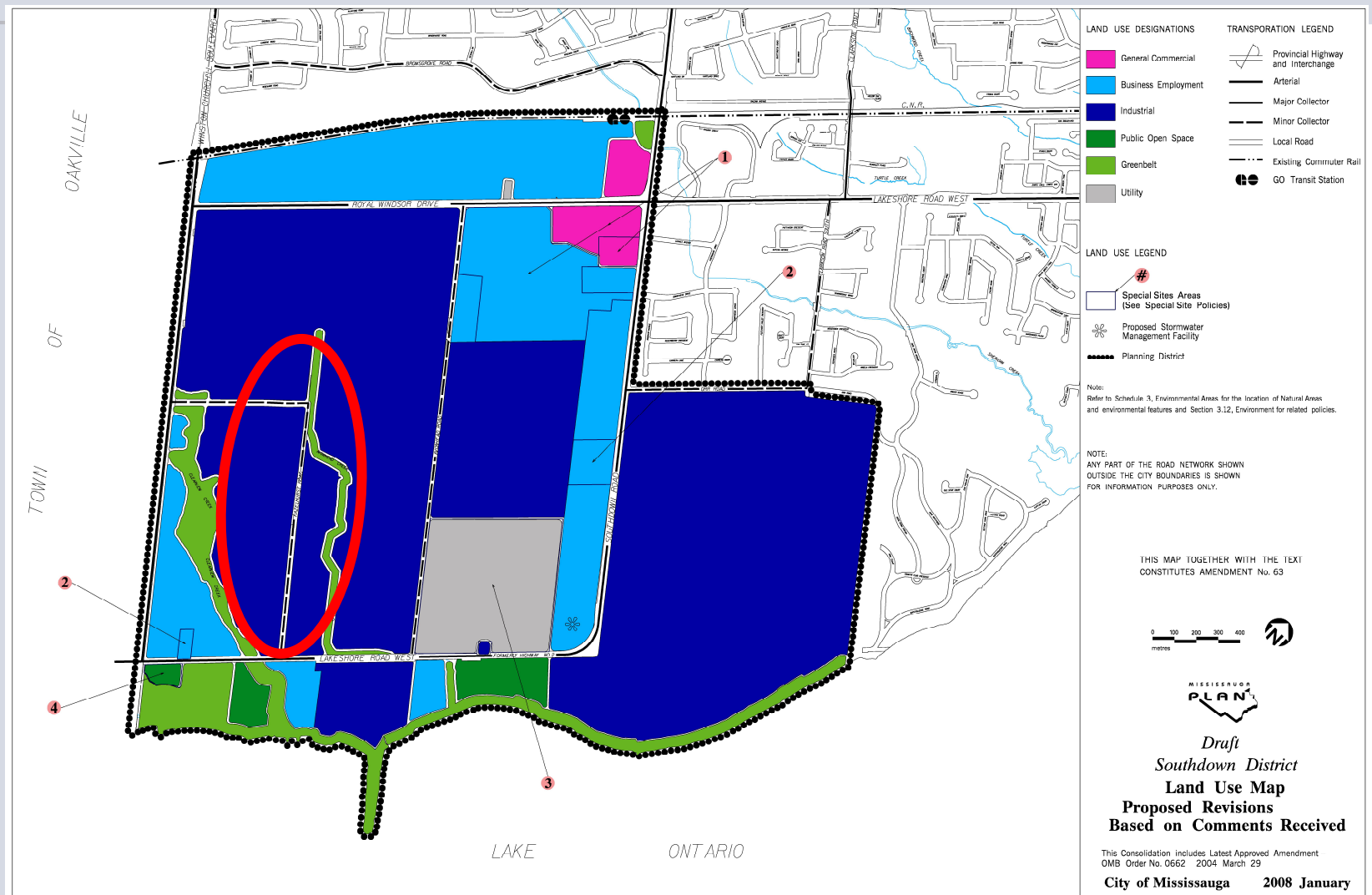
Proposed Land Use Revisions



