

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.

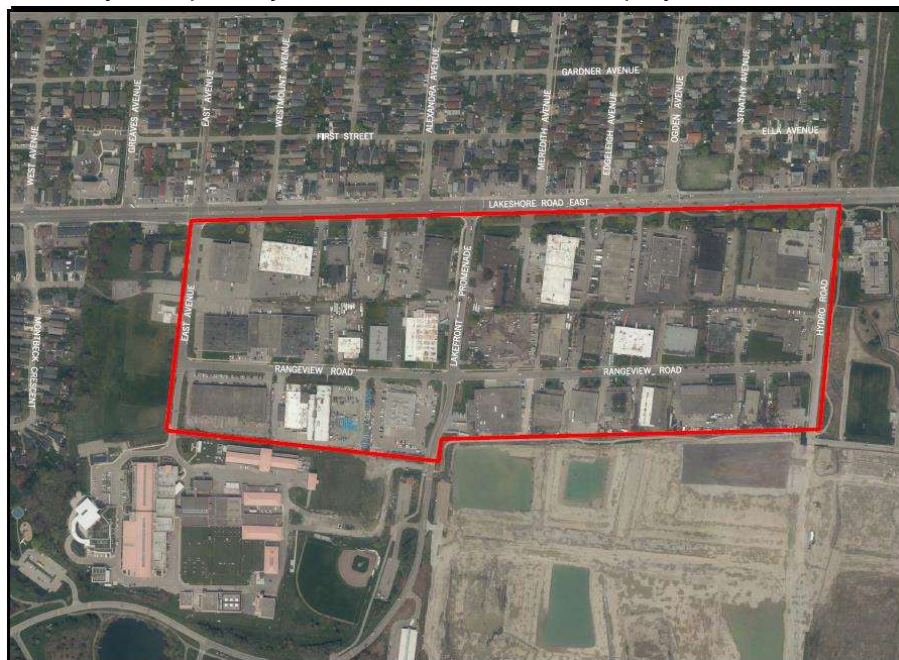
Two new public roads are proposed with the extension of Ogden Avenue, south of Lakeshore Road East, and a new road running parallel to Lakeshore Road East, illustrated below as Street 'L'.



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

Prepared by: David Breveglieri, Development Planner

Detailed Information and Development Master Plan Excerpts

Owner: Rangeview Landowners Group Inc.

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

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Development Proposal	
Parking concept:	Residential parking to be provided underground
Green Initiatives:	See Section 11

Supporting Studies and Plans

The following documents have been submitted which constitute the applicant's submission of a draft Development Master Plan. These documents are currently under review by staff and can be found here:

www.mississauga.ca/portal/residents/inspirationlakeview

- Development Master Plan
- Transportation Report
- Functional Servicing Report
- Wind and Shadow Assessment
- Archeological and Heritage Impact Assessment
- Air Quality, Odour and Noise Report
- Engagement Strategy
- Sustainability Strategy

1. Proposed Development

The applicant proposes to develop a new community with new parks, commercial uses and 5,300 residential units ranging from townhomes to 15-storey apartment buildings. Official plan amendment, rezoning and plan of subdivision applications will be required to permit the proposed development.

Development Proposal	
Owner:	Rangeview Landowners Group Inc.
Applicant:	Bousfields Inc.
Number of units:	Townhomes - 573 Lowrise Buildings - 112 Midrise Buildings - 634 Tall Buildings - 2,981 Total - 5,300
Proposed Gross Floor Area (Commercial):	8,000 m ² (86,111 ft ²)
Blocks:	12 blocks for land development 9 blocks for parkland
Proposed development area:	16.58 ha (40.97 ac)
Proposed parkland area:	2.62 ha (6.47 ac)
Height:	See Sections 8 and 9
Net Density:	206 units/ha
Anticipated Population:	12,088* *Average household sizes for all units (by type) based on the 2016 Census

2. Site Description

Site Information

Rangeview Estates is a 25.7ha (63.5 ac) employment area consisting primarily of older one storey industrial buildings. Rangeview Road bisects the employment area in a east-west direction and Lakefront Promenade in a north-south direction.



