



## AGENDA

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THE CORPORATION OF THE CITY OF MISSISSAUGA

### PLANNING & DEVELOPMENT COMMITTEE

**MONDAY, FEBRUARY 23, 2015 - 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1  
<http://www.mississauga.ca>

#### Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Vacant	Ward 4
Councillor Carolyn Parrish	Ward 5 <b>(Chair)</b>
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 5425 / Fax 905-615-4181  
email: [mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

**LIVE STREAMING:** <http://www.mississauga.ca/videos>



## **PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 23, 2015**

**PUBLIC MEETING STATEMENT:** In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

***Send written submissions or request notification of future meetings to:***

Mississauga City Council  
c/o Planning and Building Department – 6<sup>th</sup> Floor  
Att: Development Assistant  
300 City Centre Drive, Mississauga, ON, L5B 3C1  
Or Email: [application.info@mississauga.ca](mailto:application.info@mississauga.ca)

### **CALL TO ORDER**

### **DECLARATIONS OF CONFLICT OF INTEREST**

### **APPROVAL OF PREVIOUS MINUTES**

Planning and Development Committee Meeting – February 2, 2015.

### **MATTERS TO BE CONSIDERED**

1. Recommendation Report on Rezoning Application to permit a temporary extension of outdoor storage of refrigeration trailers, 46 William Street, west side of William Street, south of James Street  
Owner: City of Mississauga  
Applicant: Quickchill Draught Refrigeration Ltd. (Joe Ponzo), **Bill 51**, (Ward 11)  
File: OZ 14/005 W11
2. Recommendation Report on Rezoning Application to permit a one storey single unit Retail Commercial Building, 1094 Eglinton Avenue East, south side of Eglinton Avenue East, east of Tomken Road  
Owner: 1751504 Ontario Inc.  
Applicant: Wes Surdyka Architect Inc., **Bill 51**, (Ward 3)  
Files: OZ 10/002 W3
3. Regulation of Height for Dwellings with Flat Roofs (Ward 1)  
File: CD.06.REP

4. PUBLIC MEETING

Information Report on Official Plan Amendment and Rezoning Applications to permit an 8 storey, 173 unit rental retirement apartment building, an 8 storey, 136 unit apartment building, 16 townhouses and street level commercial uses, 266-294 Lakeshore Road West, 125-143 High Street West, 7 Benson Avenue and the rear portion of 5 Benson Avenue

Owner: High Benson Holdings Inc., **Bill 51**, (Ward 1)

File: OZ 13/016 W1

5. Draft Lakeview Local Area Plan and Built Form Standards – Report on Comments (Ward 1)

File: CD.03.LAK (Lakeview)

6. Sign By-law Provisions for Electronic Billboards – All Wards

File: CD.21.SIG

ADJOURNMENT



# Corporate Report

Clerk's Files

Originator's  
Files OZ 14/005 W11

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**DATE:** February 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 23, 2015

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

**SUBJECT:** **Rezoning Application**  
**To permit a temporary extension of outdoor storage of**  
**refrigeration trailers**  
**46 William Street**  
**West side of William Street, south of James Street**  
**Owner: City of Mississauga**  
**Applicant: Quickchill Draught Refrigeration Ltd. (Joe Ponzo)**  
**Bill 51**

**Recommendation Report** **Ward 11**

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**RECOMMENDATION:** That the Report dated February 3, 2015, from the Commissioner of Planning and Building recommending approval of the rezoning application under File OZ 14/005 W11, Quickchill Draught Refrigeration (Joe Ponzo), 46 William Street, be adopted in accordance with the following:

1. That the application to extend the existing "D-12" (Development) exception zone provisions to permit a temporary extension of outdoor storage of refrigeration trailers, be approved subject to the following conditions:



- (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
2. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on December 8, 2014, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0075-2014 which was subsequently adopted by Council and is attached as Appendix S-2.

**COMMENTS:**

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

**COMMUNITY ISSUES****Comment**

The adjoining neighbour to the south has advised that there were a number of pick-up trucks, refrigeration trailers, dump trucks and numerous objects stored on the property. In addition, the neighbour was concerned with site maintenance.

**Response**

The subject application is for a three year extension to the temporary use previously approved by Council and is not proposing any changes to the existing zone standards that apply to the property. City staff inspected the site on December 5, 2014 and were satisfied with the contents and containers that were stored on site. The resident is encouraged to report any unusual activity on the subject lands to the City for further follow-up and action.

## **PLANNING COMMENTS**

### **Official Plan**

As noted in Appendix S-1, the subject property is designated "Residential Medium Density" in the Streetsville Community Node Area and identified as Exempt Site 3, which permits a variety of dwelling types for residential uses and a temporary use for outdoor storage of refrigeration trailers. The proposal is in conformity with the land use designation and associated policies contained in Mississauga Official Plan.

### **Zoning**

The existing "D-12" (Development) exception zone remains appropriate for the continued use of the site for the temporary outdoor storage of refrigeration trailers.

**FINANCIAL IMPACT:** There is no financial impact.

**CONCLUSION:** The proposed extension to permit the temporary outdoor storage of refrigeration trailers is acceptable from a planning standpoint and should be approved for the following reasons:

1. The extension of the permission for the outdoor storage of refrigeration trailers will not adversely impact the surrounding land uses.
2. The temporary outdoor storage makes use of vacant and underutilized City owned lands.
3. The temporary outdoor storage use will not jeopardize the eventual planned land use of the property in accordance with the Official Plan.
4. The existing "D-12" (Development) exception zone standards that presently apply will remain unchanged.

**ATTACHMENTS:**

Appendix S-1: Information Report

Appendix S-2: Recommendation PDC-0075-2014



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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Mila Yeung, Development Planner*



# Corporate Report

Clerk's Files

Originator's

Files OZ 14/005 W 11

**PDC** DEC 08 2014

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**DATE:** November 18, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: December 8, 2014

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

**SUBJECT:** Information Report  
Rezoning Application  
To permit a temporary extension of outdoor storage of  
refrigeration trailers  
46 William Street  
West side of William Street, south of James Street  
Owner: City of Mississauga  
Applicant: Quickchill Draught Refrigeration Ltd. (Joe Ponzo)  
Bill 51

Public Meeting Ward 11

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**RECOMMENDATION:** That the Report dated November 18, 2014 from the Commissioner of Planning and Building regarding the application to change the zoning from "D-12" (Development) to "D-Exception" (Development) in By-law 0225-2007, to permit a temporary extension of outdoor storage of refrigeration trailers, under file OZ 14/005 W11, Quickchill Draught Refrigeration Ltd. (Joe Ponzo), 46 William Street, be received for information.

**BACKGROUND:** Since December 2007, Official Plan Amendments and Zoning By-laws have been passed by City Council to permit the storage of refrigeration trailers on the subject lands on a "temporary basis".

The most recent by-law is set to expire on December 14, 2014.  
The applicant is now seeking a further (3) three year extension for this same use.

The purpose of this report is to provide preliminary information on the above noted application and seek comments from the community.

#### **COMMENTS:**

The proposal will not result in any changes to the existing "D-12" zone category and related standards that are currently applicable to the subject lands.

The site contains mature trees at the south end, and the topography is flat. The site characteristics are as follows:

<b>Site Characteristics</b>	
Frontage:	35.9 m (117.8 ft.)
Depth:	29.9 m (98.0 ft.)
Net Lot Area:	0.11 ha (0.27 ac.)
Existing Use:	Outdoor storage of refrigeration trailers

#### **Neighbourhood Context**

The subject property is located in a mixed land use area including residential, commercial and industrial uses. Information regarding the history of the site is found in Appendix I-1. The surrounding land uses are described as follows:

North: Motor vehicle repair garage  
 East: Detached dwelling  
 South: Detached dwelling on the south side of Henry Street and personal services use on the north side of Henry Street  
 West: St. Lawrence and Hudson Railway

**Current Mississauga Official Plan Designation and Policies for the Streetsville Neighbourhood Character Area**

The subject property is located in the Streetsville Community Node Area and designated "**Residential Medium Density**" which permits a variety of dwelling types for residential uses. The subject lands are also identified as Exempt Site 3 which permits the outdoor storage of refrigeration trailers on a temporary basis implemented through a temporary use by-law.

The application is in conformity with the land use designation and no official plan amendment is required.

**Existing Zoning**

"**D-12**" (**Development**), which permits existing buildings and structures and the outdoor storage of refrigeration trailers on a temporary basis. The current zoning contains specific standards related to the maximum number, height and size of trailers and setback from property lines. The existing zoning also precludes any on-site maintenance and the trailers are required to be non-motorized.

**Proposed Zoning By-law Amendment**

"**D-Exception**" (**Development**), will also permit outdoor storage of refrigeration trailers on a temporary basis, with the same standards as the "**D-12**" (**Development**) zone category for an additional three year period.

**COMMUNITY ISSUES**

No community meetings were held and no written comments were received by the Planning and Building Department.

**DEVELOPMENT ISSUES**

Agency comments are summarized in this report. There are no buildings or structures being proposed and the temporary outdoor storage of trailers does not constitute development.

**OTHER INFORMATION****Development Requirements**

Although a development agreement is not required for the proposed temporary outdoor storage, the applicant will be required to enter into a new license agreement with the City.

**FINANCIAL IMPACT:**

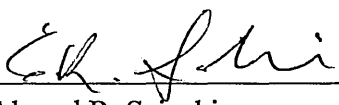
Development charges do not apply. Any other financial requirements will have to be met to the City's satisfaction

**CONCLUSION:**

All agency and City department comments have been received and after the public meeting has been held and all outstanding matters are resolved, the Planning and Building Department will be in a position to make a recommendation regarding the application.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Streetsville Character Area  
Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Agency Comments
- Appendix I-6: General Context Map

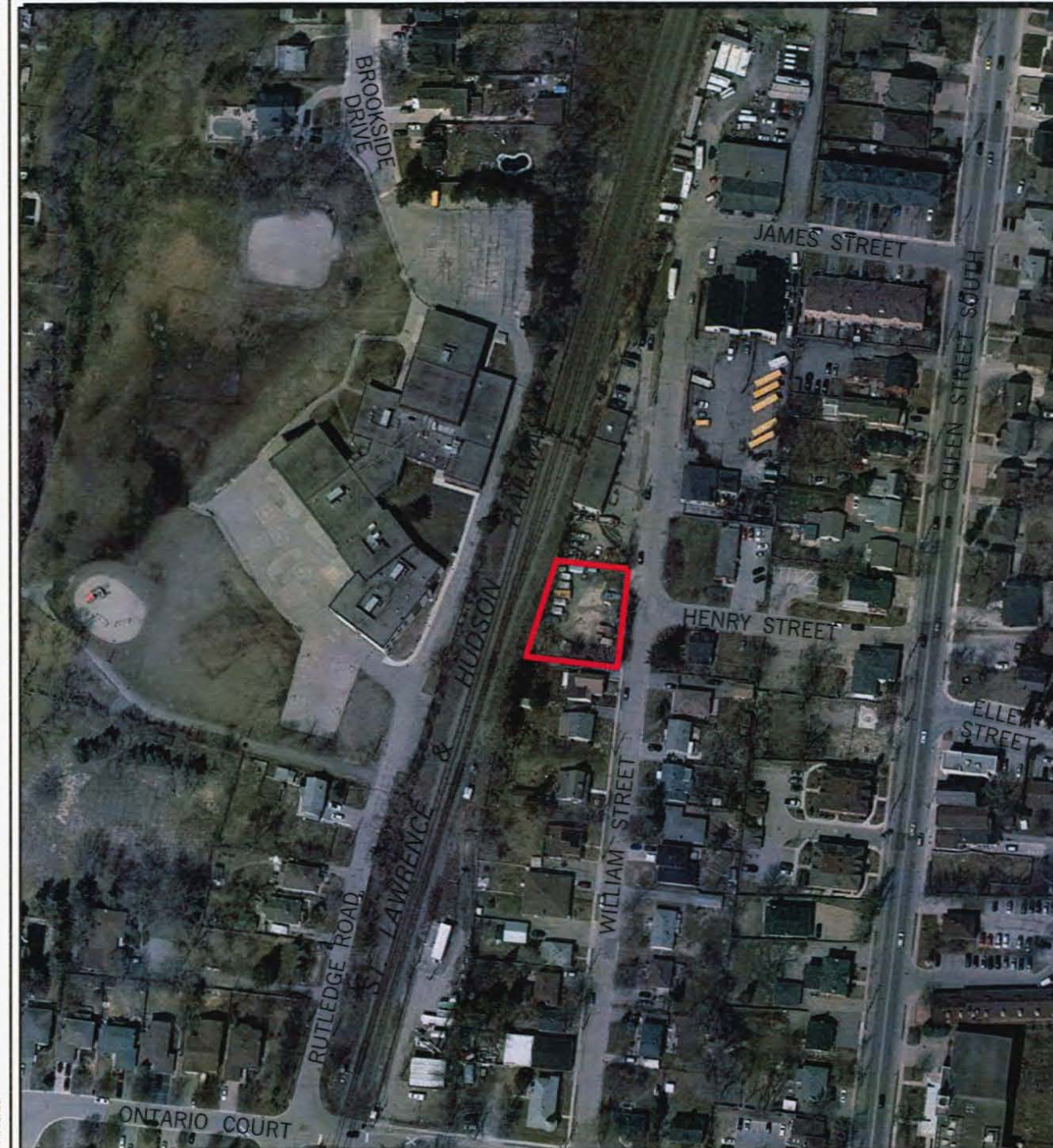
  
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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Mila Yeung, Development Planner*

**Quickchill Draught Refrigeration Ltd.****File: OZ 14/005 W11****Site History**

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were not appealed and the subject lands were zoned "D" (Development).
- December 12, 2007- Official Plan Amendment No. 80 and Zoning By-law 0451-2007 which were approved by Council to permit the temporary outdoor storage of refrigeration trailers for 3 years.
- February 8, 2012 – Zoning By-law 0012-2012 was approved by Council to permit the temporary outdoor storage of refrigeration trailers for an additional 3 years with an expiry date on December 14, 2014.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed for the subject property, the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential Medium Density – Exempt Site 3" in the Streetsville Character Area.
- August 13, 2014 – Rezoning application under File OZ 14/005 W11, was received.





LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2014



SUBJECT: **QUICKCHILL DRAUGHT REFRIGERATION**

		FILE NO: OZ 14005 W11	APPENDIX I-2
		DWG. NO: 14005A	
		SCALE: 1:2000	
		DATE: 2014 10 23	
DRAWN BY: B. KRUGER		Produced by T&W, Geomatics	

**MISSISSAUGA**  
Planning and Building





# PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

## 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

## LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

## CITY STRUCTURE

<b>Elements</b>	
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

**SUBJECT LANDS**



**SUBJECT: QUICKCHILL DRAUGHT REFRIGERATION**

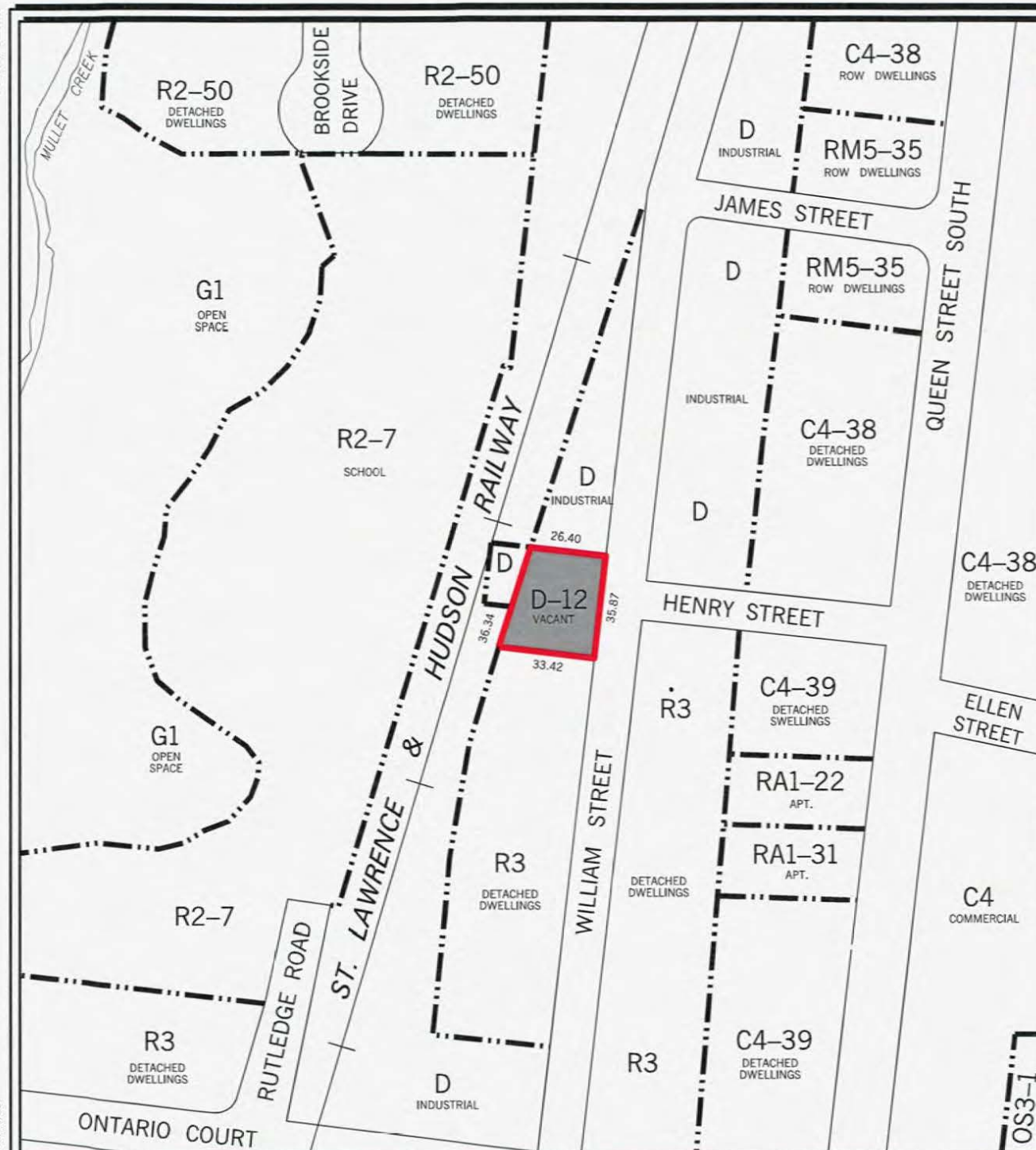


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OZ 14005 W11  
DWG. NO:  
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SCALE:  
NTS  
DATE:  
2014 10 23  
DRAWN BY:  
B. KRUGER

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



## LEGEND:



PROPOSED REZONING FROM 'D-12' (DEVELOPMENT) TO 'D-EXCEPTION' (DEVELOPMENT) TO PERMIT OUTDOOR STORAGE OF REFRIGERATION TRAILERS ON A TEMPORARY BASIS.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.  
THIS IS NOT A PLAN OF SURVEY.



SUBJECT: **QUICKCHILL DRAUGHT REFRIGERATION**



FILE NO:  
OZ 14005 W11  
DWG. NO:  
14005R  
SCALE:  
1:2000  
DATE:  
2014 10 23  
DRAWN BY:  
B. KRUGER

APPENDIX I-4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



Quickchill Draught Refrigeration Ltd.

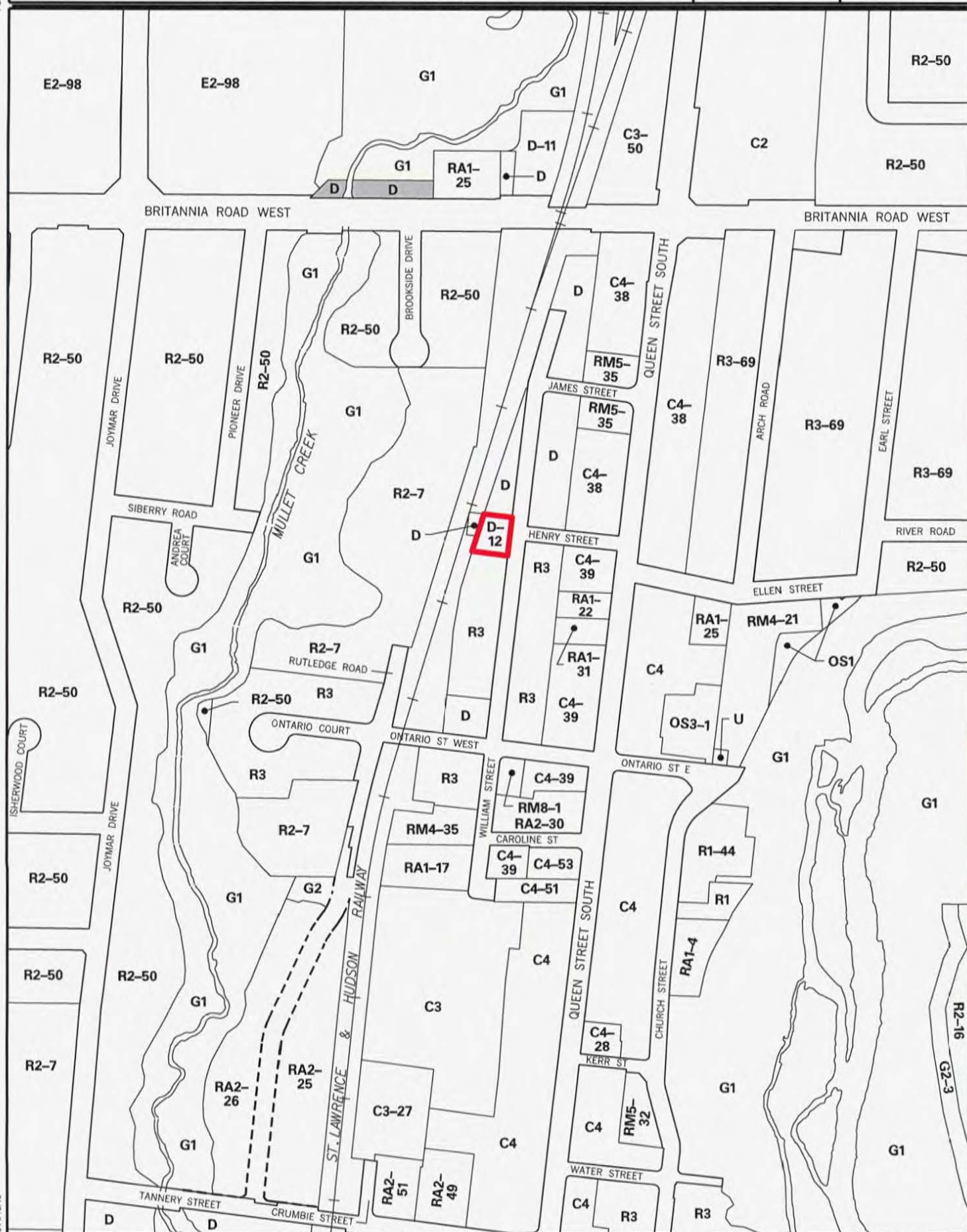
File: OZ 14/005 W11

**Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
City Transportation and Works Department (October 24, 2014)	<p>A Phase 1 Environmental Site Assessment (ESA) has been conducted for this site and has recommended that a Phase 2 ESA be conducted due to the previous and current uses of adjacent properties. The Phase 2 ESA will be undertaken by this Department once the future use of this property is known and/or the property is declared surplus. Therefore, this Department has no objection to the proposed temporary use provided that the applicant enters into a new license agreement with the City that will also include the following caveats:</p> <ul style="list-style-type: none"> <li>• That the City shall be allowed to enter onto the property to conduct any necessary environmental site assessments/investigations;</li> <li>• That the City shall be allowed to enter onto the property to carry out any necessary remediation works.</li> </ul>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>• City Development Services</li> <li>• City Realty Services</li> <li>• City of Community Service, Fire Prevention</li> <li>• City of Community Services, Park Planning Section</li> <li>• Region of Peel</li> </ul>

## APPENDIX 1-6



**Appendix S-2**

**Quickchill Draught Refrigeration Ltd.**

**File: OZ 14/005 W11**

**Recommendation PDC-0075-2014**

PDC-0075-2014

"That the Report dated November 18, 2014 from the Commissioner of Planning and Building regarding the application to change the zoning from "D-12" (Development) to "D-Exception" (Development) in By-law 0225-2007, to permit a temporary extension of outdoor storage of refrigeration trailers, under file OZ 14/005 W11, Quickchill Draught Refrigeration Ltd. (Joe Ponzo), 46 William Street, be received for information."



# Corporate Report

Clerk's Files

Originator's  
Files OZ 10/002 W3

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**DATE:** February 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 23, 2015

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

**SUBJECT:** **Rezoning Application**  
**To permit a one storey single unit Retail**  
**Commercial Building**  
**1094 Eglinton Avenue East**  
**South side of Eglinton Avenue East, east of Tomken Road**  
**Owner: 1751504 Ontario Inc.**  
**Applicant: Wes Surdyka Architect Inc.**  
**Bill 51**

**Recommendation Report****Ward 3**

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**RECOMMENDATION:** That the Report dated February 3, 2015, from the Commissioner of Planning and Building recommending approval of the application under File OZ 10/002 W3, 1751504 Ontario Inc., 1094 Eglinton Avenue East, be adopted in accordance with the following:

1. That the application to change the Zoning from "D" (Development) to "C3-64" (General Commercial), "G1" (Natural Hazards), and "G2-1" (Natural Features), to permit a one storey single unit retail commercial building and greenbelt conservation in accordance with the proposed zoning standards described in Appendix S-3 of this report, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
- (b) That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**REPORT  
HIGHLIGHTS:**

- A Community Open House was held on October 4, 2011 and the formal Public Meeting was held on October 17, 2011, and no members of the public attended. Despite the applications being granted the Notwithstanding Clause, as more than 9 months have passed, full circulation notification has been provided.
- The proposal is to rezone the lands in accordance with the Official Plan, and is consistent with surrounding uses in the Northeast Employment District.
- The lands below the staked top of bank and a 5 metre (16.4 ft.) buffer will be dedicated to the City of Mississauga for greenbelt, and the Toronto and Region Conservation Authority have issued a permit.
- Land dedication and execution of satisfactory Development and Servicing Agreements is required prior to By-law enactment.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on October 17, 2011, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0051-2011 which was subsequently adopted by Council and is attached as Appendix S-2. While the application was granted the Notwithstanding clause, as more than 9 months have passed since the Public Meeting, full notification has been given. The information report had a number of conditions



including the resolution of conservation matters that needed to be resolved and the file was inactive for periods of time.

**COMMENTS:**

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

**COMMUNITY ISSUES**

A Community Open House was held on October 4, 2011, at the Tomken Twin Arena and no members of the public attended. Similarly, there were no attendees at the formal Public Meeting in Council Chambers on October 17, 2011. No phone calls or written correspondence has been received regarding the application.

**UPDATED AGENCY AND CITY DEPARTMENT  
COMMENTS****Community Services**

In comments updated December 17, 2014, the Community Services Department - Park Planning Section, notes that their comments dated August 22, 2011 in Appendix I-7 of the Information Report attached in Appendix S-1 of this report, continue to apply.

**Transportation and Works**

In comments updated January 27, 2015, this department confirmed receipt of Site Plan, Site Servicing and Grading Plan, Storm Water Management Report and Phase 1 ESA circulated by the Planning and Building Department, which have addressed the department's previous comments and concerns.

In the event this application is approved by Council, prior to enactment of the Zoning By-law, the applicant will be required to:

- Enter into a Development Agreement,
- Enter into a Servicing Agreement for the following:
  - Storm sewer outlet works;

- Storm water management details;
- Site grading details;
- Gratuitous land and/or easement conveyances as required by the City (i.e. storm maintenance access, Greenbelt lands, interconnection access to the adjacent property);
- Access improvements; and,
- Bus pad relocation works.

Site specific details will be addressed through the Site Plan application, SP 11/166 W3.

## **PLANNING COMMENTS**

### **Official Plan**

The proposal for a one storey single unit retail commercial building and the dedication and preservation of the greenbelt lands and buffer conform to the "Mixed Use" designation within the Northeast Employment Character Area and the Natural Hazards policies within Mississauga Official Plan.

### **Zoning**

The existing "D" (Development) zone only permits an existing building or structure and the existing use of that structure, and is intended to require a rezoning in conformity with the official plan once a new development is proposed.

The proposed "C3-64" (General Commercial), "G1" (Natural Hazards), and "G2-1" (Natural Features) zones are appropriate to accommodate a one storey single unit retail commercial building and greenbelt preservation.

### **Site Plan**

The site plan application SP 11/166 W3 proposes a one storey 421.27 square metre (4,534 sq.ft.) single unit retail commercial building, setback 4.5 metres (14.7 ft.) from Eglinton Avenue East

with 23 parking spaces and one loading space to the rear of the building. Provision for a future shared access with the adjacent property to the east is also being protected to provide a mutual access opposite Maingate Drive.

**FINANCIAL IMPACT:**

Development charges will be payable as required by the Development Charges By-law of the City. Also, the financial requirements of any other official commenting agency must be met.

**CONCLUSION:**

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


1. The proposal for a one storey single unit retail commercial building and greenbelt preservation is compatible with the surrounding land uses based on conformity with the Mixed Use Official Plan designation, Natural Hazard policies, and the existing industrial and commercial uses within the adjacent lands and immediate vicinity of this Employment District.
2. The proposed "C3-64" (General Commercial), "G1" (Natural Hazards), and "G2-1" (Natural Features) zoning are appropriate to accommodate the requested uses.