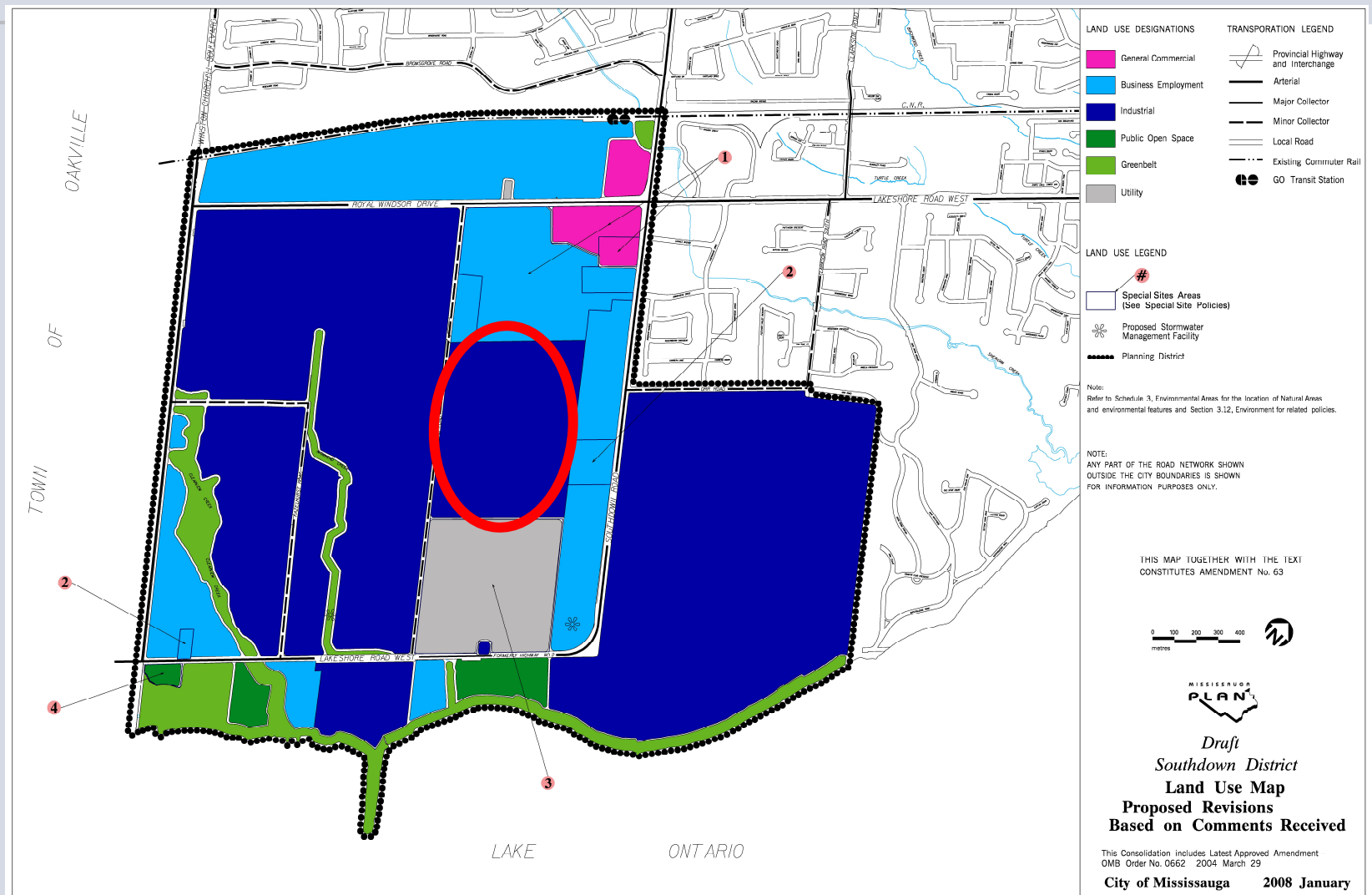
Proposed Land Use Revisions



