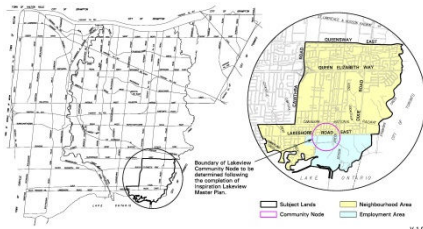


Response to Comments on the Draft Lakeview Local Area Plan (Draft dated January 2014) ¹

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
ENTIRE PLAN					
Region of Peel	Entire plan	Amendment to the Lakeview Local Area Plan in the Mississauga Official Plan would be exempt from approval under the Planning Act by the Region of Peel.	A Regional Official Plan amendment is not required.	1	No action required.
Public	General comment	Good use of green material and use of parks, bike paths, walkways. Ensure that new buildings are nice looking and fit into the area in which they are located.	In the Area Plan, policies on urban form and Appendix I Built Form Standards are to provide direction/ requirements on achieving high quality built form in Lakeview.	2	No action required.
Lakeview Ratepayers Association (at Public Meeting June 2, 2014)	General comment	<p>Generally in favour of what is presented in the Area Plan.</p> <p>Concern that once Zoning standards, including setbacks, are completed these standards become the rule for Committee of Adjustment requests.</p> <p>Concern that standards are being by-passed and have negative effects to the stable established neighbourhoods.</p>	Applicants can submit an application to the Committee of Adjustment; however, the purpose of the Area Plan is to provide guidance and policies to support the vision for Lakeview.	3	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Planning and Building	Entire plan	“Development” and “new development” is used interchangeably throughout the plan. To be consistent with the terminology used in Mississauga Official Plan, “development” should be used.	Replace “new development” with “development.”	4 See the various sections throughout this table for specific recommendations.
SECTION 1: HOW TO READ THE LAKEVIEW LOCAL AREA PLAN				
Lakeview Ratepayers Association	Map 1	The circle showing the Community Node should be removed or placed near Ogden Avenue to connect to the Inspiration Lakeview site.	<p>The circle of the Community Node on the map is to show the City’s intent to establish a Community Node in the Lakeview area.</p> <p>The circle does not denote the boundaries of the Community Node.</p> <p>For clarity, the circle can be moved further east.</p>	<p>5</p> <p>That Map 1 show the circle indicating the “Boundary of Lakeview Community Node to be determined following the completion of the Inspiration Lakeview Master Plan” near Ogden Avenue as follows:</p> 
Ontario Power Generation (OPG)	1.0 How to Read the Lakeview Local Area Plan	Provide some background information on the Inspiration Lakeview process, i.e., Memorandum of Understanding (MOU) that was developed between the City, Province and OPG.	Section 1 of the Area Plan is “How to Read the Lakeview Local Area Plan.” It would more appropriate if the agreement was referred to in Section 4 Collaboration.	<p>6</p> <p>No action required in this section.</p> <p>See Section 4.0 Collaboration of this table for the recommendation.</p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
SECTION 3: CURRENT CONTEXT				
Region of Peel	Figure 2	Figure 2 should be expanded to delineate population projections in the area by precinct to allow the Region of Peel to discuss trends and servicing capacity.	The purpose of the table is to provide the context for the existing community. Including population and employment projections in the table would not be appropriate.	7 No action required.
Public (at Public Meeting June 2, 2014)	Wastewater Treatment Facility	Concern that the redevelopment of the lakefront area and high end condominiums would be undesirable with the smell of sewage. Want to know if there is an upgrade of the sewage system.	The Region of Peel is phasing out the old treatment process in the G.E. Booth (Lakeview) Wastewater Treatment Facility to ensure that odours are significantly reduced. For further information regarding the wastewater treatment facility, please contact the Region of Peel.	8 No action required.
Transportation and Works	3.0 Current Context, Eighth paragraph	Condense the paragraph to provide a brief description of the east-west and north-south roads. Road classifications and rights-of-way in Lakeview should be referred in the Mississauga Official Plan.	Agree.	9 That Section 3.0, eighth paragraph be deleted and replaced with the following: <i><u>The road network consists of the following east-west road connections: Queen Elizabeth Way, Lakeshore Road East, Queensway East, North and South Service Road, and Atwater Avenue. The north-south road connections are: Cawthra Road, Dixie Road, Ogden</u></i>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
				<u>Avenue, Stanfield Road, and Haig Boulevard. For classification and rights-of-way, refer to the Road Classification tables found in Chapter 8 of Mississauga Official Plan.</u>
SECTION 4: COLLABORATION				
OPG	4.0 Collaboration	Include other collaborations that have taken place related to the Inspiration Lakeview initiative.	Agree.	10 That a new paragraph be added following the third paragraph of Section 4.0 Collaboration: <u>The City, Province of Ontario (Province), and Ontario Power Generation are working together on the Inspiration Lakeview initiative to achieve a shared vision. In June 2011, a Memorandum of Understanding (MOU) was entered between the City, Province and OPG to develop a shared vision for the OPG Lakeview site.</u>
Toronto and Region Conservation Authority	4.0 Collaboration	See comment below in Section 7.0 Value the Environment regarding the Lakeview Waterfront Connection Project.	It is more appropriate to include reference to the Lakeview Waterfront Connection Project in Section 4.0 Collaboration.	11 That an additional sentence be inserted to Section 4.0 Collaboration, following the fourth paragraph (i.e., following the new paragraph in the comment above): <u>The Lakeview Waterfront Connection Project led by the Credit Valley Conservation and the Region</u>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
				<p><u>of Peel, and supported by the City and the Toronto and Region Conservation Authority, is planning and designing a connection to the City of Toronto. The project goal is to enhance the aquatic and terrestrial wildlife habitat and provide opportunities for public access to the waterfront.</u></p>
SECTION 5: VISION				
Planning and Building	5.0 Vision, third paragraph, 2 nd sentence	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	<p>12</p> <p>That Section 5.0 Vision, third paragraph and second sentence be revised as follows:</p> <p>It is recognized that some change will occur, and new development should provide appropriate transition to the existing stable areas...</p>
Planning and Building	5.0 Vision, 5.1 Guiding Principles, 5.1.2 Strengthen distinct neighbourhoods	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	<p>13</p> <p>That Section 5.1.2 be revised as follows:</p> <p>...ensuring appropriate built form transitions for new development.</p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Culture Division	5.0 Vision, 5.1.3 Support Complete Communities	In Section 5.1.3 Support Complete Communities, include reference to “culture” in order to recognize and enhance the cultural sector.	Agree that culture should be included in the Guiding Principles for supporting complete communities.	14 That Section 5.1.3 Support Complete Communities be revised to add the following: 5.1.3 Support complete communities in the Community Node through compact, mixed use development and pedestrian oriented mainstreet that offers a range of <i>culture</i> , residential and employment opportunities.
