



# Corporate Report

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**DATE:** May 13, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 2, 2014

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

**SUBJECT:** **Draft Lakeview Local Area Plan (January 2014)**  
**PUBLIC MEETING**  
**WARD 1**

**RECOMMENDATION:**

1. That the report titled "Draft Lakeview Local Area Plan (January 2014) - Public Meeting," dated May 13, 2014 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held at the Planning and Development Committee meeting on June 2, 2014 be received.
3. That staff report back to Planning and Development Committee on the submissions made.

**REPORT  
HIGHLIGHTS:**

- The Draft Lakeview Local Area Plan is based upon a vision to connect the neighbourhoods with views to the lake and access to the shores and waters of Lake Ontario. It is envisioned that Lakeview will have a Community Node, an attractive mainstreet, and neighbourhoods that are stable and offer a variety of housing choices. The vision is guided by principles or key values: reconnect Lakeview to the waterfront; strengthen distinct

communities; support complete communities; promote community health; support social well-being; and achieve leadership in sustainability.

- A statutory public meeting is a requirement under the *Planning Act* and will provide a further opportunity for the public to comment on the Lakeview Local Area Plan.

**BACKGROUND:**

On February 12, 2014, City Council adopted Resolution 0024-2014 as follows:

1. That the Draft Lakeview Local Area Plan (January 2014), under separate cover to the report titled “Draft Lakeview Local Area Plan” dated January 14, 2014 from the Commissioner of Planning and Building be circulated for comment to City Departments, agencies and stakeholders for review, and further, that a public consultation program, including an open house and statutory public meeting, be held.
2. That the letter dated February 3, 2014 from Mr. Jim Levac, Senior Associate, Weston Consulting Group Inc. be received.

**COMMENTS:****1. Purpose and Description of the Lakeview Local Area Plan**

Mississauga Official Plan (MOP), the principal document, provides planning policies to guide the City’s development. Local area plans are part of MOP and are intended for areas which require a more extensive local planning framework. They contain policies to address unique circumstances particular to a specific area. The Draft Lakeview Local Area Plan (Draft Area Plan) follows the same general organization as the principal document and must be read in conjunction with MOP. Appendix 1 is the boundary of the lands subject to the Draft Area Plan.

The Draft Area Plan incorporates and builds upon the policies in the previous Lakeview District Policies of Mississauga Plan (2003) and the existing Lakeview Local Area Plan. Many existing policies and land use designations have been carried forward with a number of

modifications. In general, the proposed policies of the Draft Area Plan are intended to encourage a development pattern and character that is reflective of the vision.

The vision for Lakeview is to connect the neighbourhoods with views to the lake and access to the shores and waters of Lake Ontario. It is envisioned that Lakeview will have a Community Node, an attractive mainstreet, and neighbourhoods that are stable and offer a variety of housing choices. The vision is guided by principles or key values: reconnect Lakeview to the waterfront; strengthen distinct communities; support complete communities; promote community health; support social well-being; and achieve leadership in sustainability.

The staff report entitled “Draft Lakeview Local Area Plan” dated January 14, 2014 provides an overview of key modifications and includes a copy of the Area Plan. The Draft Area Plan has been available for viewing at:

- The Lakeview Library Information Desk;
- The Mississauga Civic Centre, 3<sup>rd</sup> floor Planning and Building Services Centre; and
- The City of Mississauga website at [www.mississauga.ca/lakeviewreview](http://www.mississauga.ca/lakeviewreview).

## **2. Circulation and Public Consultation**

The Draft Area Plan was circulated to departments and agencies for comment. The public consultation program included:

- A presentation to the Lakeview Local Advisory Panel at its meeting on March 6, 2014; and
- A public open house and presentation on April 1, 2014.

In addition, staff discussions with stakeholders have been held and staff continues to be available for meetings on an individual basis.

The public meeting of the Planning and Development Committee on June 2, 2014 is the statutory public meeting to fulfill the requirements of the *Planning Act*. The purpose is to provide an opportunity for the public to make submissions on the Draft Area Plan.

**STRATEGIC PLAN:** The Draft Area Plan is an important tool to implement the land use components of the Strategic Plan and to refine the policies in the Official Plan.

**FINANCIAL IMPACT:** Not Applicable

**CONCLUSION:** Following the statutory public meeting, a report on comments will be prepared for consideration by Planning and Development Committee. The report will address comments received from the public and from the circulation of the Draft Area Plan.