Aerial Photo of Rangeview Estates

Property Size and Use	
Frontages (Lakeshore Road East):	865 m (2,838 ft.)
Gross Lot Area:	25.7 ha (63.5 ac.)
Existing Uses:	33 properties being used for various employment uses



Rangeview Road looking east



Lakeshore Road East looking west

Site History

- 1950s – The Rangeview Estates area begins to develop as lots for industrial related uses which continues to exist to present day
- 2006 – Lakeview Power Generating Station is demolished and community undertakes a grassroots visioning exercise known as the Lakeview Legacy Project which includes both the Power Plant site and Rangeview Estates

- 2010 – City initiates a visioning and master planning process for the Lakeview waterfront which culminates with the Inspiration Lakeview Master Plan in 2014
- June 2018 – City Council approves Official Plan Amendment 89 which redesignates the entire area to allow for a new waterfront mixed-use community and applies the current land use policies which guide the redevelopment of Lakeview Waterfront. The Rangeview Estates area includes a provision which stipulates that the policies are not to take effect until the Region completes a Municipal Comprehensive Review for the conversion of the employment lands.

- July 2023 – Municipal Comprehensive Review is finalized by the Region of Peel and the policies contained in Official Plan Amendment 89 become in force.

3. Site Context

Surrounding Land Uses

The Rangeview Estates is located on the south side of Lakeshore Road East between East Avenue and Hydro Road directly adjoining the Lakeview Village development on both the south and east. Servicing construction is currently underway on the Lakeview Village site and the roads have been designed to align and connect once developments are complete.

The north side of Lakeshore Road East contains mostly 1-2 storey commercial uses with some limited residential in the form of second storey apartment units and one block of townhomes.

To the west of the site there is seven storey apartment building being constructed by the Region of Peel which fronts onto Lakeshore Road East, an ambulance dispatch building and a Regional water treatment facility which also wraps around the south side of the site.

The surrounding land uses are:

North: Predominantly commercial uses on north side of Lakeshore Road East
 East: Lakeview Village
 South: Lakeview Village and water treatment facility
 West: Apartment building, ambulance dispatch building, water treatment facility

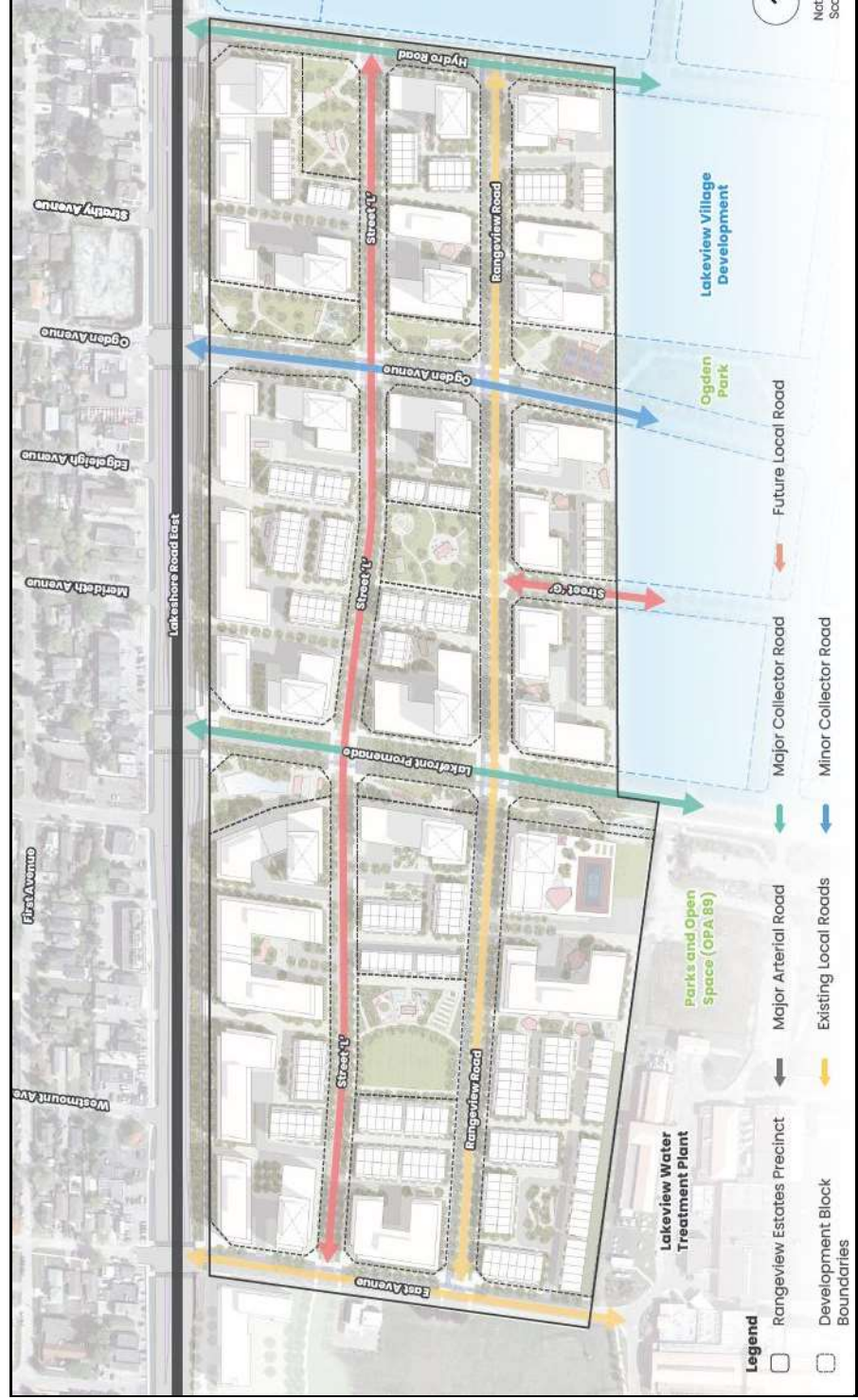
4. Rangeview Landowners Group Participants