Planning and Building	5.0 Vision, 5.1 Guiding Principles, 5.1.6 Achieve leadership in sustainability	See comment above in the category “Entire Plan” regarding “development.”	Replace “new development” with “development.”	15 That Section 5.1.6 be revised as follows: ...by supporting new development that is energy efficient...
Planning and Building	5.0 Vision, 5.2 Community Concept, 5.2.1 Green System, 2 nd paragraph, 1 st sentence	See comment above in the category “Entire Plan” regarding “development.”	Replace “new development” with “development.”	16 That Section 5.2.1, second paragraph, first sentence be revised as follows: Implications of new development on the Green System...
Culture Division	5.0 Vision, 5.2 Community Concept, 5.2.2 Community Node, 1 st paragraph, 2 nd	In addition to cultural activities, “cultural infrastructure” should be included as they provide opportunities for cultural facilities and incubator arts related facilities.	Agree.	17 That Section 5.2.2 Community Node, 1 st paragraph, 2 nd sentence be revised with the following change: The Community Node will be the centre of both residential and

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
	sentence			employment activity in Lakeview, combining a mix of uses including residential uses, cultural activities <i>and infrastructure</i> , shopping, dining, office, commerce, and recreation.
Strategic Community Initiatives	5.0 Vision, 5.2 Community Concept, 5.2.2 Community Node, 1st Paragraph, 3rd Sentence	With the completion of the Inspiration Lakeview Master Plan, Section 5.2.2 needs to be revised to include future study for the project.	Agree.	18 That Section 5.2.2 Community Node, 1 st paragraph, 3 rd sentence be deleted and replaced with the following sentence: <i><u>The location of the Community Node will be determined through future study as part of the Inspiration Lakeview project.</u></i>
Lakeview Ratepayers Association	5.0 Vision, 5.2 Community Concept, 5.2.5 Corridors, last paragraph	Recommend that the following be added: “take into consideration traffic calming where possible.” In reference to the multi-modal function, include wording to “encourage a decrease in through car traffic” as Lakeshore Road East is not to be used as a highway for cars.	Agree – where there are opportunities, traffic calming measures should be considered. Lakeshore Road is to function as a multi-modal road to provide people with transport choices and to reduce the number of vehicles on the road.	19 That Section 5.2.5 Corridors, last paragraph be revised to the following: Maintaining Lakeshore Road East as a four lane roadway during peak travel times is a transportation priority. At the same time, Lakeshore Road East is a constrained corridor that requires a context sensitive design approach. <i><u>Traffic calming measures should be considered, where possible.</u></i> Trade-offs will be required to accommodate the envisioned multi-modal function of the corridor <u>to</u>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
				<u>provide transportation choices including walking, cycling, auto/truck traffic, and transit.</u>
SECTION 6: DIRECT GROWTH				
Planning and Building	6.0 Direct Growth, 2 nd paragraph, 3 rd sentence	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	20 That Section 6.0, second paragraph, third sentence be revised as follows: The specific manner in which new development will be accommodated...
OPG	6.0 Direct Growth, 6.1 Community Node Character Area	Recommend that densities and employment ratios be characterized as targets.	Agree - the gross density and population and employment ratios are targets which are to be achieved.	21 That Section 6.1 Community Node Character Area , bullets 2 and 3 be revised as follows: <ul style="list-style-type: none"> • have <u>achieve</u> a gross density between 100 and 200 residents and jobs combined per hectare; • have <u>achieve</u> a population and employment ratio of 2:1 and 1:2;
Culture Division	6.0 Direct Growth, 6.1 Community Node Character Area	Provide additional description that there is a potential for the encouragement and development of cultural industries, thereby contributing to cultural facilities, activities and local economic development.	Agree that additional wording should be included about the importance of cultural industries and addressed in Section 11.0 Strong Economy.	22 No action required. See Section 11.0 Strong Economy for further recommendation.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
Weston Consulting	6.2 Neighbourhood Character Areas, 305 Iroquois Avenue	See comment in Schedule 4 of this table regarding the opportunity to redesignate the property located at 305 Iroquois Avenue	See comment in Schedule 4 of this table.	23	That the following policy be added to Section 6.2 Neighbourhood Character Areas: <i><u>6.2.4 Redevelopment of employment uses along the railway tracks will be reviewed in a comprehensive manner and address among other things, transition to the residential areas and to the existing business employment.</u></i>
Lakeview Ratepayers Association	Figure 6	Photo may be misleading in showing that the Community Node is at Lakeshore Road East and Greaves Avenue.	The photo was in reference to the Lakeshore Corridor and can be placed with Section 6.3 Lakeshore Road Corridor.	24	That Figure 6 is formatted on the same page with Section 6.3 Lakeshore Road Corridor.
