

# City of Mississauga

## Rangeview Development Master Plan

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

Planning and Development Committee  
July 29, 2024

# Context



# Rangeview Landowners Group



**Legend**

- Rangeview Estates Precinct
- Lakeview Village Development
- Participating Landowners
- Non-Participating Landowners



Not to Scale

# Density Distribution

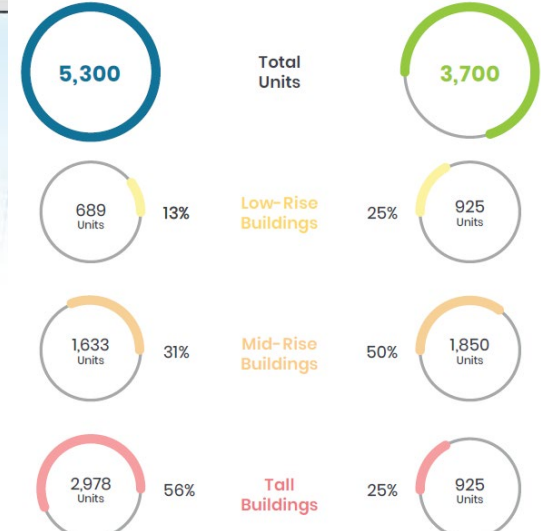


- Legend**
- Rangeview Estates Precinct
  - Development Block Boundaries
  - Low-rise Buildings (Up to 4-storeys)
  - Mid-rise / Podium (Tall Building) (5- to 8-Storeys)
  - Tower Element (Tall Building) (Up to 15-Storeys)
  - Parks and Open Space (OPA 89)

Rangeview Estates Development Master Plan

Unit Breakdown and Comparison

Mississauga Official Plan Amendment 89



# Heights

Figure 42 - Axonometric Height Map



# Parks



Lakeview Water Treatment Plant

Parks and Open Space (OPA 89)