**ATTACHMENTS:** APPENDIX 1: Lakeview Local Area Plan Boundary

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karin Phuong, Policy Planner*

LEGEND:



LAKEVIEW LOCAL AREA PLAN BOUNDARY



SUBJECT:  
**LAKEVIEW PUBLIC MEETING NOTICE**

FILE NO:  
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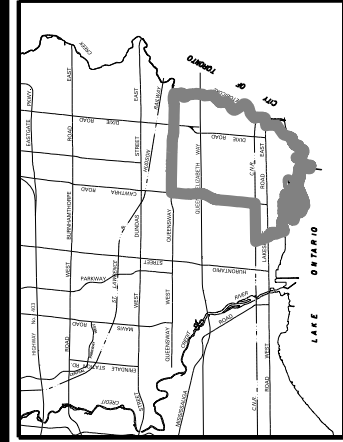
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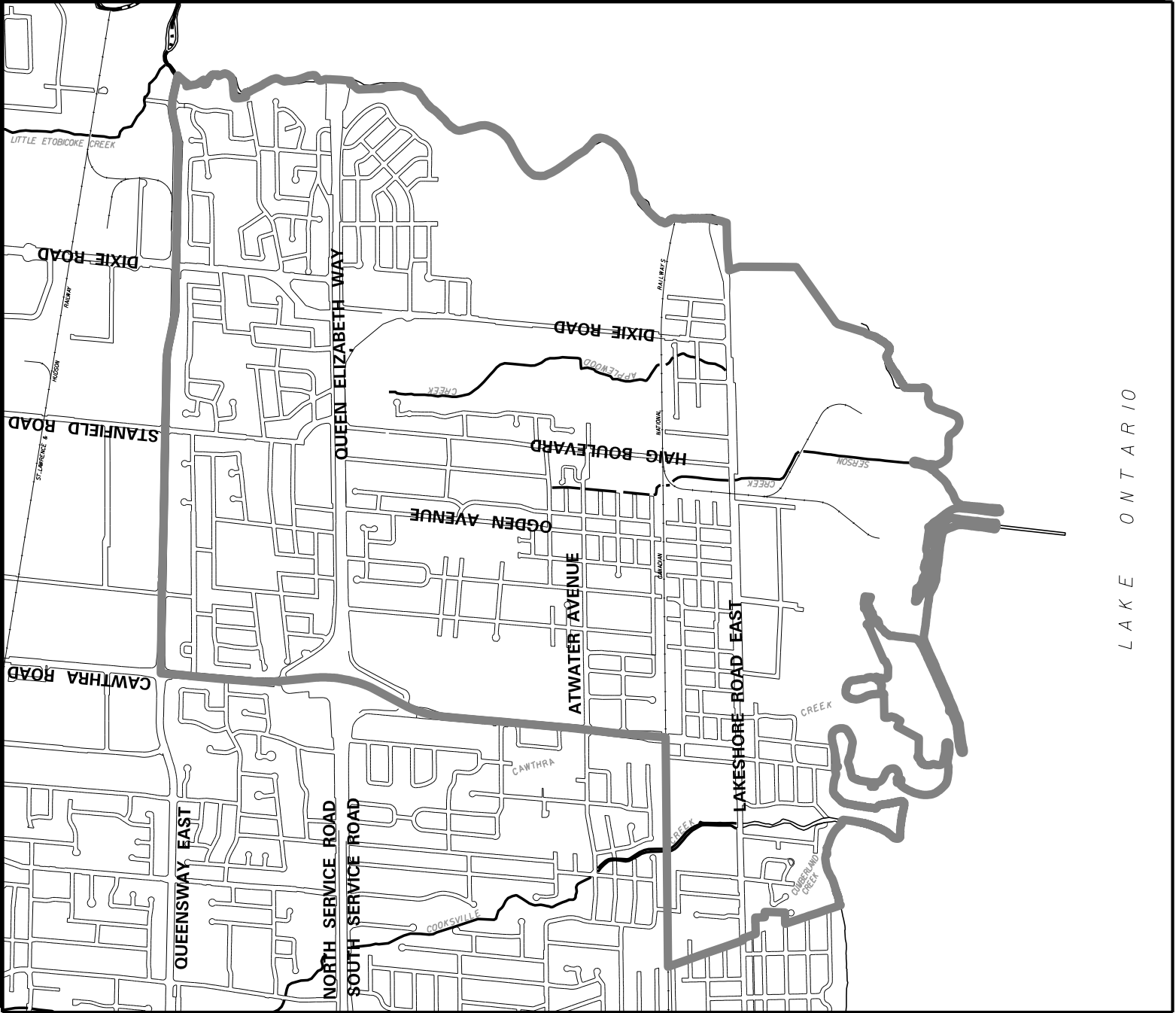
Appendix 1



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