

Appendix 7

Appendix 7 – Summary of Applicable Policies

The proposed Mississauga Official Plan (MOP) amendment for the Lakeshore East Corridor in the Lakeview Neighbourhood Character Area aligns with the current Provincial, Regional and Mississauga Official Plan policies as summarized below. The following assessment provides a general summary of the intent of the policies.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction on managing growth and creating communities that are liveable, healthy and resilient. The PPS highlights the importance of the efficient use of land and resources, a range of housing options, a mix of employment opportunities and access to recreation, parks and open spaces. The proposed MOP amendment for the Lakeshore East Corridor is consistent with the PPS.

Please see more details below:

- **Development and Land Use Patterns:** Policy 1.1.3 requires a mix of land uses and densities that efficiently use land and resources, and support active transportation and are transit-supportive. The proposed policies support new development opportunities that will ensure the continued efficient use of land and resources in Lakeview, including existing and planned transportation infrastructure.
- **Housing:** Policy 1.1.1 and Section 1.4 require a range and mix of housing options, including affordable housing. The proposed policies encourage development in Lakeview to incorporate a range of housing choices (including affordable housing) to accommodate changes in community needs over time.
- **Public Spaces and Recreation:** Section 1.5 provides direction for public spaces, parks and open space. Specifically, policy 1.5.1.b states that communities should plan and provide for a range and equitable distribution of parks, public spaces, open spaces, trails and linkages that promote recreation. The proposed policies emphasize the importance of improved pedestrian connections to public spaces in Lakeview.
- **Multi-Modal Transportation:** Policy 1.5.1.a promotes active communities and active transportation. The proposed policies seek additional active transportation connections through new development.

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A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Consolidation, 2020)

A Place to Grow (the Growth Plan) is the Province's growth management strategy. It highlights the importance of building complete communities, supporting economic development, and directing intensification to strategic growth areas to make efficient use of land and optimize infrastructure. The proposed MOP amendment for the Lakeview Neighbourhood conforms to the Growth Plan.

Please see more details below:

- **Complete Communities:** Section 2.1 and policy 2.2.1.4 promote the concept of “complete communities.” These are communities that are well designed to meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household size. Policy 2.2.6.1.a provides direction to support a range and mix of housing options, including affordable housing, to meet the needs of current and future residents. The proposed policies emphasize the continued importance of a mix of uses and range of housing options for the Lakeview Neighbourhood.
- **Manage Growth:** Section 2.2 directs future population and employment growth to settlement areas within the Greater Golden Horseshoe. The planning of transit corridors and major transit station areas is being undertaken in a separate comprehensive exercise. Regarding housing, policy 2.2.6.1.a.i provides direction to support a range and mix of housing options, including affordable housing options, to meet the needs of current and future residents. The proposed policies facilitate new development opportunities and provides for a range of housing choices in a manner that is appropriate for the Lakeview Neighbourhood context.
- **Transportation Network:** Policy 3.2.3.4 directs municipalities to ensure that active transportation networks are comprehensive and integrated into transportation planning. The proposed policies promote a safe, comfortable and improved pedestrian realm.
- **Transit:** Section 2.2.4 contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors. The Region of Peel and Mississauga Official Plans will need to be updated to delineate boundaries and demonstrate how MTSAs are planned for the prescribed densities.

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Region of Peel Official Plan (Consolidation, 2018)

The Regional Official Plan (ROP) provides direction and a strategic policy framework to guide development and growth in Peel Region and Mississauga. The over-arching theme of the ROP is sustainability – supporting the needs of present populations without compromising future generations. The sustainability framework encompasses environmental, social, economic and cultural pillars in order to ensure that the Region develops holistically and creates conditions for thriving communities. The proposed MOP amendment for the Lakeview Neighbourhood conforms to the ROP.

Please see more details below:

- **Growth Management and Intensification:** Section 5.5 provides direction for municipalities to plan efficient growth. The proposed policies encourage intensification and revitalization of underutilized lands, supports vibrant neighbourhoods, and optimizes the use of existing infrastructure and services.
- **Complete Communities:** Policy 5.3.1.3 provides direction to establish healthy, complete communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. The proposed policies respect Lakeview's existing character and will help ensure it continues to develop as a healthy, complete community.
- **Housing:** Section 5.8 provides direction for municipalities to plan for a range and mix of housing, specifically policy 5.8.2.3 encourages and supports municipalities to plan for a range of housing options and forms, including affordable housing to enable all residents to remain within their communities. The proposed policies reinforce these housing policy directions.
- **Active Transportation:** Policy 5.9.10.2.1 provides direction for integrated transportation planning with pedestrian and cycling networks that are safe, attractive and accessible, and provide linkages between areas and to adjacent neighbourhoods. The proposed policies promote opportunities for additional pedestrian connections through new development.

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Mississauga Official Plan

The proposed policy changes for the Lakeview Neighbourhood reinforces the current policies and objectives of MOP.

- **City Structure and Growth:** Chapter 5, Section 5.3 identifies an urban hierarchy for Mississauga and recognizes the different functions of various areas of the city. Within this structure, the Downtown is planned to be the focus of growth, whereas Neighbourhoods accommodate lower densities and building heights with a focus on residential uses and associated services and facilities. The proposed policies recommend building heights and densities that reflect Lakeview as a Neighbourhood within the city's urban hierarchy.
- **Complete Communities:** Chapter 7 provides city-wide direction for complete communities. Section 7.2 seeks to ensure the provision of suitable housing for people at all stages of life, with a range of housing options by type, tenure and price. The proposed policies for Lakeview encourage the development of a range of housing choices, including affordable housing.
- **Multi-Modal Transportation:** Chapter 8 aims to create sustainable communities with multi-modal transportation networks, and encourages a shift towards more sustainable modes of transportation. The proposed policies seek to build on Lakeview's existing transportation network through additional active transportation connections in new development where possible.
- **Desirable Urban Form:** Chapter 9 provides city-wide direction to build a desirable, sustainable urban form with high quality urban design and public realm that contributes to a strong sense of place. Policy 9.1.2 directs infill and redevelopment in Neighbourhoods to respect the existing and planned character. Policy 9.2.2.1 requires heights in excess of four storeys to demonstrate an appropriate transition in height and built form that respects the surrounding context. The proposed policies seek to maintain Lakeview's diverse character, and ensure new development achieves an appropriate transition in height and built form to the surrounding context.