**ATTACHMENTS:**

Appendix S-1: Information Report

Appendix S-2: Recommendation PDC-0051-2011

Appendix S-3: Proposed Zoning By-law Amendment



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Jonathan Famme, Development Planner*



# Corporate Report

Clerk's Files

Originator's

Files **OZ 10/002 W3****PDC** OCT 17 2011

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**DATE:** September 27, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: October 17, 2011

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

**SUBJECT:** Information Report  
Rezoning Application  
To permit a One Storey Retail Single Unit  
Commercial Building  
1094 Eglinton Avenue East  
South side of Eglinton Avenue East, east of Tomken Road  
Owner: 1751504 Ontario Inc.  
Applicant: Wes Surdyka Architect Inc.  
Bill 51

Public Meeting Ward 3

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**RECOMMENDATION:** That the Report dated September 27, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "C3-Exception" (General Commercial), "G1" (Natural Hazards), and "G2-1" (Natural Features), to permit a one storey single unit retail commercial building under file OZ 10/002 W3, 1751504 Ontario Inc., 1094 Eglinton Avenue East, be received for information.

**BACKGROUND:** The above-noted application has been circulated for technical comments and a community meeting is scheduled for October 4, 2011, in advance of the formal Public Meeting.

The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application Submitted:	February 1, 2010 (deemed complete February 22, 2010)
Height:	1 storey
Lot Coverage:	20.2 %
Landscaped Area:	36.6 %
Gross Floor Area:	448.2 m <sup>2</sup> (4,824 sq. ft.)
Parking Required:	24 spaces
Parking Provided:	24 spaces
Supporting Documents:	Planning Justification Phase 1 Environmental Site Assessment Stormwater Management Report

<b>Site Characteristics</b>	
Frontage:	36.75 m (120.57 ft.)
Depth:	97.7 m (320.54 ft.)
Net Lot Area:	0.22 ha (0.55 ac.)
Greenbelt Area:	0.09 ha (0.22 ac.)
Buffer/Natural Protection Area:	0.04 ha (0.11 ac.)
Existing Use:	Vacant

**Green Development Initiatives**

The applicant has identified that the following green development initiatives will be incorporated into the development:

- building and entrance are located close to the street with pedestrian walkway connection to Eglinton Avenue East (without parking or drive aisles between, to provide easy access for pedestrians and transit users;
- bicycle racks will be provided in a visible and accessible location to encourage cycling as a clean air alternative means of transportation;
- incorporation of landscaping to reduce ambient surface temperature;
- interior and exterior paints will have low volatile organic compounds (VOC's);
- will consider construction materials with recycled and regional content;
- will consider roofing materials to reduce transmission of heat.

Additional information is provided in Appendices I-1 to I-8.

### **Neighbourhood Context**

The subject property is located in a predominantly commercial/ industrial area except for two detached dwellings located immediately to the east and one to the west of the subject site. The subject lands are currently vacant and largely grassed. The topography at the south and west slope downwards into the Little Etobicoke Creek greenbelt located to the west. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: commercial/industrial uses, Maingate Drive is offset to the east
- East: two detached dwellings, commercial/industrial uses
- South: commercial industrial uses
- West: one detached dwelling; greenbelt, Little Etobicoke Creek

**Current Mississauga Plan Designation and Policies for  
Northeast District (May 5, 2003)**

"General Retail Commercial" which permits commercial establishments for the sale of goods and services, recreation, entertainment and accommodation, primarily on major roads. Commercial uses are to be encouraged through infilling, in order to consolidate the potential of these areas and to restrict their expansion into stable, non-commercial areas. As the subject lands are located within an Employment District (Northeast District), they may also be used for Business Employment uses. The application is in conformity with the land use designation and no official plan amendments are proposed.

There are other policies in the Official Plan which also are applicable in the review of this application including:

Urban Design Policies

3.18.2.4

Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

3.18.2.8

Where employment and commercial uses are adjacent to noise sensitive uses, adequate acoustic protection and buffering, preferable at the source of the noise must be provided to ensure compatibility and acceptable noise levels.

3.18.3.4

Employment Districts should achieve a high quality business image, particularly along City boundaries, major roads and adjacent to park, greenbelt and residential lands.

3.18.5.2

Buildings should address the street with main entrances facing the street, with strong pedestrian connections and landscape treatments that connect buildings to the street.

## 3.18.5.3

On abutting lands, the interconnection and integration of vehicular access is encouraged to facilitate safe and efficient traffic movement to and from the public road network. In this regard, the following will be encouraged:

- a. reduce the number of access points to and from arterial and major roads;
- b. facilitate traffic to signalized locations;
- c. provide continuity of the streetscape and minimize visual clutter.

## 3.18.5.10

Building and site designs will locate and design parking, loading and storage areas to minimize their presence from the street.

## 3.18.6.3

Building and site designs will provide facilities for bicycles or the capability to accommodate bicycle storage.

## Environmental Policies

## 3.9.2.1

Greenbelt is determined on a site by site basis and is defined by the greater of the "regulatory storm" floodplain, the "top of bank" and/or combined influence of the stable slope line/stable slope allowance, erosion allowance and the average annual recession rate, ..., and the limits of identified natural features. These parameters are determined in consultation with the City and appropriate Conservation Authority and/or through studies completed by the proponent to the satisfaction of the City and the appropriate Conservation Authority.

## 3.9.2.2

Greenbelt lands will be conveyed to the City or other public agency. Such lands will not be accepted as part of the dedication of land for park or other public recreational purposes contribution



or credited against any cash-in-lieu for park or other public recreational purposes or be included in the calculation of density for building coverage.

#### 3.9.2.7

Lands may be zoned Greenbelt within any land use designation.

### **New Mississauga Official Plan**

Mississauga Official Plan was adopted by City Council on September 29, 2010 and approved by the Region of Peel on September 22, 2011. Until the new Mississauga Official Plan comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "**Mixed Use**" with a "**Natural Hazards**" overlay. The proposed one storey single unit retail commercial building conforms with the land use designation contained in the new Mississauga Official Plan and associated policies, and the hazard lands are proposed to be zoned greenbelt and dedicated to the City in accordance with the new Official Plan.

### **Existing Zoning**

"**D**" (**Development**), which permits only a building or structure legally existing on the date of the passing of the By-law and the existing legal use of such building or structure.

### **Proposed Zoning By-law Amendment**

"**C3-Exception**" (**General Commercial**), to permit a one storey single unit retail commercial building.

The provisions will be in accordance with the "C3" zone, save for the following exceptions:

- minimum interior side yard setback of 1.5 m (4.9 ft.), whereas the C3 zone requires 4.5 m (14.8 ft.);

- minimum depth of landscaped buffer to side and rear lot lines of 0.0 m (0.0 ft.), whereas the C3 zone requires 4.5 m (14.8 ft.); and,
- a daycare shall not be a permitted use.

The portion of the subject lands below the staked top of bank is to be zoned **"G1" (Natural Hazards)** and dedicated to the City, to permit natural heritage features and areas of conservation. A 5 m (16.4 ft.) buffer is proposed from the staked top of bank, which will also be dedicated to the City, and is to be zoned **"G2-1" (Natural Features)** to permit a natural protection area.

### COMMUNITY ISSUES

A community meeting has been scheduled by Ward 3 Councillor, Chris Fonseca, for October 4, 2011. Any issues raised at the community meeting and the public meeting will be summarized in the Supplementary Report, however, no phone calls or email correspondence were received to date.

### DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- provision of an updated Functional Servicing Report to the satisfaction of the Transportation and Works Department to consider external drainage;
- provision of a public easement for both future pedestrian and vehicular access to the lands located immediately east, to allow for access to the signalized intersection at Maingate Drive to the satisfaction of the Transportation and Works Department;
- resolution of all valley and buffer issues including details regarding the proposed outfall to the satisfaction of the Toronto and Region Conservation Authority.

**OTHER INFORMATION****Development Requirements**


In conjunction with the proposed development, there are engineering and conservation matters with respect to land dedications, easements and securities, which will require the applicant to enter into appropriate agreements with the City.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Northeast District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: General Context Map

  
\_\_\_\_\_  
Edward R. Sajecki  
Commissioner of Planning and Building

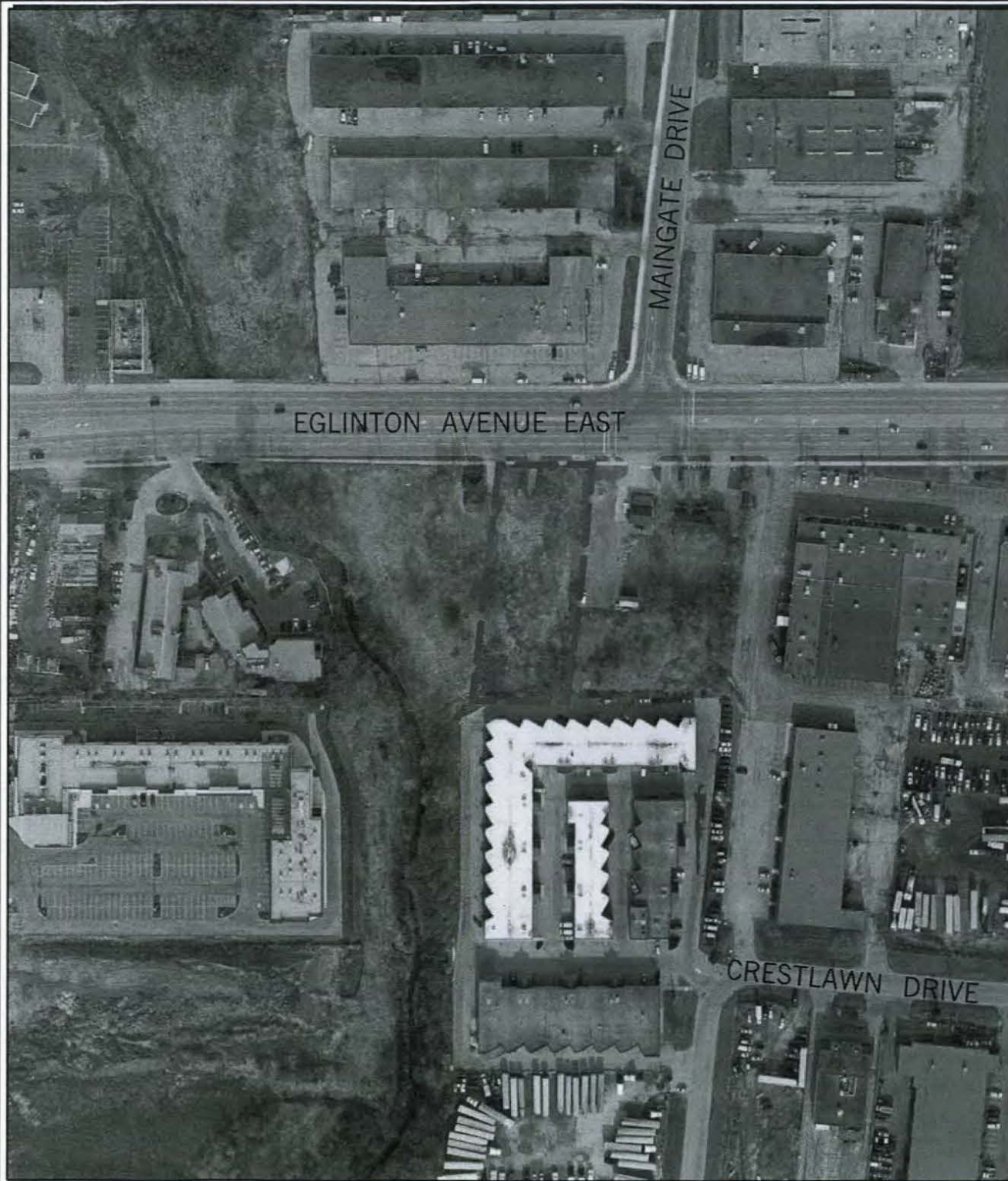
*Prepared By: Jonathan Famme, Development Planner*

1751504 Ontario Inc.

File: OZ 10/002 W3

**Site History**

- February 8, 1982 – A Rezoning application was received to rezone the lands from "R4" to "M1" and "G" to permit industrial development and greenbelt. The application was approved in principle at Council on April 22, 1985, but the By-law was never enacted as the outstanding requirements were not fulfilled and the file was closed on January 19, 2006;
- May 5, 2003 – Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands. The subject site was designated "General Retail Commercial";
- June 16, 2005 – A minor variance application under file "A" 204/05, to permit the retail sale of used motor vehicles on the subject property, was refused by the Committee of Adjustment;
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "D" (Development).



**LEGEND:**



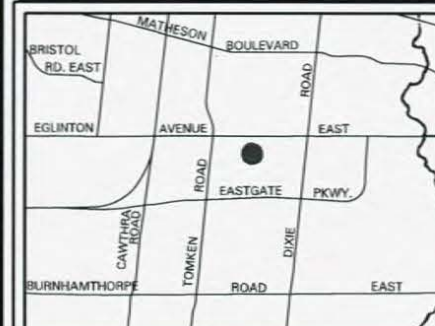
**SUBJECT LANDS**

DATE OF AERIAL PHOTO: 03 2011



**SUBJECT:**

**1751504 ONTARIO INC.**



**FILE NO:**  
**OZ 10002 W3**

**DWG. NO:**  
**10002A.DGN**

**SCALE:**  
**1:2500**

**PDC DATE:**  
**2011 10 17**

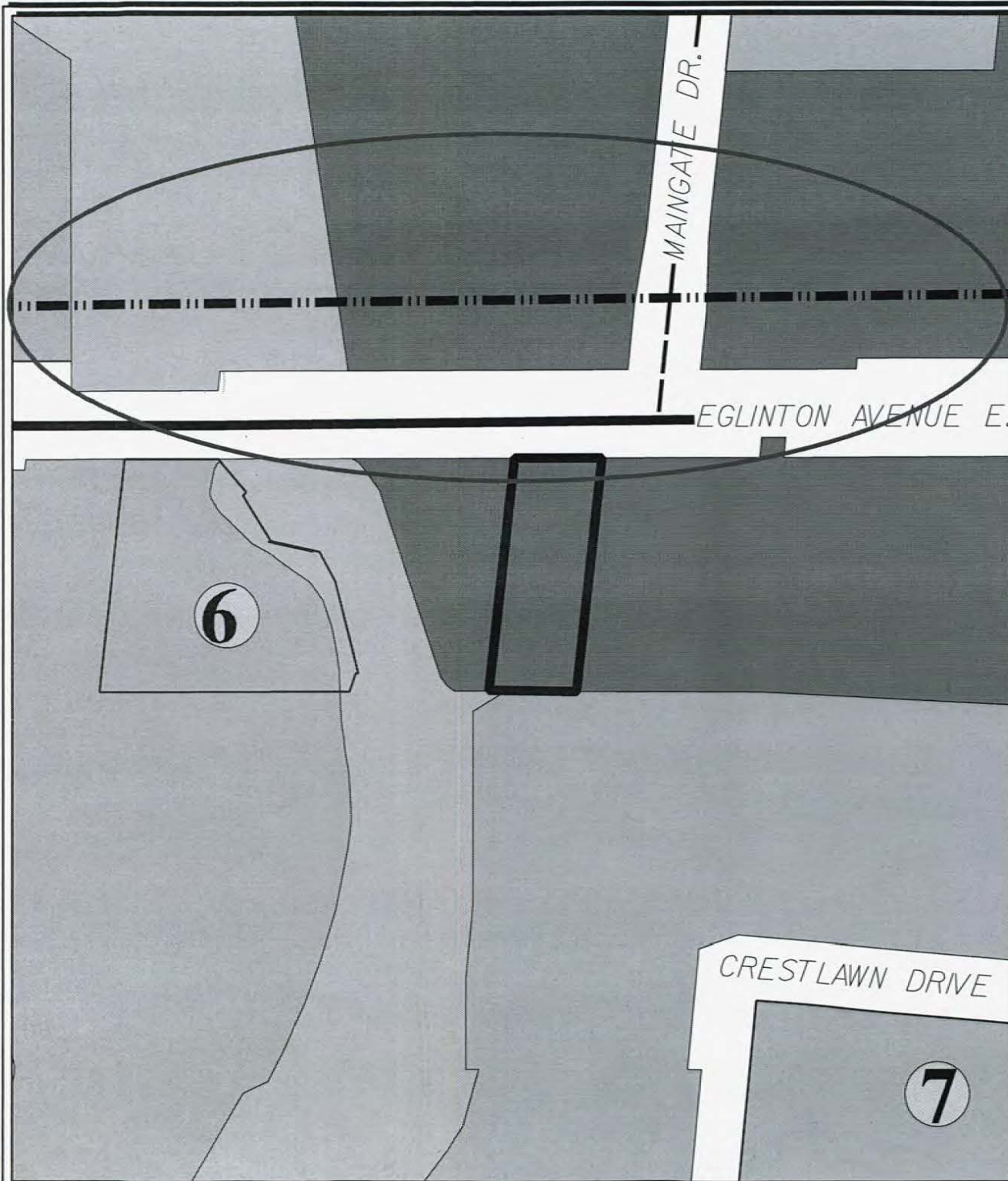
**DRAWN BY:**  
**K. PROKOP**

**APPENDIX I-2**

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**





# PART OF NORTHEAST DISTRICT LAND USE MAP NORTHEAST DISTRICT POLICIES OF MISSISSAUGA PLAN

## LAND USE DESIGNATIONS

- General Retail Commercial
- Business Employment
- Industrial
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Airport
- Utility

## TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Future Arterial
- Major Collector
- Future Major Collector (conceptual)
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Major Transit Corridor

Amendment No. 95 Appended to the Ontario Municipal Board.  
Removing Eglington Avenue as a Major Transit Corridor

## LAND USE LEGEND

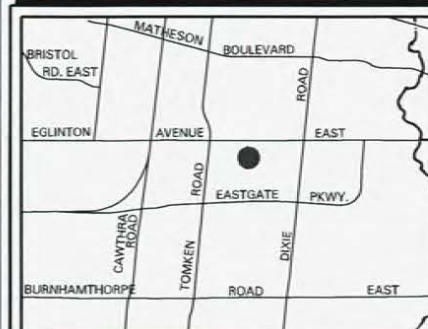
- LBPIA Operating Area Boundary - See Aircraft Noise Policies  
Note: In Northeast, this includes all lands north of Eglington/Dixie/Matheson indicated on map 1 of 2
- Cem - Cemetery
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**



**SUBJECT:**

**1751504 ONTARIO INC.**

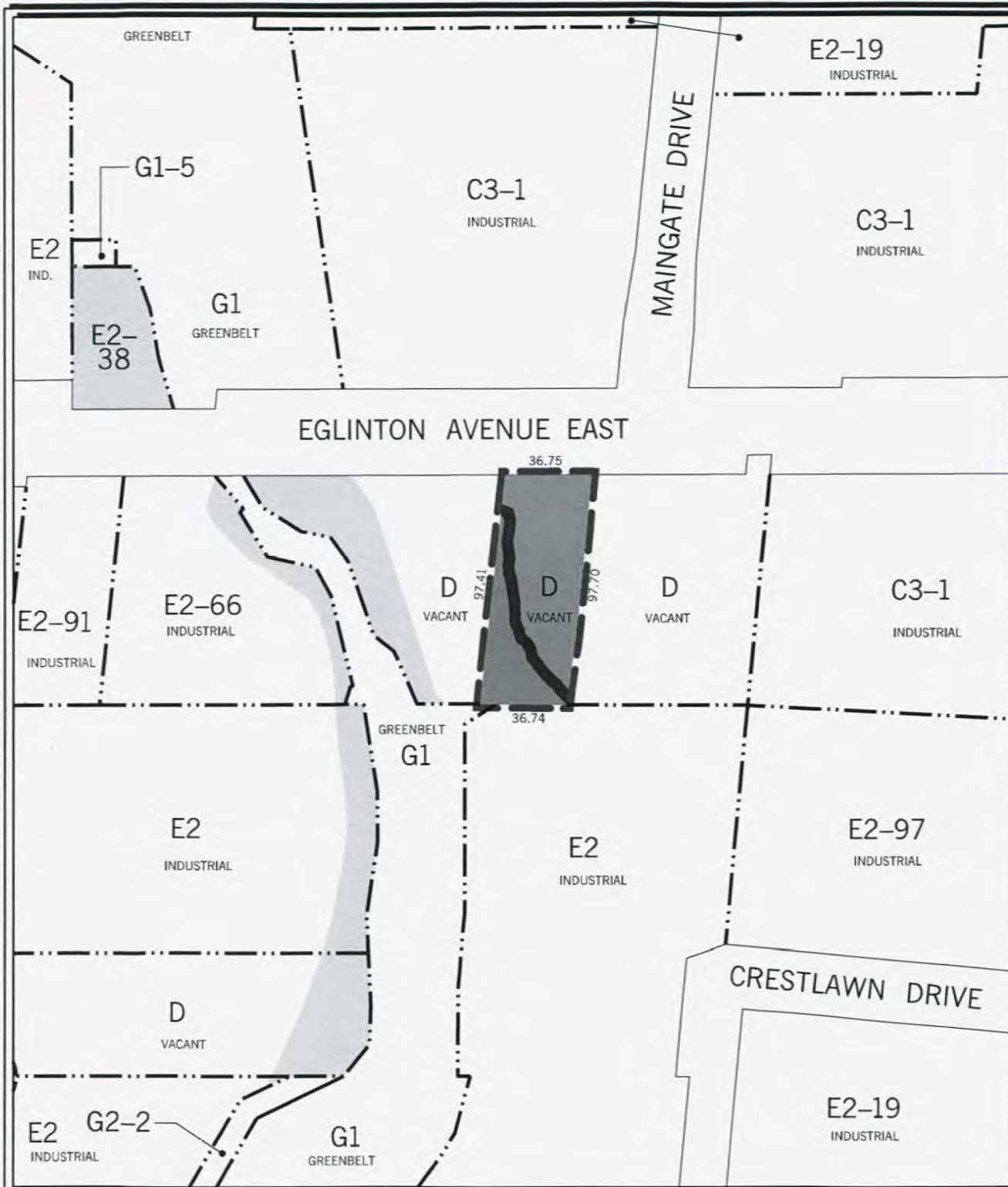


FILE NO:  
OZ 10002 W3  
DWG. NO:  
10002L.DGN  
SCALE:  
NTS  
PDC DATE:  
2011 10 17  
DRAWN BY:  
K. PROKOP

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



# LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'C3-EXCEPTION' (GENERAL COMMERCIAL) TO PERMIT A ONE STOREY SINGLE UNIT RETAIL COMMERCIAL BUILDING.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G1' (NATURAL HAZARDS)



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G2-1' (NATURAL FEATURES) TO PERMIT A 5.0m BUFFER



GREENBELT OVERLAY

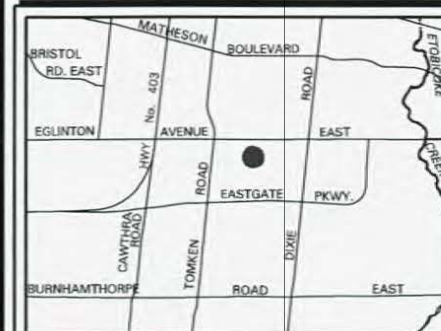
NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.

THIS IS NOT A PLAN OF SURVEY.



## SUBJECT:

**1751504 ONTARIO INC.**



FILE NO:

OZ 10002 W3

DWG. NO:

10002R.DGN

SCALE:

1:2500

PDC DATE:

2011 10 17

DRAWN BY:

K. PROKOP

APPENDIX 1-4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





**PROPOSED**  
**LATROSE C. G. & SONS LTD.**  
**1894 EGLINTON AVE. E.**  
**MILLSBURG, ONTARIO**

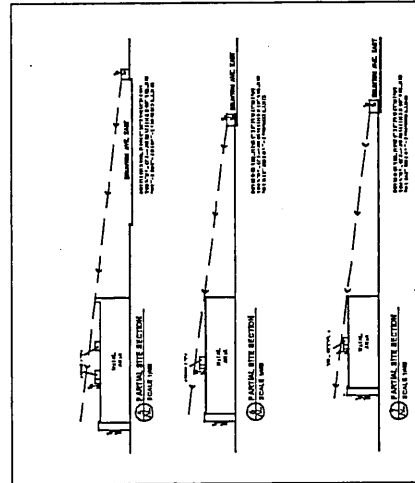
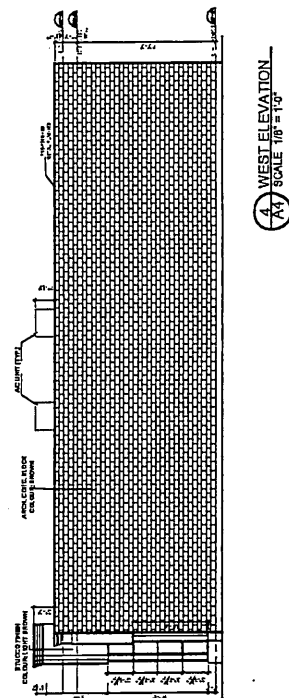
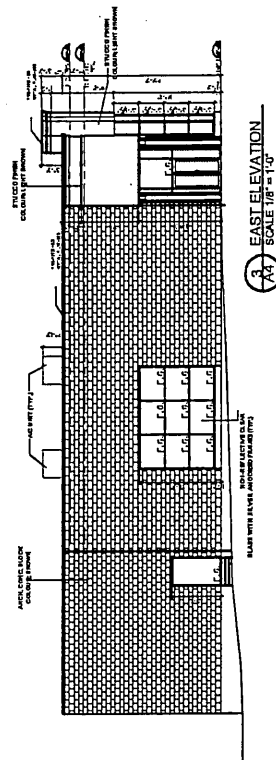
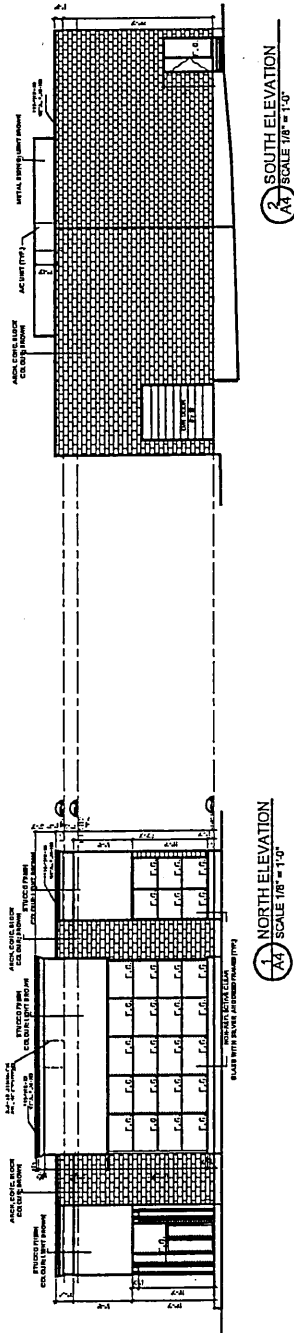
**PROPOSED**  
**1894 EGLINTON AVE. E.**  
**MILLSBURG, ONTARIO**

**PROPOSED**  
**1894 EGLINTON AVE. E.**  
**MILLSBURG, ONTARIO**

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**MILLSBURG, ONTARIO**

**PROPOSED**  
**1894 EGLINTON AVE. E.**  
**MILLSBURG, ONTARIO**



1751504 Ontario Inc.

File: OZ 10/002 W3

**Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (July 18, 2011)	<p>The subject land is located adjacent to the Little Etobicoke Creek. The Regional Official Plan (ROP) designates the Little Etobicoke Creek as a Core Area of the Greenlands System in Peel, under Policy 2.3.2.6. Within this designation, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the Toronto Region Conservation Authority (TRCA) staff for the review of development applications located within or adjacent to Core Areas of the Greenlands System in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that City staff consider comments from the TRCA and incorporate their conditions of approval appropriately. Please be advised that Regional Planning staff are unable to support final approval of this application until all environmental concerns have been addressed to the satisfaction of the Toronto Region Conservation Authority.</p> <p>An existing 300 mm (11.8 in.) diameter water main is located on Eglinton Avenue East. An existing 450 mm (17.7 in.) diameter sanitary sewer is located on Eglinton Avenue East.</p> <p>The subject land is not located within the vicinity of a landfill site.</p> <p>The applicant is advised that on site waste collection will be required through a private waste hauler.</p>

1751504 Ontario Inc.

File: OZ 10/002 W3

Agency / Comment Date	Comment
Toronto and Region Conservation Authority (July 20, 2011)	<p>Based upon top-of-bank staking conducted by TRCA staff in conjunction with City staff on January 3, 2008 and subsequent meetings for this particular site, a minimum 5 m (16.4 ft.) inland buffer has been agreed to from the greater of the development constraints, rather than 10 m (32.8 ft.) as per the Valley and Stream Corridor Management Program (VSCMP). The buffer reduction should be offset through dense native plantings throughout the area below top-of-bank and the 5 m (16.4 ft.) buffer.</p> <p>The proposed 1.5 m (4.9 ft.) high black vinyl chain link fence should be placed along the entire development limit to prevent future encroachment, snow storage, and dumping within the valley corridor.</p> <p>Documentation is to be provided confirming that the 5 m (16.4 ft.) buffer and the lands below top-of-bank are have been gratuitously dedicated and placed in public ownership.</p> <p>Additional details (e.g. cross section plan) are required regarding the proposed outfall.</p> <p>An Erosion and Sediment Control Plan will be required for review at the detailed design stage and shall conform to TRCA's Erosion and Sediment Control Guidelines for Urban Construction (2006).</p> <p>The proposed works are located within a Regulated Area of the Etobicoke Creek Watershed. On this basis, a TRCA permit is required from this Authority prior to any works commencing on the subject site pursuant to Ontario Regulation 166/06. TRCA are in receipt of the required permit application but will not be in a position to issue a permit until such time as a site plan application has been approved.</p>

1751504 Ontario Inc.

File: OZ 10/002 W3

Agency / Comment Date	Comment
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (August 22, 2011)</p>	<p>The Community Services Department – Park Planning Section notes that the subject property is adjacent to City-owned greenbelt lands (Not To Be Named P-259). All lands below the established top-of-bank as staked on January 3, 2008, the Regional Storm floodplain, or within the stability and/or erosion component of the valley slope, whichever is greater, shall be deeded gratuitously to the City as greenbelt. A 5 m (16.4 ft.) inland buffer shall also be gratuitously dedicated to the City in this instance. Should the application be approved, this Department will require hoarding, fencing, and associated securities including securities for greenbelt clean up works to ensure protection of the dedicated greenbelt lands. Prior to by-law enactment, cash contributions for street trees and trail signage will also be required.</p> <p>Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p>
<p>City Community Services Department – Fire and Emergency Services Division (March 24, 2010)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (August 4, 2011)</p>	<p>In comments dated July 29, 2011, this department requested that the applicant include the drainage information for the external areas in the Functional Servicing Report (FSR) to determine the extent of easement which may be required to accommodate drainage of adjacent lands.</p> <p>This application requires the written approval of the Toronto and Region Conservation Authority (TRCA) with regards to long-term stability, location of top-of-bank, hazard lines, regional flood elevations, Stormwater Management</p>

1751504 Ontario Inc.

File: OZ 10/002 W3

Agency / Comment Date	Comment
	<p>requirements, greenbelt buffer requirements, outlet structures, and any required development setbacks.</p> <p>The concept plan dated June 2009, revised June 24, 2011, is to be modified to establish a public easement over a portion of the driving aisle to accommodate the future interconnection for both vehicular and pedestrian access with the adjacent lands to the east. This is intended to facilitate access to the signalized intersection of Eglinton Avenue and Maingate Drive upon any future re-development of the adjacent sites.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
Mississauga Transit (November 18, 2010)	<p>This site is currently serviced by Mississauga Transit Routes 7, 35/35A, and 89 along Eglinton Avenue East.</p> <p>Please ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and Mississauga Transit service.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Economic Development  Enersource Hydro Mississauga  Enbridge  Canada Post  Rogers  Sun-Canadian Pipe Line Company Ltd.</p>

1751504 Ontario Inc.

File: OZ 10/002 W3

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Realty Services Peel Regional Police Bell Trans-Northern Pipelines Inc. Imperial Oil – Sarnia Products Pipe Line</p>





**Appendix S-2**

**1751504 Ontario Inc.**

**File: OZ 10/002 W3**

**Recommendation PDC-0051-2011**

PDC-0051-2011

"That the Report dated September 27, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from 'D' (Development) to 'C3-Exception' (General Commercial), 'G1' (Natural Hazards), and 'G2-1' (Natural Features), to permit a one storey single unit retail commercial building under file OZ 10/002 W3, 1751504 Ontario Inc., 1094 Eglinton Avenue East, be received, and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting."