SECTION 7: VALUE THE ENVIRONMENT					
Public (at Public Meeting June 2, 2014)	General Comment	There is the need to re-plan the area properly with more green.	Policies in Section 7 Value the Environment are to provide protection, enhancement, and opportunities in Lakeview to restore the green system and urban forest. Additional environmental policies are contained in the principal document. Both the City's Strategic Plan and Official Plan encourage environmental responsible approaches and promote living green.	25	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
Toronto and Region Conservation Authority	General Comment	<p>Policies on social, economic and environmental benefits of natural heritage and water resource systems should be highlighted.</p> <p>Policies are needed to foster an integrated systems approach to planning for green infrastructure, e.g., natural heritage systems, urban tree canopy, open space lands, community gardens and urban design technologies (e.g., green roofs permeable pavement, rainwater harvesting and other measures) to achieve multiple societal benefits and reduce the negative impacts from growth in a cost-effective manner.</p>	<p>Mississauga Official Plan provides policy direction in the various chapters – e.g., Chapter 9 Build a Desirable Urban Form (Section 9.5.2 Site Development, Section 9.5.3 Buildings) addresses how site design can be incorporated to achieve sustainable development objectives and how building design should incorporate sustainable technologies.</p>	26	No action required.
Toronto and Region Conservation Authority	General Comment	<p>Include policies that support water and energy conservation, alternative renewable energy sources (such as district energy systems), cultural heritage resources, ecological design, green infrastructure and climate change adaptation parameters into urban redevelopments to foster healthy and safe communities.</p>	<p>In addition to staff’s comment above, policies in Mississauga Official Plan supports these initiatives. For example, Section 9.5 Site Development and Buildings provides policies that support building and site design that maximizes the use of renewable energy.</p> <p>The City is participating in the Healthy Cities Design and following review by the City’s</p>	27	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
			Project Coordinator, there may be amendments to Mississauga Official Plan.		
Toronto and Region Conservation Authority	General Comment	<p>Master Environmental Servicing Plans (MESPs) have been used in greenfield situations as a tool in determining development form in relation to the natural systems and environmental servicing infrastructure.</p> <p>Policies to require MESPs is recommended, i.e., to undertake an MESP for areas of redevelopment and intensification to integrate stormwater control, flood risk management, green infrastructure, ecological design, transit infrastructure, recreation, and remediation of existing hazards and issues.</p>	<p>Chapter 19 (Implementation) of the Mississauga Official Plan lists a number of studies that may be required as part of a complete application submission. Submitted materials must be satisfactory to the City and relevant agencies if applicable.</p> <p>Although the City does not use the term “MESPs”, studies associated to this may be required by the applicant, e.g., Environmental Impact Study, Functional Storm Drainage Report, Stormwater Management Study etc.</p>	28	No action required.
Toronto and Region Conservation Authority	General Comment	It would be helpful to include additional clarification, definitions and illustrations of the various elements of the Green System	The Area Plan must be read together with the Mississauga Official Plan. Definitions are in the principal document and are not repeated in the Area Plan.	29	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Culture Division	7.0 Value the Environment, 6 th paragraph, 1 st sentence	Provide additional wording that City parks are opportunities for art intervention.	Agree.	30 That policy the 6 th paragraph, 1 st sentence of Section 7.0 Value the Environment include the following: City parks and open spaces, such as golf courses, are places for social interaction, <i>art intervention</i> , and recreation. Waterfront Parks, which serve a city and regional wide function, are also an important component of the Parks and Open Space System. Lakeview contains seven waterfront parks: Park 358 (Not yet named) on the Arsenal property, Lakeview Park, Douglas Kennedy Park, Lakefront Promenade, A.E. Crookes Park, R.K. McMillan Park, and Adamson Estate.
Toronto and Region Conservation Authority	7.0 Value the Environment	Include in Section 7.0 Value the Environment reference to the Lakeview Waterfront Connection Project which is currently underway in the planning and design phase.	Reference to the Lakeview Waterfront Connection Project should be included in Section 4.0 Collaboration.	31 See Section 4.0 Collaboration in this table for the recommendation.