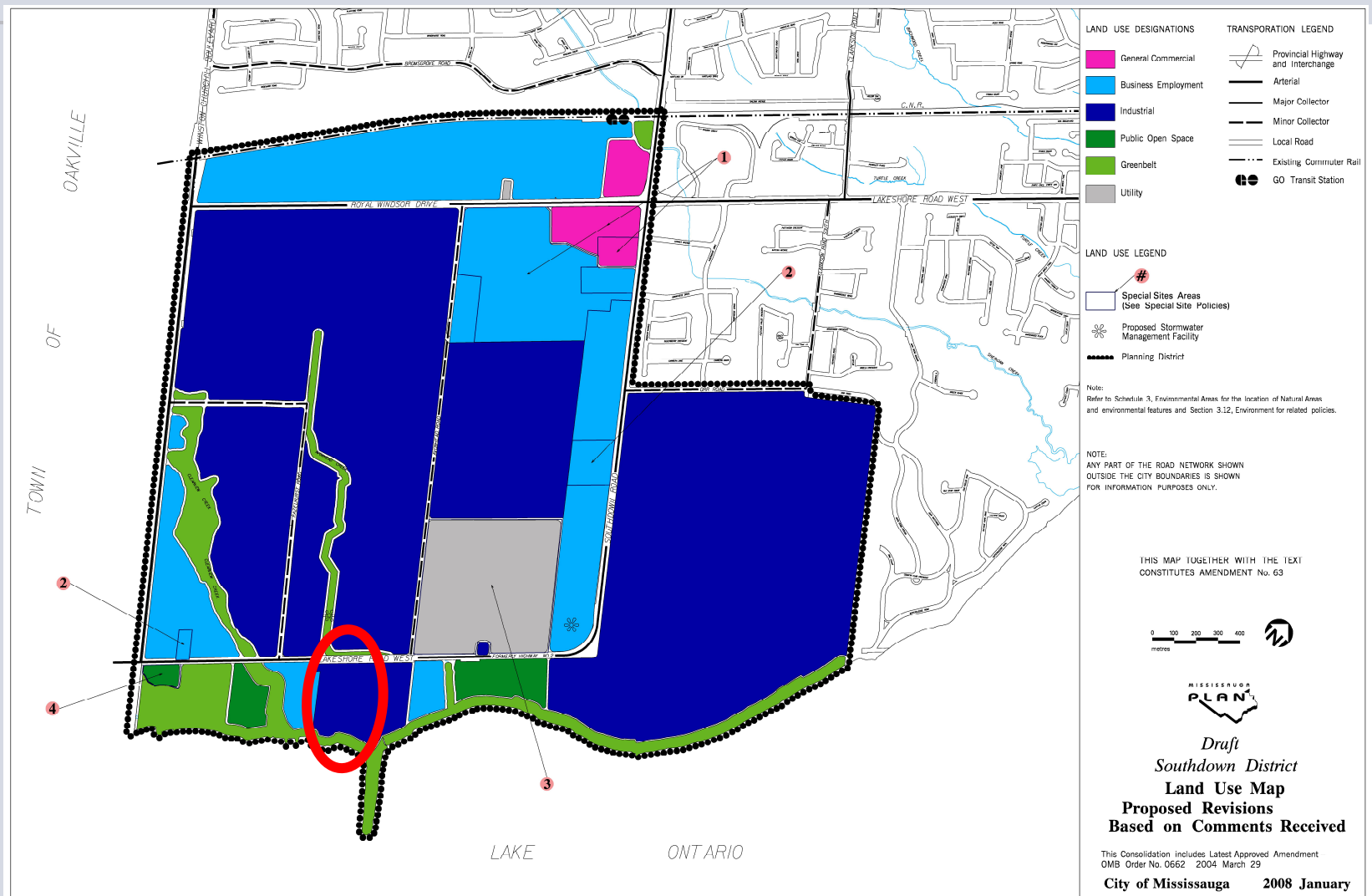
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