OZ 10/002 W3

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

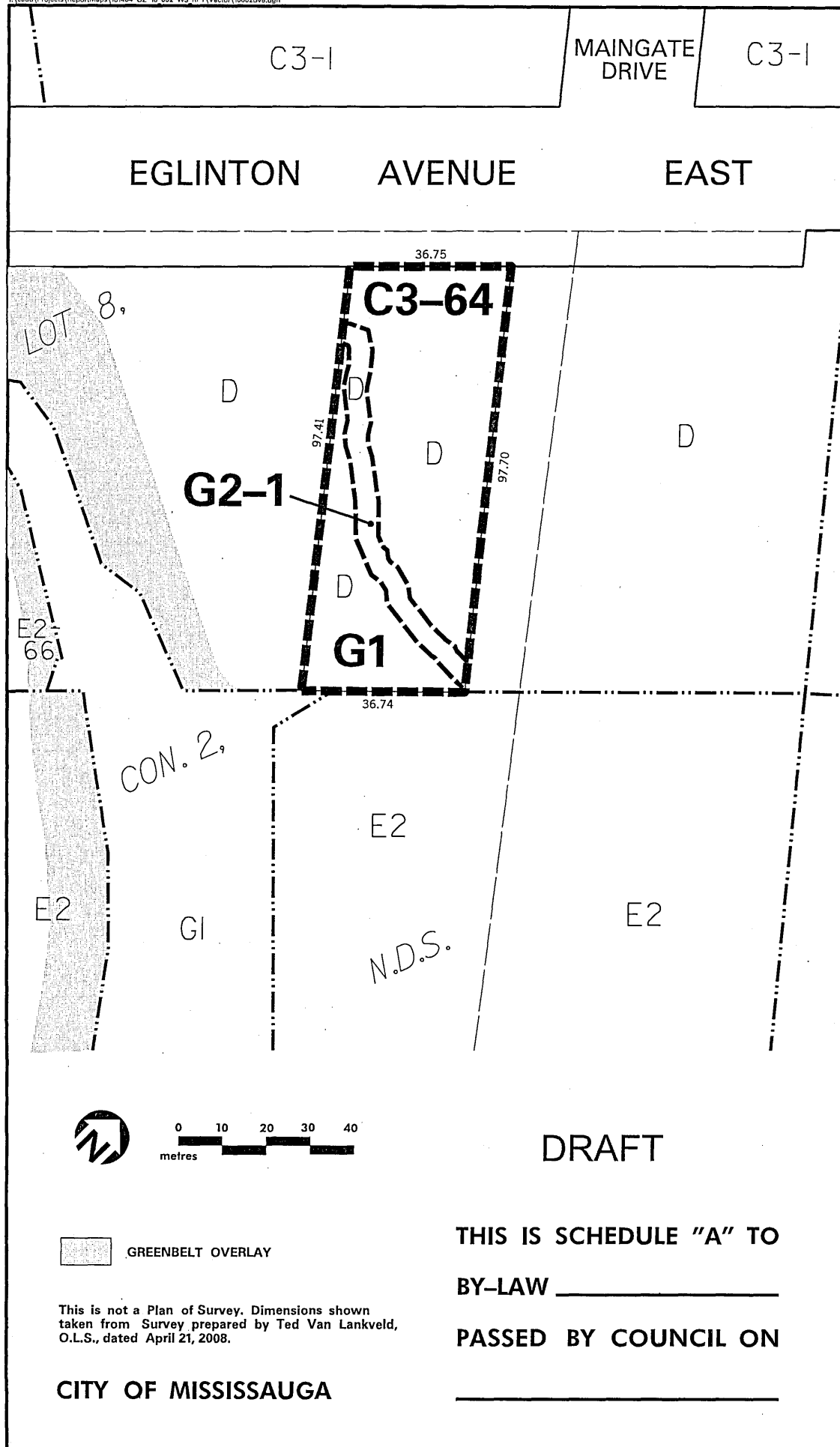
6.2.4.64	Exception: C3-64	Map # 27	By-law:
In a C3-64 zone the applicable regulations shall be as specified for a C3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
6.2.4.64.1	(1) <b>Day Care</b>		
<b>Regulations</b>			
6.2.4.64.2	All site development plans shall comply with Schedule C3-64 of this Exception		

2. Map Number 27 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "C3-64", "G1", and "G2-1", the zoning of Part of Lot 8, Concession 2, N.D.S., in the City of Mississauga, PROVIDED HOWEVER THAT the "C3-64", "G1", and "G2-1", zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "C3-64", "G1", and "G2-1", zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_  
2015.

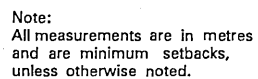
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



[illegible]

This is not a Plan of Survey.



PASSED BY COUNCIL ON \_\_\_\_\_



## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a one storey retail commercial building.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "C3-64" (General Commercial - Exception), "G1" (Greenbelt - Natural Hazards), and "G2-1" (Greenbelt - Natural Features - Exception).

"D" permits a building or structure legally existing on the date of passing of the By-law and the existing legal use of such building or structure.

"C3-64" permits a wide variety of retail, service, hospitality and office uses, but excludes a day care, and adds exceptions for the building and parking setbacks, as shown on the exception schedule.

"G1" permits flood control, stormwater management, erosion management, and natural heritage features and areas of conservation.

"G2-1" permits natural protection areas and natural heritage features and areas of conservation with a minimum depth of 5 metres.

### Location of Lands Affected

South side of Eglinton Avenue East, east of Tomken Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.

K:\PLAN\DEVCONT\GROUP\WPDATA\BYLAWS\OZ 10 002.January.20.2015.jf.docx



# Corporate Report

Clerk's Files

 Originator's  
Files CD.06.REP

**DATE:** February 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 23, 2015

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

**SUBJECT:** **Regulation of Height for Dwellings with Flat Roofs**

**Ward 1**

- RECOMMENDATION:**
1. That the Report dated February 3, 2015 from the Commissioner of Planning and Building titled "Regulation of Height for Dwellings with Flat Roofs" be received for information; and,
  2. That a City initiated Zoning By-law amendment be prepared to restrict the height of flat roofed dwellings in the "R1", "R3", "RM1", "RM2", "RM7" and "R15" zones in Ward 1, and be considered at a future statutory Public Meeting.

**REPORT  
HIGHLIGHTS:**

- Ward 1 Councillor Tovey has raised a concern with respect to the height of new homes with flat roofs.
- It is recommended that the Zoning By-law be amended to regulate the height of flat roof houses in parts of Ward 1 that are not subject to infill housing regulations.

**BACKGROUND:**

An inquiry regarding three storey flat roof houses was raised by Ward 1 Councillor, Jim Tovey at the December 17, 2014 Council meeting. Councillor Tovey requested that Planning and Building staff bring a report to Committee outlining the options for dealing with this issue.

The current Zoning By-law regulations have some flexibility to allow for individual expression of house design. Historically, roofs of houses were mostly pitched/sloped and people tended for more modest scaled homes. Today, for a number of reasons, home owners are choosing to take advantage of the zoning regulations to maximize the size of houses.

In Ward 1 there are a number of flat roofed homes. These can appear more imposing than a peaked roof house, even when built under the same zoning regulations (see Appendix 1). The height of a flat roofed house is measured to the roof line. For a house with a peaked roof, it is measured to the mid-point from the eaves to the peak, and sometimes to the eaves themselves. This means that the highest point of a peaked roof house is only the peak, while for a flat roofed house it is the entire breadth of the roof. Further, for a house with a sloped roof, the eaves tend to be at a lower height than the parapet of a flat roofed house, thereby giving the appearance of a lower wall.

These new homes can be a stark contrast especially on streets where the homes are one-storey or have not been built to the maximum allowable standards.

Other changes to zoning regulations can also impact the size and style of replacement housing. To create safer and more attractive neighbourhoods, projecting garages are no longer permitted under the infill housing regulations. The result is that garages are built into the ground floor of a dwelling, leaving less living space at grade. To minimize the massing impact on neighbouring lots, a maximum house depth was added as an infill housing regulation.

**COMMENTS:**

Two options available to regulate replacement housing are site plan control and zoning by-law amendments for specific areas. A discussion of the options is as follows:

### **Site Plan Control**

The Site Plan Control By-law generally exempts low density residential development. However, due to unique characteristics, large portions of Wards 1 and 2 are subject to this process.

The site plan control process allows staff to review replacement housing projects and assess site specific characteristics such as the siting, scale and character and massing of the house on the property, tree preservation, grading and driveway location. The objective is to minimize the impact of replacement housing on the City's stable neighbourhoods.

At any given time, the City is processing approximately 150 replacement or infill housing site plan applications which requires considerable staff resources to review. The fee for an infill residential site plan application is \$8,034.00. Other costs may be incurred by the landowner for additional required studies such as arborist's reports, or Conservation Authority review.

Without restrictive zoning regulations, Planning and Building staff rely on design guidelines. A more effective tool to control the impact of replacement housing is to change the Zoning By-law standards.

### **Zoning By-law Amendments - Infill Housing Regulations**

There are four examples in the City where detached dwellings are subject to more restrictive zoning standards:

- In addition to being subject to site plan control, neighbourhoods in Wards 1 and 2 have certain "R1", "R2" and "R3" (Detached Dwellings - Typical Lots) Exception Zones that contain more stringent zoning regulations than the typical zones.
- The Streetsville Infill Housing Study (2009) resulted in new zoning regulations to control building massing in the "R2-7" and "R3" zones.

- The Port Credit (Hiawatha Neighbourhood) Infill Housing Study (2013) resulted in new zoning restrictions for the "R15" (Detached Dwelling - Port Credit) zone to control the massing of buildings.

All of the infill housing regulations noted above include a maximum height of 7.5 m (24.6 ft.) for flat roof dwellings.

- The historic towns of Port Credit and Meadowvale Village are subject to specific zoning regulations to preserve their unique historical characteristics, and flat roof dwellings are not permitted.

### **Proposed Zoning By-law Amendment**

To address the height of three storey flat roof houses in parts of Ward 1 that are not subject to infill housing regulations, it is recommended that a maximum height of 7.5 m (24.6 ft.) for flat roof dwellings be added to the "R1", "R3", "RM1", "RM2", "RM7" and "R15" zones (see Appendix 2).

### **Interim Control By-law**

Staff were asked to consider whether an Interim Control By-law (ICBL) could be implemented to allow for a study of a particular area or neighbourhood.

If an ICBL is passed by Council, it would stop any development that has not had a building permit issued. ICBL are for a one year period which can be extended for a second year for a maximum of two years. The By-law can also be appealed.

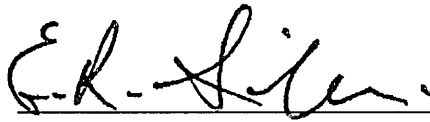
It appears that in the case of replacement housing regulations, the purpose of the ICBL would be to limit the height of residential dwellings in an area until the study is completed. Height alone is not appropriate subject matter for an ICBL. A review of Ontario Municipal Board (OMB) decisions by Legal staff has determined that the OMB generally rules that there is no statutory authority to enact an IBCL which addresses height and not land use. In

addition, the courts and the OMB view ICBL as an extraordinary remedy and therefore apply a strict interpretation to the content and the reasons for which they are enacted. For these reasons, an ICBL is not a recommended option to regulate replacement housing with respect to height.

**FINANCIAL IMPACT:** There will be some nominal costs for advertising and public consultation with respect to the proposed changes for Ward 1.

**CONCLUSION:** To address immediate concerns in parts of Ward 1 with the height of three storey flat roof houses, an amendment to the Zoning By-law is proposed.

**ATTACHMENTS:** Appendix 1: Examples of three storey flat roof houses  
Appendix 2: Ward 1 - Areas not subject to infill housing regulations



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Lisa Christie, Zoning By-law Planner*

























3-11













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416-223-2222







# Corporate Report

Clerk's Files

 Originator's  
Files OZ 13/016 W1

**DATE:** February 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 23, 2015

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

**SUBJECT:** **Official Plan Amendment and Rezoning Applications**  
**To permit an 8 storey, 173 unit rental retirement apartment**  
**building, an 8 storey, 136 unit apartment building,**  
**16 townhouses and street level commercial uses**  
**266-294 Lakeshore Road West, 125-143 High Street West,**  
**7 Benson Avenue and the rear portion of 5 Benson Avenue**  
**Owner: High Benson Holdings Inc.**

Public Meeting/Information Report

Ward 1

**RECOMMENDATION:** That the Report dated February 3, 2015, from the Commissioner of Planning and Building regarding the applications by High Benson Holdings Inc. to permit an 8 storey, 173 unit rental retirement apartment building, an 8 storey, 136 unit apartment building, 16 townhouses and street level commercial uses under File OZ 13/016 W1, at 266-294 Lakeshore Road West, 125-143 High Street West, 7 Benson Avenue and the rear portion of 5 Benson Avenue, be received for information.

## REPORT HIGHLIGHTS:

- This report has been prepared for the public meeting of February 23, 2015 to hear from the community;
- The project does not conform with the mixed use and residential land use designations and requires a rezoning;
- Community concerns include the overall height and massing of the project, the amount of density proposed and increased

traffic in the area;

- Prior to the next report, staff must evaluate a number of the project's features including whether it is compatible with the character of the area, provides adequate building transition to the surrounding homes and meets all the City's technical requirements.

## BACKGROUND:

The applications have been circulated for comments and community and focus group meetings have been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

## COMMENTS:

### THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	137.3 m (450.5 ft.) – Lakeshore Road West 112.0 m (367.5 ft.) – High Street West 12.2 m (40.0 ft.) – Benson Avenue
Depth:	91.5 m (300.2 ft.)
Gross Lot Area:	1.12 ha (2.76 ac.)
Existing Uses:	- motor vehicle repair uses - office uses - mixed residential/commercial uses - detached homes

The site is made up of 14 properties immediately west of the Credit Landing Shopping Centre in the Indian Heights neighbourhood of Port Credit. On the north half of the site are 9 lots that have detached houses built between the late 1940s and early 1950s. The remaining 5 lots are located along Lakeshore Road West and are stand-alone commercial buildings.

The surrounding neighbourhood has a mixture of commercial and residential uses. Older detached homes are mainly found to the north, although there has been recent infill development including semi-detached houses. A mix of retail, motor vehicle, office and apartment uses are found along this stretch of Lakeshore Road West. The surrounding land uses are described as follows:

North: Detached houses  
East: Credit Landing Shopping Centre  
South: Vacant Imperial Oil lands  
West: Commercial uses, medical office and low-rise apartment buildings

### **DETAILS OF THE PROJECT**

The developer describes the proposal as a continuing care retirement community with different levels of care and independence depending on the needs of the seniors who live there. The project consists of three main parts: a rental retirement apartment (173 units), an apartment building geared towards seniors (136 units) and four blocks of condominium townhouses (16 units).

The rental retirement apartment would contain a common dining room, housekeeping services, on-site medical support, as well as amenities for residents including a hobby room, theatre/chapel, games room, library, crafts room, hair salon, exercise room, and swimming pool. The units will not contain full kitchens.

The seniors' apartment building would contain full kitchens and residents would have to purchase a package of services from the adjacent rental retirement apartment. The developer is uncertain at this time whether the units will be registered as condominiums or whether they will all be rental units. If the units are registered as condominiums, the developer would retain ownership and rent them.

The 16 condominium townhouses would have their main entrance facing High Street West but would have two underground parking spaces directly under each unit. The units would be marketed to seniors. The owners would also have to purchase a package of services from the adjacent rental retirement apartment.

<b>Development Proposal</b>		
Applications Submitted	Received: October 28, 2013 Deemed complete: November 15, 2013 Revised: October 21, 2014	
Developer/Owner	High Benson Holdings Inc.	
Applicant	Freeman Planning Solutions Inc.	
Number of units	325	
Height	8 storeys – apartments 3 storeys – townhouses	
Lot Coverage	49.7%	
Floor Space Index	2.2	
Landscaped Area	38%	
Density	290.6 units/ha 117.6 units/acre	
Gross Floor Area	Residential/Amenity - 24 347 m <sup>2</sup> (262,077 sq. ft.) Commercial - 753 m <sup>2</sup> (8,084 sq. ft.) Total – 25 100 m <sup>2</sup> (270,183 sq. ft.)	
Anticipated Population	823*  *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.  The applicant has estimated the population to be 407 persons given that this is a proposed seniors' retirement development.	
Parking resident spaces	Required 282	Proposed 202
visitor spaces	31	24
commercial spaces	42	33
Total	355	259 (less 27 for proposed shared parking = 232) 256 shown on site plan (10 surface and 246 underground)



Development Proposal	
Green Initiatives	<ul style="list-style-type: none"> <li>• Use of locally produced materials</li> <li>• Introduction of private Car Share Program featuring hybrid vehicles</li> <li>• Low water requirements for native species landscaping</li> <li>• On-site storm water storage tank and roof-top storage systems</li> <li>• Use of high efficiency systems</li> </ul>

Additional information is provided in Appendices I-1 to I-11.

## LAND USE CONTROLS

Due to the developer's appeal of the new Port Credit Local Area Plan to the Ontario Municipal Board (OMB), the old Area Plan policies are still in effect for this site. These lands are designated **Residential Low Density II, Mixed Use, Mixed Use – Special Site 28** and **Mixed Use – Special Site 38** in the old Port Credit Local Area Plan. The developer has requested to redesignate the lands **Mixed Use – Special Site** to permit the proposed seniors' development.

A rezoning is proposed from **RM7 (Detached, Semi-Detached, Duplex and Triplex Dwellings)**, **C4 (Mainstreet Commercial)** and **C4 – 17 (Mainstreet Commercial)** to **C4 – Exception (Mainstreet Commercial)** to permit the proposed seniors' development.

Detailed information regarding the Official Plan and Zoning is in Appendices I-9 and I-10.

## Bonus Zoning

Section 37 of the *Planning Act* and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back

to the Planning and Development Committee on the provision of community benefits as a condition of approval.

### **WHAT DID THE COMMUNITY SAY?**

Community meetings were held by Ward 1 Councillor, Jim Tovey on February 10, 2014 and January 21, 2015, as well as focus group meetings on March 25, 2014, April 21, 2014 and May 27, 2014. While most of the comments were concerns, there have also been supportive remarks. Representatives of the Town of Port Credit Association (TOPCA) and Cranberry Cove Ratepayers Association have advised that their associations do not support the project, while the Port Credit Business Improvement Area (BIA) has indicated its support.

An overview of both the positive and negative comments raised by the community are listed below. Concerns will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.

#### Concerns

- Proposed height, scale and density does not fit in with the character of the area, which is mostly detached houses;
- Any project should be in keeping with what the Port Credit Local Area Plan and the current zoning permits;
- This is not an intensification node and so a project of this magnitude is not appropriate;
- If approved, this project will create a precedent for similar sized developments along Lakeshore Road West;
- Assembling many lots should not give the developer the right to construct buildings that are not compatible with the neighbourhood;
- The added traffic and parking demand to the area will not be acceptable;
- The project will require the removal of many trees and other landscaping on site;
- The project will create overshadowing and wind issues along the abutting streets;

- There should be no connection to the Credit Landing Shopping Centre from High Street West;
- The proposed driveway access is too close to the existing triplex at the southeast corner of Benson Avenue and High Street West;
- The proposed access to the site should be from Lakeshore Road West, not Benson Avenue;
- Bird-friendly window treatments should be used;
- More information about the soil contamination is needed.

#### Supportive Comments

- This project will be a great improvement compared to the businesses that exist along Lakeshore Road West, will provide an excellent streetscape and will revitalize the neighbourhood;
- The developer has worked hard to address concerns of residents;
- It will provide much needed seniors' housing to the neighbourhood and will improve the tax base;
- Higher residential densities are needed if we want to create transit supportive development;
- A seniors' development will have much less impact on traffic compared to a standard residential condominium project.

#### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7 and school information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project;
- Is the proposal compatible with the character of the area given its height, massing, density, uses, landscaping, building configuration and technical requirements;
- Has an appropriate building transition been provided between the existing surrounding homes and commercial buildings and the proposal;

- Is the proposed streetscape design along Lakeshore Road West satisfactory;
- Are the proposed design details and zoning standards appropriate, including the requested reduction in parking rates;
- Have all other technical requirements and studies related to the project been found to be acceptable.

### **OTHER INFORMATION**

A number of studies and reports have been submitted by High Benson Holdings Inc. in support of the applications. The list is below and the studies are available for review.

- Master Plan, Concept Plan, Site Plan
- Draft Reference Plan
- Elevations/Sections, Floor/Roof Plans
- Engineering Plans
- Landscape Plan
- Utility Plan
- Planning Justification Report
- Urban Design Brief
- Arborist Report and Tree Preservation Plan
- Pedestrian Wind Assessment
- Shadow Study
- Traffic Impact Study
- Phase I Environmental Site Assessment
- Preliminary Phase II Environmental Site Assessment
- Record of Site Condition
- Functional Servicing Report
- Noise Feasibility Study
- Parking Study
- Green Initiatives Letter
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

**Development Requirements**

There are certain other engineering matters including storm drainage, noise reduction, sidewalks and utilities which will require the applicant to enter into appropriate agreements with the City.

**FINANCIAL IMPACT:** Development charges will be payable as required by the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

**CONCLUSION:** All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all issues are resolved.

**ATTACHMENTS:**

- Appendix I-1: Aerial Photograph
- Appendix I-2: Excerpt of Mississauga Official Plan
- Appendix I-3: Existing Land Use and Proposed Zoning Map
- Appendix I-4: Concept Plan
- Appendix I-5: Elevations
- Appendix I-6: Renderings
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Summary of Existing and Proposed Official Plan Amendment Provisions and Relevant Mississauga Official Plan policies
- Appendix I-10: Summary of Existing and Proposed Zoning Provisions and Applicant's Draft Zoning By-law Amendment
- Appendix I-11: General Context Map

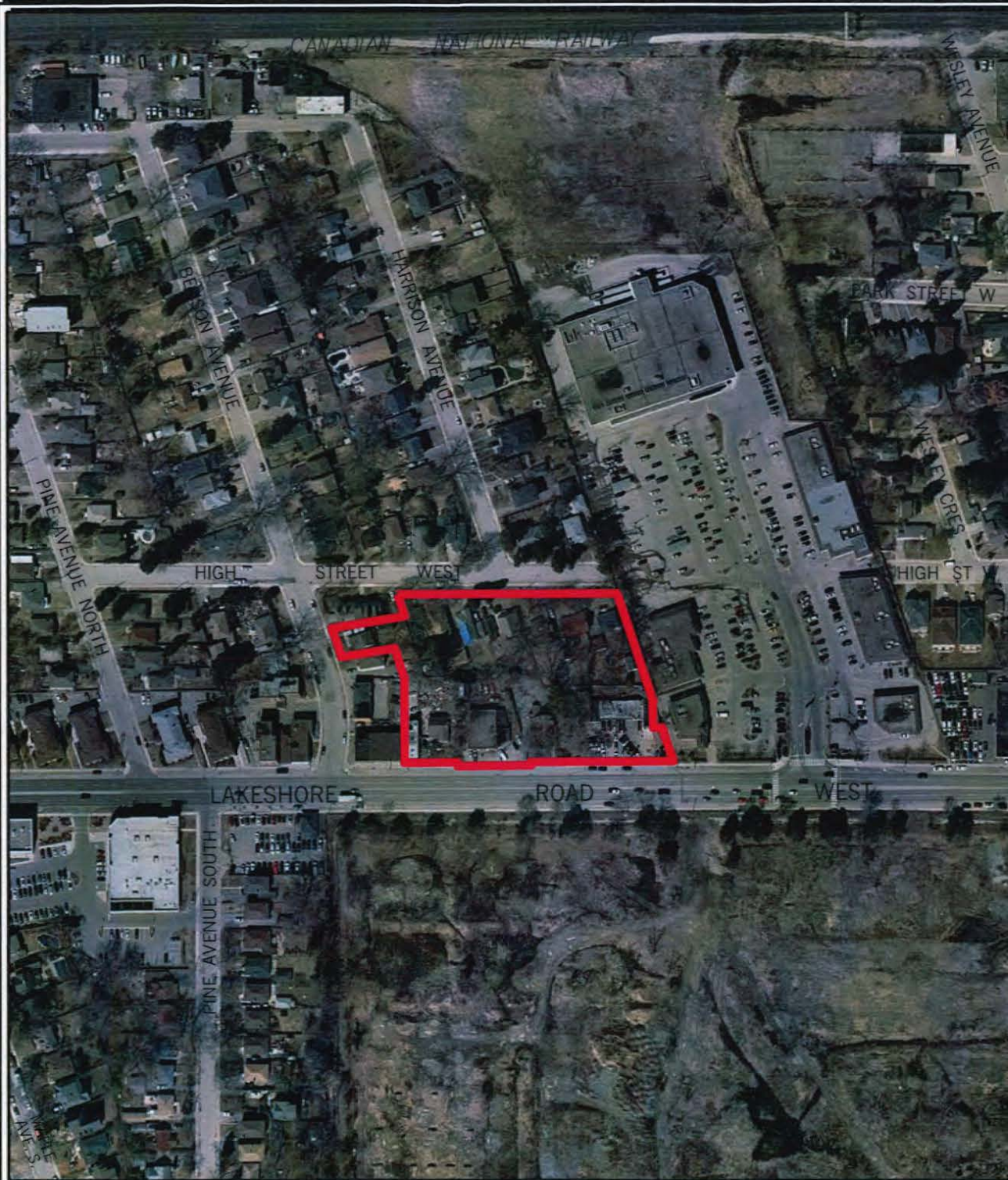


Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*







# LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2014



## SUBJECT:

**HIGH BENSON HOLDINGS INC.**



FILE NO:  
OZ 13016 W1

DWG. NO:  
13016A

SCALE:  
1:3000

PDC DATE:  
2015 02 23

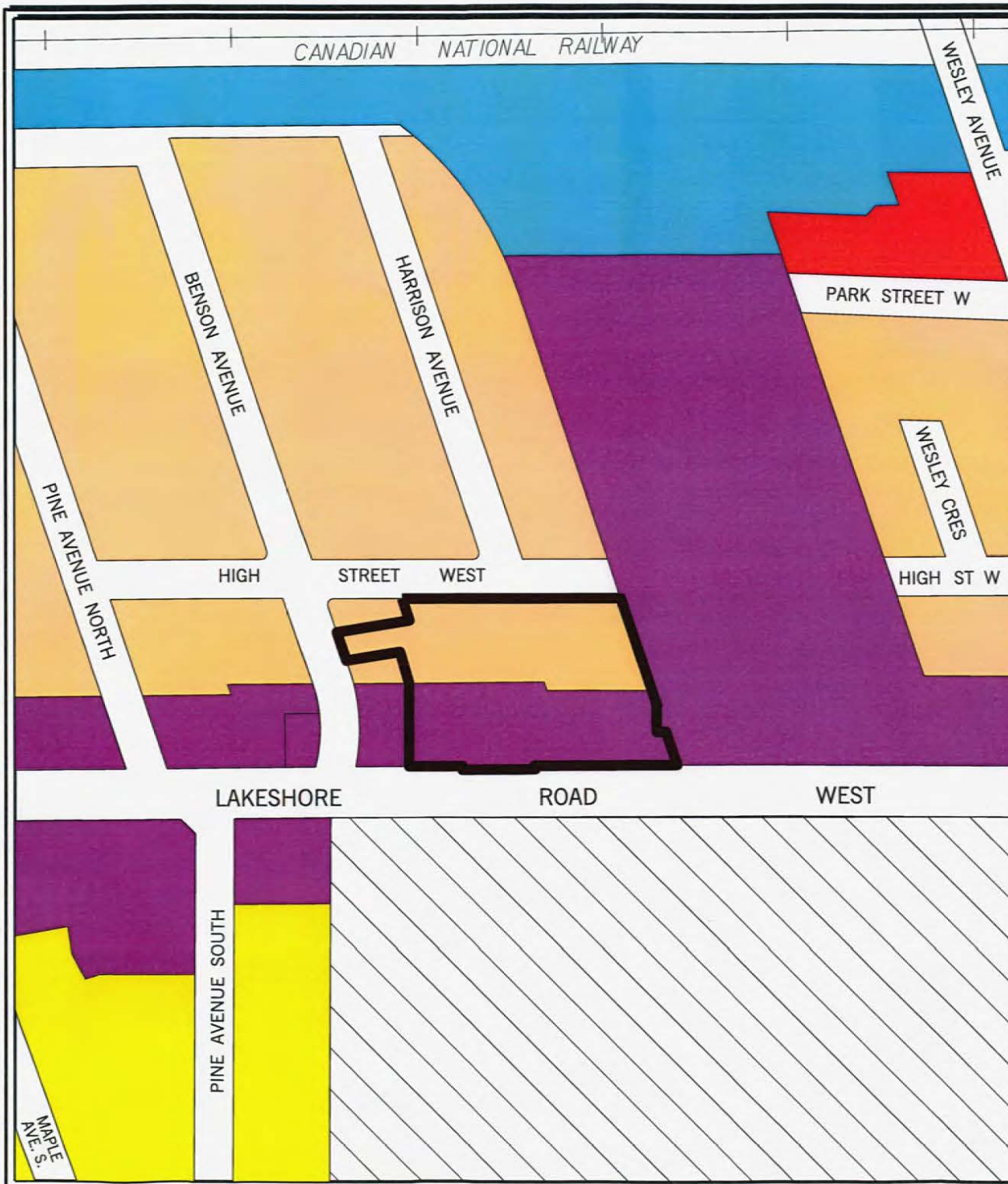
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B. KRUGER