Lakeview Ratepayers Association, and Resident Public	7.0 Value the Environment, last paragraph, 1 st sentence	Include bike paths following the sentence "Hydro corridors can provide linear connections through neighbourhoods."	Linear connections are intended to include connections for bicycles as well.	32 No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Transportation and Works	7.0 Value the Environment, add new paragraph at the end of this section	Include an additional paragraph on the flood evaluation studies for Little Etobicoke Creek, Serson Creek and Applewood Creek that the City will be undertaking in the future.	Agree.	33 Add the following paragraph at the end of Section 7.0: <i><u>The City will be undertaking flood evaluation studies for Little Etobicoke Creek, Serson Creek and Applewood Creek. The intent of these future studies is to review opportunities to help mitigate flooding, where possible.</u></i>
Toronto and Region Conservation	7.0 Value the Environment, 7.1 Green System, 7.1.5	Section 7.1.5 and Section 10.2.1 mentions the future design and implementation of the waterfront park on the Arsenal Lands. We recommend that the master plan process for the Arsenal Lands take into account the connectivity with the future Lakeview Waterfront Connection Project.	Policy 7.1.5 should be revised to include reference to the future Lakeview Waterfront Connection Project.	34 That policy 7.1.5 be revised as follows: 7.1.5 The development of Park 358 (Not yet named) on the Arsenal property and the management of R.K. McMillan Park will include naturalization techniques, where appropriate <u>and connectivity with the future Lakeview Waterfront Connection Project.</u>
Lakeview Ratepayers Association	7.0 Value the Environment, 7.2 Urban Forest	Request stronger wording on Section 7.2.1.	Agree.	35 That policy 7.2.1 be revised as follows: 7.2.1 Trees provide important environmental benefits and contribute to the character of the area. Improvements to the urban forest are encouraged. <u>The City should seek opportunities for</u>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
					<u>restoring and enhancing canopy cover on public lands, and promoting tree plantings on private lands.</u>
Lakeview Ratepayers Association, and Public	7.0 Value the Environment, 7.2 Urban Forest, 7.2.3	Revise policy to include improvements to the tree canopy along Lakeshore Road East to all of Lakeview, i.e., to include the whole of the community.	Additional wording has been added to policy 7.2.1 to include both public and private properties. Additional policies on increasing tree canopy cover and density are contained in Section 6.4 Urban Forest of the principal document.	36	No action required.
Lakeview Ratepayers Association	7.0 Value the Environment, 7.3 Living Green, 7.3.1	Request more information on this policy.	Mississauga Official Plan contains policies on living green partnerships, initiatives and measures (see Section 6.2 Living Green in the principal document).	37	No action required.
SECTION 8: COMPLETE COMMUNITIES					
Region of Peel	General comment – active transportation	Include language on the promotion of active transportation as part of achieving a complete community.	Policies in the Area Plan on active transportation are referred in Section 9.0 Multi-Modal City.	38	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Public	8.0 Complete Communities, first paragraph, first bullet	In addition to the “recreational facilities such as community facilities, parks, golf courses,” include <u>the provision of beaches on the waterfront.</u>	Agree.	39 That 8.0 Complete Communities, on the first paragraph, first bullet, be revised to read: <ul style="list-style-type: none"> recreational facilities such as community facilities, parks, <u>beaches</u>, and golf courses;
Culture Division	8.0 Complete Communities, 8.2 Cultural Heritage, 8.2.1	Streetscape improvements should also include public art and interpretive signs.	Agree.	40 That policy 8.2.1 be revised to read: 8.2.1 Cultural heritage sites are places that have the opportunity to provide attractive streetscape . Streetscape improvements are encouraged to accentuate the site through landscaping, signage, lighting, benches, <u>public art</u> , <u>interpretative signs</u> , or other means.
Culture Division	8.0 Complete Communities, 8.2 Cultural Heritage, 8.2.3	Request to change ‘should’ to will.	Agree.	41 That policy 8.2.3 be revised with the following change: 8.2.3 Development adjacent to heritage sites should <u>will</u> integrate and enhance the character of the cultural heritage resource.
Culture Division	8.0 Complete Communities, 8.3 Community and Cultural	Recommend the following additions: add public art to policy 8.3.1, include professional artists as one the partnerships, and community beautification projects	Agree.	42 That policy 8.3.1 be revised with the following changes: 8.3.1 The Community Node and Lakeshore Corridor are preferred

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
	Infrastructure	as a cultural aspect in Lakeview to policy 8.3.3.		<p>locations for community and cultural infrastructure <u>and public art</u>.</p> <p>That policy 8.3.3 be revised to read:</p> <p>8.3.3 Mississauga will encourage partnerships and collaboration with the local community, <u>professional artists</u>, arts organizations and creative enterprises to further develop the cultural aspects in Lakeview, including <u>community beautification projects</u>, the adaptive reuse of buildings as a community or cultural heritage resource.</p>
Toronto and Region Conservation Authority	8.0 Complete Communities, 8.4 Distinct Identity and the Waterfront	Include a figure or outline of the proposed area of the Lakeview Waterfront Connection Project.	<p>Local Area Plans do not generally outline the boundaries of studies.</p> <p>Inspiration Lakeview has been described in the Area Plan to provide clarity between the Local Area Plan review and Inspiration Lakeview project.</p> <p>The Lakeview Waterfront Connection Project should be mentioned in the Area Plan, and it is recommended that additional description be</p>	<p>43</p> <p>That Section 8.4 Distinct Identity and the Waterfront, 1st paragraph include the following description at the end of the paragraph:</p> <p><u>Credit Valley Conservation and the Region of Peel, with the support of the Toronto and Conservation Authority and the City of Mississauga, are undertaking the Lakeview Waterfront Connection Project with the purpose to create a new natural waterfront park to enhance aquatic and terrestrial wildlife habitat and provide public</u></p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
			provided in Section 8.4 Distinct Identity and the Waterfront.	<u>access to the waterfront. When completed, the waterfront connection along the Lake Ontario shoreline will extend from west of Serson Creek to Etobicoke Creek.</u>
Culture Division	Figure 10	This is an example of a community beautification project and not public art.	Agree.	44 That Figure 10 caption be revised to include the following: Figure 10: Public art expresses a community's positive sense of identity and value. Carvings found along the Waterfront Trail through Lakeview <u>are an example of a community beautification project that</u> enhances a sense of place and pride.
