

City of Mississauga
Corporate Report



<p>Date: November 8, 2023</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 file: CD.21-RAN</p>
	<p>Meeting date: November 27, 2023</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Rangeview Development Master Plan

850-1083 Rangeview Road and 830-1076 Lakeshore Road East

South side of Lakeshore Road East, east of Cawthra Road

Owner: Rangeview Landowners Group Inc.

File: CD.21-RAN

Recommendation

That the report dated November 8, 2023, from the Commissioner of Planning and Building regarding the initial submission of the Rangeview Development Master Plan, be received for information.

Executive Summary

- Rangeview Landowners Group Inc. has submitted a Development Master Plan for the employment lands adjacent to Lakeview Village known as Rangeview Estates
- The Master Plan consists of new roads, parks, commercial uses and 5,300 residential units with townhomes, mid-rise and taller buildings up to 15 storeys
- A final Development Master Plan will need to be brought back to Council for endorsement
- Draft Plan of Subdivision, Official Plan Amendment and Rezoning applications will be required at a future date

Background

The subject employment lands, known as Rangeview Estates, along with the adjacent lands to the south known as Lakeview Village, form the Lakeview Waterfront Major Node. Following the Inspiration Lakeview Master Plan and Lakeview Local Area Plan review, Official Plan

Amendment 89 was adopted in June 2018 for the area. The policies of that amendment resulted in the land use policies which currently apply to the site. In accordance with these policies, a Development Master Plan is required to be submitted and endorsed by Council before development applications are deemed complete.

Rangeview Landowners Group Inc. is a collection of 9 owners which collectively own 21 of the 33 properties within Rangeview Estates. From a land holding perspective, they own approximately 65% of the land within Rangeview Estates. The Master Plan submitted outlines how Rangeview Estates can develop in its entirety including properties that have not joined the landowners group.

The purpose of the Development Master Plan is to provide a conceptual plan along with studies which assess the concept's feasibility and merit and sets general parameters around how the community will look and function. It also allows for engagement with the community on key elements of the concept. The Official Plan acknowledges that the planning of such a community goes beyond the master plan process and that more details will have to be assessed through development applications. Accordingly, additional community engagement will take place on more detailed matters through the development applications.

The Development Master Plan contains development concepts, principles and guidelines at a more detailed level than the Lakeview Waterfront policies. The elements that will be addressed will include, but are not limited to: height and density; built form criteria; alignment of roads; sustainable infrastructure and features and the provision for public and private open spaces. While the Development Master Plan is not a typical component of the planning process, it serves as an important milestone in the development approval process, and is required by Mississauga Official Plan policies in this instance.

The purpose of this report is to outline the development concept submitted by the Rangeview Landowners Group Inc., provide a status update of the progress thus far and to outline the next steps. The report consists of two parts, a high level overview of the proposal and detailed information contained in Appendix 1.

PROPOSAL

Rangeview Landowners Group Inc. have submitted a draft Development Master Plan which outlines a block structure, road network, green spaces, introduces building typologies with heights ranging from townhomes to 15 storey apartment buildings and highlights sustainable features.

A total of 5,300 new residential units and 2.62 ha (6.47 ac.) of new parkland is proposed. As well, 12 200 m² (131,319 ft²) of ground floor commercial space is proposed along the Lakeshore Road East frontage.

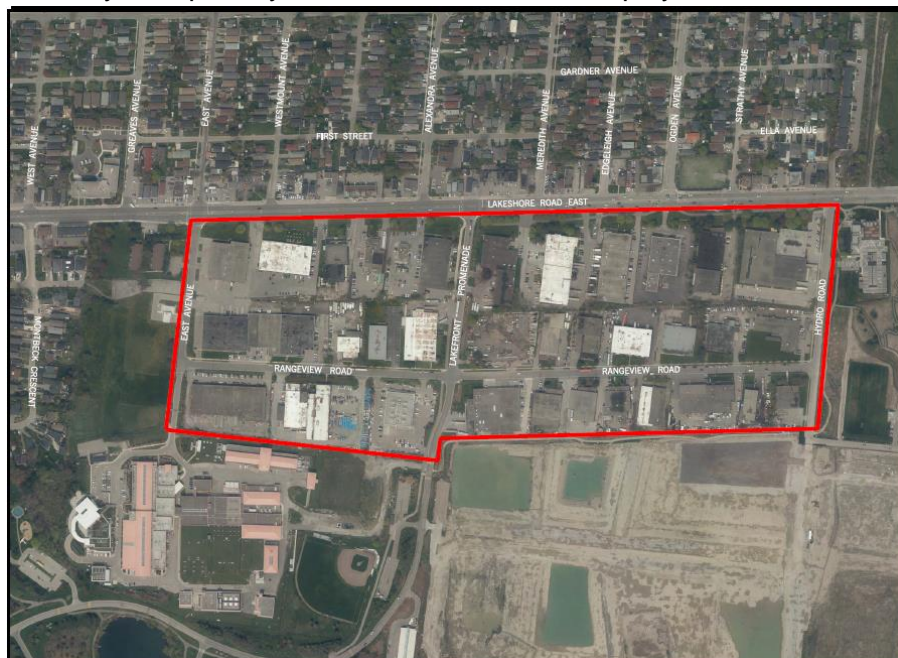
Two new public roads are proposed with the extension of Ogden Avenue, south of Lakeshore Road East, and a new road running parallel to Lakeshore Road East, illustrated below as Street 'L'.