The image depicts the 9 participating land landowners in Rangeview Landowners Group Inc. and their ownership of 21 of the 33 properties within Rangeview Estates. Properties in grey with an X were approached by Rangeview Landowners Group Inc. but have chosen not to take part in the submission of the Development Master Plan. The 21 properties owned by Rangeview Landowners group Inc. represents approximately 65% of the land.



5. Public Street Network

This image is an excerpt from the draft Development Master Plan and illustrates the road network and the resulting urban blocks created. Street L is an entirely new public road which will service the buildings fronting onto Lakeshore Road East. Ogden Avenue, south of Lakeshore Road East is also a new public road that also serve to provide access to Lakeview Village to the south. It is anticipated that the completion of these roads will be phased given that they are located on separate private land holdings. Roads have been designed to be dimensionally compatible to the Lakeview Village roads to the south.



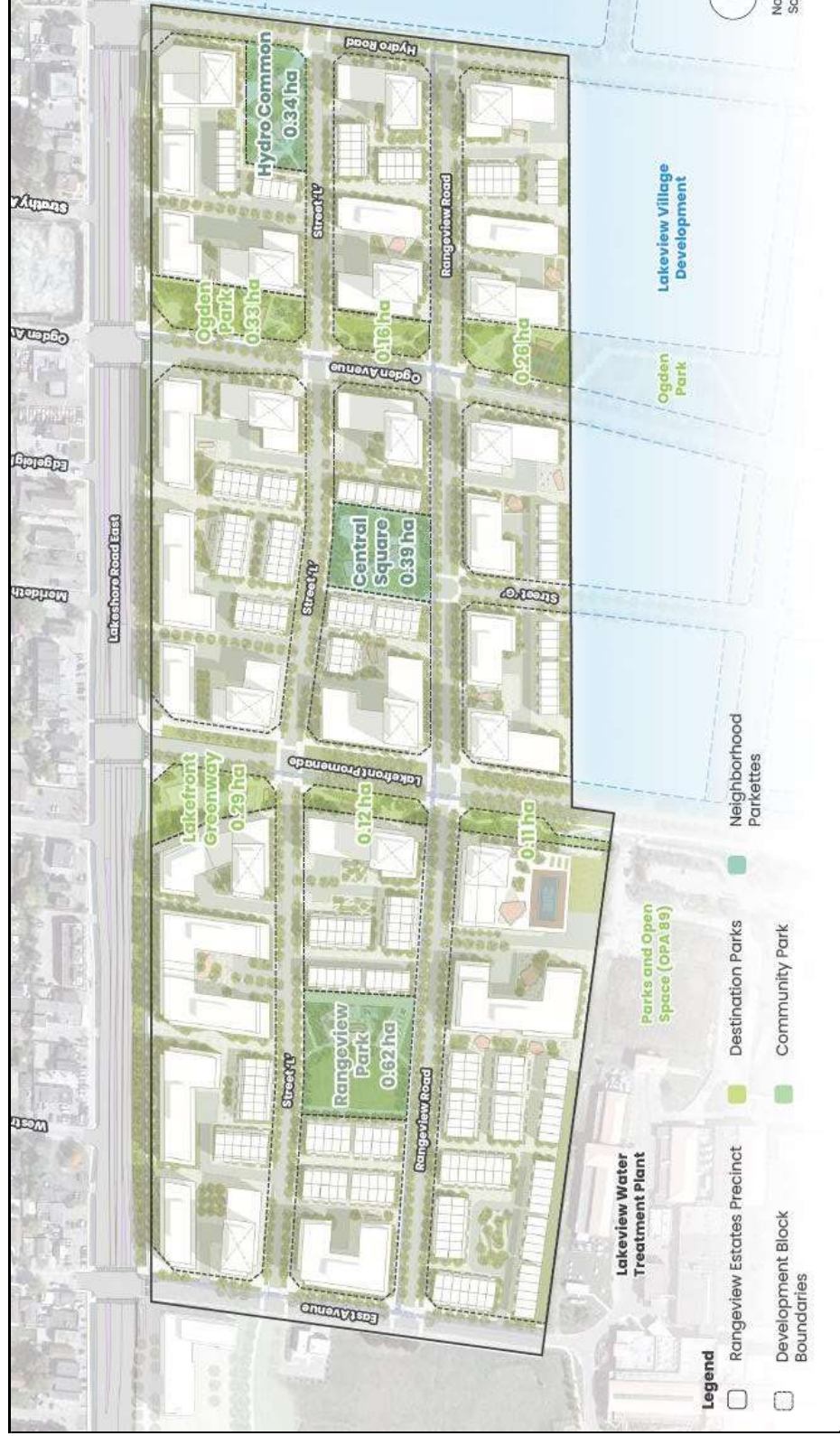
6. Cycling and Pedestrian Network

This image is an excerpt from the draft Development Master Plan and illustrates cycling and pedestrian paths. Cycling routes consist of two-way cycle tracks which are separated and elevated from the travel lanes. Pedestrian paths are illustrated through both public parkland and privately owned pedestrian mews.



7. Park Network

This image is an excerpt from the draft Development Master Plan and illustrates the 2.62 ha (6.47ac) of public parkland proposed for the community. The park program consists of three community parks with the most western park sized to accommodate a junior soccer field. Two linear parks are designed to facilitate connections southward towards the lake. Ogden Park represents the main green spine of the Lakeview Waterfront and continues south through Lakeview Village.