APPENDIX I-1

**MISSISSAUGA**  
Planning and Building

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T&W, Geomatics





# **PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN**

## **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	Special Waterfront

## **LAND USE LEGEND**

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

## **CITY STRUCTURE**

### **Elements**

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

ND2 Region of Peel Non-Decision

**SUBJECT LANDS**

**SUBJECT:**  
**HIGH BENSON HOLDINGS INC.**



**FILE NO:**  
**OZ 13016 W1**

**DWG. NO:**  
**13016L**

**SCALE:**  
**1:3000**

**PDC DATE:**  
**2015 02 23**

**DRAWN BY:**  
**B. KRUGER**

**APPENDIX 1-2**

**MISSISSAUGA**  
**Planning and Building**

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# LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MIXED USE", "MIXED USE-SPECIAL SITE 28", "MIXED USE-SPECIAL SITE 38" AND "RESIDENTIAL LOW DENSITY II" TO "MIXED USE-SPECIAL SITE" AND PROPOSED REZONING FROM "RM7" (DETACHED, SEMI-DETACHED, DUPLEX AND TRIPLEX DWELLINGS), "C4" (MAINSTREET COMMERCIAL) AND "C4-17" (MAINSTREET COMMERCIAL) TO "C4-EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT AN 8 STOREY, 173 UNIT RENTAL RETIREMENT APARTMENT BUILDING, AN 8 STOREY, 136 UNIT APARTMENT BUILDING, 16 TOWNHOUSES AND STREET LEVEL COMMERCIAL USES.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN

THIS IS NOT A PLAN OF SURVEY.



## SUBJECT:

**HIGH BENSON HOLDINGS INC.**



FILE NO:  
OZ 13016 W1

DWG. NO:  
13016R

SCALE:  
1:3000

PDC DATE:  
2015 02 23

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B. KRUGER

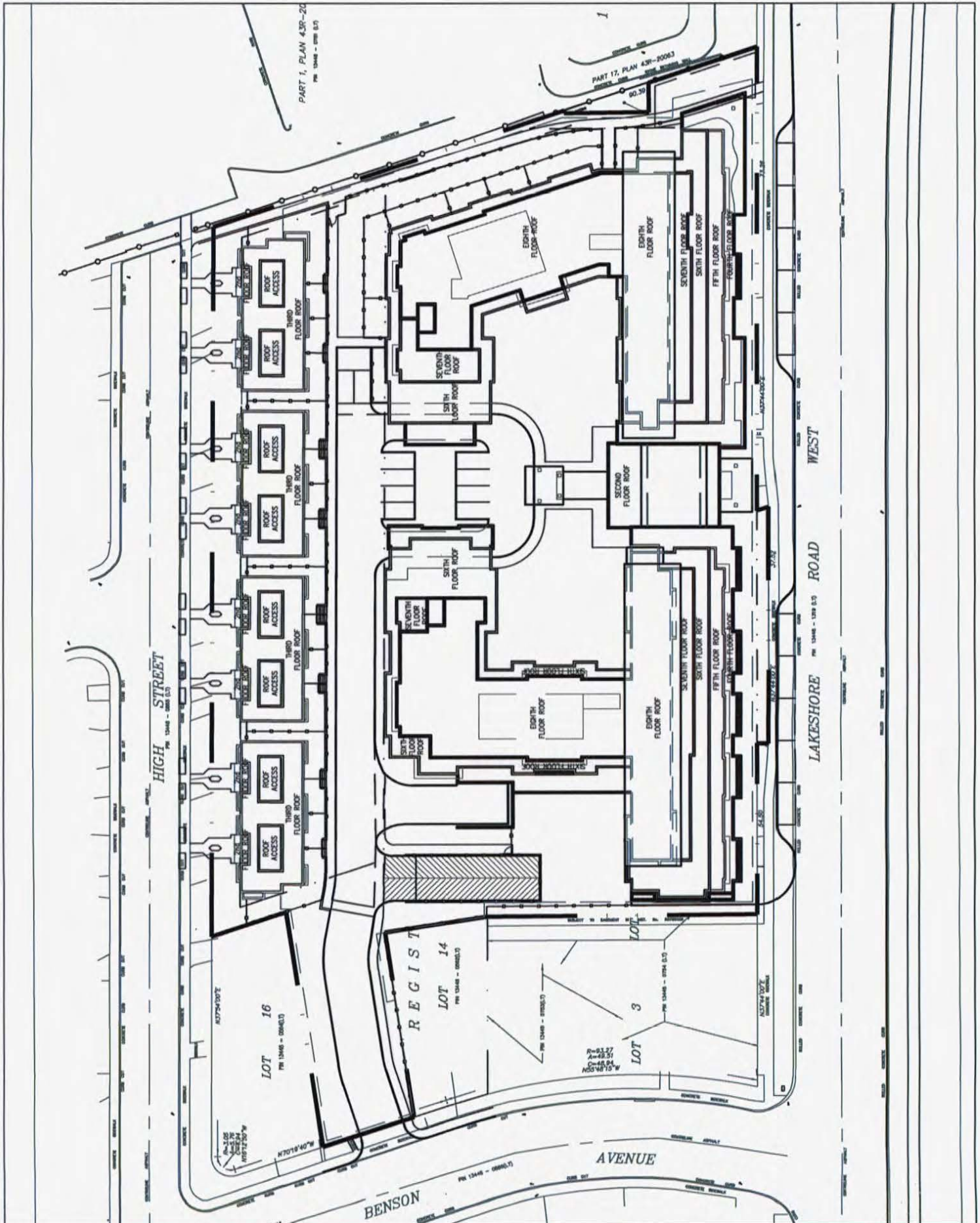
APPENDIX I-3

**MISSISSAUGA**  
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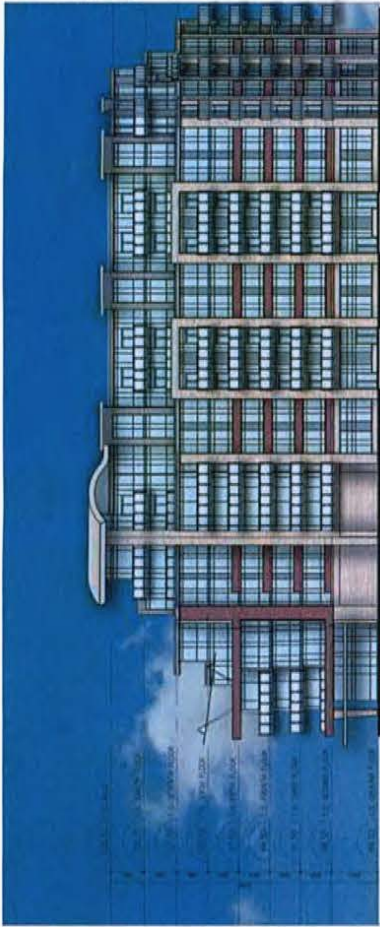


## CONCEPT PLAN





ELEVATIONS



3- EAST ELEVATION APARTMENT  
ASST SCALE 1:200



4- WEST ELEVATION RETIREMENT  
ASST SCALE 1:200



2- NORTH ELEVATION - HIGH STREET  
ASST SCALE 1:200



1- SOUTH ELEVATION - LAKESHORE  
ASST SCALE 1:200





7- COURTYARD PART WEST ELEVATION APPT.  
A302 / SCALE 1:200



6- COURTYARD WEST ELEVATION APPT.  
A302 / SCALE 1:200



5- COURTYARD NORTH ELEVATION / PART NORTH RETIREMENT  
A302 / SCALE 1:200

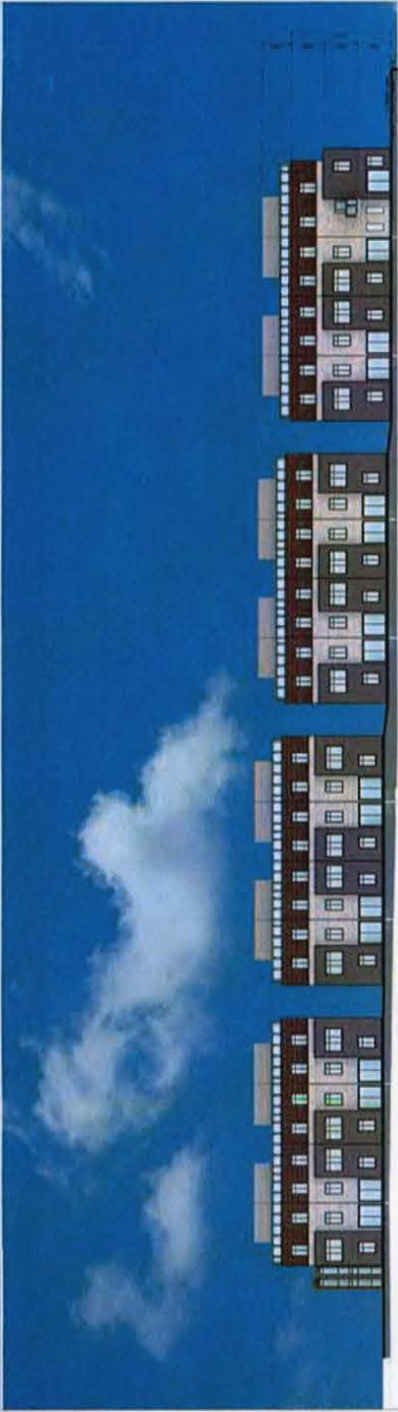


4- COURTYARD SOUTH ELEVATION  
A302 / SCALE 1:200



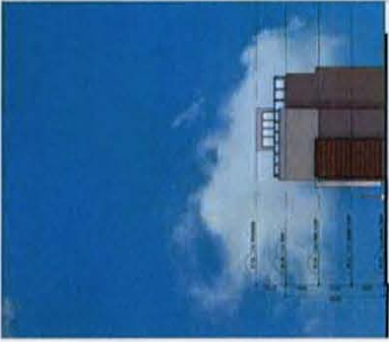


ELEVATIONS



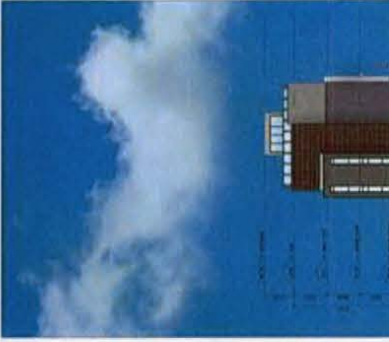
6- SOUTH ELEVATION

A303 SCALE 1/200



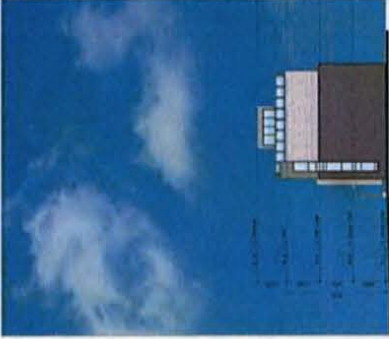
2- WEST ELEVATION

A303 SCALE 1/200



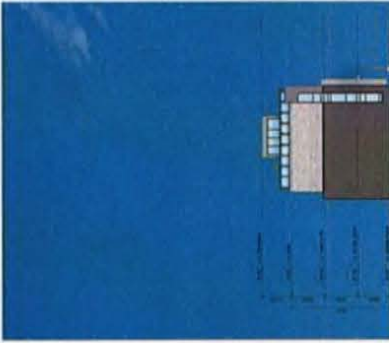
3- EAST ELEVATION

A303 SCALE 1/200



4- INSIDE WEST ELEVATION

A303 SCALE 1/200



5- INSIDE EAST ELEVATION

A303 SCALE 1/200



1- NORTH ELEVATION

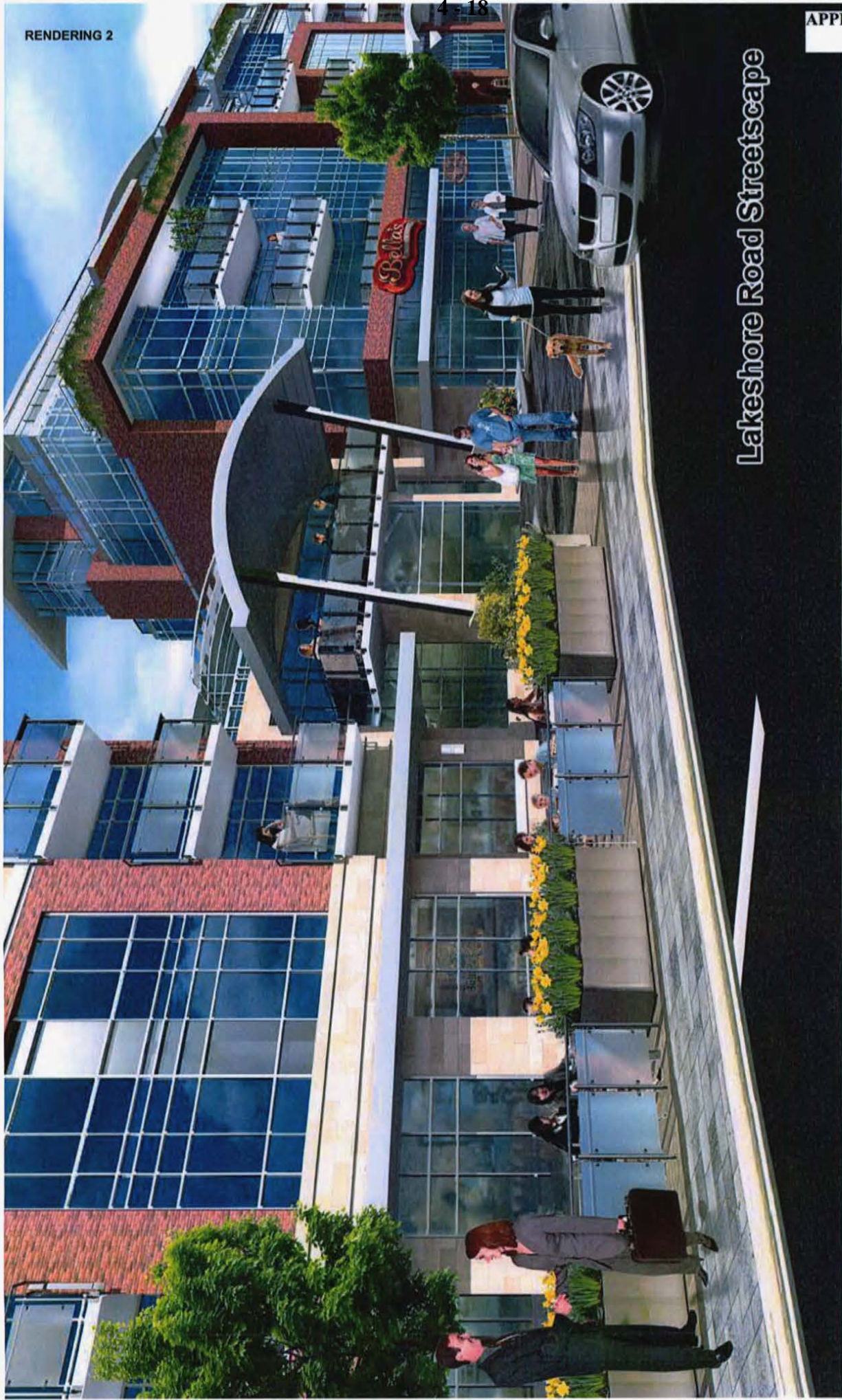
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LAKESHORE ROAD WEST (LOOKING EAST)





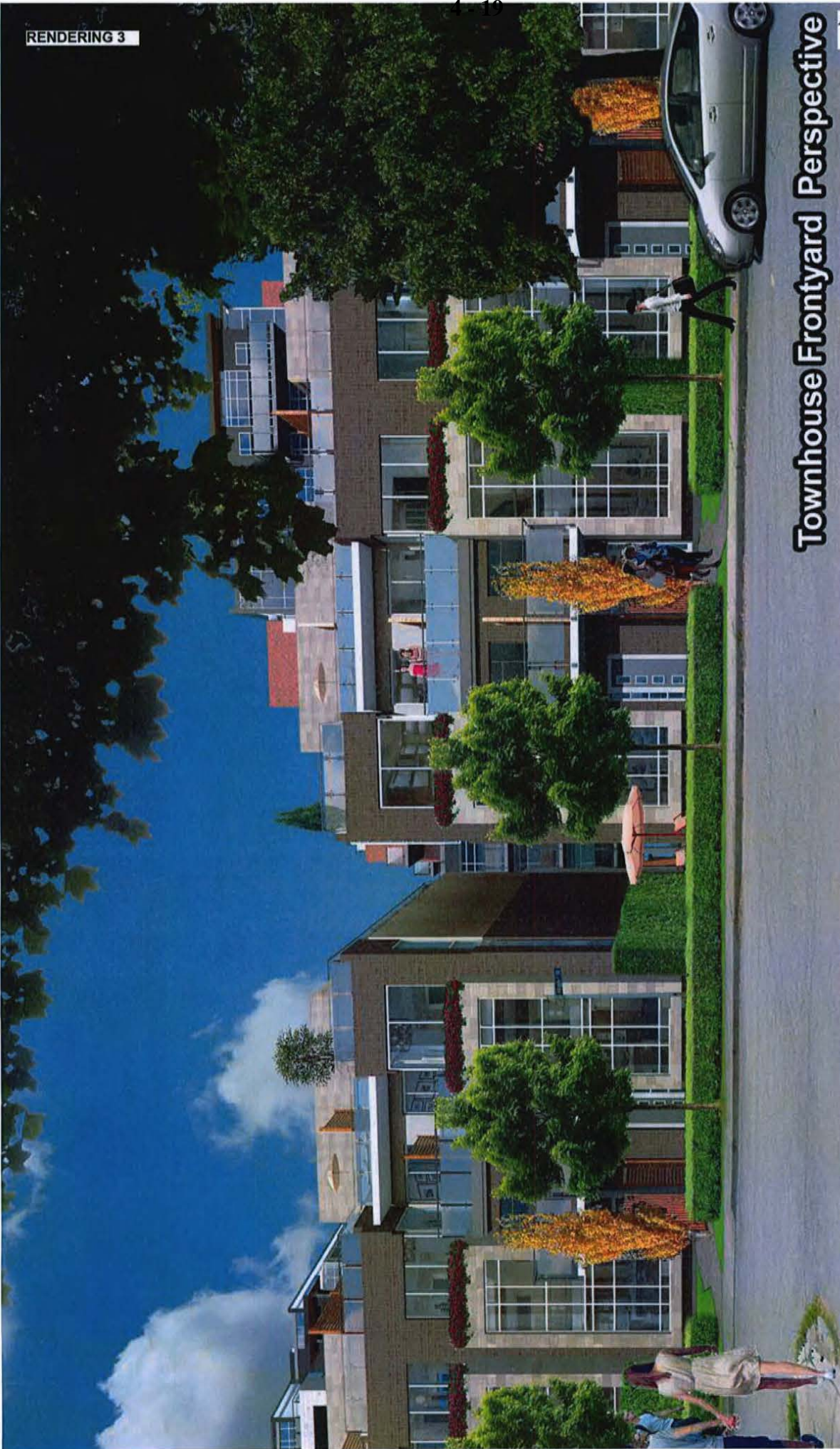
Lakeshore Road Streetscape

LAKESHORE ROAD WEST - CLOSE UP



# Townhouse Frontyard Perspective

HIGH STREET WEST (LOOKING SOUTH)



High Benson Holdings Inc.

File: OZ 13/016 W1

**Agency Comments**

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
Region of Peel (December 1, 2014)	<p>An existing 150 mm (6 in.) diameter water main is located on High Street. An existing 300 mm (12 in.) diameter water main is located on Benson Avenue. An existing 400 mm (16 in.) and an existing 300 mm (12 in.) diameter water main are located on Lakeshore Road West.</p> <p>An existing 250 mm (10 in.) diameter sanitary sewer is located on High Street. An existing 250 mm (10 in.) diameter sanitary sewer is located on Benson Avenue. An existing 350 mm (14 in.) and an existing 375 mm (15 in.) diameter sanitary sewer are located on Lakeshore Road West.</p> <p>This property drains to the Beach Street Sewage Pumping Station which is currently at capacity. Sanitary servicing for new services will not be available until the new Beechwood Sewage Pumping Station is operational.</p> <p>Curbside collection will be provided by the Region of Peel for the 16 townhouse units. Mixed use buildings within multi-residential complexes must have separate storage areas. On-site waste collection for the commercial portion of the mixed use buildings will be required through a private waste hauler.</p>
Dufferin-Peel Catholic District School Board (November 7, 2014 ) and Peel District School Board (November 26, 2014)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and</p>



High Benson Holdings Inc.

File: OZ 13/016 W1

Agency / Comment Date	Comment
	Servicing Agreements and all Agreements of Purchase and Sale.
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 19, 2015)	<p>Community Services indicated that prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to the <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p> <p>The developer will be responsible for the cost and construction of any required streetscape corridor and boulevard works along Lakeshore Road West as well as supplying a cash contribution for any boulevard planting on High Street West and Benson Avenue. The developer shall enter into the appropriate agreement with the City outlining these works, which will be detailed through comments by the Transportation and Works Department, Community Services Department and Planning and Building Department.</p>
City Community Services Department – Fire and Emergency Services Division (December 4, 2014)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (January 13, 2015)	<p>T&amp;W confirmed receipt of Site Plan, Functional Servicing Report, Grading Plan, Servicing Plan, Composite Utility Plan, Noise Feasibility Study and Traffic Impact Study circulated by Planning and Building.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> <li>• Traffic implications</li> <li>• Grading implications</li> <li>• Storm sewer and stormwater management design</li> <li>• Noise impact and mitigation measures</li> <li>• Final Phase II Environmental Site Assessment and a Record of Site Condition</li> </ul> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

High Benson Holdings Inc.

File: OZ 13/016 W1

Agency / Comment Date	Comment
GO Transit/Metrolinx (January 12, 2015)	<p>The subject development is within 300 m (984 ft.) of our Lakeshore West rail corridor and as such:</p> <ul style="list-style-type: none"> <li>• The Noise Feasibility Study analysis (prepared by HGC, dated September 12, 2014) contemplates current GO Transit rail traffic forecasts. The report concludes "that with suitable noise control measures integrated into the design of the buildings, it is feasible to achieve the indoor MOE guideline sound levels from the road and rail traffic sources". Outdoor noise levels are not considered to be an issue.</li> <li>• The following warning clause should be included in all development agreements, offers to purchase and agreements of purchase and sale or lease for all residential units within 300 m (984 ft.) of the rail corridor:</li> </ul> <p>"Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."</p> <ul style="list-style-type: none"> <li>• The Owner shall grant Metrolinx an environmental easement for operational emissions registered on title against the subject residential dwellings in favour of Metrolinx. This easement is essentially a noise warning clause registered on title.</li> </ul>

**High Benson Holdings Inc.****File: OZ 13/016 W1**

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"><li>- Bell Canada</li><li>- Canada Post</li><li>- Development Services</li><li>- Economic Development Office</li><li>- Enersource Hydro Mississauga</li><li>- Rogers Cable</li></ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- Conseil Scolaire de Districte Centre-Sud</li><li>- Conseil Scolaire Viamonde</li><li>- Realty Services, Corporate Services Department</li><li>- Trillium Health Partners</li></ul>

High Benson Holdings Inc.

File: OZ 13/016 W1

**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield:            37 Kindergarten to Grade 8            11 Grade 9 to Grade 12         </li> <li>School Accommodation:             Riverside Public School             Enrolment: 257            Capacity: 452            Portables: 0             Port Credit Secondary School             Enrolment: 1,192            Capacity: 1,203*            Portables: 1         </li> </ul> <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>Student Yield:            4 Junior Kindergarten to Grade 8            1 Grade 9 to Grade 12         </li> <li>School Accommodation:             St. Luke Catholic Elementary School             Enrolment: 533            Capacity: 584            Portables: 0             Iona Catholic Secondary School             Enrolment: 1,117            Capacity: 723            Portables: 17         </li> </ul>

Note: Notwithstanding the student yield estimates provided by the school boards as noted above, it is recognized that children are generally not anticipated to be part of this proposed seniors' development.



**High Benson Holdings Inc.**

**File: OZ 13/016 W1**

### **Existing Official Plan Provisions**

**"Mixed Use"** which permits the following uses: commercial parking facility; conference centre; entertainment, recreation and sports facility; financial institution; funeral establishment; motor vehicle rental; overnight accommodation; personal service establishment; post-secondary educational facility; residential; restaurant; retail store; and secondary office. Self-storage facility is not a permitted use.

**"Mixed Use – Special Site 28"** which notwithstanding the provisions of the Mixed Use designation, the existing motor vehicle repair uses will be permitted; drive-through facilities will not be permitted.

**"Mixed Use – Special Site 38"** which notwithstanding the provisions of the Mixed Use designation, drive-through facilities will not be permitted.

**"Residential Low Density II"** which permits detached, semi-detached, duplex, triplex and street townhouse dwellings.

### **Proposed Official Plan Amendment Provisions**

In addition to redesignating all of the site to Mixed Use – Special Site, the applicant is proposing to add the following new Special Site policies for the site:

The lands are subject to special site policies which state:

Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. Townhouses with building heights not to exceed three storeys of livable space shall be provided along the south side of High Street West;
- b. The total maximum number of retirement dwelling units and/or apartment dwelling units for seniors, with living and health support services will be 325;
- c. A gradation of building heights shall be provided with the maximum building height not to exceed eight storeys;
- d. Street related retail commercial uses, restaurants, personal service uses and office uses will be permitted along Lakeshore Road West.

High Benson Holdings Inc.