Culture Division	8.0 Complete Communities, 8.4 Distinct Identity and the Waterfront, 8.4.1 - cultural heritage	Request that 'cultural infrastructure' be added to policy 8.4.1.	Agree.	45 That policy 8.4.1 be revised as follows: 8.4.1 Development within the Community Node and the Lakeshore Corridor will be encouraged to create a unique identity by providing distinctive architecture, high quality public art, streetscape , and cultural heritage resources and <u>cultural infrastructure</u> .

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
OPG	8.0 Complete Communities, 8.4 Distinct Identity and the Waterfront, 8.4.3	Remove reference that OPG is pursuing the acquisition of waterfront lands for public use.	The intent of the policy was to ensure that lands along the waterfront will allow for public use.	46 That policy 8.4.3 be deleted and revised as follows: <i><u>The City will pursue public use on the waterfront lands, including a waterfront trail connection along the water's edge, and will work in collaboration with the Region of Peel, other levels of government, and agencies.</u></i>
SECTION 9: MULTI-MODAL CITY				
Public (at Public Meeting June 2, 2014)	General Comment – traffic flows	Have the provincial plans for the QEW and the exit on Dixie Road and the West Mall been considered as part of this process? Concerned that there could be a potential problem with north/south traffic flows and Ogden Avenue and Haig Boulevard may be like Cawthra Road.	Transportation and Works staffs are closely involved in the QEW Environmental Assessment study. Transportation and Works staffs are on the Inspiration Lakeview project team. Given the population and employment anticipated for the redevelopment of the Inspiration Lakeview site, the City will be assessing the traffic impact in the area.	47 No action required.
Business Owner (at Public Meeting June 2, 2014)	Comment on the extension of Ogden Avenue down	Concerned that the Oasis Banquet Hall in Lakeview will be lost because a 26 metre road is proposed down the property	The property is part of the Inspiration Lakeview study and will be addressed through that study.	48 No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
	to Rangeview Road	located at 1036 Lakeshore Road East.			
Bell Canada	General comment – Class EA process	Request that the City keep Bell informed throughout any Class EA/Master Plan processes for road network improvements.	For Class EA projects that are City-led, and as a part of the legislated Class EA process, Transportation and Works notifies agencies that are impacted. The City also advertises in the Mississauga News.	49	No action required.
OPG	9.0 Multi-Modal City, Transportation Master Plan	Recommend that the Lakeshore Road Transportation Master Plan consider including the Inspiration Lakeview lands.	The Inspiration Lakeview lands will be considered through the Lakeshore Road Transportation Master Plan.	50	No action required.
Transportation and Works	9.0 Multi-Modal City, 9.2 Road Network, 9.2.1	Recommend that policy 9.2.1 be removed. It is similar to policy 9.2.3.	Agree	51	That the following policy 9.2.1 be deleted: 9.2.1 During the review of development applications, consideration will be given to the manner in which development proposals provide additional public roads in order to continue the existing fine-grained street network.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Public	9.0 Multi-Modal City, 9.2 Road Network, 9.2.3	<p>Concerned that policy 9.2.3 on the fine grain network extending streets through residential neighbourhoods will affect the feel of the area.</p> <p>There are no problems with traffic flow along Lakeshore Road East (east of Cawthra Road) so there is no need to divert traffic into the residential areas.</p> <p>Concerned that lands by the hydro corridor were previously expropriated to Hydro for the transmission lines. Residential owners were promised that these lands would remain green spaces, in perpetuity. Creating streets through the hydro corridor will contradict that pledge.</p> <p>Recommend that wording be added to ensure that there will be no land expropriated to build these roads.</p>	<p>Chapter 8 (Create a Multi-Modal City) of Mississauga Official Plan includes policies on the establishment of a fine-grained network of roads.</p> <p>The creation of a fine-grained system of roads is a long term vision which will improve connectivity for local neighbourhood traffic, pedestrians and cyclists. The fine-grained network of roads is to be achieved through the redevelopment process.</p> <p>As redevelopment occurs on the properties adjacent to the hydro corridor, discussion with the property owners will need to occur.</p> <p>The specific tool or mechanism will be considered at the time of the development proposal for the road extension.</p> <p>This policy should be revised to provide clarity that the connections are intended for various transportation modes</p>	<p>52 That the following policy 9.2.3 be revised (and renumbered) to the following:</p> <p>9.2.3 Improvements to the road network and active transportation routes that provide connectivity and a fine grain network through Lakeview may be identified through a future Transportation Master Plan for the Lakeshore Road Corridor or through the development applications process. Improved connections will provide pedestrian, cyclists and vehicles a greater variety of routes and accessibility within the area. Potential opportunities for network improvements include but are not limited to the following:</p> <p><u>9.2.2 Improvements to the road network and active transportation routes that provide connectivity through Lakeview may be identified through a future Transportation Master Plan for the Lakeshore Road Corridor or through the development applications process. Future multi-modal connections may accommodate, where feasible, pedestrian and cycling routes,</u></p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
			and where they can be accommodated.		<u>and/or vehicular routes. Improved connections to the network may be considered at some locations, including but are not limited to the following:</u>
Transportation and Works	9.0 Multi-Modal City, 9.3 Transit Network, 9.3.1	<p>Recommend that public transit servicing be included and reference to the specific north-south roads be removed. Revise the wording of Section 9.3.1. to the following:</p> <p>Providing public transit connections along key north-south corridors to Lakeshore Road East in addition to providing frequent and reliable service along the Lakeshore Road will help shape and support the future development of the Lakeshore Corridor and the Community Node.</p>	Agree.	53	<p>That Section 9.3.1 be deleted and revised to the following:</p> <p><u>Providing public transit connections along key north-south corridors to Lakeshore Road East in addition to providing frequent and reliable service along the Lakeshore Road will help shape and support the future development of the Lakeshore Corridor and the Community Node.</u></p>
SECTION 10: DESIRABLE URBAN FORM					
Canadian National Railway	10.0 Desirable Urban Form, 10.1 Neighbourhoods	The Area Plan mentions the need of ensuring that industrial noise sources be adequately buffered from adjacent residential areas. Similarly, existing transportation corridors such as railways should be protected to avoid conflicts with residential.	The City will be undertaking a review of the noise policies of Mississauga Official Plan (Section 6.9.4 Rail Noise, Safety and Vibration) and revised policies may be recommended following the completion of the study.	54	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
		Include that future residential development adjacent to the railway right-of-way will require approval from the railway for noise and vibration mitigation measures.			