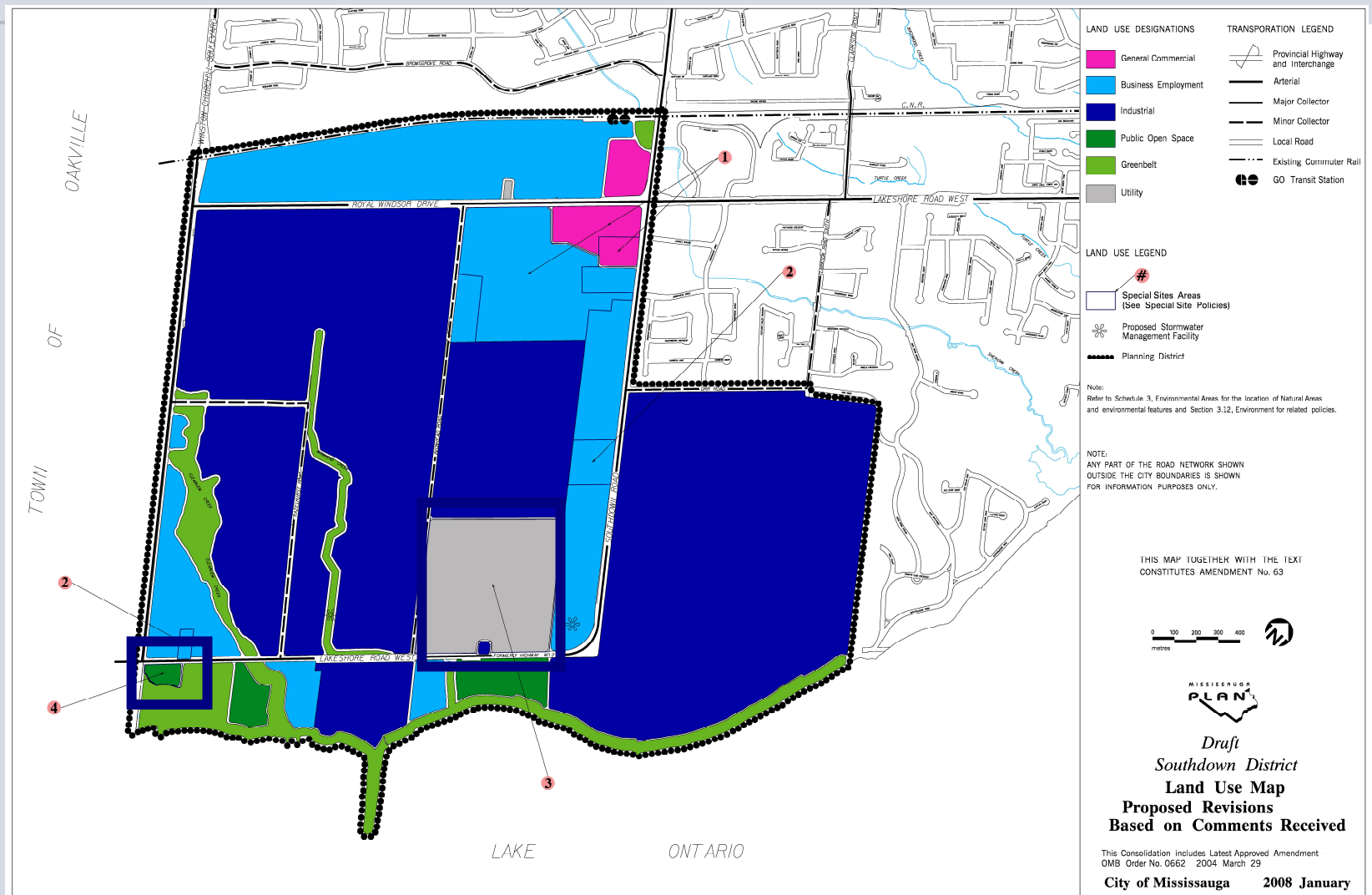
Proposed Land Use Revisions



