

PURPOSE

The purpose of this Amendment is to revise policies pertaining to height and urban design in the Lakeview Local Area Plan.

LOCATION

The lands affected by this Amendment are located along Lakeshore Road East between Seneca Avenue and the Etobicoke Creek. The subject lands are located in the Lakeview Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

An amendment to the Lakeview Local Area Plan is required to update the height permissions and urban design policies for properties fronting directly onto Lakeshore Road East to ensure that new development is compatible with adjacent uses while maintaining appropriate growth opportunities. No changes are proposed to the existing land use designations.

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

1. The proposed Amendment supports the implementation of the Lakeshore East Corridor Study. The Study included extensive public and stakeholder consultation.
2. The proposed Amendment implements the policies of Mississauga Official Plan and its key guiding principles that support the creation of a distinct and complete community that is walkable and has a mix of uses.
3. The proposed Amendment will help ensure that future growth is compatible in built form and scale to the Lakeview Neighbourhood Character Area, and enhances existing or planned development.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 3.0, Current Context, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the first two paragraphs and replacing as follows:

Lakeview is made up of residential neighbourhoods characterized by a variety of housing forms, including low rise dwellings and apartments. Many homes built in the post-war era are being renovated today or replaced largely with new detached housing, and some assembly for townhouses is occurring. Townhouses are found in pockets throughout Lakeview between Lakeshore Road East and the Queen Elizabeth Way. Apartment buildings are located mainly near the Canadian National Railway tracks at Cawthra Road, on Dixie Road, and along Lakeshore Road East. There are a few clusters of multi-unit residential dwellings in Lakeview, including duplex, triplex and fourplex.

The area is served by commercial facilities concentrated along Lakeshore Road East. However, it is fragmented by other uses such as motor vehicle repair garages and motor vehicle sales and service. The area along Lakeshore Road East to the east of Cawthra Road is in its early stages of revitalization to mainstreet retail, with newly built and proposed mixed use buildings. Neighbourhoods to the north are served by commercial facilities located on both sides of the Queen Elizabeth Way, namely Dixie Outlet Mall and Applewood Village Plaza.

2. Section 5.1, Guiding Principles, of Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting Policy 5.1.3 and replacing as follows:

Support complete communities and encourage a sense of place through compact, mixed use development and a pedestrian oriented mainstreet along Lakeshore Road East that offers a range of cultural, residential and employment opportunities.

3. Section 10.2, Lakeshore Corridor, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by adding a new paragraph after the first paragraph as follows:

The intended built form and height reflect the hierarchical urban structure of the Plan and align with the Lakeview Waterfront Major Node as well as with the character and typology of the Lakeshore Corridor. The Major Node policies require mid-rise buildings of five to eight storeys fronting on Lakeshore Road East.

4. Section 10.2, Lakeshore Corridor, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the words "providing a" to the second bullet point as follows:

- ensuring built form compatibility and providing a transition in heights to adjacent neighbourhoods;

5. Section 10.2.4, Lakeshore Corridor, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting and replacing as follows:

Development fronting Lakeshore Road East will be two to eight storeys in height provided an appropriate transition to the adjacent context is maintained. Some sites will be permitted building heights greater than eight storeys in height as shown on Map 3.

6. Section 10.2, Lakeshore Corridor, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

10.2.5 Additional height up to a maximum building height of 30 m may be considered on existing lots greater than 60 m in depth if the development proposal is consistent with the policies of this Plan.

7. Section 10.2, Lakeshore Corridor, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by renumbering Policy 10.2.5 to 10.2.6.

8. Section 10.2, Lakeshore Corridor, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by adding Policy 10.2.7 as follows:

In order to achieve a pedestrian scaled environment, new buildings will have a streetwall of a minimum of two storeys to a maximum of four storeys. A streetwall is the exterior wall of a building facing the front lot line abutting the mainstreet.

9. Section 10.2, Lakeshore Corridor, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by renumbering Policies 10.2.6 (existing Policy) to 10.2.11 accordingly.

10. Section 10.3, Built Form Types, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting Policy 10.3.6a and replacing with the following:

the height of buildings will be two to eight storeys provided an appropriate transition to the adjacent context is maintained;

11. Map 3, Lakeview Local Area Plan Height Limits, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting height limits of 2 to 4 storeys along the Lakeshore Corridor and replacing it with height limits of 2 to 8 storeys, and by deleting height limits of 2 to 6 storeys and 2 to 7 storeys along the Lakeshore Corridor and replacing it with height limits of 2 to 8 storeys, as shown as Map "A" of this document.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan April 8, 2021.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

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