Bell Canada	General comment to this section	Consider relevant guidelines in the document titled, <i>Bell Urban Design Manual Telecommunications Infrastructure</i> (dated April 2009) – i.e., Section 6.3 Established Residential and Section 6.4 Re-urbanized Mixed-use Areas identifies service provision and issues associated with telecommunications in specific contexts.	Chapter 9 Build a Desirable Urban Form in Mississauga Official Plan contains general policies related to the location and integration of utilities.	55	No action required.
Planning and Building	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.1	See comment above in the category “Entire Plan” regarding “development.”	Replace “new development” with “development.”	56	That Section 10.1.1 be revised as follows: 10.1.1 New Development is encouraged to reflect...
Lakeview Ratepayers Association and Public	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.1	Need stronger language for development to adhere to the 3 storeys and below i.e., give height restrictions. Use stronger language than “encourage” to defend the plan at the Ontario Municipal Board.	Agree.	57	That policy 10.1.1 be revised to the following: 10.1.1 Development is encouraged to <u>should</u> reflect 1 to 2 storey residential building heights and should <u>will</u> not exceed 3 storeys.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
Ivanhoe Cambridge	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.3.1 - Dixie Outlet Mall	Ensure that Dixie Outlet Mall is preserved for retail use, including expansion of the commercial use. Also ensure that future development will provide the framework to incorporate mixed residential and/or office use to the site over time. Recommend adding a special site to provide clarity.	The site is currently designated “Mixed Use” which permits a wide range of uses including, retail, residential, and secondary office. The policies would allow for the expansion of the retail centre in the future with flexibility to add residential to the site.	58	No action required.
Lakeview Ratepayers Association	10.0 Desirable Urban Form, 10.1 Neighbourhoods, 10.1.4.1	Add stronger language or define the Trinity site.	Policy 10.1.4.1 is in regards to Lakeview West which includes the properties owned by Trinity Development Group (i.e., generally located at 501 Lakeshore Road East). Further discussion with members of the Lakeview Ratepayers Association clarified that the concern is regarding the entrances of commercial buildings along Lakeshore Road East.	59	No action required. The comment on building entrances is referred in the Lakeview Built Form Standards – see Section 3.0 Lakeshore Corridor Precinct, 3.6 At Grade Commercial Requirements of this table.
OPG	10.0 Desirable Urban Form, 10.2 Employment,	Add contextual information that “The City, the Province and OPG entered into a Memorandum of Understanding in 2011 to develop	Additional description can be included regarding the collaboration that has taken place between the various	60	That the following be added to Section 10.2.2, third paragraph, and following the first sentence:

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
	10.2.2 Ontario Power Generation (OPG) Lands Precinct and Lakefront Business Park Precinct, 3 rd paragraph	a shared vision for OPG’s Lakeview site with recognition that the OPG site is a valuable asset owned by OPG, who is required by the Province, its shareholder, to act in a commercial manner on behalf of the electricity consumers of Ontario. The parties to the MOU have been working collaboratively to develop a master plan for OPG’s Lakeview site in keeping with the shared vision.”	parties.	<u>The City, the Province and OPG entered into a Memorandum of Understanding (MOU) in June 2011 to develop a shared vision for OPG’s Lakeview site. The parties to the MOU have been working collaboratively to develop a master plan for OPG’s Lakeview site that is in keeping with the shared vision.</u>
OPG	10.0 Desirable Urban Form, 10.2 Employment, 10.2.2.1	Recommend that this policy be removed and be introduced into the Lakeview Local Area Plan after the master plan process. The development of a master plan to reflect a shared vision between the City, the Province and OPG is currently in process and the policies are developed through this process.	Policy 10.2.2.1 outlines guiding principles and consideration for connecting the Inspiration Lakeview site to the surrounding existing neighbourhoods. Detailed policies and a separate Official Plan Amendment will be prepared to implement the Master Plan in the future.	61 No action required.