File: OZ 13/016 W1

**Relevant Mississauga Official Plan Policies**

There are numerous policies that apply in reviewing these applications. An overview of some of these policies is found below:

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 5 – Direct Growth</b>	Section 5.3.5 Section 5.4	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Intensification will generally occur through infilling and the development of existing commercial sites as mixed use areas and is to be sensitive to the context. Intensification may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of Mississauga Official Plan. Appropriate transitions in use, built form, density and scale are to be achieved.  Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area. Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.
<b>Section 6 – Value the Environment</b>	Section 6.7.1 Section 6.7.2 Section 6.7.3 Section 6.7.4 Section 6.7.5	Contaminated sites must be identified and appropriately addressed by the proponent of development. This includes the submission of required information identifying potential contamination and planned remedial actions if contamination is confirmed.
<b>Section 7 – Complete Communities</b>	Section 7.2 Section 7.2.1 Section 7.2.2	Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.

High Benson Holdings Inc.

File: OZ 13/016 W1

Section 9 – Building a Desirable Urban Form	<p>Section 9.2.2 Section 9.3.3.10 Section 9.3.3.11 Section 9.5.1 Section 9.5.2 Section 9.5.3</p>	<p>Development in Neighbourhoods is required to be context sensitive and respect the existing or planned character and scale of development.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p> <p>Development on Corridors will be encouraged to achieve a number of things, including the assembly small land parcels to create efficient development parcels, not locate parking between the building and the street, site buildings that frame the street, support of transit and active transportation modes and consolidation of access points.</p>
Old Port Credit Local Area Plan (In Effect for this Site)	<p>Section 2.1.2</p>	<p>The North Residential Precinct is a stable residential area that should be maintained while allowing for infill which is compatible with and enhances the character of the area. Among other things, the 1 and 2 storey building heights, the combination of small building masses on small lots, the juxtaposition of industrial, employment, residential and commercial uses and the well landscaped streetscapes should be preserved.</p> <p>For the Mainstreet Precinct, building heights should be a minimum of two storeys and a maximum of three storeys. Mixed use developments with street related retail commercial uses and a rhythm of closely spaced storefronts lining the street are encouraged.</p>
New Port Credit Local Area Plan (Shall Have Regard For this Site)	<p>Section 10.3.4 Section 10.3.6 Schedule 2A</p>	<p>In the North Residential Neighbourhoods, the predominant characteristics of these areas will be preserved. New development should not exceed 3 storeys.</p> <p>The Mainstreet Neighbourhood Precinct will contain street related commercial uses with closely spaced storefronts lining the street to encourage and foster an active pedestrian street. The assembly of adjacent low density residential land to enlarge properties fronting the Mainstreet Precinct is discouraged. Height limits are between 2 and 4 storeys.</p>



High Benson Holdings Inc.

File: OZ 13/016 W1

Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"><li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li><li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li><li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li><li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li></ul>
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**High Benson Holdings Inc.**

**File: OZ 13/016 W1**

**Summary of Existing Zoning By-law Provisions**

**"RM7" (Detached, Semi-Detached, Duplex and Triplex Dwellings)**, which permits detached, semi-detached, duplex and triplex dwelling units.

**"C4" (Mainstreet Commercial)** which permits various retail and commercial uses and apartment dwellings.

**"C4 – 17" (Mainstreet Commercial)** which permits the uses as specified for a "C4" zone except that a motor vehicle repair facility – restricted, legally existing on the date of passing of the By-law – shall also be permitted.

High Benson Holdings Inc.

File: OZ 13/016 W1

**Summary of Proposed Zoning By-law Provisions**

<b>Zone Standards</b>	<b>Required “C4” Zoning By-law Standards</b>	<b>Proposed “C4-Exception” Zoning By-law Standards</b>
Uses	Apartment Dwelling; Dwelling Unit located above the first storey of a commercial building; range of commercial uses including Retail Store, Personal Service Establishment, Restaurant, Take-out Restaurant, Financial Institution, Office, Medical office, Repair Establishment, Parking Lot.	Condominium Apartment Dwelling, Rental Apartment Dwelling, Retirement Dwelling, Assisted Living Dwellings, Townhouses, Financial Institution, Office, Medical Office, Personal Service Establishment, Repair Establishment, Retail Store, Parking Lot, Restaurant, Take-out Restaurant, Outdoor patio accessory to a restaurant or take-out restaurant.
New Definition	n/a	“Assisted Living Dwelling” means a dwelling unit within a retirement dwelling where a higher level of supervised support and care is provided such as, but not limited to, memory care and may include one or more amenity areas such as but not limited to common dining, lounge, kitchen and recreational areas.
Maximum No. of dwelling units	n/a	325
Maximum Floor Space Index	n/a	2.3
Maximum Height	3 storeys – 12.5 m (41.0 ft.) for flat roofs	Apartments – stepping up to 8 storeys (see draft zoning by-law schedule) Townhouses – 3 storeys and 11.9 m (39.0 ft.) including mechanical penthouse
Maximum gross floor area for commercial uses	n/a	751 m <sup>2</sup> (8,084 sq. ft.)
Minimum Landscaped Area	n/a	35%
Parking Standards	Varies depending on use	Reductions are proposed, see draft zoning by-law
- See applicant’s draft zoning by-law for all requested provisions (following pages)		

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law and may impose a holding symbol or provision;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

6.2.5.XX	Exception: C4-XX	Map # 8	By-law:
In a C4-XX zone the applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
6.2.5.XX.1    Lands zoned RA2-XX shall only be used for the following:			
<div><div>(1) Condominium <b>Apartment Dwelling</b></div><div>(2) Rental <b>Apartment Dwelling</b></div><div>(3) <b>Retirement Dwelling</b></div><div>(4) <b>Assisted Living Dwellings</b></div><div>(5) <b>Townhouses</b></div><div>(6) <b>Financial Institution</b></div><div>(7) <b>Office</b></div><div>(8) <b>Medical Office</b></div><div>(9) <b>Personal Service Establishment</b></div><div>(10)<b>Repair Establishment</b></div><div>(11)<b>Retail Store</b></div><div>(12)<b>Parking Lot</b></div><div>(13)<b>Restaurant</b></div><div>(14)<b>Take-out restaurant</b></div><div>(15)Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b></div></div>			
<b>Regulations</b>			
6.2.5.XX.2    The provisions contained in Subsections 2.1.2, 2.1.25 and the regulations of Lines 2.0, 3.0, and 14.0 contained in Table 3.1.2.1 and Lines 16.0, 31.1, 31.2, 33.2, 39.2, 41.2, 42.3 and 42.4 contained in Table 3.1.2.2 and Lines 5.0, 7.0, 8.1, 8.5, 9.1, 9.5, 11.0, 11.1, 12.3, 12.4, 14.0, 15.0 and 16.0 contained in Table 6.2.1 of this By-law shall not apply.			
6.2.5.XX.3    “ <b>Assisted Living Dwelling</b> ” means a <b>dwelling unit</b> within a retirement dwelling where a higher level of supervised support and care is provided such as, but not limited to, memory care and may include one or more amenity areas such as but limited to a common dining, lounge, kitchen and recreational areas.			
6.2.5.XX.4    Maximum number of <b>dwelling units</b> on lands identified on Schedule C4-XX			



6.2.5.XX	Exception: C4-XX	Map # 8	By-law:
In a C4-XX zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
6.2.5.XX.7	Maximum gross floor area-non-residential used for any combination of permitted uses contained in Sentence 6.2.5.XX.1		751 m2
6.2.5.XX.8	The non-residential <b>uses</b> permitted in Sentence 6.2.5.XX.1 shall be located on the ground floor of the <b>retirement dwelling</b> and condominium and rental <b>apartment dwelling</b> along Lakeshore Road West		
6.2.5.XX.9	Maximum <b>height</b> of <b>townhouses</b> including mechanical penthouse		11.9 m
6.2.5.XX.10	Minimum <b>landscaped area</b>		35%
6.2.5.XX.11	The lot line abutting Lakeshore Road West shall be deemed to be the front lot line		
6.2.5.XX.12	Minimum setback to underground <b>parking structures</b> from all lot lines		0.0 m
6.2.5.XX.13	Minimum number or <b>parking spaces</b> per one-bedroom or two-bedroom condominium or rental <b>apartment dwelling unit</b>		0.80
6.2.5.XX.14	Minimum number or visitor <b>parking spaces</b> per condominium or rental <b>apartment dwelling unit</b>		0.15
6.2.5.XX.15	Minimum number or <b>parking spaces</b> per <b>retirement dwelling unit</b> for occupants		0.14
6.2.5.XX.16	Minimum number or <b>parking spaces</b> per <b>retirement dwelling unit</b> for visitor and staff		0.26
6.2.5.XX.17	Minimum number or <b>parking spaces</b> per <b>assisted living dwelling unit</b>		0.33
6.2.5.XX.18	Minimum number of <b>parking spaces</b> per 100 m2 <b>gross floor area - non-residential</b> for an <b>Office, Personal Service Establishment, Repair Establishment or Retail Store</b>		3.0
6.2.5.XX.19	Minimum number of <b>parking spaces</b> per 100 m2 <b>gross floor area - non-residential</b> for a <b>Financial Institution, Medical Office or Takeout Restaurant</b>		4.85
6.2.5.XX.20	Minimum number of <b>parking spaces</b> per 100 m2 <b>gross floor area - non-residential</b> for a <b>Restaurant</b>		7.65
6.2.5.XX.21	For the purpose of Article 3.1.2.3 - Mixed Use Development Shared Parking of this By-law, the following formula shall apply		

6.2.5.XX	Exception: C4-XX	Map # 8	By-law:		
In a C4-XX zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:					
Table	Percentage of Peak Period (Weekday)				
6.2.5.XX.21	Land Use	Morning	Noon	Afternoon	Evening
	Assisted Living	60	75	100	45
	Retirement Visitors and Staff	45	65	100	65
	Independent Living Visitors	20	20	50	100
	Townhouse Visitors	20	20	50	100
	Financial Institution	100	90	95	10
	Office	100	90	95	10
	Medical Office	100	90	95	10
	Personal Service Establishments	50	50	70	75
	Repair Establishments	50	50	70	75
	Retail Store	50	50	70	75
	Take-out Restaurant	25	65	25	100
	Restaurant	25	65	25	100
	Percentage of Peak Period (Weekend)				
	Land Use	Morning	Noon	Afternoon	Evening
	Assisted Living	50	60	80	40
	Retirement Visitors and Staff	40	60	90	60
	Independent Living Visitors	20	20	60	100
	Townhouse Visitors	20	20	60	100
	Financial Institution	10	10	10	10
	Office	10	10	10	10
	Medical Office	10	10	10	10
	Personal Service Establishments	50	75	100	10
	Repair Establishments	50	75	100	10
	Retail Store	50	75	100	10
	Take-out Restaurant	20	90	50	100
Restaurant	20	90	50	100	
6.2.5.XX.22	Number of loading spaces required for all lands zoned C4-XX				1
6.2.5.XX.23	Minimum setback from a parking structure completely below or above finished grade to a lot line				0.0 m
6.2.5.XX.24	Notwithstanding Schedule C4-XX of this Exception, the maximum projections permitted beyond the buildable area shall be in compliance with the following:				
	(1) porch				1.5 m
	(2) awnings				1.5 m
	(3) window projections and other architectural elements, with or without a foundation, such as but not limited to fireplaces, pilasters and corbel				1.0 m
	(4) balcony				1.5 m
6.2.5.XX.56	Stairs, walkways, planters and ventilation shafts are permitted to encroach into the required yard and landscaped buffer				

6.2.5.XX	Exception: C4-XX	Map # 8	By-law:
In a C4-XX zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
6.2.5.XX.26 All site development plans for <b>apartment dwellings, retirement dwellings and townhouse dwellings</b> shall comply with Schedule C4-XX of this Exception			

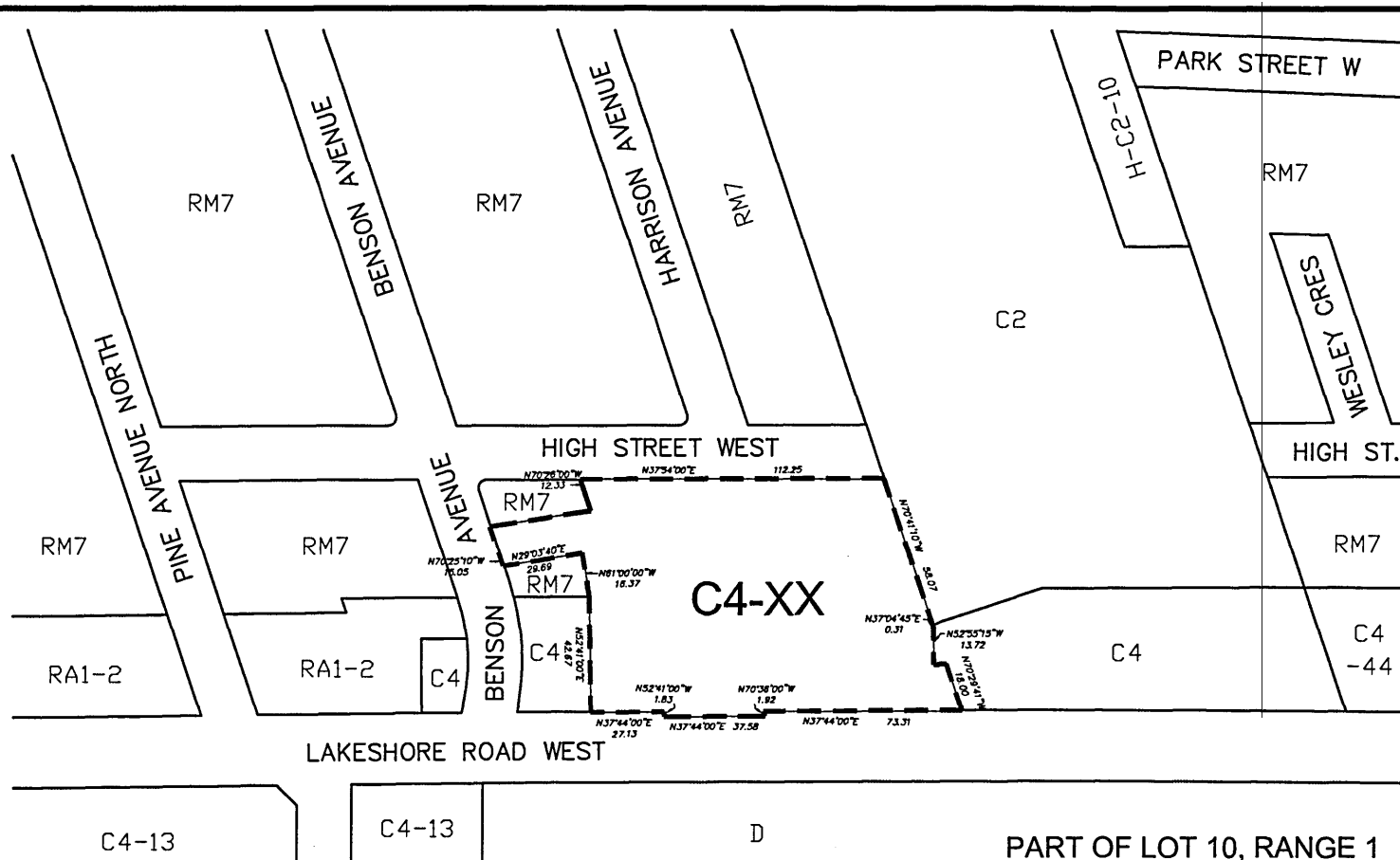
2. Map Number 8 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RM7", "C4" and "C4-17" to "C4-XX" the zoning of Part of Lot 10, Range 1 Credit Indian Reserve, Part of Lot 4, Lot 5 to Lot 13, Part of Lot 14 and Lot 15 on Registered Plan G-22 in the City of Mississauga, PROVIDED HOWEVER THAT the "C4-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "C4-XX" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan (MOP) Amendment Number XXX is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



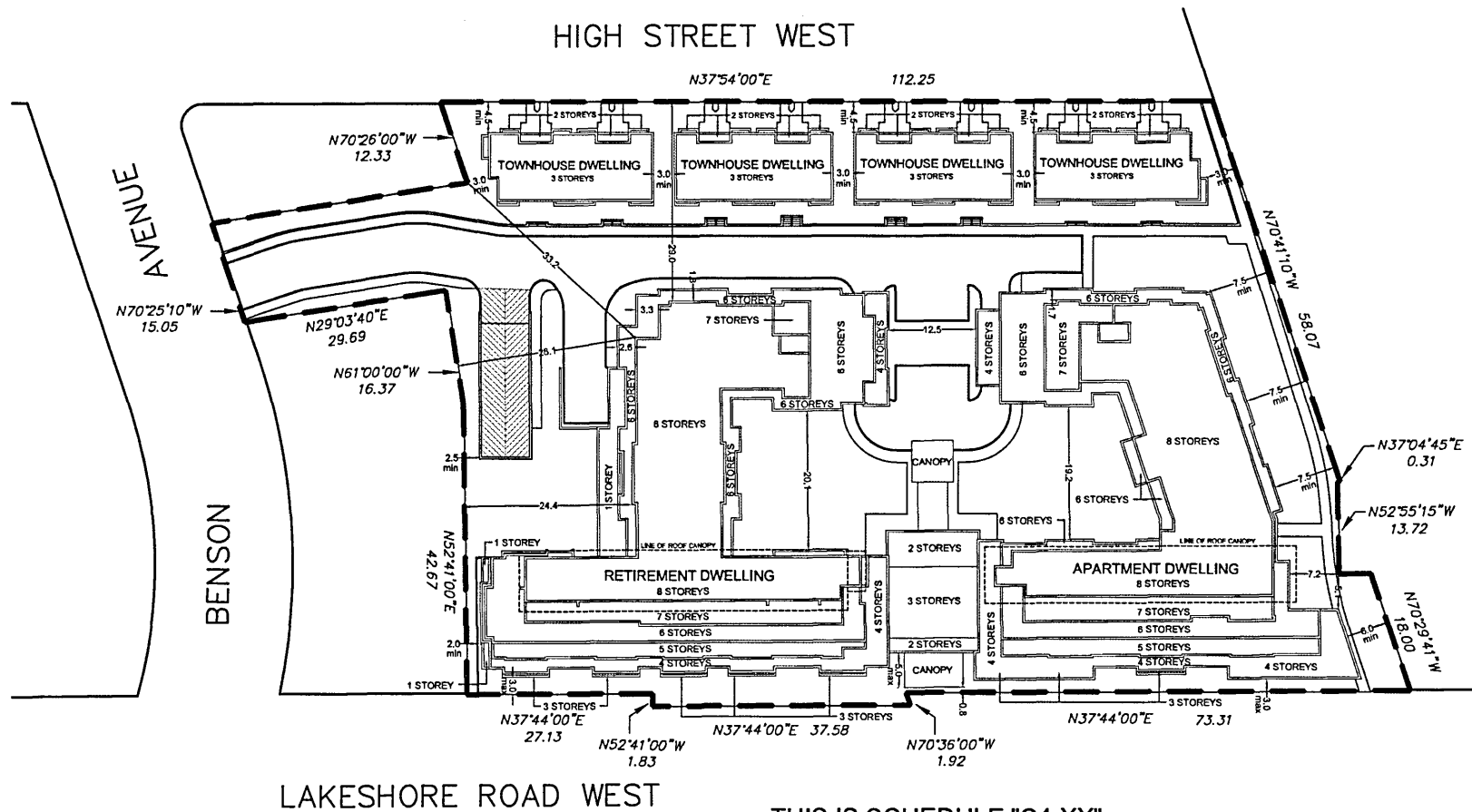


This is not a plan of Survey. Dimensions  
derived from available office records.

SCALE - 1:2000

THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_

PART OF LOT 10, RANGE 1  
CREDIT INDIAN RESERVE  
GEOGRAPHIC TOWNSHIP OF TORONTO  
PART OF LOT 5 & LOTS 6 to 14 INCLUSIVE  
REGISTERED PLAN G-22  
CITY OF MISSISSAUGA



THIS IS SCHEDULE "C4-XX"

AS ATTACHED TO BYLAW \_\_\_\_\_

PASSED BY COUNCIL ON \_\_\_\_\_



SCALE - 1:750

**APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**Explanation of the Purpose and Effect of the By-law

To permit a Mixed Use development consisting of apartment dwellings, retirement dwellings, townhouses and non-residential uses including financial institution, office, medical office, personal service establishment, repair establishment, retail establishment, retail store, parking lot restaurant and take-out restaurant provided these non-residential uses are situated on the ground floor and along Lakeshore Road West.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RM7", "C4" and "C4-17" to "C4-XX".

"RM7" permits detached dwellings, semi-detached dwellings, duplex dwellings and triplex dwellings.

"C4" permits Mainstreet Commercial uses.

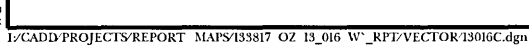
"C4-17" permits Mainstreet Commercial uses and a motor vehicle repair facility - restricted uses that legally existed on the date that Zoning By-law 0225-2007 as enacted.

"C4-XX" permits apartment dwellings, retirement dwellings with assisted living dwellings, townhouses and non-residential uses including financial institution, office, medical office, personal service establishment, repair establishment, retail store, parking lot, restaurant, take-out restaurant and outdoor accessory patios provided these non-residential uses are situated on the ground floor and along Lakeshore Road West.

Location of Lands Affected

The lands described as Part of Lot 10, Range 1 Credit Indian Reserve, Part of Lot 4, Lot 5 to Lot 13, Part of Lot 14 and Lot 15 on Registered Plan G-22 located between Lakeshore Road West and High Street West, east of Benson Avenue, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Ben Phillips of the City Planning and Building Department at 905-615-3200 ext. 5751.







# Corporate Report

Clerk's Files

Originator's  
FilesCD.03.LAK  
(Lakeview)

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**DATE:** February 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 23, 2015

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

**SUBJECT:** **Draft Lakeview Local Area Plan and Built Form Standards –  
Report on Comments (Ward 1)**

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- RECOMMENDATION:**
1. That the Draft Lakeview Local Area Plan and Lakeview Built Form Standards, dated January 2014, be revised in accordance with the revisions proposed in the “Report on Comments,” dated February 3, 2015 from the Commissioner of Planning and Building;
  2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the existing Lakeview Local Area Plan in accordance with the revisions proposed in the “Report on Comments”;
  3. That the Draft Lakeview Local Area Plan, as revised in the “Report on Comments,” be updated to incorporate Official Plan Amendments adopted by City Council, but not yet in force and effect, if no appeals to the site specific Official Plan Amendments are received; and
  4. That Appendix I: Lakeview Built Form Standards, as revised by the “Report on Comments,” be endorsed.

**BACKGROUND:**

The Draft Lakeview Local Area Plan is based upon a new vision for Lakeview and six key principles: reconnecting Lakeview to the waterfront, distinct neighbourhoods, complete communities, community health, social well-being, and sustainability.

Following City Council direction in February 2014, the Draft Lakeview Local Area Plan was circulated for comments. Public consultation included:

- a presentation to the Lakeview Local Advisory Panel on March 6, 2014;
- a public open house and presentation on April 1, 2014; and
- a statutory public meeting on June 2, 2014.

**COMMENTS:**

A summary of the comments identified through the circulation and public consultation process is provided in Appendix 1. Staff have reviewed the comments and are proposing modifications to the Draft Lakeview Local Area Plan, the Lakeview Built Form Standards, and to the Mississauga Official Plan.

A recurring comment concerned the proposed future local road connections and impacts to the feel of the Lakeview area and disruption to stable neighbourhoods. Staff have addressed these concerns by recommending the future local road connection be revised to “multi-modal connection.” This recognizes that these linkages may be pedestrian, cycling and/or road (see Appendix 1, pages 20 and 41).

Appendix 2 identifies proposed changes to land use designations in Lakeview. Appendices 3, 4 and 5 are the revised Schedules 1, 2 and 3, respectively to the Draft Lakeview Local Area Plan.

**STRATEGIC PLAN:**

The Area Plan reflects the Strategic Plan directions and aligns with many of the goals and actions of the Strategic Plan including “Move – Developing a Transit-Oriented City,” “Belong – Ensuring Youth, Older Adults and New Immigrants Thrive,” “Connect – Completing Our Neighbourhoods,” Prosper – Cultivating Creative and Innovative Businesses,” and “Green – Living Green.”

**FINANCIAL IMPACT:** Not Applicable

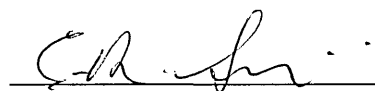
**CONCLUSION:**

This report recommends that the Draft Lakeview Local Area Plan, the Lakeview Built Form Standards, and the Mississauga Official Plan be revised, where appropriate, based on input and comments made by the public, agencies and City departments. The revised Lakeview Local Area Plan establishes a policy framework for the future of Lakeview and guidance on growth and redevelopment.

Following City Council's decision on the recommendations, the next steps include preparing an Official Plan Amendment and a zoning conformity review to ensure the policies are implemented in the Mississauga Official Plan and Zoning By-law, respectively.

**ATTACHMENTS:**

- Appendix 1: Response To Comments on the Draft Lakeview Local Area Plan
- Appendix 2: Summary of Proposed Redesignations and Modifications to Schedule 10 Land Use Designations (Mississauga Official Plan)
- Appendix 3: Schedule 1: Lakeview Local Area Plan – Precincts and Sub-Areas
- Appendix 4: Schedule 2: Lakeview Local Area Plan – Height Limits
- Appendix 5: Schedule 3: Lakeview Local Area Plan – Long Term Road and Transit Network



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karin Phuong, Policy Planner*

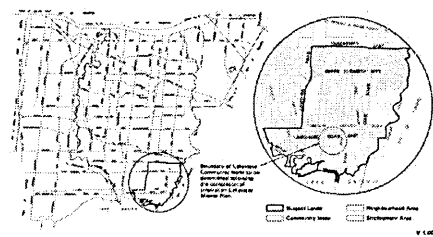
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## Response to Comments on the Draft Lakeview Local Area Plan (Draft dated January 2014) <sup>1</sup>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
ENTIRE PLAN					
Region of Peel	Entire plan	Amendment to the Lakeview Local Area Plan in the Mississauga Official Plan would be exempt from approval under the Planning Act by the Region of Peel.	A Regional Official Plan amendment is not required.	1	No action required.
Public	General comment	Good use of green material and use of parks, bike paths, walkways. Ensure that new buildings are nice looking and fit into the area in which they are located.	In the Area Plan, policies on urban form and Appendix I Built Form Standards are to provide direction/ requirements on achieving high quality built form in Lakeview.	2	No action required.
Lakeview Ratepayers Association (at Public Meeting June 2, 2014)	General comment	Generally in favour of what is presented in the Area Plan.  Concern that once Zoning standards, including setbacks, are completed these standards become the rule for Committee of Adjustment requests.  Concern that standards are being by-passed and have negative effects to the stable established neighbourhoods.	Applicants can submit an application to the Committee of Adjustment; however, the purpose of the Area Plan is to provide guidance and policies to support the vision for Lakeview.	3	No action required.



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>
Planning and Building	Entire plan	"Development" and "new development" is used interchangeably throughout the plan. To be consistent with the terminology used in Mississauga Official Plan, "development" should be used.	Replace "new development" with "development."	4 See the various sections throughout this table for specific recommendations.
<b>SECTION 1: HOW TO READ THE LAKEVIEW LOCAL AREA PLAN</b>				
Lakeview Ratepayers Association	Map 1	The circle showing the Community Node should be removed or placed near Ogden Avenue to connect to the Inspiration Lakeview site.	<p>The circle of the Community Node on the map is to show the City's intent to establish a Community Node in the Lakeview area.</p> <p>The circle does not denote the boundaries of the Community Node.</p> <p>For clarity, the circle can be moved further east.</p>	<p>5</p> <p>That Map 1 show the circle indicating the "Boundary of Lakeview Community Node to be determined following the completion of the Inspiration Lakeview Master Plan" near Ogden Avenue as follows:</p> 
Ontario Power Generation (OPG)	1.0 How to Read the Lakeview Local Area Plan	Provide some background information on the Inspiration Lakeview process, i.e., Memorandum of Understanding (MOU) that was developed between the City, Province and OPG.	Section 1 of the Area Plan is "How to Read the Lakeview Local Area Plan." It would more appropriate if the agreement was referred to in Section 4 Collaboration.	<p>6</p> <p>No action required in this section.</p> <p>See Section 4.0 Collaboration of this table for the recommendation.</p>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
SECTION 3: CURRENT CONTEXT					
Region of Peel	Figure 2	Figure 2 should be expanded to delineate population projections in the area by precinct to allow the Region of Peel to discuss trends and servicing capacity.	The purpose of the table is to provide the context for the existing community. Including population and employment projections in the table would not be appropriate.	7	No action required.
Public (at Public Meeting June 2, 2014)	Wastewater Treatment Facility	Concern that the redevelopment of the lakefront area and high end condominiums would be undesirable with the smell of sewage. Want to know if there is an upgrade of the sewage system.	<p>The Region of Peel is phasing out the old treatment process in the G.E. Booth (Lakeview) Wastewater Treatment Facility to ensure that odours are significantly reduced.</p> <p>For further information regarding the wastewater treatment facility, please contact the Region of Peel.</p>	8	No action required.
Transportation and Works	3.0 Current Context, Eighth paragraph	Condense the paragraph to provide a brief description of the east-west and north-south roads. Road classifications and rights-of-way in Lakeview should be referred in the Mississauga Official Plan.	Agree.	9	<p>That Section 3.0, eighth paragraph be deleted and replaced with the following:</p> <p><u>The road network consists of the following east-west road connections: Queen Elizabeth Way, Lakeshore Road East, Queensway East, North and South Service Road, and Atwater Avenue. The north-south road connections are: Cawthra Road, Dixie Road, Ogden</u></p>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
					<u>Avenue, Stanfield Road, and Haig Boulevard. For classification and rights-of-way, refer to the Road Classification tables found in Chapter 8 of Mississauga Official Plan.</u>
<b>SECTION 4: COLLABORATION</b>					
OPG	4.0 Collaboration	Include other collaborations that have taken place related to the Inspiration Lakeview initiative.	Agree.	10	That a new paragraph be added following the third paragraph of Section 4.0 Collaboration:  <u>The City, Province of Ontario (Province), and Ontario Power Generation are working together on the Inspiration Lakeview initiative to achieve a shared vision. In June 2011, a Memorandum of Understanding (MOU) was entered between the City, Province and OPG to develop a shared vision for the OPG Lakeview site.</u>
Toronto and Region Conservation Authority	4.0 Collaboration	See comment below in Section 7.0 Value the Environment regarding the Lakeview Waterfront Connection Project.	It is more appropriate to include reference to the Lakeview Waterfront Connection Project in Section 4.0 Collaboration.	11	That an additional sentence be inserted to Section 4.0 Collaboration, following the fourth paragraph (i.e., following the new paragraph in the comment above):  <u>The Lakeview Waterfront Connection Project led by the Credit Valley Conservation and the Region</u>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
					<u>of Peel, and supported by the City and the Toronto and Region Conservation Authority, is planning and designing a connection to the City of Toronto. The project goal is to enhance the aquatic and terrestrial wildlife habitat and provide opportunities for public access to the waterfront.</u>
<b>SECTION 5: VISION</b>					
<b>Planning and Building</b>	5.0 Vision, third paragraph, 2 <sup>nd</sup> sentence	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	12	That Section 5.0 Vision, third paragraph and second sentence be revised as follows:  It is recognized that some change will occur, and new development should provide appropriate transition to the existing stable areas...
<b>Planning and Building</b>	5.0 Vision, 5.1 Guiding Principles, 5.1.2 Strengthen distinct neighbourhoods	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	13	That Section 5.1.2 be revised as follows:  ...ensuring appropriate built form transitions for new development.



