

City of Mississauga

Corporate Report



Date: August 28, 2020

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Originator's files:
OZ 19/003 W1
OZ 19/021 W1 &
T-M19001 W1

Meeting date:
September 21, 2020

Subject

PUBLIC MEETING INFORMATION 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

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.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposal seeks a plan of subdivision and amendments to the Official Plan and Zoning By-law to permit 8,050 residential units distributed amongst taller, mid-rise and townhome units as well as park, commercial, employment, institutional and cultural uses
- Community concerns identified to date relate to built form, density, parking, environmental implications, traffic, adequacy of services and waterfront accessibility
- Prior to the next report, matters to be addressed include: built form design, proposed zoning regulations, affordable housing, parks depot location, school accommodation, district energy and vacuum waste, and the satisfactory resolution of other technical

Originator's files: OZ 19/003 W1, OZ 19/021 W1 & T-M19001 W1

requirements and studies related to the project

Background

The draft plan of subdivision and rezoning applications were submitted under files T-M19001 W1 and OZ 19/003 W1 in February 28, 2019 but were only deemed complete on November 7, 2019, subsequent to Council endorsing the Lakeview Waterfront Development Master Plan. Along with the endorsement, Council passed Resolution 0244-2019 permitting Lakeview Community Partners Limited to submit an official plan amendment application, which was submitted under file OZ 19/021 W1 and deemed complete on January 10, 2020. All applications have been circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

The endorsed Lakeview Waterfront Development Master Plan can be found at:

www.mississauga.ca/portal/residents/inspirationlakeview

PROPOSAL

The Lakeview Waterfront Development Master Plan represented a year of consultation between Lakeview Community Partners Limited, various City departments, the Region of Peel, various outside agencies and Lakeview residents in order to arrive at a shared vision of a transformative waterfront community. The development applications being considered are consistent in layout, form, height and density with the Lakeview Waterfront Development Master Plan concept.

The official plan amendment is required to permit additional heights as illustrated in Appendix 1 – Section 3, and overall unit count of 8,050 and an adjustment in percentage of unit types, while the rezoning application is required to permit the entirety of the new community's uses as the existing zoning reflects the former power generating station. The zoning by-law will need to be amended from **U** (Utility) to a range of zone categories which can be found in Appendix 1 – Section 4 to implement this development proposal. A plan of subdivision is required to create the blocks for the residential, commercial, employment, institutional, cultural and parks uses and to create the new roads.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located at the south side of Lakeshore Road East, west of Dixie Road, within the Lakeview Waterfront Major Node Character Area. The site is currently predominantly vacant as demolition and remediation efforts continue on the site. The northwest corner of the site, south

Originator's files: OZ 19/003 W1, OZ 19/021 W1 & T-M19001 W1

of Rangeview Road, contains baseball diamonds and a soccer field which will be removed in the fall of 2020.



Aerial image of 1082 Lakeshore Road East



Applicant's rendering of the proposed waterfront community

Originator's files: OZ 19/003 W1, OZ 19/021 W1 & T-M19001 W1

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

Additional Community Elements

The visioning and planning of a new waterfront community has included a number of community elements, as well as challenges, which fall beyond the regular scope of a typical development application. These include, but are not limited to:

1. District Energy – Lakeview Community Partners Limited have retained the services of Corix Utilities in order to evaluate the environmental benefits as well as the technical and financial feasibility of a district energy system based on the thermal energy produced at the G.E. Booth wastewater treatment facility. They have been working closely with the Region of Peel to evaluate its feasibility and ownership model. Implementation will require Regional endorsement and government funding beyond municipal resources. A district energy facility

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is proposed to be located within the Innovation Corridor on City owned lands. While district energy is being pursued as part of the proposal, the timing for commitments for funding may not align with the endorsement of the development applications. Council may wish to consider approval without the securement of the district energy system.

2. Vacuum Waste – Lakeview Community Partners Limited have been working with Envac and the Region of Peel to explore the technical and financial feasibility of incorporating a vacuum waste system into the new community. Vacuum waste would replace traditional curbside waste, recycling and organics pick-up. Implementation will require Regional endorsement and government funding beyond municipal resources. A vacuum waste collection facility is proposed to be co-located within the district energy building. Like district energy, the timing for commitments for funding may not align with the endorsement of the development applications. Council may wish to consider approval without the securement of the vacuum waste system.
3. Waterfront Park Development – The waterfront parks illustrated represent an enhanced level of park features and services and would be a regional draw. Park development is funded through development charges. Further review is required to reconcile the anticipated development charge funding, projected operating costs and the proposed level of enhanced parks.
4. Artscape – The City has been having ongoing discussions with Lakeview Community Partners Limited and Artscape in order to test pilot an atelier model whereby artists are commissioned to create works that are incorporated into the community. Should the test pilot prove successful it is envisioned that Artscape artists could potentially have permanent studio space and residences within the community. Artscape is seeking to partner with the City in establishing the pilot project which could last a few years. If successful, such a program would be transformative to the community, however, given the long term nature of such an endeavour, any commitments or agreements may fall outside of the development application process.
5. Affordable Housing – The programming for affordable housing has not yet been indicated. In accordance with City and Regional targets, the City is requesting that a minimum of 10% of new units be affordable.
6. Parks Depot Relocation - The submitted draft plan of subdivision illustrates a realigned Lakefront Promenade Road. The realignment conflicts with the existing Parks Depot located within Lakefront Promenade Park. Lakeview Community Partners Limited have committed to the construction of a new parks depot at an alternate location. Satisfactory new locations are being investigated but have not yet been finalised.
7. Architectural Competition - As established through the endorsement of the Development Master Plan, architectural competitions will be required for the Marina District and for the

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22-storey building at the terminus of Waterway Common. The competitions will be further outlined through agreements associated with the subdivision.

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

Most agency and City department comments have been received but are being updated based on recent resubmissions. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include, but are not limited to: urban design guidelines, sustainability features and commitments, review of reduced parking standards and provision of additional technical information

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: David Breveglieri, Development Planner