OPG	10.0 Desirable Urban Form, 10.2 Employment, 10.2.2.1 (a)	Since detailed policies will be developed through the Inspiration Lakeview process, it is recommended that sub-section (a) be more general and be revised to “form and scale for a waterfront location.”	Agree.	62 That policy 10.2.2.1(a) be revised as follows: a. form and scale of development will be appropriate to the <u>for a</u> waterfront location;

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
Toronto and Region Conservation Authority	10.0 Desirable Urban Form, 10.2 Employment, 10.2.2.1 (d)	Recommend that the Lakeview Waterfront Connection Project be acknowledged to indicate that the planning and design is currently underway.	Additional wording related to the Lakeview Waterfront Connection Project should be addressed in Section 13.1.6 Special Site 6.	63	No action required. 13.1.6 Special Site 6 for further recommendation.
Planning and Building	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.6, 2 nd sentence	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	64	That Section 10.3.6, second sentence be revised as follows: New Development should address the following...
Culture Division	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.7	Change part c "public art features" to "public art."	Agree.	65	That policy 10.3.7(c) be revised as follows: c. public art features ;
Lakeview Ratepayers Association and Public	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.8	Recommend wording from "Development <u>will be encouraged</u> to provide placemaking opportunities..." to "Development <u>shall provide</u> placemaking opportunities..." Use stronger language than "encourage" to defend the plan at the OMB.	Some sites may be constrained based on location and property size and as such, the policy is recommended to be more general.	66	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Lakeview Ratepayers Association	10.0 Desirable Urban Form, 10.3 Lakeshore Corridor, 10.3.9	Request wording change from “The assembly of adjacent low density residential land to enlarge properties fronting Lakeshore Road East <u>is discouraged</u> ” to “The assembly of adjacent low density residential land to enlarge properties fronting Lakeshore Road East <u>will not be permitted.</u> ”	The policy clarifies that if assembly occurs, there must be a landscape buffer to the adjacent residential use.	67 No action required.
Planning and Building	10.0 Desirable Urban Form, 10.5.1 (b)	See comment above in the category “Entire Plan” regarding “development.”	Replace “new development” with “development.”	68 That Section 10.5.1(b) be revised as follows: b. new development will fit into the scale...
Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.3	Include additional criteria to address the placement and provision of visitor parking.	Agree.	69 That a subsection to policy 10.5.3 be added as follows: <i><u>e. visitor parking will be centrally located and not visible from a public road. Visitor parking will be appropriately screened to provide a streetscape that is compatible with adjacent neighbourhoods.</u></i>
Bell Canada	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.4 (c)	Bell does not have a concern with the intent of the policy but wish to note that some utilities may be accommodated in the landscaped areas or along the frontage due to feasibility constraints.	Agree.	70 No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.5 (b)	Impact on residential areas could also include existing medium residential and/or high density buildings.	Agree.	71	That policy 10.5.5(b) be revised as follows: b. a maximum floor plate to ensure minimal impact on low density residential areas; and
OPG	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.6	Recommend that this policy be removed. Maximum building height of 4 storeys is restrictive given the mixed-use development concepts (for the Inspiration Lakeview site).	Through the Inspiration Lakeview study, heights will be reviewed and specific urban design policies will be provided for the area. This policy is applicable to any proposed commercial development.	72	No action required.
Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.7 (c)	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	73	That Section 10.5.7(c), third sentence be revised as follows: New Development will include appropriate buffers...
Planning and Building	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.8	See comment above in the category "Entire Plan" regarding "development."	Replace "new development" with "development."	74	That Section 10.5.8, first sentence be revised as follows: 10.5.8 High quality building materials will be required in new developments...

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
OPG	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.8	Recommend that this policy on materiality be approved through the site plan process as opposed to the Area Plan. Requirement of brick and stone for the first 4 storeys is restrictive and does not allow for innovation in construction methods or architectural design which may include glass, metal and heavy wood timber designs.	This policy requires that the first 4 storeys be made of durable materials; it is a city-wide standard. Brick or stone are examples of durable materials that may be used. Alternative durable materials can be considered.	75	No action required.
Lakeview Ratepayers Association	10.0 Desirable Urban Form, 10.5 Built Form Types, 10.5.8	Include additional wording regarding “aesthetically pleasing” to the requirements for the high quality building materials.	Agree.	76	That policy 10.5.8 be revised with the following change: 10.5.8 <i>Aesthetic</i> and high quality building materials will be required in new developments. The first 4 storeys will be of durable material such as brick or stone. Concrete blocks or painted concrete blocks are not permitted to be exposed.
SECTION 11: STRONG ECONOMY					
Culture Division	11.0 Strong Economy	In regards to the comment in Section 6.1, i.e., provide additional description for the encouragement and development of cultural industries. Also, it is essential to create a	As per staff’s comments in Section 6.1, the importance of cultural industries should be noted in the Area Plan. It is recommended that reference to this be located in Section 11.0 Strong Economy.	77	That a new paragraph be added following paragraph 3 in Section 11.0 Strong Economy: <i>Attracting cultural industries can help create a more vibrant and sustainable economy. The provision of arts and culture facilities and</i>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
		cultural hub or a cultural cluster in the same structure/location with live/work opportunities.		<p><u>activities in Lakeview supports cultural diversity and completing communities.</u></p> <p>That a new policy 11.3 be added as follows:</p> <p><u>11.3 The location of cultural industries is encouraged in the Community Node.</u></p>
SECTION 12: LAND USE DESIGNATIONS				
Planning and Building	12.0 Land Use Designations, first paragraph	References to Schedule 3: Lakeview Local Area Plan Land Use Designations be removed. Schedule 10 Land Use Designations should be the only land use schedule in the Mississauga Official Plan.	<p>Schedule 3: Lakeview Local Area Plan Land Use Designations was created for the purposes of showing the land use map and proposed changes.</p> <p>Schedule 3: Lakeview Local Area Plan Land Use Designations can be removed from the Draft Lakeview Local Area Plan. The land use designations should be amended in Schedule 10: Land Use Designations of the Mississauga Official Plan.</p>	<p>78</p> <p>That the first paragraph, second sentence of Section 12.0 be revised to read:</p> <p>Schedule 3: Lakeview Local Area Plan Land Use Designations <u>Schedule 10: Land Use Designations of the principal document</u> identifies the uses permitted and is to be read in conjunction with the other schedules and policies in the Plan.</p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
OPG	12.0 Land Use Designations, 12.3 Mixed Use	It is unclear on the schedules the limits of the “Core” and “Outer Core.” Requiring commercial at grade in the core may conflict with the Inspiration Lakeview master plan’s main street approach to commercial facilities.	Boundaries of the Core and Outer Core are delineated in Schedule 1: Precincts and Sub-Areas, Schedule 2: Height Limits, and described in text in Section 10.3 Lakeshore Corridor. Future amendment may occur following future study for the Inspiration Lakeview study.	79	No action required.