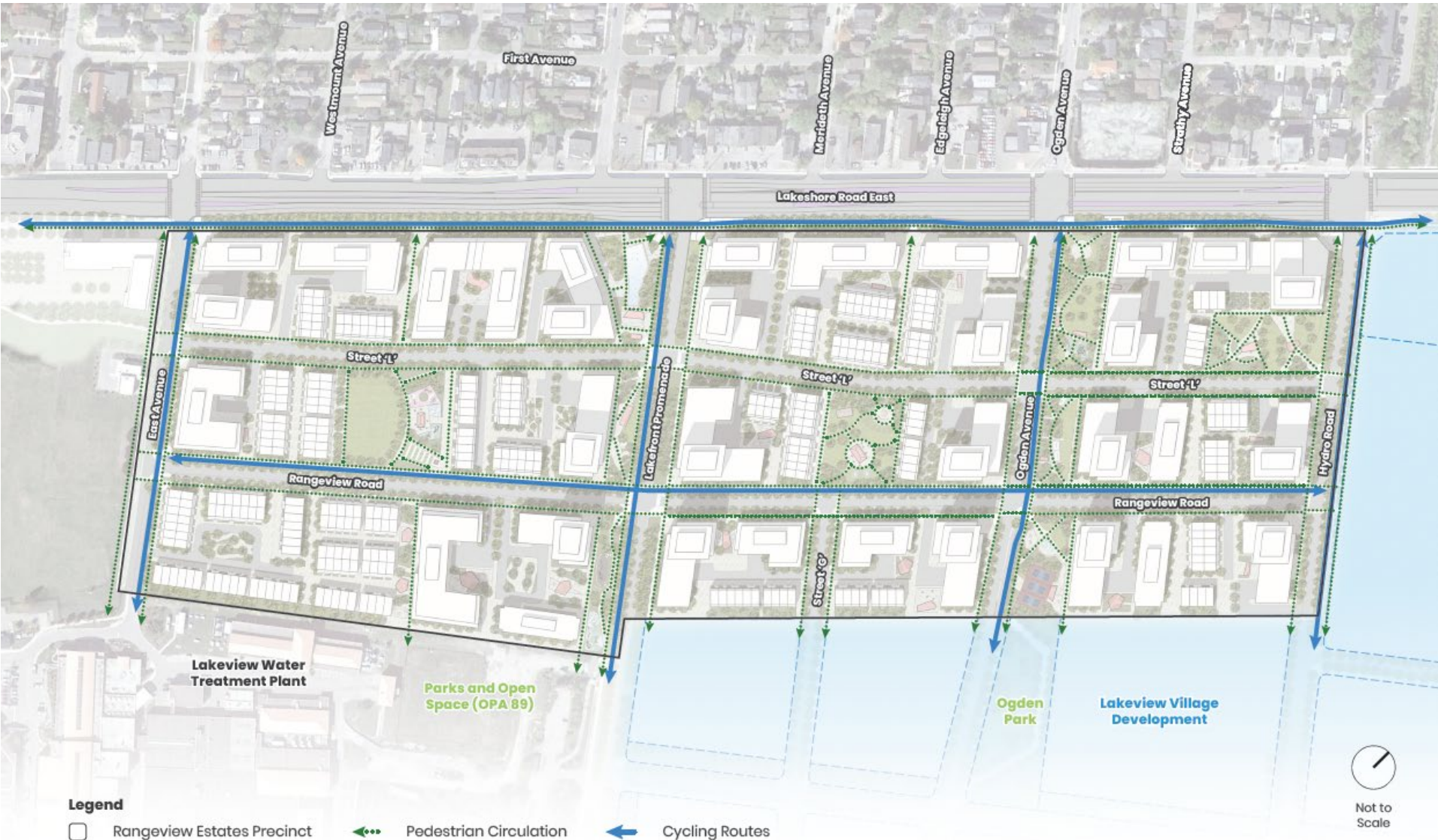
**Legend**

- Rangeview Estates Precinct
- Development Block Boundaries
- Destination Parks
- Community Park
- Neighbourhood Parkettes
- Portion of Lakefront Promenade to be Converted to Park



Not to Scale

# Bike Lanes and Streets



## Additional Matters

### Transportation

- In conjunction with Lakeview Village, a phased development approach will be required
- Phased development will have to align with enhanced transit solutions along Lakeshore Road

### School Accommodation

- Peel District School Board has identified the need for an elementary school

### Sustainability

As part of the Sustainability Strategy, a number of green features have been committed to including:

- minimum 20% electric car charging spaces,
- bird friendly windows
- flat roofs over 500m<sup>2</sup> required to be either, green, cool, solar, or a combination for 75% of the area
- meet minimum thresholds for thermal energy demand, energy use intensity and greenhouse gas emissions



## Additional Matters

### Cost Sharing and Phasing

- Landowners will be required to contribute to the cost of the design and construction of public infrastructure, including roads and servicing, through a cost sharing agreement
- The conveyance of parkland will also have to be addressed
- It is proposed that a trustee be appointed to administer the cost sharing agreement
- OP policies will have to be drafted requiring non-participating owners to enter into the cost sharing agreement prior to considering their development applications

### Affordable Housing

- Rangeview Landowners Group Inc, has indicated that affordable housing under the Inclusionary Zoning requirements will have to be met by individual developers as they come forward with site specific development applications

### Land Use Compatibility

- Given the industrial nature of the area, some properties may not be able to immediately redevelop or may require mitigation measures

## Next Steps

- An application for an Official Plan Amendment (OPA) for the entirety of the lands has been submitted but not yet been deemed complete
- Rangeview Landowners Group Inc. will have to identify a school location prior to OPA approval
- Rangeview Landowners Group Inc. will have to finalize cost sharing agreements prior to OPA approval. Policies will have to be added to the OP to ensure compliance
- Further review of transportation considerations will be required in order to ensure an orderly phased approach in conjunction with transportation improvements along Lakeshore Road East
- Subsequent to OPA approval, individual property owners will bring forward site specific development applications (i.e.. rezoning, plans of subdivision)

## Recommendation

- To endorse the Rangeview Development Master Plan framework
- That Council permit Rangeview Landowners Group Inc. to submit an Official Plan Amendment with respect to density, density distribution and land use configuration

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