Applicant's Concept Plan

Comments

The property is located within the Lakeview Waterfront Major Node Character Area. The site is currently occupied by a mix of smaller scale employment uses.



Aerial Image of Rangeview Estates



Applicant's Rendering of the Proposed Development Concept

LAND USE POLICIES AND REGULATIONS

The Lakeview Waterfront policies of Mississauga Official Plan set the vision and guiding principles for a sustainable, mixed-use community including generous open spaces, cultural and recreational amenities and employment opportunities. Lakeview Waterfront is intended to be a predominantly mid-rise community with some lower and taller buildings included to provide a variety of building types.

The applicable policies identify Rangeview Estates as a residential neighbourhood consisting primarily of townhouses and mid-rise buildings. Commercial uses are directed towards Lakeshore Road East and are required between Lakefront Promenade and Hydro Road. Mid-rise buildings with heights up to 8 storeys are required along the entirety of the Lakeshore Road East frontage. Taller buildings can be considered in certain areas such as along the transit corridor and along Ogden Park. The draft Development Master Plan submitted generally aligns with most of the policies.

The draft Development Master Plan is seeking to increase the overall number of units, adjust the mix of low, medium and taller buildings and modify the road and park network. There are no buildings in the plan which exceed the general maximum height permission of 15 storeys.

Table 1 of the Mississauga Lakeview Waterfront Policies contains the distribution of the housing and unit targets for Rangeview Estates. The chart below illustrates a comparison between the targets contained within the policies and the proposal.

		MOP - Lakeview Waterfront Policies		Proposal	
Total Residential Units		3,700		5,300	
Built Form	Townhomes	25%	925 units	13%	685 units
	Mid-rise (5-8 storeys)	50%	1,850 units	31%	1,634 units
	Tall Buildings (above 8 storeys)	25%	925 units	56%	2,981 units

Additional information and details are found in Appendix 1.

MATTERS TO BE CONSIDERED

Staff are reviewing the draft Development Master Plan submission documents including the Transportation Study and Functional Servicing Report. As a result of the Municipal Zoning Order (MZO) issued in May 2023 that substantially increased the anticipated density of the adjoining Lakeview Village lands, matters which had been previously planned and accounted for, particularly regarding transportation solutions and phasing remain unresolved. Staff continue to work with representatives of the Province and from both development groups on these matters.

Engagement and Consultation

The Official Plan requires that the Development Master Plan include public consultation, including input from the local ratepayers association. To date, Rangeview Landowners Group Inc. met with the Lakeview Ratepayers Association in December 2021 and January 2023. A community meeting took place on April 27, 2023. Some items of concern that were raised included transportation and traffic, the incorporation of affordable housing and the treatment along Lakeshore Road East. An additional community meeting is being scheduled through the Ward Councillors office and further engagement will take place proceeding that meeting.

Next Steps

Staff are reviewing the draft Development Master Plan documents submitted and will provide comments back to Rangeview Landowners Group Inc. Upon receipt of those comments and further community engagement, the applicant will have the opportunity to refine the Development Master Plan. A final version of the Plan will be required to be brought to Council for endorsement.

The applicant has begun the process of submitting an Official Plan Amendment by providing preliminary material which will be used towards the formal development application submission. As per the policies of the Lakeview Waterfront Major Node, the application cannot be deemed complete until the Development Master Plan has been endorsed by Council. The applicant has

indicated that Plan of Subdivision and Rezoning applications will follow at a future date and will apply to individual properties rather than the entirety of the site.

Financial Impact

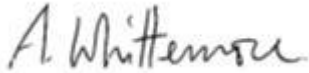
There are no financial impacts resulting from the recommendations in this report.

Conclusion

The submitted draft Development Master Plan represents one of the first steps in the on-going process of planning for the redevelopment of Rangeview Estates. Community engagement will continue to be part of the master plan process. A final version of the Development Master Plan will be required to be brought forward to Council for endorsement before any development applications can be formally accepted.

Attachments

Appendix 1: Detailed Information and Draft Development Master Plan Excerpts



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

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