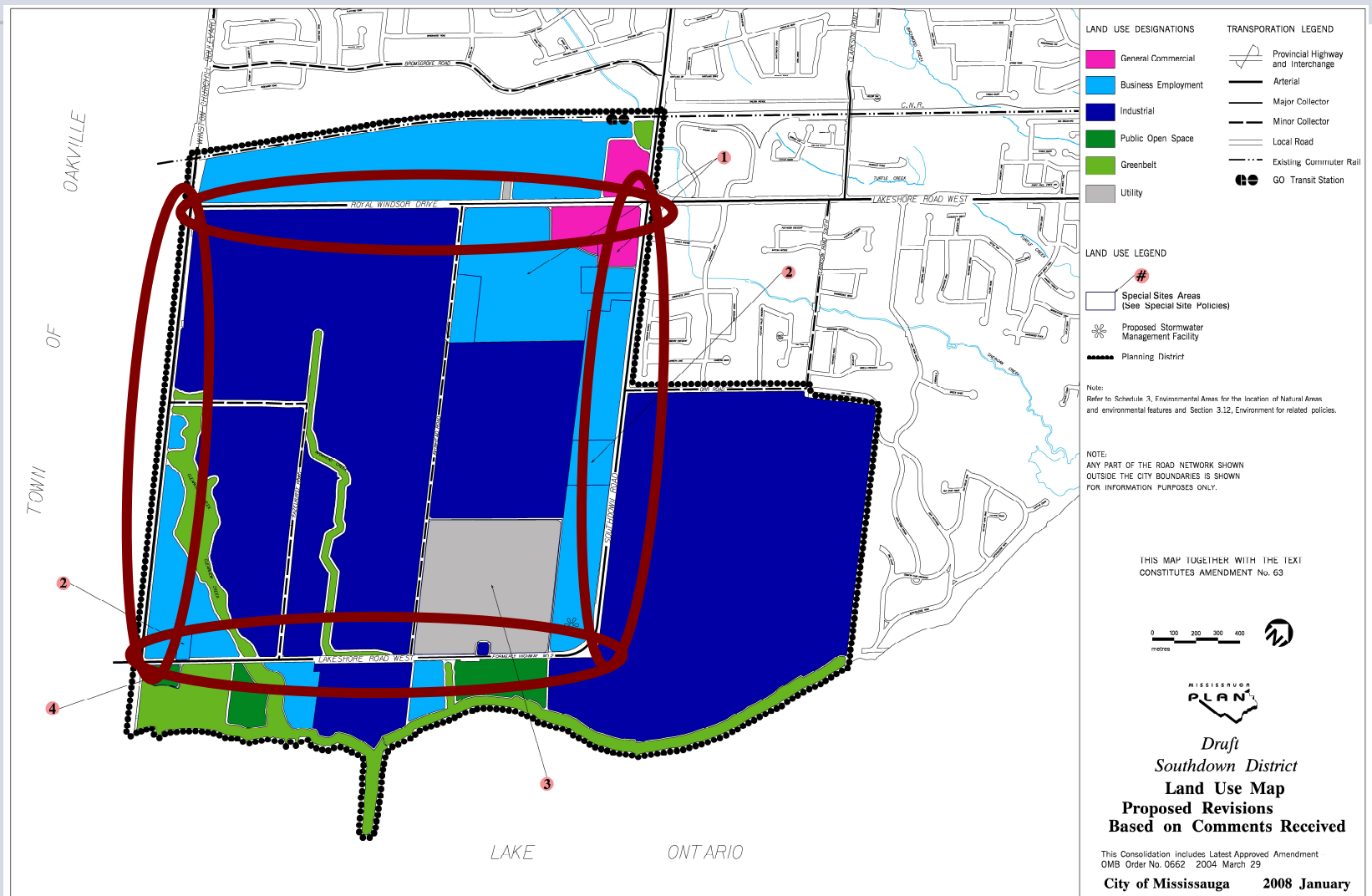
Proposed Land Use Revisions



Proposed Land Use Revisions



Proposed Revisions



Southdown District

Urban Design Strategy & Policies

Urban Design Strategy & Policies

Overview & Intent

1. Strategic Directions
2. Evolution of Principal Corridors
3. Design Policies to 'get there'

Urban Design

Lake Ontario Waterfront

- Encourage public accessibility and reinforce the character, vitality and recreational nature of the waterfront.
- Connectivity for pedestrian and bicycles
- View Corridors



Urban Design

Streets and Blocks



- Anticipate permeable network of streets and blocks
- Incorporate northerly and southerly extensions to Hazelhurst Road and Avonhead Road.
- Provide additional road infrastructure for new development

Urban Design

Enhance the Environment for Pedestrians and Cyclists

- Balance industrial operations and needs with accessibility for pedestrians and cyclists
- Focal points for orientation and enhanced access