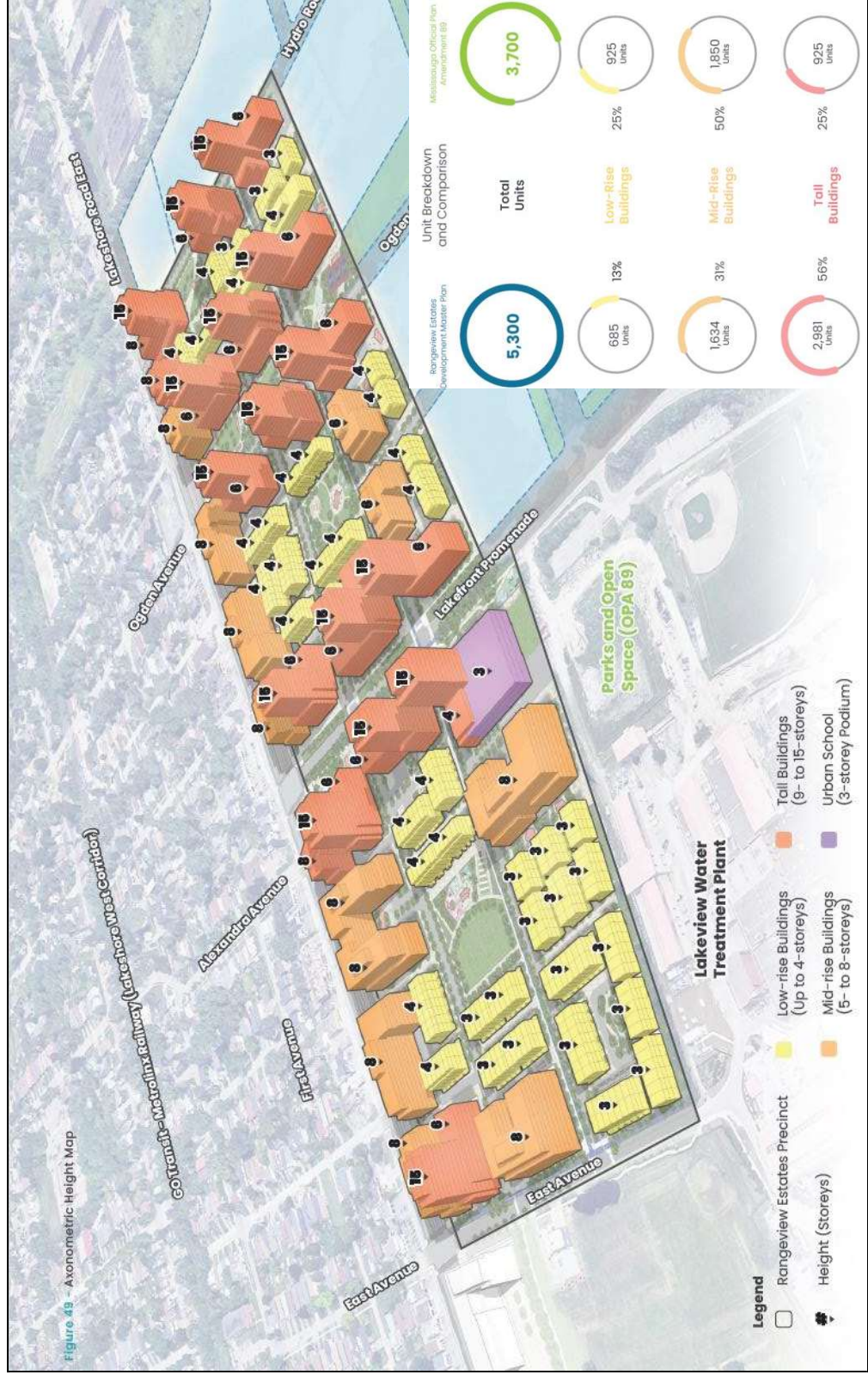
8. Building Typology and Massing

This image is an excerpt from the draft Development Master Plan and illustrates the proposed building typologies and associated height range. Taller buildings have been located along the primary roads of Lakefront Promenade, Ogden Avenue and Hydro Road while low and mid-rise buildings are proposed internal to the blocks. While an urban podium school has been illustrated, there has been no confirmation of its appropriateness or acceptance by the Peel District School Board.



9. Conceptual Massing with Heights

This rendering is an excerpt from the draft Development Master Plan illustrating conceptual heights. The inset diagram illustrates the breakdown of unit types contained within the Master Plan versus the Mississauga Official Plan.



10. Land Use Polices

Mississauga Official Plan

The subject property is located within the Lakeshore BRT Major Transit Station Area (MTSA) as identified in the Region of Peel Official Plan.

On August 10, 2022, Mississauga Council adopted Official Plan Amendments No. 142 to 144, which add policies to MOP pertaining to Major Transit Station Areas, including policies pertaining to maximum building heights. Regional Council approval is required for these amendments to come into effect.

On February 9, 2023, the Minister of Municipal Affairs and Housing (MMAH) submitted a letter to Regional Council

advising the proposed MTSA maximum height policies are contrary to the modifications MMAH made to the in-effect Regional Official Plan. Staff are in discussions with MMAH regarding this position.

On February 23, 2023, Regional Council referred the City's MTSA Official Plan Amendments back to regional staff to discuss with the City and Province.

Relevant Mississauga Official Plan Policies

There are policies in Mississauga Official Plan (MOP) that are applicable to the review of the Development Master Plan. Below is a summary of some of those policies.