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Culture Division	5.0 Vision, 5.1.3 Support Complete Communities	In Section 5.1.3 Support Complete Communities, include reference to "culture" in order to recognize and enhance the cultural sector.	Agree that culture should be included in the Guiding Principles for supporting complete communities.	14	That Section 5.1.3 Support Complete Communities be revised to add the following:  5.1.3 Support complete communities in the Community Node through compact, mixed use development and pedestrian oriented mainstreet that offers a range of <i>culture</i> , residential and employment opportunities.
Planning and Building	5.0 Vision, 5.1 Guiding Principles, 5.1.6 Achieve leadership in sustainability	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	15	That Section 5.1.6 be revised as follows:  ...by supporting new development that is energy efficient...
Planning and Building	5.0 Vision, 5.2 Community Concept, 5.2.1 Green System, 2 <sup>nd</sup> paragraph, 1 <sup>st</sup> sentence	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	16	That Section 5.2.1, second paragraph, first sentence be revised as follows:  Implications of new development on the Green System...
Culture Division	5.0 Vision, 5.2 Community Concept, 5.2.2 Community Node, 1 <sup>st</sup> paragraph, 2 <sup>nd</sup>	In addition to cultural activities, "cultural infrastructure" should be included as they provide opportunities for cultural facilities and incubator arts related facilities.	Agree.	17	That Section 5.2.2 Community Node, 1 <sup>st</sup> paragraph, 2 <sup>nd</sup> sentence be revised with the following change:  The Community Node will be the centre of both residential and

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
	sentence				employment activity in Lakeview, combining a mix of uses including residential uses, cultural activities <u>and infrastructure</u> , shopping, dining, office, commerce, and recreation.
<b>Strategic Community Initiatives</b>	5.0 Vision, 5.2 Community Concept, 5.2.2 Community Node, 1st Paragraph, 3rd Sentence	With the completion of the Inspiration Lakeview Master Plan, Section 5.2.2 needs to be revised to include future study for the project.	Agree.	18	That Section 5.2.2 Community Node, 1 <sup>st</sup> paragraph, 3 <sup>rd</sup> sentence be deleted and replaced with the following sentence:  <i><u>The location of the Community Node will be determined through future study as part of the Inspiration Lakeview project.</u></i>
<b>Lakeview Ratepayers Association</b>	5.0 Vision, 5.2 Community Concept, 5.2.5 Corridors, last paragraph	Recommend that the following be added: "take into consideration traffic calming where possible."  In reference to the multi-modal function, include wording to "encourage a decrease in through car traffic" as Lakeshore Road East is not to be used as a highway for cars.	Agree – where there are opportunities, traffic calming measures should be considered. Lakeshore Road is to function as a multi-modal road to provide people with transport choices and to reduce the number of vehicles on the road.	19	That Section 5.2.5 Corridors, last paragraph be revised to the following:  Maintaining Lakeshore Road East as a four lane roadway during peak travel times is a transportation priority. At the same time, Lakeshore Road East is a constrained corridor that requires a context sensitive design approach. <i><u>Traffic calming measures should be considered, where possible.</u></i> Trade-offs will be required to accommodate the envisioned multi-modal function of the corridor <u>to</u>

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					<u>provide transportation choices including walking, cycling, auto/truck traffic, and transit.</u>
<b>SECTION 6: DIRECT GROWTH</b>					
<b>Planning and Building</b>	6.0 Direct Growth, 2 <sup>nd</sup> paragraph, 3 <sup>rd</sup> sentence	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	20	That Section 6.0, second paragraph, third sentence be revised as follows:  The specific manner in which new development will be accommodated...
<b>OPG</b>	6.0 Direct Growth, 6.1 Community Node Character Area	Recommend that densities and employment ratios be characterized as targets.	Agree - the gross density and population and employment ratios are targets which are to be achieved.	21	That Section 6.1 Community Node Character Area , bullets 2 and 3 be revised as follows:  <ul style="list-style-type: none"> <li>• have <u>achieve</u> a gross density between 100 and 200 residents and jobs combined per hectare;</li> <li>• have <u>achieve</u> a population and employment ratio of 2:1 and 1:2;</li> </ul>
<b>Culture Division</b>	6.0 Direct Growth, 6.1 Community Node Character Area	Provide additional description that there is a potential for the encouragement and development of cultural industries, thereby contributing to cultural facilities, activities and local economic development.	Agree that additional wording should be included about the importance of cultural industries and addressed in Section 11.0 Strong Economy.	22	No action required.  See Section 11.0 Strong Economy for further recommendation.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Weston Consulting	6.2 Neighbourhood Character Areas, 305 Iroquois Avenue	See comment in Schedule 4 of this table regarding the opportunity to redesignate the property located at 305 Iroquois Avenue	See comment in Schedule 4 of this table.	23	That the following policy be added to Section 6.2 Neighbourhood Character Areas:  <u>6.2.4 Redevelopment of employment uses along the railway tracks will be reviewed in a comprehensive manner and address among other things, transition to the residential areas and to the existing business employment.</u>
Lakeview Ratepayers Association	Figure 6	Photo may be misleading in showing that the Community Node is at Lakeshore Road East and Greaves Avenue.	The photo was in reference to the Lakeshore Corridor and can be placed with Section 6.3 Lakeshore Road Corridor.	24	That Figure 6 is formatted on the same page with Section 6.3 Lakeshore Road Corridor.
<b>SECTION 7: VALUE THE ENVIRONMENT</b>					
Public (at Public Meeting June 2, 2014)	General Comment	There is the need to re-plan the area properly with more green.	Policies in Section 7 Value the Environment are to provide protection, enhancement, and opportunities in Lakeview to restore the green system and urban forest. Additional environmental policies are contained in the principal document. Both the City's Strategic Plan and Official Plan encourage environmental responsible approaches and promote living green.	25	No action required.



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Toronto and Region Conservation Authority	General Comment	<p>Policies on social, economic and environmental benefits of natural heritage and water resource systems should be highlighted.</p> <p>Policies are needed to foster an integrated systems approach to planning for green infrastructure, e.g., natural heritage systems, urban tree canopy, open space lands, community gardens and urban design technologies (e.g., green roofs permeable pavement, rainwater harvesting and other measures) to achieve multiple societal benefits and reduce the negative impacts from growth in a cost-effective manner.</p>	Mississauga Official Plan provides policy direction in the various chapters – e.g., Chapter 9 Build a Desirable Urban Form (Section 9.5.2 Site Development, Section 9.5.3 Buildings) addresses how site design can be incorporated to achieve sustainable development objectives and how building design should incorporate sustainable technologies.	26	No action required.
Toronto and Region Conservation Authority	General Comment	Include policies that support water and energy conservation, alternative renewable energy sources (such as district energy systems), cultural heritage resources, ecological design, green infrastructure and climate change adaptation parameters into urban redevelopments to foster healthy and safe communities.	<p>In addition to staff's comment above, policies in Mississauga Official Plan supports these initiatives. For example, Section 9.5 Site Development and Buildings provides policies that support building and site design that maximizes the use of renewable energy.</p> <p>The City is participating in the Healthy Cities Design and following review by the City's</p>	27	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
			Project Coordinator, there may be amendments to Mississauga Official Plan.		
<b>Toronto and Region Conservation Authority</b>	General Comment	<p>Master Environmental Servicing Plans (MESPs) have been used in greenfield situations as a tool in determining development form in relation to the natural systems and environmental servicing infrastructure.</p> <p>Policies to require MESPs is recommended, i.e., to undertake an MESP for areas of redevelopment and intensification to integrate stormwater control, flood risk management, green infrastructure, ecological design, transit infrastructure, recreation, and remediation of existing hazards and issues.</p>	<p>Chapter 19 (Implementation) of the Mississauga Official Plan lists a number of studies that may be required as part of a complete application submission. Submitted materials must be satisfactory to the City and relevant agencies if applicable.</p> <p>Although the City does not use the term "MESPs", studies associated to this may be required by the applicant, e.g., Environmental Impact Study, Functional Storm Drainage Report, Stormwater Management Study etc.</p>	28	No action required.
<b>Toronto and Region Conservation Authority</b>	General Comment	It would be helpful to include additional clarification, definitions and illustrations of the various elements of the Green System	The Area Plan must be read together with the Mississauga Official Plan. Definitions are in the principal document and are not repeated in the Area Plan.	29	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Culture Division	7.0 Value the Environment, 6 <sup>th</sup> paragraph, 1 <sup>st</sup> sentence	Provide additional wording that City parks are opportunities for art intervention.	Agree.	30	<p>That policy the 6<sup>th</sup> paragraph, 1<sup>st</sup> sentence of Section 7.0 Value the Environment include the following:</p> <p>City parks and open spaces, such as golf courses, are places for social interaction, <u>art intervention</u>, and recreation. Waterfront Parks, which serve a city and regional wide function, are also an important component of the Parks and Open Space System. Lakeview contains seven waterfront parks: Park 358 (Not yet named) on the Arsenal property, Lakeview Park, Douglas Kennedy Park, Lakefront Promenade, A.E. Crookes Park, R.K. McMillan Park, and Adamson Estate.</p>
Toronto and Region Conservation Authority	7.0 Value the Environment	Include in Section 7.0 Value the Environment reference to the Lakeview Waterfront Connection Project which is currently underway in the planning and design phase.	Reference to the Lakeview Waterfront Connection Project should be included in Section 4.0 Collaboration.	31	See Section 4.0 Collaboration in this table for the recommendation.
Lakeview Ratepayers Association, and Resident Public	7.0 Value the Environment, last paragraph, 1 <sup>st</sup> sentence	Include bike paths following the sentence "Hydro corridors can provide linear connections through neighbourhoods."	Linear connections are intended to include connections for bicycles as well.	32	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Transportation and Works	7.0 Value the Environment, add new paragraph at the end of this section	Include an additional paragraph on the flood evaluation studies for Little Etobicoke Creek, Serson Creek and Applewood Creek that the City will be undertaking in the future.	Agree.	33	<p>Add the following paragraph at the end of Section 7.0:</p> <p><u>The City will be undertaking flood evaluation studies for Little Etobicoke Creek, Serson Creek and Applewood Creek. The intent of these future studies is to review opportunities to help mitigate flooding, where possible.</u></p>
Toronto and Region Conservation	7.0 Value the Environment, 7.1 Green System, 7.1.5	Section 7.1.5 and Section 10.2.1 mentions the future design and implementation of the waterfront park on the Arsenal Lands. We recommend that the master plan process for the Arsenal Lands take into account the connectivity with the future Lakeview Waterfront Connection Project.	Policy 7.1.5 should be revised to include reference to the future Lakeview Waterfront Connection Project.	34	<p>That policy 7.1.5 be revised as follows:</p> <p>7.1.5 The development of Park 358 (Not yet named) on the Arsenal property and the management of R.K. McMillan Park will include naturalization techniques, where appropriate <u>and connectivity with the future Lakeview Waterfront Connection Project.</u></p>
Lakeview Ratepayers Association	7.0 Value the Environment, 7.2 Urban Forest	Request stronger wording on Section 7.2.1.	Agree.	35	<p>That policy 7.2.1 be revised as follows:</p> <p>7.2.1 Trees provide important environmental benefits and contribute to the character of the area. <del>Improvements to the urban forest are encouraged.</del> <u>The City should seek opportunities for</u></p>



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
					<u>restoring and enhancing canopy cover on public lands, and promoting tree plantings on private lands.</u>
Lakeview Ratepayers Association, and Public	7.0 Value the Environment, 7.2 Urban Forest, 7.2.3	Revise policy to include improvements to the tree canopy along Lakeshore Road East to all of Lakeview, i.e., to include the whole of the community.	Additional wording has been added to policy 7.2.1 to include both public and private properties.  Additional policies on increasing tree canopy cover and density are contained in Section 6.4 Urban Forest of the principal document.	36	No action required.
Lakeview Ratepayers Association	7.0 Value the Environment, 7.3 Living Green, 7.3.1	Request more information on this policy.	Mississauga Official Plan contains policies on living green partnerships, initiatives and measures (see Section 6.2 Living Green in the principal document).	37	No action required.
<b>SECTION 8: COMPLETE COMMUNITIES</b>					
Region of Peel	General comment – active transportation	Include language on the promotion of active transportation as part of achieving a complete community.	Policies in the Area Plan on active transportation are referred in Section 9.0 Multi-Modal City.	38	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Public	8.0 Complete Communities, first paragraph, first bullet	In addition to the “recreational facilities such as community facilities, parks, golf courses,” include <u>the provision of beaches on the waterfront.</u>	Agree.	39	That 8.0 Complete Communities, on the first paragraph, first bullet, be revised to read:  <ul style="list-style-type: none"> <li>recreational facilities such as community facilities, parks, <u>beaches</u>, and golf courses;</li> </ul>
Culture Division	8.0 Complete Communities, 8.2 Cultural Heritage, 8.2.1	Streetscape improvements should also include public art and interpretive signs.	Agree.	40	That policy 8.2.1 be revised to read:  8.2.1 Cultural heritage sites are places that have the opportunity to provide attractive <b>streetscape</b> . <b>Streetscape</b> improvements are encouraged to accentuate the site through landscaping, signage, lighting, benches, <u>public art</u> , <u>interpretative signs</u> , or other means.
Culture Division	8.0 Complete Communities, 8.2 Cultural Heritage, 8.2.3	Request to change ‘should’ to will.	Agree.	41	That policy 8.2.3 be revised with the following change:  8.2.3 Development adjacent to heritage sites <del>should</del> <u>will</u> integrate and enhance the character of the cultural heritage resource.
Culture Division	8.0 Complete Communities, 8.3 Community and Cultural	Recommend the following additions: add public art to policy 8.3.1, include professional artists as one the partnerships, and community beautification projects	Agree.	42	That policy 8.3.1 be revised with the following changes:  8.3.1 The Community Node and Lakeshore Corridor are preferred

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
	Infrastructure	as a cultural aspect in Lakeview to policy 8.3.3.			<p>locations for community and cultural infrastructure <u>and public art</u>.</p> <p>That policy 8.3.3 be revised to read:</p> <p>8.3.3 Mississauga will encourage partnerships and collaboration with the local community, <u>professional artists</u>, arts organizations and creative enterprises to further develop the cultural aspects in Lakeview, including <u>community beautification projects</u>, the adaptive reuse of buildings as a community or cultural heritage resource.</p>
<b>Toronto and Region Conservation Authority</b>	8.0 Complete Communities, 8.4 Distinct Identity and the Waterfront	Include a figure or outline of the proposed area of the Lakeview Waterfront Connection Project.	<p>Local Area Plans do not generally outline the boundaries of studies.</p> <p>Inspiration Lakeview has been described in the Area Plan to provide clarity between the Local Area Plan review and Inspiration Lakeview project.</p> <p>The Lakeview Waterfront Connection Project should be mentioned in the Area Plan, and it is recommended that additional description be</p>	43	<p>That Section 8.4 Distinct Identity and the Waterfront, 1<sup>st</sup> paragraph include the following description at the end of the paragraph:</p> <p><u>Credit Valley Conservation and the Region of Peel, with the support of the Toronto and Conservation Authority and the City of Mississauga, are undertaking the Lakeview Waterfront Connection Project with the purpose to create a new natural waterfront park to enhance aquatic and terrestrial wildlife habitat and provide public</u></p>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
			provided in Section 8.4 Distinct Identity and the Waterfront.		<u>access to the waterfront. When completed, the waterfront connection along the Lake Ontario shoreline will extend from west of Serson Creek to Etobicoke Creek.</u>
Culture Division	Figure 10	This is an example of a community beautification project and not public art.	Agree.	44	That Figure 10 caption be revised to include the following:  Figure 10: <del>Public art expresses a community's positive sense of identity and value.</del> Carvings found along the Waterfront Trail through Lakeview <u>are an example of a community beautification project that</u> enhances a sense of place and pride.
Culture Division	8.0 Complete Communities, 8.4 Distinct Identity and the Waterfront, 8.4.1 - cultural heritage	Request that 'cultural infrastructure' be added to policy 8.4.1.	Agree.	45	That policy 8.4.1 be revised as follows:  8.4.1 Development within the Community Node and the Lakeshore Corridor will be encouraged to create a unique identity by providing distinctive architecture, high quality public art, <b>streetscape</b> , and cultural heritage resources and <u>cultural infrastructure</u> .



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
OPG	8.0 Complete Communities, 8.4 Distinct Identity and the Waterfront, 8.4.3	Remove reference that OPG is pursuing the acquisition of waterfront lands for public use.	The intent of the policy was to ensure that lands along the waterfront will allow for public use.	46	That policy 8.4.3 be deleted and revised as follows:  <u>The City will pursue public use on the waterfront lands, including a waterfront trail connection along the water's edge, and will work in collaboration with the Region of Peel, other levels of government, and agencies.</u>
<b>SECTION 9: MULTI-MODAL CITY</b>					
Public (at Public Meeting June 2, 2014)	General Comment – traffic flows	Have the provincial plans for the QEW and the exit on Dixie Road and the West Mall been considered as part of this process?  Concerned that there could be a potential problem with north/south traffic flows and Ogden Avenue and Haig Boulevard may be like Cawthra Road.	Transportation and Works staffs are closely involved in the QEW Environmental Assessment study.  Transportation and Works staffs are on the Inspiration Lakeview project team. Given the population and employment anticipated for the redevelopment of the Inspiration Lakeview site, the City will be assessing the traffic impact in the area.	47	No action required.
Business Owner (at Public Meeting June 2, 2014)	Comment on the extension of Ogden Avenue down	Concerned that the Oasis Banquet Hall in Lakeview will be lost because a 26 metre road is proposed down the property	The property is part of the Inspiration Lakeview study and will be addressed through that study.	48	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
	to Rangeview Road	located at 1036 Lakeshore Road East.			
<b>Bell Canada</b>	General comment – Class EA process	Request that the City keep Bell informed throughout any Class EA/Master Plan processes for road network improvements.	For Class EA projects that are City-led, and as a part of the legislated Class EA process, Transportation and Works notifies agencies that are impacted. The City also advertises in the Mississauga News.	49	No action required.
<b>OPG</b>	9.0 Multi-Modal City, Transportation Master Plan	Recommend that the Lakeshore Road Transportation Master Plan consider including the Inspiration Lakeview lands.	The Inspiration Lakeview lands will be considered through the Lakeshore Road Transportation Master Plan.	50	No action required.
<b>Transportation and Works</b>	9.0 Multi-Modal City, 9.2 Road Network, 9.2.1	Recommend that policy 9.2.1 be removed. It is similar to policy 9.2.3.	Agree	51	That the following policy 9.2.1 be deleted:  <del>9.2.1 During the review of development applications, consideration will be given to the manner in which development proposals provide additional public roads in order to continue the existing fine grained street network.</del>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>
Public	9.0 Multi-Modal City, 9.2 Road Network, 9.2.3	<p>Concerned that policy 9.2.3 on the fine grain network extending streets through residential neighbourhoods will affect the feel of the area.</p> <p>There are no problems with traffic flow along Lakeshore Road East (east of Cawthra Road) so there is no need to divert traffic into the residential areas.</p> <p>Concerned that lands by the hydro corridor were previously expropriated to Hydro for the transmission lines. Residential owners were promised that these lands would remain green spaces, in perpetuity. Creating streets through the hydro corridor will contradict that pledge.</p> <p>Recommend that wording be added to ensure that there will be no land expropriated to build these roads.</p>	<p>Chapter 8 (Create a Multi-Modal City) of Mississauga Official Plan includes policies on the establishment of a fine-grained network of roads.</p> <p>The creation of a fine-grained system of roads is a long term vision which will improve connectivity for local neighbourhood traffic, pedestrians and cyclists. The fine-grained network of roads is to be achieved through the redevelopment process.</p> <p>As redevelopment occurs on the properties adjacent to the hydro corridor, discussion with the property owners will need to occur.</p> <p>The specific tool or mechanism will be considered at the time of the development proposal for the road extension.</p> <p>This policy should be revised to provide clarity that the connections are intended for various transportation modes</p>	<p>52 That the following policy 9.2.3 be revised (and renumbered) to the following:</p> <p><del>9.2.3 Improvements to the road network and active transportation routes that provide connectivity and a fine grain network through Lakeview may be identified through a future Transportation Master Plan for the Lakeshore Road Corridor or through the development applications process. Improved connections will provide pedestrian, cyclists and vehicles a greater variety of routes and accessibility within the area. Potential opportunities for network improvements include but are not limited to the following:</del></p> <p><u>9.2.2 Improvements to the road network and active transportation routes that provide connectivity through Lakeview may be identified through a future Transportation Master Plan for the Lakeshore Road Corridor or through the development applications process. Future multi-modal connections may accommodate, where feasible, pedestrian and cycling routes,</u></p>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
			and where they can be accommodated.		<u>and/or vehicular routes.</u> <u>Improved connections to the network may be considered at some locations, including but are not limited to the following: ....</u>
Transportation and Works	9.0 Multi-Modal City, 9.3 Transit Network, 9.3.1	Recommend that public transit servicing be included and reference to the specific north-south roads be removed. Revise the wording of Section 9.3.1. to the following:  Providing public transit connections along key north-south corridors to Lakeshore Road East in addition to providing frequent and reliable service along the Lakeshore Road will help shape and support the future development of the Lakeshore Corridor and the Community Node.	Agree.	53	That Section 9.3.1 be deleted and revised to the following:  <u>Providing public transit connections along key north-south corridors to Lakeshore Road East in addition to providing frequent and reliable service along the Lakeshore Road will help shape and support the future development of the Lakeshore Corridor and the Community Node.</u>
<b>SECTION 10: DESIRABLE URBAN FORM</b>					
Canadian National Railway	10.0 Desirable Urban Form, 10.1 Neighbourhoods	The Area Plan mentions the need of ensuring that industrial noise sources be adequately buffered from adjacent residential areas. Similarly, existing transportation corridors such as railways should be protected to avoid conflicts with residential.	The City will be undertaking a review of the noise policies of Mississauga Official Plan (Section 6.9.4 Rail Noise, Safety and Vibration) and revised policies may be recommended following the completion of the study.	54	No action required.

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		Include that future residential development adjacent to the railway right-of-way will require approval from the railway for noise and vibration mitigation measures.			
<b>Bell Canada</b>	General comment to this section	Consider relevant guidelines in the document titled, <i>Bell Urban Design Manual Telecommunications Infrastructure</i> (dated April 2009) – i.e., Section 6.3 Established Residential and Section 6.4 Re-urbanized Mixed-use Areas identifies service provision and issues associated with telecommunications in specific contexts.	Chapter 9 Build a Desirable Urban Form in Mississauga Official Plan contains general policies related to the location and integration of utilities.	55	No action required.
<b>Planning and Building</b>	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.1	See comment above in the category “Entire Plan” regarding “development.”	Replace “new development” with “development.”	56	That Section 10.1.1 be revised as follows:  10.1.1 <del>New</del> Development is encouraged to reflect...
<b>Lakeview Ratepayers Association and Public</b>	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.1	Need stronger language for development to adhere to the 3 storeys and below i.e., give height restrictions.  Use stronger language than “encourage” to defend the plan at the Ontario Municipal Board.	Agree.	57	That policy 10.1.1 be revised to the following:  10.1.1 Development <del>is encouraged to</del> <u>should</u> reflect 1 to 2 storey residential building heights and <del>should</del> <u>will</u> not exceed 3 storeys.



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Ivanhoe Cambridge	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.3.1 - Dixie Outlet Mall	Ensure that Dixie Outlet Mall is preserved for retail use, including expansion of the commercial use. Also ensure that future development will provide the framework to incorporate mixed residential and/or office use to the site over time. Recommend adding a special site to provide clarity.	The site is currently designated "Mixed Use" which permits a wide range of uses including, retail, residential, and secondary office.  The policies would allow for the expansion of the retail centre in the future with flexibility to add residential to the site.	58	No action required.
Lakeview Ratepayers Association	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.4.1	Add stronger language or define the Trinity site.	Policy 10.1.4.1 is in regards to Lakeview West which includes the properties owned by Trinity Development Group (i.e., generally located at 501 Lakeshore Road East).  Further discussion with members of the Lakeview Ratepayers Association clarified that the concern is regarding the entrances of commercial buildings along Lakeshore Road East.	59	No action required.  The comment on building entrances is referred in the Lakeview Built Form Standards – see Section 3.0 Lakeshore Corridor Precinct, 3.6 At Grade Commercial Requirements of this table.
OPG	10.0 Desirable Urban Form, 10.2 Employment,	Add contextual information that "The City, the Province and OPG entered into a Memorandum of Understanding in 2011 to develop	Additional description can be included regarding the collaboration that has taken place between the various	60	That the following be added to Section 10.2.2, third paragraph, and following the first sentence:

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
	10.2.2 Ontario Power Generation (OPG) Lands Precinct and Lakefront Business Park Precinct, 3 <sup>rd</sup> paragraph	a shared vision for OPG's Lakeview site with recognition that the OPG site is a valuable asset owned by OPG, who is required by the Province, its shareholder, to act in a commercial manner on behalf of the electricity consumers of Ontario. The parties to the MOU have been working collaboratively to develop a master plan for OPG's Lakeview site in keeping with the shared vision."	parties.		<u>The City, the Province and OPG entered into a Memorandum of Understanding (MOU) in June 2011 to develop a shared vision for OPG's Lakeview site. The parties to the MOU have been working collaboratively to develop a master plan for OPG's Lakeview site that is in keeping with the shared vision.</u>
OPG	10.0 Desirable Urban Form, 10.2 Employment, 10.2.2.1	Recommend that this policy be removed and be introduced into the Lakeview Local Area Plan after the master plan process. The development of a master plan to reflect a shared vision between the City, the Province and OPG is currently in process and the policies are developed through this process.	Policy 10.2.2.1 outlines guiding principles and consideration for connecting the Inspiration Lakeview site to the surrounding existing neighbourhoods. Detailed policies and a separate Official Plan Amendment will be prepared to implement the Master Plan in the future.	61	No action required.
OPG	10.0 Desirable Urban Form, 10.2 Employment, 10.2.2.1 (a)	Since detailed policies will be developed through the Inspiration Lakeview process, it is recommended that sub-section (a) be more general and be revised to "form and scale for a waterfront location."	Agree.	62	That policy 10.2.2.1(a) be revised as follows:  a. form and scale of development <del>will be appropriate to the</del> <u>for a</u> waterfront location;

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Toronto and Region Conservation Authority	10.0 Desirable Urban Form, 10.2 Employment, 10.2.2.1 (d)	Recommend that the Lakeview Waterfront Connection Project be acknowledged to indicate that the planning and design is currently underway.	Additional wording related to the Lakeview Waterfront Connection Project should be addressed in Section 13.1.6 Special Site 6.	63	No action required.  13.1.6 Special Site 6 for further recommendation.
Planning and Building	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.6, 2 <sup>nd</sup> sentence	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	64	That Section 10.3.6, second sentence be revised as follows:  New Development should address the following...
Culture Division	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.7	Change part c "public art features" to "public art."	Agree.	65	That policy 10.3.7(c) be revised as follows:  c. public art features;
Lakeview Ratepayers Association and Public	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.8	Recommend wording from "Development <u>will be encouraged</u> to provide placemaking opportunities..." to "Development <u>shall provide</u> placemaking opportunities..."  Use stronger language than "encourage" to defend the plan at the OMB.	Some sites may be constrained based on location and property size and as such, the policy is recommended to be more general.	66	No action required.