Urban Design

Facilitate Transit Supportiveness

- Facilitate transit trips between employment buildings, neighbouring residential areas, the Lake Ontario Waterfront and local amenities



Urban Design

Cultural Awareness / Preserving Distinctive Community Character

- Preserve Heritage Resources
 - Industrial
 - Early 19th and 20th century Settlement (Residential & Agrarian)
- Commemoration & Interpretation
(Public Art, Plaques, Landscape and Public Realm Treatments)



Urban Design

Encourage Environmental Initiatives

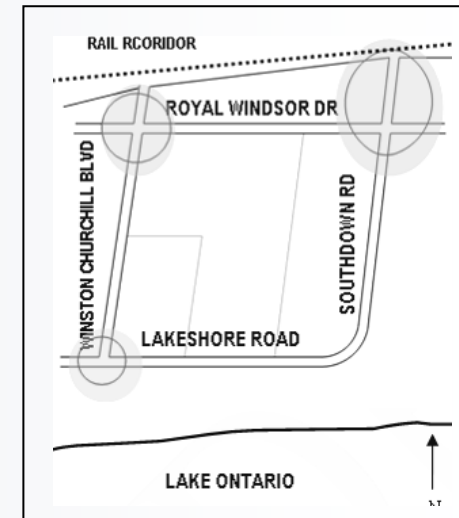
- Sustainable building practises, i.e. Green Roofs and Development Performance Standards.
- Site development and landscape strategies, i.e. storm water run-off and reduction in hard surfaces.
- Preserve mature trees and significant vegetation



Urban Design

Create Community Identity and Character

- Promote distinctive built-form, landscaping and high quality public realm along key corridors
- Reinforce and create gateways at strategic locations
- Enhance and connect to the Mississauga Waterfront.



Urban Design

Evolution of Key Corridors

- Directions promote urban design excellence for corridors and new development in Southdown District
- Anticipate evolution of built-form, street character and public realm over 25 year time frame
- Implementation through detailed design requirements addressed through planning tools and policy

Corridor Evolution

Southdown Road



Corridor Evolution

Royal Windsor Drive



Corridor Evolution

Lakeshore Road West



Urban Design Policy

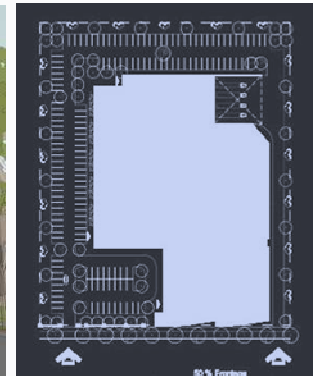
Detailed Development Policies

1. Community Pattern

- Streets, Blocks and Circulation
- Cultural Heritage Resources
- Sustainable Design

2. Site Organization (New Development)

- Building/Street and Parking Relationships
- Site access, main entrances and location of office components, location of prestige employment buildings, etc.



Urban Design Policy

Detailed Development Guidelines

3. Special Considerations

- Royal Windsor Drive, Southdown Road, Winston Churchill Blvd and Lakeshore Road W.

4. Parking and Loading Areas

- Pedestrian circulation, configuration of parking, loading areas, etc.

5. Building Mass and Articulation

- Heights of buildings in proximity to the street, principle façade treatments, roof-top screening, screening of mechanical equipment.



Urban Design Policy

Detailed Development Guidelines

6. Pedestrian and Cyclist Environment (Amenity)

- Sidewalks, relationships to transit stops and adjacent development

7. Landscaping

- Tree preservation and enhancement, use of native plant material, streetscaping, on-site landscape requirements, environmental revitalization, amenity areas, and enhancements to Lakeshore Road.



Urban Design Policy

Detailed Development Guidelines

8. Pedestrian Amenity

- On-site amenities, bicycle storage, public art, etc.

9. Signage & Lighting

- Pedestrian scale lighting along waterfront and major corridors
- Paths of travel and amenity areas
- Wayfinding signage coordinated for District and Public Realm
- Signage for individual sites



Next Steps

- finalize district policies
- prepare implementing zoning
- district policies and zoning to a public meeting in Spring 2008

Southdown District Policies Review – Follow Up Meeting

Questions