Vision and Growth	Specific Policies	General Intent
	Section 13.3.3 Section 13.3.4	<p>The Vision for the Lakeview Waterfront area is to be a model green, sustainable and creative community on the waterfront. It will be planned as a mixed use community with a vibrant public and private realm including generous open spaces, cultural and recreational amenities, and employment opportunities.</p> <p>The Lakeview Waterfront is a Major Node. It is targeted to achieve a gross density between 200 and 300 residents plus jobs combined per hectare; and strive to reach a population to employment ratio of 2:1 across the entire Major Node. It will provide a range of building typologies predominately of a mid-rise in height. It will strive to be a sustainable community and incorporate green development standards.</p>

	Specific Policies	General Intent
		Development master plans will confirm the planned population and employment targets and housing unit distribution by built form that respects the overall vision for the area.
Environment	Section 13.3.5	<p>The Lakeview Waterfront is planned to be an innovative, green model community that incorporates sustainable best practices for buildings and neighbourhoods.</p> <p>Development will incorporate sustainable measures in their design and will strive to meet LEED or other custom green development standards for all buildings.</p> <p>An interconnected network of open spaces will provide linkages, both within and to surrounding areas. This network includes parks, trails, and natural hazard lands.</p>
Complete Communities	Section 13.3.6 Section 13.3.8	<p>The Rangeview Estates Precinct will primarily be a residential neighbourhood with a mix of townhouses and mid-rise buildings. Taller buildings may be considered based on the criteria for taller building heights. Commercial uses will be directed to Lakeshore Road East.</p> <p>Affordable housing will be required in accordance with the City's housing strategy.</p> <p>The extension of Ogden Avenue and the adjacent linear public open spaces represent an important north-south green corridor.</p>
Multi-Modal Transportation	Section 13.3.7	<p>The City will work in collaboration with the school boards to determine the need for educational facilities.</p> <p>The Lakeview Waterfront community is designed to encourage multi-modal transportation with emphasis on transit and active transportation.</p> <p>The Lakeview Waterfront area will be developed with a fine-grain network of roads and connections that will support active transportation and create a well-connected and healthy community.</p>
Urban Form	Section 13.3.8	<p>Development master plans and development applications will demonstrate how the findings of the area-wide transportation study have been incorporated into site specific development proposal.</p> <p>Lakeview Waterfront will be predominantly mid-rise in form but will include some lower and taller buildings to provide a variety of building types. Limited taller buildings must 'earn the sky' through design excellence and protection of skyviews and address sun and wind.</p> <p>The distribution of height and density will achieve the following:</p> <ul style="list-style-type: none"> • a gradual transition to existing adjacent residential neighbourhoods • reinforce a pedestrian scale along Lakeshore Road East; • provide a pedestrian scale with appropriate step backs that includes a transition towards adjacent parks and the waterfront; • ensure permeability and views towards the waterfront; • ensure a variety of built forms to create a varied skyline that promotes views to Lake Ontario

	Specific Policies	General Intent
		<p>Permitted building heights will range as follows:</p> <ul style="list-style-type: none"> • townhouses (all types) ranging from 2 to 4 storeys; • low-rise apartment buildings up to 4 storeys; • mid-rise apartment buildings from 5 to 8 storeys; • taller buildings from 9 to 15 storeys. <p>Development master plans will demonstrate how a range of heights from 9 to 15 storeys will be maintained across these precincts.</p> <p>Commercial uses are permitted along Lakeshore Road East and will be required between Lakefront Promenade and Hydro Road.</p> <p>Mid-rise buildings will be required to front Lakeshore Road East and encouraged along future enhanced transit route and Ogden Avenue.</p>
Implementation	Section 13.3.8	<p>Development applications will be considered premature and not “complete” until the area wide studies have been completed and development master plan have been endorsed by Council.</p> <p>The preparation of development master plans will include a public consultation component, including input from the local ratepayer’s association.</p> <p>Area wide studies, including a transportation study and sustainability study, will be completed prior to City Council’s endorsement of development master plan. Additional studies may be required to be completed.</p>

11. Green and Sustainable Features

The Development Master Plan and Sustainability Strategy submitted has outlined a sustainability framework which includes a number of green initiatives which include:

- 20% parking spaces to have EV charging. Balance of all spaces to be EV ready
- All exterior lighting to be DarkSky compliant and meet LEED standards for light pollution
- Introduction of dedicated cycling lanes which are

- separated and elevated from travel lanes
- Bird friendly glazing for first 16m for mid-rise and high-rise buildings.
- Roofs will be either green roofs or cool roofs
- 50% of plant material to be native species
- Pollinator plant material for 10% of landscaping
- Minimum 30m³ of soil for tree plantings. 20m³ when in a shared soil trench
- Occupant and visitor bicycle parking for residential and non-residential buildings

The full range of features being considered can be found in the Sustainability Strategy.

The applicant has indicated they are willing to investigate connecting to the District Energy system for heating and cooling that is being planned for Lakeview Village however no confirmations have been provided.