

City of Mississauga

Corporate Report



<p>Date: October 15, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: OZ 19/003 W1, OZ 19/021 W1, and T-M19001 W1</p> <hr/> <p>Meeting date: November 8, 2021</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Draft Plan of Subdivision, Official Plan Amendment and Rezoning applications to permit a mixed use waterfront community with employment, commercial, institutional, cultural, park uses and 8,050 residential units

1082 Lakeshore Road East and 800 Hydro Road, south side of Lakeshore Road East, east of Lakefront Promenade

Owner: Lakeview Community Partners Limited

Files: OZ 19/003 W1, OZ 19/021 W1 and T-M19001 W1

Recommendation

1. That the applications under Files OZ 19/003 W1, OZ 19/021 W1, T-M19001 W1, Lakeview Community Partners Limited, 1082 Lakeshore Road East and 800 Hydro Road, to amend Mississauga Official Plan to **Residential High Density** and **Business Employment**; to change the zoning to **RA5-Exception** (Apartments – Exception), **RM9-Exception** (Back to Back and Stacked Townhouses – Exception), **E1-Exceptions** (Employment in Nodes – Exceptions), **C4-Exceptions** (Mainstreet Commercial – Exceptions), **OS2- Exceptions** (Open Space - City Park – Exceptions), **G1-Exception** (Greenlands – Natural Hazards – Exception) and **G2-Exception** (Greenlands – Natural Features – Exception) to permit a mixed use community which will include apartments, townhomes, employment, commercial, cultural, and park uses in conformity with the provisions outlined in the staff report dated October 15, 2021 from the Commissioner of Planning and Building; and that the draft plan of subdivision under File T-M19001 W1, be approved subject to the conditions referenced in the staff report dated October 15, 2021 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

3. 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 36 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **RM9-Exception** (Back to Back and Stacked Townhouses – Exception), **RA5-Exception** (Apartments- Exception), **C4-Exception** (Mainstreet Commercial – Exception) and **E1-Exceptions** (Employment in Nodes- Exceptions) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated October 15, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
5. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant and/or the City of Mississauga can apply for a minor variance application.
6. That Council classify the lands delineated in Appendix 11 as Class 4 Area in accordance with the Environmental Noise Guidelines – Stationary and Transportation Sources – Approval and Planning (NPC – 300).
7. That notwithstanding Corporate Policy 07-02-01 (Pre-Servicing of Subdivisions), that Council permit the pre-servicing of the subject site in accordance with the conditions of draft plan approval, and subject to a process that is satisfactory to the Commissioner of Transportation and Works.
8. That City Council endorse the Lakeview Village Development Master Plan Design Guidelines as contained in Appendix 13.

Executive Summary

- The applications amend the policies of the official plan, change the zoning by-law and permit a plan of subdivision to allow a mixed use waterfront community containing commercial, employment, parks, open space, cultural and 8,050 residential dwellings within buildings of varying heights
- The applicant has conducted extensive technical analysis and made several revisions to the proposal to address issues raised at the Public Meeting, by City staff and outside agencies, including enlarging the school block, redistributing approximately 250 residential units, adding 0.4 ha (1 ac.) of land to facilitate the extension of Lakefront Promenade, adjusting right-of-ways and block dimensions, and further refining Official Plan policies and zoning by-law provisions
- Approval should be subject to an "H" holding symbol to address outstanding

requirements relating to noise, odour and traffic capacity

- That the northern blocks of the site be classified as a Class 4 Area under the NPC-300 Environmental Noise Guidelines in recognition of the abutting industrial properties
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

Prior to the submission of the development applications, Lakeview Community Partners Limited together with the City, the Region, relevant external agencies and the community undertook a year-long process of creating the Lakeview Waterfront Development Master Plan which culminated with Council's endorsement of the Plan on November 6, 2019.

The draft plan of subdivision, rezoning and official plan amendment applications were submitted between February 2019 and December 2019.

A public meeting was held by the Planning and Development Committee on September 21, 2020, at which time an Information Report https://www7.mississauga.ca/documents/committees/pdc/2020/2020_09_21_PDC_Agenda.pdf was received for information. Recommendation PDC-0032-2020 was then adopted by Council on September 30, 2020.

That the report dated August 28, 2020, from the Commissioner of Planning and Building regarding the applications by Lakeview Community Partners Limited to permit a mixed-use waterfront community, under Files OZ 19/003 W1, OZ 19/021 W1 and T-M19001 W1, 1082 Lakeshore Road East and 800 Hydro Road, be received for information.

There were various additional technical documents that were required to be submitted and reviewed and multiple outstanding matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Pursuant to the provisions of subsection 34(17) of the *Planning Act*, given the amount of time since the public meeting, and given the inclusion of additional lands to the draft plan of subdivision, full notification of this report was provided.