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Lakeview Ratepayers Association	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.9	Request wording change from "The assembly of adjacent low density residential land to enlarge properties fronting Lakeshore Road East <u>is discouraged</u> " to "The assembly of adjacent low density residential land to enlarge properties fronting Lakeshore Road East <u>will not be permitted.</u> "	The policy clarifies that if assembly occurs, there must be a landscape buffer to the adjacent residential use.	67	No action required.
Planning and Building	10.0 Desirable Urban Form, 10.5.1 (b)	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	68	That Section 10.5.1(b) be revised as follows:  b. new development will fit into the scale...
Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.3	Include additional criteria to address the placement and provision of visitor parking.	Agree.	69	That a subsection to policy 10.5.3 be added as follows:  <u>e. visitor parking will be centrally located and not visible from a public road. Visitor parking will be appropriately screened to provide a streetscape that is compatible with adjacent neighbourhoods.</u>
Bell Canada	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.4 (c)	Bell does not have a concern with the intent of the policy but wish to note that some utilities may be accommodated in the landscaped areas or along the frontage due to feasibility constraints.	Agree.	70	No action required.

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Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.5 (b)	Impact on residential areas could also include existing medium residential and/or high density buildings.	Agree.	71	That policy 10.5.5(b) be revised as follows:  b. a maximum floor plate to ensure minimal impact on low density residential areas; and
OPG	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.6	Recommend that this policy be removed. Maximum building height of 4 storeys is restrictive given the mixed-use development concepts (for the Inspiration Lakeview site).	Through the Inspiration Lakeview study, heights will be reviewed and specific urban design policies will be provided for the area.  This policy is applicable to any proposed commercial development.	72	No action required.
Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.7 (c)	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	73	That Section 10.5.7(c), third sentence be revised as follows:  New Development will include appropriate buffers...
Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.8	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	74	That Section 10.5.8, first sentence be revised as follows:  10.5.8 High quality building materials will be required in new developments...



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
OPG	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.8	Recommend that this policy on materiality be approved through the site plan process as opposed to the Area Plan. Requirement of brick and stone for the first 4 storeys is restrictive and does not allow for innovation in construction methods or architectural design which may include glass, metal and heavy wood timber designs.	This policy requires that the first 4 storeys be made of durable materials; it is a city-wide standard. Brick or stone are examples of durable materials that may be used. Alternative durable materials can be considered.	75	No action required.
Lakeview Ratepayers Association	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.8	Include additional wording regarding "aesthetically pleasing" to the requirements for the high quality building materials.	Agree.	76	That policy 10.5.8 be revised with the following change:  10.5.8 <i>Aesthetic</i> and high quality building materials will be required in new developments. The first 4 storeys will be of durable material such as brick or stone. Concrete blocks or painted concrete blocks are not permitted to be exposed.
<b>SECTION 11: STRONG ECONOMY</b>					
Culture Division	11.0 Strong Economy	In regards to the comment in Section 6.1, i.e., provide additional description for the encouragement and development of cultural industries.  Also, it is essential to create a	As per staff's comments in Section 6.1, the importance of cultural industries should be noted in the Area Plan. It is recommended that reference to this be located in Section 11.0 Strong Economy.	77	That a new paragraph be added following paragraph 3 in Section 11.0 Strong Economy:  <i>Attracting cultural industries can help create a more vibrant and sustainable economy. The provision of arts and culture facilities and</i>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
		cultural hub or a cultural cluster in the same structure/location with live/work opportunities.			<p><u>activities in Lakeview supports cultural diversity and completing communities.</u></p> <p>That a new policy 11.3 be added as follows:</p> <p><u>11.3 The location of cultural industries is encouraged in the Community Node.</u></p>
<b>SECTION 12: LAND USE DESIGNATIONS</b>					
<b>Planning and Building</b>	12.0 Land Use Designations, first paragraph	References to Schedule 3: Lakeview Local Area Plan Land Use Designations be removed. Schedule 10 Land Use Designations should be the only land use schedule in the Mississauga Official Plan.	<p>Schedule 3: Lakeview Local Area Plan Land Use Designations was created for the purposes of showing the land use map and proposed changes.</p> <p>Schedule 3: Lakeview Local Area Plan Land Use Designations can be removed from the Draft Lakeview Local Area Plan. The land use designations should be amended in Schedule 10: Land Use Designations of the Mississauga Official Plan.</p>	78	<p>That the first paragraph, second sentence of Section 12.0 be revised to read:</p> <p><del>Schedule 3: Lakeview Local Area Plan Land Use Designations</del>  <u>Schedule 10: Land Use Designations of the principal document</u> identifies the uses permitted and is to be read in conjunction with the other schedules and policies in the Plan.</p>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
OPG	12.0 Land Use Designations, 12.3 Mixed Use	It is unclear on the schedules the limits of the "Core" and "Outer Core." Requiring commercial at grade in the core may conflict with the Inspiration Lakeview master plan's main street approach to commercial facilities.	Boundaries of the Core and Outer Core are delineated in Schedule 1: Precincts and Sub-Areas, Schedule 2: Height Limits, and described in text in Section 10.3 Lakeshore Corridor.  Future amendment may occur following future study for the Inspiration Lakeview study.	79	No action required.
<b>SECTION 13: SPECIAL SITES AND EXEMPT SITES</b>					
Bell Canada	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – specifically 13.1.1 Special Site 1, 13.1.2 Special Site 2, and 13.1.9 Special Site 9	Request modifications/clarifications to ensure that Bell is not subject to heritage permits or studies for alterations made on specific sites.  Request that policy 13.1.1.2 (e), 13.1.2.2 (f) and 13.1.9.1 be modified as follows:  A heritage permit, including a Heritage Impact Assessment, will be required for any alterations <u>to the listed/designated buildings.</u>	Heritage permits are required for alterations to sites that are designated under the Ontario Heritage Act.	80	No action required.
Community Services – Park Planning and Culture Division	13.0 Special Sites and Exempt Sites, 13.1 Special	Policy 13.1.1.2 part d no longer applies as the Environmental Site Assessment restricts what is allowed on the property.	Agree – the policy was carried from the previous Lakeview District Policies of Mississauga Plan (2003) and the	81	That the following be deleted:  13.1.1.2 Development of the Cawthra-Elliot Estate House will

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
	Sites – 13.1.1 Special Site 1 – part d		subsequent Lakeview Local Area Plan, and no longer applies.		address the following:  d. <del>preservation and rehabilitation of the Cawthra Elliot cultural heritage landscape, including the existing house, outbuildings and formal gardens. Any minor development or minor site alterations will be limited in size and to a design compatible with the historically designated structure, will be designed and located in a manner that minimizes removal of forest cover and will be subject to completion and circulation of an Environmental Impact Study (EIS) and site plans to the Region of Peel and Credit Valley Conservation; and</del>
Culture Division	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.2 Special Site 2	There are significant archaeological resources on this property that should be protected. Add a statement that “Archaeological resources are to be conserved. Prior to any ground disturbance, the area must be assessed and plans reviewed with recommendations for conservation by a licenced archaeologist.”	Agree.	82	That policy 13.1.2. Special Site 2 be revised with a new subsection g:  <u><i>g. Archaeological resources are to be conserved. Prior to any ground disturbance, the area must be assessed and plans reviewed with recommendations for conservation by a licenced archaeologist.</i></u>

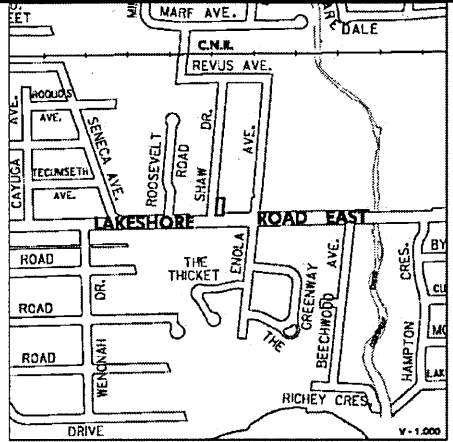
Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
<b>Bell Canada</b>	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.4 Special Site 4 and 13.1.5 Special Site 5	Special Site 4 and Special Site 5 has a policy that prohibits “broadcasting, communications and utility rights-of-ways.” Concerned that policy may be interpreted to prohibit Bell infrastructure in the future.	The policy referring to utility rights-of-ways in Special Site 4 and Special Site 5 is carried from the previous Lakeview District Policies of Mississauga Plan (2003) and the subsequent Lakeview Local Area Plan.  Should Bell express interest for an infrastructure on these sites in the future, a site specific review would be undertaken.	83	No action required.
<b>OPG</b>	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	Recommend that policies in Section 13.1.6 Special Site 6 that relate to OPG’s Lakeview site be exempted or excluded from the local area plan in their entirety until such as time as the master plan and secondary plan has been completed.	Following future study for the Inspiration Lakeview project, a further amendment to the Lakeview Local Area Plan will be done. In the interim, the policies, guiding principles, and core principles should remain.	84	No action required.
<b>OPG</b>	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6, 13.1.6.2	Recommend that policy 13.1.6.2 be separated as two policies in this section, i.e., policies for (1) Phase Two municipal comprehensive review and (2) comprehensive master plan. The master plan should (and not will) address certain components.	Agree.	85	That Section 13.1.6.2 be revised into two policies with the following changes:  13.1.6.2 Through the next phase of study for Inspiration Lakeview, a Phase Two municipal comprehensive review will be

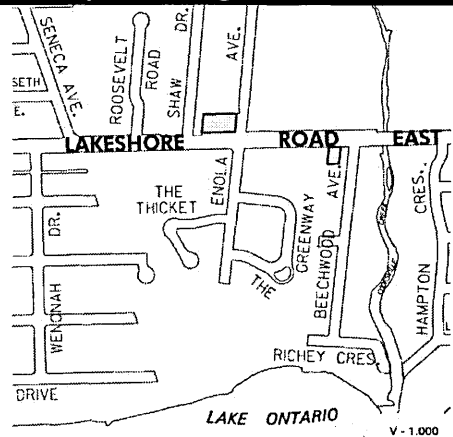


Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
		Request that section (d) and (i) be revised i.e., (d) to remove the word "significant" in regards to public parklands, and (i) to add that the master should also develop a transit network.			<p>prepared to address the potential conversion of the lands designated Business Employment.</p> <p>13.1.6.3 In addition to <del>this component of the</del> <u>the Phase Two municipal comprehensive</u> review, the comprehensive master plan will address land use, built form and transportation to the City's satisfaction. The master plan <del>will</del> <u>should</u> also:</p> <p>d. include the provision of <del>significant</del> public parklands along the waterfront including the extension of the Waterfront Trail;</p> <p>i. develop a road <u>and transit</u> network that appropriately integrates with the surrounding neighbourhoods; and</p>
Glen Schnarr & Associates	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	Request revision to Section 13.1.6.2 to remove reference to the Phase Two municipal comprehensive review, i.e., revise policy to read: "Through the next phase of the study for Inspiration Lakeview, <del>a Phase Two municipal comprehensive review will be</del>	Phase Two of the municipal comprehensive review will be addressed through the implementation of the Inspiration Lakeview Master Plan.	86	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
		prepared to address the potential conversion of the lands designated Business Employment. In addition to this component of the review, the comprehensive master plan will address land use, built form and transportation to the City's satisfaction...."			
Culture Division	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	Consider adding the following to the list of documents for review in part b: Mississauga Culture Master Plan and Public Art Master Plan.	Agree.	87	That policy 13.1.6 Special Site 6, part b be revised as follows:  b. have regard for other City plans, policies, studies and reports such as the Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report, Employment Land Review Study, Waterfront Parks Strategy, <u>Mississauga Culture Master Plan</u> , <u>Public Art Master Plan</u> , and Lakeshore Road Transportation Review Study;
Toronto and Region Conservation Authority	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6 (d)	Previous comment in Section 10.2.2.1 (d) i.e., to indicate that the planning and design for Lakeview Waterfront Connection Project is currently underway.	As per staff's comments in Section 10.2.2.1 (d), it is recommended that the Lakeview Waterfront Connection Project be noted in Special Site 6.	88	That the following be added to policy 13.1.6 Special Site 6 (d)  d. include the provision of significant public parklands along the waterfront including the extension of the Waterfront

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
					<u>Trail and connectivity to the future Lakeview Waterfront Connection Project;</u>
<b>Orchard Heights Homeowners Association</b>	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	<p>The development plans permit “hydro electric facilities” as a designated use for the OPG Lands. Not so many years ago there was a hydro electric facility that was torn down due to its age and efficiency, and because of the health risks resulting from its operation.</p> <p>Why would the site still be designated for such a use?</p>	Following future study for the Inspiration Lakeview project, a further amendment to the Lakeview Local Area Plan will be completed. Until that time, the policies should remain.	89	No action required.
<b>Planning and Building</b>	13.0 Special Sites and Exempt Sites, 13.1 Special Sites - 13.1.7 Special Site 7	This site is included as a Special Site and not an Exempt Site. Motor vehicle repair garages are not representative of the vision, direction and planning policies.	<p>The property located at 411 Lakeshore Road East is listed on the City’s Heritage Register and it is a 1950s contempo gas station which is one of two structures remaining in Mississauga.</p> <p>The adjacent property located at 425 Lakeshore Road East is not listed on the Heritage Register and should be identified on the map in policy 13.2.2 Exempt Site 2.</p>	90	That the map for 13.1.7 Special Site 7 be revised as follows:

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				 <p>That policy 13.1.7 Special Site 7, part a, be revised as follows:</p> <p>a. <del>a</del> <u>the existing</u> motor vehicle repair garage may be permitted.</p> <p>For the property located at 425 Lakeshore Road East, see recommendation in 13.2.2 Exempt Site 2.</p>
Planning and Building	13.0 Special Sites and Exempt Sites, 13.2.2 Exempt Site 2	Include the property located at 425 Lakeshore Road East on the map.	See comment above in section 13.1 Special Sites - 13.1.7 Special Site 7.	91 That the map for 13.2.2 Exempt Site 2 be revised as follows:

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
					
<b>SCHEDULE 1: LAKEVIEW LOCAL AREA PLAN PRECINCTS AND SUB-AREAS (see Appendix 3)</b>					
<b>Lakeview Ratepayers Association and Public (Display Board at Open House, April 1, 2014)</b>	North Beach Residential	<p>Recommend that the name be changed from North Beach Residential to "Lakeview Village" on Schedule 1.</p> <p>Other members of the public also suggested "Lakeview Village" and "Cawthra South" or "Lakeview."</p>	Agree that the name of this residential neighbourhood be changed to better reflect the history of Lakeview.	92	That Schedule 1 Lakeview Local Area Plan Precincts and Sub-Areas and all other references in the Area Plan e.g. Section 10.1 Neighbourhoods replace "North Beach Residential" with <u>Lakeview Village</u> .
<b>Public (Display Board at Open House, April 1, 2014)</b>	Lakeview West	Recommend changing Lakeview West to "Lakeside."	"Lakeside" has been suggested on the south side of Lakeshore Road East.	93	No action required.
<b>Public (Display Board at Open House, April 1,</b>	Lakeside Residential	Recommend changing Lakeside Residential to "Lakeview West/South" or "Lakeside."	Agree that "Lakeside Residential" be renamed to Lakeside.	94	That Schedule 1 Lakeview Local Area Plan Precincts and Sub-Areas and all other references in the Area Plan



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>
2014)				e.g. Section 10.1 Neighbourhoods replace "Lakeside Residential" with <u>Lakeside</u> .
Public (Display Board at Open House, April 1, 2014)	Orchard Heights	Suggest changing Orchard Heights to "Rometown."	Many of these sub-areas reflect the corresponding Residents Associations so it is preferred that name "Orchard Heights" remain, in this instance.	95 No action required.
<b>SCHEDULE 3: LAKEVIEW LOCAL AREA PLAN LONG TERM ROAD AND TRANSIT NETWORK</b>				
Transportation and Works	Lakefront Promenade as a Minor Collector Road and R-O-W of 30 m	Identify Lakefront Promenade as a minor collector road on the schedule(s) and Table 8-3 Road Classification – Minor Collectors in Mississauga Official Plan.	Agree – this was identified in the existing Lakeview Local Area Plan but it was not carried over. Schedule 5 – Long Term Road Network of the Mississauga Official Plan should also be amended to identify this road.	96 That Schedule 3: Lakeview Local Area Plan Long Term Road and Transit Network be amended to show <u>Lakefront Promenade as a Minor Collector Road</u> .  That Mississauga Official Plan Table 8-3 Road Classification – Minor Collector list <u>Lakeview Employment Area - Lakefront Promenade to a 30 m R-O-W</u> .  That Mississauga Official Plan Schedule 5 – Long Term Road Network be amended to show <u>Lakefront Promenade as a Minor Collector Road</u> .  That Mississauga Official Plan Schedule 8 Designated Right-of-Way

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
					Widths be revised to show <u>Lakefront Promenade with a 30 m R-O-W.</u>
<b>Transportation and Works</b>	Lakeshore Road East from Greaves Avenue to Etobicoke Creek (R-O-W of 35 m to 44.5 m)	Identify Lakeshore Road East from Greaves Avenue to Etobicoke Creek with a r-o-w of 44.5 m. This is in keeping with the recommendation in the Lakeshore Road Transportation Review Study (2010) regarding the future planning for higher order transit along Lakeshore Road.	Agree.	97	<p>That Mississauga Official Plan Table 8-1 Road Classification – Arterials be revised to indicate that <u>Lakeshore Road East from Greaves Avenue to Etobicoke Creek has a designated right-of-way width of 44.5 m.</u></p> <p>That Mississauga Official Plan Schedule 8 Designated Right-of-Way Widths be revised to show <u>Lakeshore Road East from Greaves Avenue to Etobicoke Creek with a 44.5 m R-O-W.</u></p>
<b>Region of Peel</b>	Alignment of the Byngmount Avenue extension	<p>Concerned that the future road shown on Schedule 3 will impede redevelopment potential on the former school site and at 958 - 960 East Avenue.</p> <p>Recommend that the alignment of Byngmount Avenue extension be of a more direct route and in connection with the road pattern shown in Inspiration Lakeview Master Plan, i.e., at mid-block between Lakeshore Road East and Rangeview Road, and that language be included (policy, or</p>	Agree that the alignment of Byngmount Avenue should extend east-west and connect to East Avenue at mid-block to the Inspiration Lakeview site. Creating connectivity, regionally or locally, provides accessibility and improvements to the overall transportation network.	98	Revise Schedule 3 to show a multi-modal connection of Byngmount Avenue to East Avenue that is parallel to Lakeshore Road East.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
		special site) that the City will seek to protect a right-of-way through the lands acquired from future development applications.			
<b>OPG</b>	Property owned by OPG	Recommend that OPG Lakeview site be recognized in Schedule 3 as part of the potential future road network.	The Inspiration Lakeview Master will be implemented through a future amendment to Mississauga Official Plan and Lakeview Local Area Plan. At that time, the road network would be incorporated into Schedule 3.	99	No action required.
<b>MTO</b>	Dixie Road as Arterial and Major Collector (Scenic Route)	The limit for these categories on Dixie Road will be revised based on the outcome of the Ministry's QEW project improvements from Evans Avenue to Cawthra Road.	Dixie Road is under the jurisdiction of the Region of Peel. The Ministry's QEW improvement project will not change the road classification of Dixie Road.	100	No action required.
<b>Public</b>	Pedestrian and Cycling Connections – General Comment	Creating connections for pedestrians and cyclists across major barriers such as the QEW and GO rail lines are important for achieving a walkable Mississauga and usage of the waterfront.	Revus Avenue, Cawthra Road, Alexandra Avenue, Ogden Avenue, Haig Boulevard and Dixie Road provide crossings of the Canadian National Railway line. Cawthra and Dixie Roads provide access over the QEW as well as the pedestrian bridge connecting Ogden Avenue with Insley Road.	101	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
			The City's Cycling Master Plan identifies long term active transportation plans.		
<b>Weston Consulting, on behalf of the residents at 1294, 1298, 1302, 1304, 1308, 1312, and 1318 Alexandra Avenue and contractual owner 1731860 Ontario Ltd.</b>	Future local road extension of Seventh Street to Alexandra Avenue	<p>Opposed to this proposed future local road designation for these reasons:</p> <ul style="list-style-type: none"> <li>• report in the Lakeview Local Area Plan makes no reliance on any transportation studies that impact residents on Seventh Street, Alexandra Avenue, and Halliday Avenue</li> <li>• Seventh Street has low volume of local traffic circulation</li> <li>• road extension is not in the City's Capital Budget</li> <li>• proposed road designation may prejudice the review of the proposal that was submitted prior to the release of the draft local area plan.</li> </ul>	<p>These lands are under development application review.</p> <p>Development and Design staff has prepared an Information Report (dated November 18, 2014) to the Planning and Development Committee for the December 8, 2014 meeting date. A staff recommendation report will be brought forward to the Planning and Development Committee in a future meeting.</p>	102	No action required.
<b>Public</b>	Future local road extensions	<p>1. <u>Seventh Street to Alexandra Avenue</u></p> <p>Opposed to the proposal to extend Seventh Street through to Alexandra Avenue for these reasons:</p>	The creation of future connections through neighbourhoods is a long term goal to improve neighbourhood traffic, and to provide transportation choices for people to walk or cycle.	103	<p>That the following denotation on Schedule 3: Lakeview Local Area Plan – Long Term Road and Transit Network be revised as follows:</p> <p><del>Future Local Roads</del> <u>Multi-modal Connection</u></p>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
		<ul style="list-style-type: none"> <li>extension of Seventh Street will not reduce time and distance of travel for commuters</li> <li>number of drivers in the area is low and does not require a new road</li> <li>commuters will not use Seventh Street</li> <li>cost of extending Seventh Street is not economical.</li> </ul> <p>The City should expedite the approval of the proposed development for development application OZ 13/012</p> <p>Additional comments were provided regarding the proposed road extension of Seventh Street:</p> <ul style="list-style-type: none"> <li>disagree with extending Seventh Street to Alexandra Avenue</li> <li>unnecessary expenditure</li> <li>it will have minimal impact on traffic patterns</li> <li>people will continue to use Alexandra Avenue to go to corner stores (at Alexandra Avenue and Atwater</li> </ul>	For clarification, the denotation on Schedule 3 – future local roads should be revised.		



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>
		<p>Avenue).</p> <p>2. <u>First Street and Third Street</u> Road extension of First Street and Third Street from Cawthra Road to Dixie Road will disrupt the present stable neighbourhood.</p> <p>Single family homes do not generate sufficient traffic to avoid Lakeshore Road.</p> <p>Road connections north of the Canadian National Railway tracks make sense. These can offer alternate traffic routes to the residential infill area currently being developed and can be used by the residents south of the tracks.</p> <p>3. <u>Haig Boulevard</u> Haig Boulevard is showing six proposed connections.</p> <p>Request removal or reduction of the future road connections.</p> <p>Concerned about future traffic and interruption of the fabric of our neighbourhoods with</p>		

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Lakeview Ratepayers Association		<p>the additional road connections. It will no longer preserve our neighbourhoods.</p> <p>Concerned that commuters will use short cuts on their daily commutes and this could lead to traffic and safety issues and mitigation measures (e.g., speed bumps, traffic islands).</p> <p>4. <u>"Future local connections"</u> There are six Future Local Roads that cross Serson Creek and the hydro corridor. These connections will lose the pedestrian and bicycle paths along the corridor. Recommend replacing Future Local Roads with "Future Local Connections" for pedestrians and bicycles only.</p> <p>The focus of Lakeshore Road should be for a multi-modal road and not to increase traffic on the side roads.</p>			
Lakeview Ratepayers Association	Add pedestrian and bike network	Include an overlay of the pedestrian and bike network together.	Schedule 7 Long Term Cycling Routes in the Mississauga Official Plan identifies cycling facilities and this schedule	104	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
			should be referred to and not repeated in the Area Plan.		
<b>LAND USE DESIGNATIONS</b>					
<b>Planning and Building</b>	Schedule 4 Lakeview Local Area Plan Land Use Designations	Mississauga Official Plan contains the land designations (Schedule 10) and proposed changes to the land use designations in Schedule 4 Lakeview Local Area Plan Land Use Designations should be amended on Schedule 10.	There should be only one land use schedule in Mississauga Official Plan. For the purposes of the Lakeview Local Area Plan review, it was easier to show the proposed changes on Schedule 4 Lakeview Local Area Plan Land Use Designations.	105	That Schedule 4 Lakeview Local Area Plan Land Use Designation be deleted.  That Mississauga Official Plan Schedule 10 Land Use Designations be revised with the proposed land use changes identified in Appendix 2.
<b>Peel District School Board</b>	Former Byngmount Beach Public School	Remove the public school symbol on the former Byngmount Beach Public School site as the school is closed and sold to the Region of Peel.	Agree - school symbols are base map information and shown for information purposes only.	106	Remove school symbol on the former Byngmount Beach school site.
<b>Glen Schnarr &amp; Associates</b>	OPG and adjacent employment lands	Request that the OPG and adjacent employment lands be highlighted, e.g., "study area" or "land use to be determined."	The OPG Lands and adjacent employment lands are being studied through the Inspiration Lakeview project. References to the Inspiration Lakeview project are described in text throughout the plan as well as on Special Site 6. A future Official Plan Amendment will be prepared to implement the Inspiration	107	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
			Lakeview Master Plan and revise the land use designation as appropriate.		
<b>Weston Consulting</b>	305 Iroquois Avenue	Request that the City examine opportunities to redesignate the lands located at 305 Iroquois Avenue from Business Employment to a higher density mixed use.	The property located at 305 Iroquois Avenue is designated "Business Employment" and is one of several Business Employment properties in the area. Redevelopment of the entire site needs to be looked at comprehensively.	108	See comment in Section 6.2 for the recommendation.
<b>Orchard Heights Homeowners Association</b>	Pedestrian bridge over Etobicoke Creek in Orchard Heights Park	<p>There is no indication in the Area Plan of the intention to build a pedestrian bridge over Etobicoke Creek to connect the City of Toronto to that of Mississauga.</p> <p>Our residents so far have expressed strongly against such a bridge. Are we assured that assuming this plan does become the blueprint for the development of Mississauga for the next several decades that such a bridge will not form part of any intention considered as being endorsed by this plan.</p>	Schedule 7: Long Term Cycling Routes of the Mississauga Official Plan shows a connection to adjacent municipalities, and the Mississauga Cycling Master Plan (2010) indicates a "Proposed Municipal Connection" in the general location of Orchard Heights Park and crossing the Etobicoke Creek to connect to the trail system in Toronto. Connecting to cycling routes within adjacent municipalities is an important component of the Cycling Master Plan.	109	No action required.

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
			Funding for a bridge at Orchard Heights Park is not currently included in the City's Capital Budget. In the long term, a bridge can be considered at this location and will require City Council's approval for funding and resident support.		
<b>APPENDIX I: LAKEVIEW BUILT FORM STANDARDS</b>					
<b>Planning and Building</b>	Throughout the Lakeview Built Form Standards (Standards)	Names of the sub-areas are been recommended for change and the Standards should be updated accordingly. "North Beach Residential" is renamed to "Lakeview Village" and "Lakeside Residential" is changed to "Lakeside."	Agree	110	Throughout the Standards document, references to "North Beach Residential" should be revised to <u>Lakeview Village</u> and "Lakeside Residential" should be revised to <u>Lakeside</u> .
<b>Culture Division</b>	1.0 Introduction, 1.4 Lakeview Local Area Plan, 1.4.1 Community Node	Suggest adding to the third sentence, "The combination of residential uses, employment opportunities, cultural activities <u>and infrastructure</u> , shopping..."	Agree	111	That Section 1.4.1 Community, first paragraph, last sentence, be revised as follows:  The combination of residential uses, employment opportunities, cultural activities <u>and infrastructure</u> , shopping...



Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
Planning and Building	2.0 Lakeview Character Areas, 2.1 Neighbourhoods and Employment Character Areas	Include a paragraph to describe the character of the Employment Areas.	Agree	112	That the following paragraph be added to the first paragraph, second sentence:  <i><u>Employment Areas are stable areas and are characterized by uses that are land extensive and/or have low employment densities.</u></i>
Culture Division	2.0 Lakeview Character Areas, 2.2 Built Form Type	Include a category for cultural facilities and/or institutional uses.	The purpose of the built form types is to give guidance on achieving detailed standards requirements for each of the types of built form commonly found in Lakeview.  A separate category for cultural facilities/institutional uses is not recommended. Cultural facilities are unique in their design and development. There is no one prototype that will give guidance to the development of these types of facilities other than what is in the Zoning By-law.	113	No action required.
Lakeview Ratepayers Association and the Public	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.2	There are unique circumstances where the rear of a lot is exposed.  Recommend additional wording that "End units <u>and rear units</u> that	Agree.	114	That the following revision be made:  n. End <u>and rear</u> units that are exposed to a public road or park...

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
	Street Townhouses (n)	are exposed to a public road or park..."			
Lakeview Ratepayers Association	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.3.1 Single Detached Standard and Common Element Condominium	Add additional wording that "End units <u>and rear units</u> exposed to an external or internal road...."	Agree.	115	That the following revision be made:  j. End <u>and rear</u> units that are exposed to an external or internal road....
Planning and Building	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.3.2 Townhouse Standard and Common Element Condominium (m)	As indicated in the comment for Section 2.2.4 (k), Section 2.2.3.2 (m) should also be revised accordingly – use "should" instead of "will."	Agree.	116	Revise Section 2.2.3.2 (m) as follows:  m. Hydro and gas metre walls <del>will</del> <u>should</u> be required to be located internal to the site and not be visible from the street;
Bell Canada	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.4	The guideline may restrict the placement of Bell's infrastructure; inflexible design guidelines and standards may compromise the ability to provide	The suggested comment to use "should" instead of "will" provides flexibility for the applicant should another location be required.	117	Revise Section 2.2.4 (k) as follows:  k. Hydro and gas metre walls <del>will</del> <u>should</u> be required to be internal to the site and not be visible from the

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>	
	Horizontal Multiple Dwellings (k)	telecommunications infrastructure in an efficient and coordinated manner.  Request modification of the wording to "Hydro and gas metre walls will be required to be internal to the site and not be visible from the street. In addition, utilities <del>will</del> <u>should</u> not be located within the required landscape area or along the frontage of a public road, <u>except where there are no other feasible alternatives.</u> "	For consistency, Section 2.2.3.2 (m) should be revised accordingly.		street...
Culture Division	2.0 Lakeview Character Areas, 2.4 Cultural Heritage	Recommend revising the wording to Section 2.4, third paragraph - the Heritage Advisory Committee provides recommendations and does not provide approval.	Agree.	118	That Section 2.4, third paragraph be revised as follows:  Additional requirements may include, but are not limited to, a review and <u>recommendation by</u> <del>approval from the</del> Heritage Advisory Committee and <del>City Council.</del>
Transportation and Works	2.0 Lakeview Character Areas, 2.6 Environmental Sustainability, Third Paragraph	Revise the third paragraph to the following:  For more information, visit the Canada Green Building Council website for the LEED-NC Program, the CVC or TRCA website for Low Impact Development Stormwater	Agree.	119	That Section 2.6, third paragraph be revised as follows:  <u>For more information, visit the Canada Green Building Council website for the LEED-NC Program, the CVC or TRCA website for Low Impact Development Stormwater</u>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>
		Management Planning and Design Guide and the City of Mississauga website for the Green Development Strategy.		<u>Management Planning and Design Guide and the City of Mississauga website for the Green Development Strategy.</u>
<b>Bell Canada</b>	3.0 Lakeshore Corridor Precinct, 3.2 Building Heights (b) and 3.5 Pedestrian Realm/ Streetscape (a)	<p>Incorporate some guidelines from the Bell Urban Design Manual into Sections 3.2 (b) and 3.5 (a) to provide flexibility in the location of utility structures within the streetscape</p> <p>i.e., (1) locating utility structures back from sidewalks; (2) aligning cabinet structures so that they are parallel to the sidewalk; (3) screening structures with landscaping, and locating the structures near trees to provide additional screening; and (4) integrating structures with screening in public outdoor seating areas.</p>	The Built Form Standards provides further direction for the urban design policies. The City is reviewing the Site Plan Manual and details such as the ones listed will be included through that review.	120 No action required.
<b>Culture Division</b>	3.5 Pedestrian Realm/ Streetscape Subsection c)	Include the potential for public art.	Agree.	<p>121 That Section 3.5 (c) be modified as follows:</p> <p>(c) Street trees, street furniture, such as benches, banners, waste receptacles, bike racks <u>and public art</u> will be required within the boulevard.</p>

Respondent <sup>2</sup>	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan <sup>3</sup>
Lakeview Ratepayers Association	3.0 Lakeshore Corridor Precinct, 3.6 At Grade Commercial Requirements a)	<p>Ensure that doors/entrances of the buildings along Lakeshore Road East are accessible</p> <p>Consider the additional wording:            (a) Building entrances should be located along and face Lakeshore Road East; <u>these entrances will be considered a main or principal entrance and opening to the street at Lakeshore Road.</u></p>	Agree.	<p>122 That Section 3.6 (a) be modified as follows:</p> <p>(a) Building entrances should be located along and face Lakeshore Road East. <u>These entrances will provide an opening to the sidewalk and be considered the main or principal entrance from Lakeshore Road East.</u></p>

**Notes:**

<sup>1</sup> Minor changes such as renumbering of sections, grammar, spelling, and photo replacements are not included in the table.

<sup>2</sup> The respondent "Public" includes comments provided at the public open house, public meeting, or submitted to the City.

<sup>3</sup> Words underlined and italicized are additions to the policies; words crossed out represent deletions.







Location No. 11  
From : Residential Medium Density  
To : Residential Low Density II

Location No. 1  
From : Residential Low Density II  
To : Residential Medium Density

Location No. 2  
From : Residential High Density  
To : Residential Medium Density

Location No. 3  
From : Residential Low Density II  
To : Residential Medium Density

Location No. 4  
From : Residential High Density  
To : Mixed Use

Location No. 5  
From : Residential High Density  
To : Mixed Use

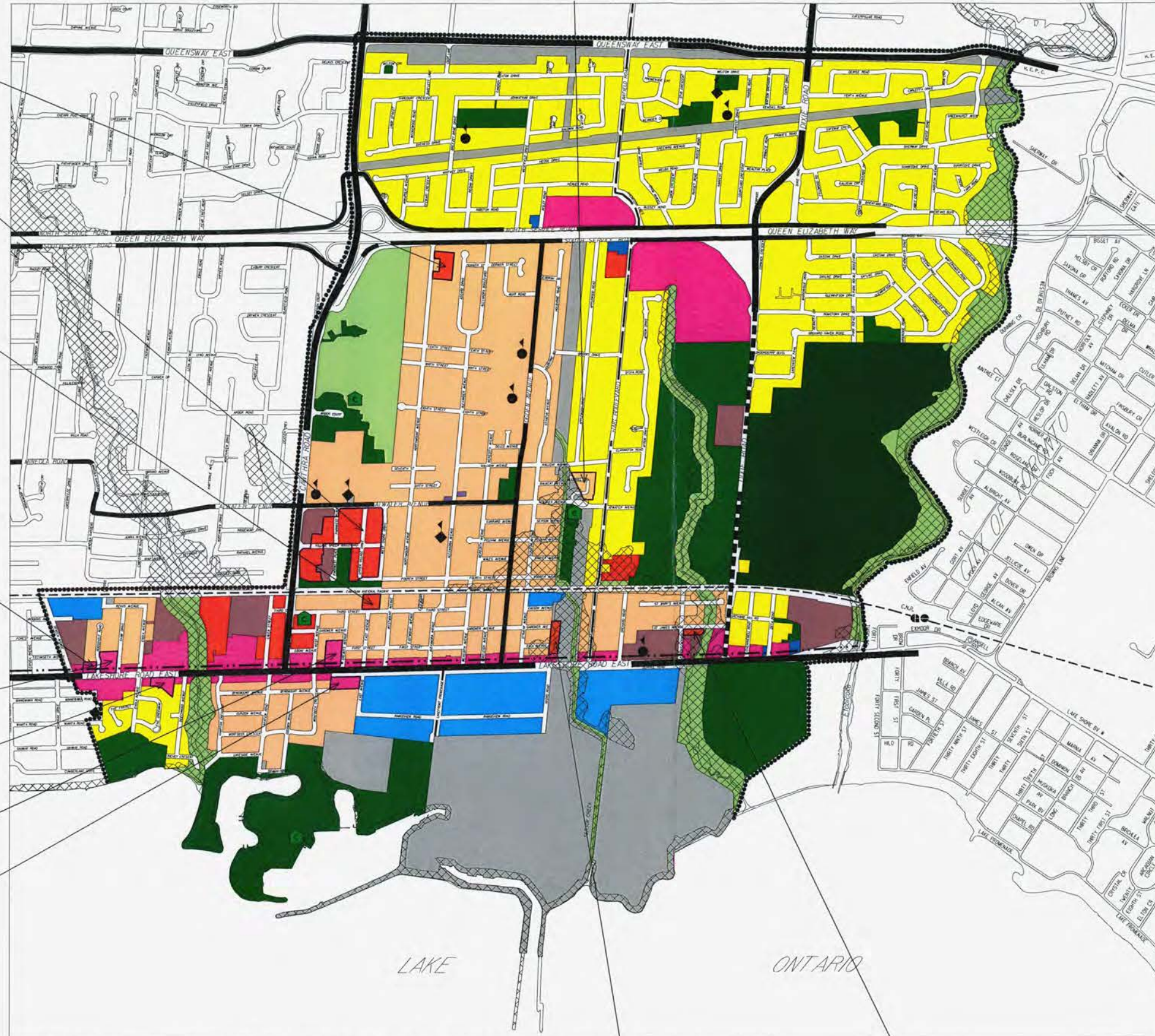
Location No. 6  
From : Residential High Density  
To : Mixed Use

Location No. 7  
From : Residential High Density  
To : Mixed Use

Location No. 8  
From : Residential Medium Density  
To : Mixed Use

Location No. 9  
From : Residential Low Density II  
To : Residential Medium Density

Location No. 10  
From : Residential High Density  
To : Residential Medium Density



#### LAND USE DESIGNATIONS

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential Low Density I	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Office
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Residential Low Density II	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Business Employment
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Residential Medium Density	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Public Open Space
<span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Residential High Density	<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Private Open Space
<span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> Mixed Use	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Greenbelt
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Convenience Commercial	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Utility
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Motor Vehicle Commercial	

#### BASE MAP INFORMATION

	Provincial Highway and Interchange		Natural Hazards
	Arterial		Public School
	Major Collector		Catholic School
	Major Collector (Scenic Route)		Community Facilities
	Minor Collector		Local Area Plan Boundary
	Local Road		
	Existing Commuter Rail		
	GO Transit Station		
	Higher Order Transit Corridor		

#### Notes:

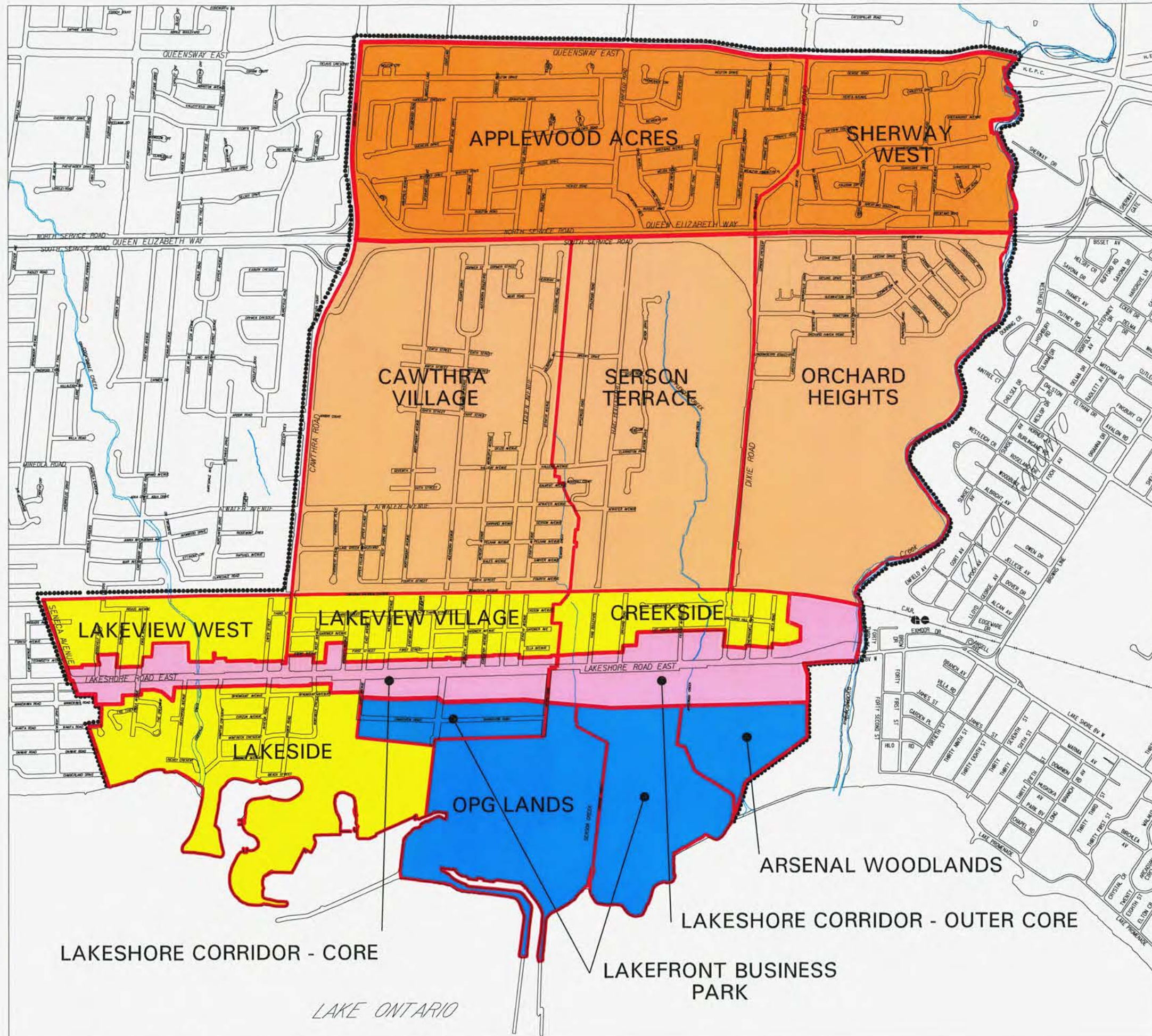
1. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
2. Refer to Schedule 3, Natural System of the principal document for the location of the Natural Areas System and Natural Hazards.
3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
4. The Community Node boundary is to be determined.

### Summary of Proposed Redesignations and Modifications to Schedule 10 Land Use Designations (Mississauga Official Plan)



MISSISSAUGA



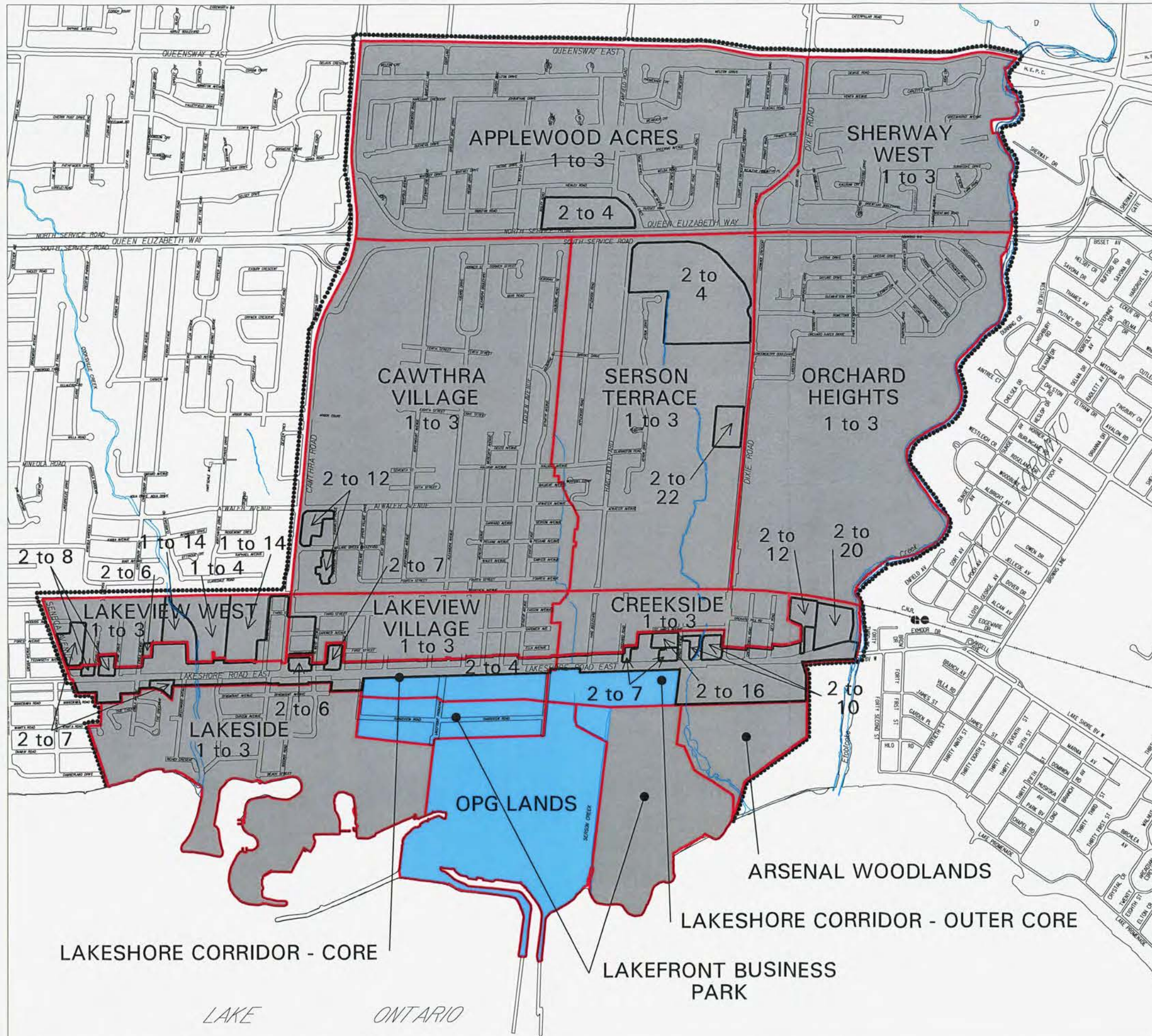


Schedule 1  
Lakeview Local Area Plan  
Precincts and Sub-Areas

0 100 200 300 400  
metres

City of Mississauga





Legend

Sub-Area Boundary

To Be Determined

Local Area Plan Boundary

Note:

1. Height limits represent the minimum and maximum number of storeys permitted.

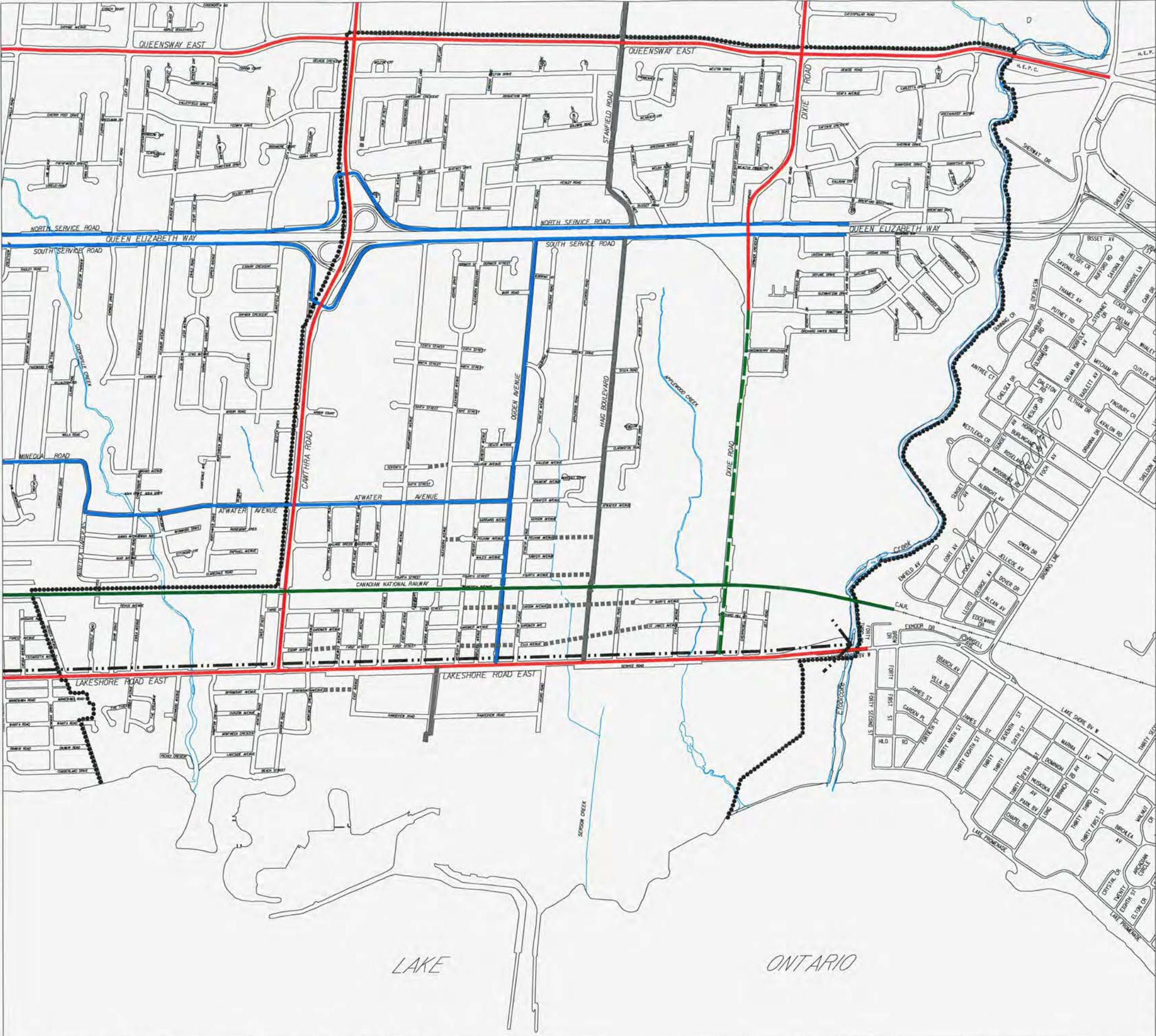
Schedule 2  
Lakeview Local Area Plan  
Height Limits



City of Mississauga







TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Future Multi-modal Connection
- Existing Commuter Rail
- Higher Order Transit Corridor

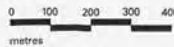
BASE MAP INFORMATION

- Local Road
- Local Area Plan Boundary

Notes:

1. All lines shown are conceptual.
2. Base Map information (eg. railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

Schedule 3  
Lakeview Local Area Plan  
Long Term Road and Transit Network



City of Mississauga





# Corporate Report

Clerk's Files

Originator's  
Files CD.21.SIG

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**DATE:** February 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 23, 2015

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

**SUBJECT:** **Sign By-law Provisions for Electronic  
Billboards**

**All Wards**

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**RECOMMENDATION:** That the Report dated February 3, 2015 from the Commissioner of Planning and Building titled "Sign By-law Provisions for Electronic Billboards" be received for information.

**BACKGROUND:** At the January 12, 2015, Planning and Development Committee (PDC) meeting, PDC passed Recommendation PDC-0001-2015 requesting a report delegating sign variance approval authority to staff; and that a report be brought forward dealing with a review of electronic changing copy billboard signs (electronic billboards) as a result of a request for a variance at 1885 Sismet Road.

The delegation of sign variances was taken in a separate report to Council on February 11, 2015. This report will address the review of electronic billboards in the Sign By-law and the implications for the sign variance application for 1885 Sismet Road.

**COMMENTS:** **Comparison with Sign By-laws of other GTA municipalities**

Planning and Building staff reviewed the Sign By-law of other municipalities within the GTA in comparison with the City of Mississauga Sign By-law 0054-02, to determine whether the current By-law needs to be updated to include electronic billboards.



(See Appendix 1: GTA Sign By-law Comparison Chart and Sign By-law definitions as per Municipality.)

It was determined that the Sign By-law in the neighbouring Town of Oakville and Cities of Burlington, Brampton and Toronto also prohibit the construction of double-faced, electronic billboards.

The City of Toronto has two exceptions for electronic billboards. Electronic messaging centres are allowed on first-party ground signs only, meaning they advertise for what is happening on that property. The second exception is the electronic billboards in Toronto along the Gardiner Expressway and surrounding Dundas Square in the downtown. These have been set up as 'Special Signage Districts' and new signs can only replace existing legal ones.

The electronic billboard in Celebration Square was approved through a variance which was approved by Council on September 29, 2010. The City's other signs for City buildings were all in compliance with the By-law or had a variance.

The current Sign By-law permits a changing copy sign (electronic or by other means) which can be incorporated into a ground sign, but is limited to 50% of the total sign area and must advertise for products or services for the property on which it is located. The "changing copy" portion is permitted to scroll or display different messages at unspecified intervals. Electronic billboards are prohibited.

#### **1885 Sismet Road – Ward 5 (File 14-01057)**

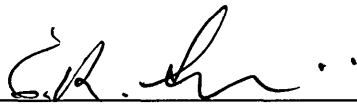
At the January 12, 2015 PDC meeting, there was a report recommending refusal of an electronic billboard for 1885 Sismet Road. The application requested a variance for a billboard sign to advertise products or services not located on the land on which the sign is located. The applicant also requested a reduced setback from the rear property line. At that meeting the application was deferred pending a review of the Sign By-law (January 14, 2015, Council Resolution 0005-2015).

On January 22, 2015, staff met with the applicant and provided them with the City's rationale for the refusal, which included a basic discussion on the intent of the Sign By-law in Mississauga. The applicant was advised that a billboard sign with static (non-movable and not electronic) messaging would be acceptable provided it complied with the intent and the conditions set out in the Sign By-law.

**FINANCIAL IMPACT:** There are no financial impacts as a result of the recommendation.

**CONCLUSION:** City staff believe the existing Sign By-law does not need to be updated at this time. Council still has the opportunity to approve electronic billboard signs on a case by case basis, if they are refused by the Director, Building Division, Planning and Building Department (or his delegate).

**ATTACHMENTS:** Appendix 1: GTA Sign By-law Comparison Chart: Electronic Messaging Centers and Applicable Sign By-law Definitions.



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Michael J. Karowich, Urban Designer*

Appendix 1: GTA Sign By-law Comparison Chart: Electronic Messaging Centres & Applicable Sign By-law definitions as per Municipality

A: GTA Sign By-law Comparison Chart: Electronic Messaging Centres

Toronto *	Oakville	Burlington	Brampton	Mississauga
<p>-allows <i>changing copy</i> signs on fuel pumps</p> <p>-allows “electronic changing message centres” on 1<sup>st</sup> party ground sign up to 50% of sign area. Can only use alphanumeric characters</p> <p>Allow 3<sup>rd</sup> party <i>electronic message centres</i> in:</p> <p>a) <u>Gardiner Gateway Special Sign District</u> provided they are:</p> <p>-max. 50 sq. m. of area</p> <p>-max. 15m in height</p> <p>-only replace similar existing lawful electronic signs</p> <p>-do not face residential or open space zone within 250m</p> <p>-illumination not projecting onto residential zones</p> <p>b) <u>Dundas Square Special Sign District</u> provided they:</p> <p>-comply with previous by-law provisions on its land (legal non-conforming/ grandfathered)</p> <p>-prohibits <i>electronic changing signs</i> on 3<sup>rd</sup> party billboards</p> <p>-allow <i>electronic changing message centres</i> on 1<sup>st</sup> party ground sign</p>	<p>-allows <i>message centres</i> on ground signs for schools, hospitals, libraries and government institutions to max. 30% of sign area</p> <p>-Also allowed in employment &amp; commercial zones provided it displays only time and temperature</p>	<p>- prohibits <i>electronic messages</i> on billboard signs</p>	<p>-allows <i>electronic message centres</i> in open space, floodplain/ greenbelt, commercial, industrial and institutional zones</p> <p>-prohibits <i>electronic changing signs</i> on 3<sup>rd</sup> party billboard signs</p>	<p>- allow <i>changing copy</i> signs (electronic or other means) incorporated into ground sign to max. 50% of sign area.</p> <p>-<i>changing copy</i> portion allowed to scroll or display different messages in intervals</p>

\* *Currently reviewing electronic messages centres*

Appendix 1: GTA Sign By-law Comparison Chart: Electronic Messaging Centres & Applicable Sign By-law definitions as per Municipality

B: Sign By-law definitions as per Municipality

Toronto	Oakville	Burlington	Brampton	Mississauga
<b>Sign Face Area</b> - The area, as measured in square metres, within the perimeter of the sign face, or in the case of individually installed letters or like sign components, the total area within the outermost perimeter bounding the limit of all the individual components.	<b>“Flashing Sign”</b> means a sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted light source but does not include an automatic changing sign or electronically controlled message board	<b>Billboard Sign</b> means outdoor sign maintained by person, firm, business or corporation engaged in the sale or rental of space on the sign to client, upon which space is displayed copy that advertises goods, products, or services possibly not sold or offered the property sign is located, and is single or double faced.	<b>“Electronic variable message centre”</b> mean an <i>illuminated sign</i> or part thereof which is computer controlled and which displays information to the public by way of prearranged or variable sequence of electronically generated letters, words, light patterns or shapes and shall include text or graphic boards;	<b>“flashing sign”</b> means a sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted light source but does not include an automatic changing sign or electronically controlled message centre;
<b>Electronic Static Copy</b> - Sign copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other similar electronic technology where the sign copy is fixed for a set period of time.	<b>“Electronic Message Board”</b> means a sign which is electronically controlled and which displays information in a prearranged sequence			<b>“copy”</b> means the graphic content of a sign surface in either permanent or removable letter, pictorial, symbolic, or numeric form;
				<b>“changing copy sign”</b> means a sign constructed so that the message or copy can be changed by manual, electronic, or electro-mechanical means
<b>Electronic Moving Copy</b> - Sign copy displayed utilizing electronic screens, televisions, computer monitors, liquid crystal displays, light emitting diode displays, or other similar electronic technology which displays moving images.	<b>“Copy”</b> means the graphic content of a sign surface in either permanent or removable letter, pictorial, symbolic, or numeric form;			<b>“billboard sign”</b> means an outdoor sign that advertises goods, products, or services that are not sold or offered on the property where the sign is located, and is either single faced or double faced;