Aerial image of 1082 Lakeshore Road East and 800 Hydro Road

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made several modifications to the proposed concept plan including:

- enlarging of the school block
- redistributing density as a result of the larger school block
- including a 0.41 ha (1.01 ac.) parcel of Regionally owned land on the west side of the site to facilitate the creation of the Lake Promenade right-of-way extension and roundabout
- identifying a temporary location for a new parks operations depot
- widening the right-of-way dimensions in order to facilitate complete streets including cycling tracks and district energy and vacuum waste infrastructure

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on November 22, 2019. A community meeting was held by Ward 1 Councillor Stephen Dasko on February 27, 2020. In excess of 100 people attended the meeting. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on September 21, 2020. Fourteen members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

The City undertook a waterfront parks feedback survey in November 2020. Due to social distancing restrictions, the survey was conducted online and by mail out to residents and businesses of the Lakeview and Port Credit communities. The engagement ran for 47 days

from November 19, 2020 to January 4, 2021 and asked respondents to give feedback on their priorities for parks and what features they would like to see incorporated. Additionally, a virtual meeting was held with the Lakeview Community Advisory Panel and the Eagle Spirits of the Great Waters. In total 1,374 responses were received which are summarized in the engagement summary found on the City's website at

<http://www7.mississauga.ca/Departments/Parks/Park-Planning/Lakeview-Village-Fall-2020-Key-Findings.pdf>

More community engagement on waterfront parks planning and features is scheduled for October through November 2021 and will include an online survey. Virtual meetings have already taken place with the Lakeview Ratepayers Association, Eagle Spirits of the Great Waters, Greatness The Great Lakes Project and Credit Valley Conservation. This engagement will seek to further feedback on conceptual park programming and amenities identified as priorities in the initial parks engagement.

The planning of parks programming will extend beyond the timelines of the land use planning approvals. Park development will be phased to coincide with development blocks. Funding considerations and specific features within park blocks may evolve over time.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change a portion of the designation from Residential Medium Density to Residential High Density and from Institutional to Business Employment, recognize revisions to the road and open space network and recognize an increase in heights and density in accordance with the Lakeview Waterfront Development Master Plan.

The proposal will see the realization of a 71.6 ha (177 ac) mixed-use waterfront community that will bring residents, jobs and visitors to an area of the Lake Ontario waterfront that had previously been inaccessible. As a Major Node in the City Structure, Lakeview Waterfront has been planned to accommodate growth through a mix of uses. It is located along a planned higher order transit corridor which recently received a commitment to funding through all three levels of government. The community is designed to include a generous park network, an extensive cycling network, public spaces including a Village Square and will incorporate various sustainable features including the potential for a vacuum waste collection system and a district energy system. The built form has been configured to minimize the impacts of height along the waterfront while allowing some taller buildings in strategic locations such as along the transit corridor and framing the north-south central park to create a defined sense of place.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

The applications are consistent with the Move pillar of the Strategic Plan by introducing residents, workers and visitors into a pedestrian and cycling friendly mixed-use community along a planned higher order transit route and within a future Major Transit Station Area (MTSA).

The applications are consistent with the Belong pillar of the Strategic Plan by committing to over 400 affordable housing units.

The applications are consistent with the Prosper pillar of the Strategic Plan by allocating over 7.3 ha (18 ac.) of land to innovative business, technology and culture uses. Approximately half of this land will be dedicated to the City.

The applications are consistent with the Green pillar of the Strategic Plan by planning the community for district energy, vacuum waste, providing public access to the waterfront through a network of new parks, remediating a contaminated site and introducing a number of sustainability commitments to the development.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

In summary, the proposed development fulfills the vision of a vibrant, green mixed use waterfront community. The development will bring residents, jobs and visitors to a Major Node which has been already been planned by the City through the Lakeview Waterfront policies to accommodate those uses and increased density. The proposed layout, built form, heights and density are generally consistent with the Lakeview Waterfront Development Master Plan. The compatibility of the uses have been justified through the various technical reports. The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing zoning by-law by Council, the applicant will be required to execute a Community Benefit Charges agreement to the satisfaction of the City.

Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: Draft Plan of Subdivision
- Appendix 4: Proposed OPA Schedule 10 Map
- Appendix 5: Summary of OP policy changes
- Appendix 6: Zoning Map
- Appendix 7: Zoning Height Schedule
- Appendix 8: Zoning Maximum FSI Schedule
- Appendix 9: Concept Plan with heights
- Appendix 10: Parks Plan
- Appendix 11: Class 4 noise classification delineation
- Appendix 12: Conveyance boundary
- Appendix 13: Design Guidelines
- Appendix 14: Draft Plan conditions



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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