SECTION 13: SPECIAL SITES AND EXEMPT SITES					
Bell Canada	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – specifically 13.1.1 Special Site 1, 13.1.2 Special Site 2, and 13.1.9 Special Site 9	Request modifications/ clarifications to ensure that Bell is not subject to heritage permits or studies for alterations made on specific sites. Request that policy 13.1.1.2 (e), 13.1.2.2 (f) and 13.1.9.1 be modified as follows: A heritage permit, including a Heritage Impact Assessment, will be required for any alterations <u>to the listed/designated buildings.</u>	Heritage permits are required for alterations to sites that are designated under the Ontario Heritage Act.	80	No action required.
Community Services – Park Planning and Culture Division	13.0 Special Sites and Exempt Sites, 13.1 Special	Policy 13.1.1.2 part d no longer applies as the Environmental Site Assessment restricts what is allowed on the property.	Agree – the policy was carried from the previous Lakeview District Policies of Mississauga Plan (2003) and the	81	That the following be deleted: 13.1.1.2 Development of the Cawthra-Elliot Estate House will

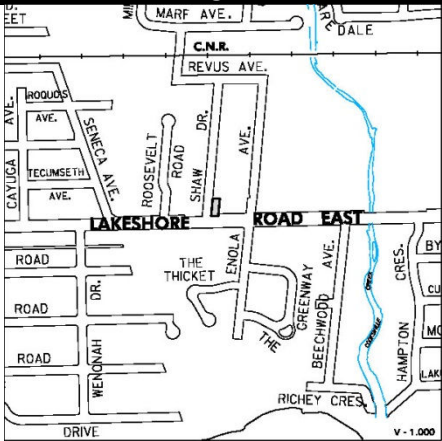
Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
	Sites – 13.1.1 Special Site 1 – part d		subsequent Lakeview Local Area Plan, and no longer applies.	address the following: d. preservation and rehabilitation of the Cawthra-Elliot cultural heritage landscape, including the existing house, outbuildings and formal gardens. Any minor development or minor site alterations will be limited in size and to a design compatible with the historically designated structure, will be designed and located in a manner that minimizes removal of forest cover and will be subject to completion and circulation of an Environmental Impact Study (EIS) and site plans to the Region of Peel and Credit Valley Conservation; and
Culture Division	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.2 Special Site 2	There are significant archaeological resources on this property that should be protected. Add a statement that “Archaeological resources are to be conserved. Prior to any ground disturbance, the area must be assessed and plans reviewed with recommendations for conservation by a licenced archaeologist.”	Agree.	82 That policy 13.1.2. Special Site 2 be revised with a new subsection g: <i><u>g. Archaeological resources are to be conserved. Prior to any ground disturbance, the area must be assessed and plans reviewed with recommendations for conservation by a licenced archaeologist.</u></i>


Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
Bell Canada	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.4 Special Site 4 and 13.1.5 Special Site 5	Special Site 4 and Special Site 5 has a policy that prohibits “broadcasting, communications and utility rights-of-ways.” Concerned that policy may be interpreted to prohibit Bell infrastructure in the future.	The policy referring to utility rights-of-ways in Special Site 4 and Special Site 5 is carried from the previous Lakeview District Policies of Mississauga Plan (2003) and the subsequent Lakeview Local Area Plan. Should Bell express interest for an infrastructure on these sites in the future, a site specific review would be undertaken.	83	No action required.
OPG	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	Recommend that policies in Section 13.1.6 Special Site 6 that relate to OPG’s Lakeview site be exempted or excluded from the local area plan in their entirety until such as time as the master plan and secondary plan has been completed.	Following future study for the Inspiration Lakeview project, a further amendment to the Lakeview Local Area Plan will be done. In the interim, the policies, guiding principles, and core principles should remain.	84	No action required.
OPG	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6, 13.1.6.2	Recommend that policy 13.1.6.2 be separated as two policies in this section, i.e., policies for (1) Phase Two municipal comprehensive review and (2) comprehensive master plan. The master plan should (and not will) address certain components.	Agree.	85	That Section 13.1.6.2 be revised into two policies with the following changes: 13.1.6.2 Through the next phase of study for Inspiration Lakeview, a Phase Two municipal comprehensive review will be

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
		Request that section (d) and (i) be revised i.e., (d) to remove the word “significant” in regards to public parklands, and (i) to add that the master should also develop a transit network.		<p>prepared to address the potential conversion of the lands designated Business Employment.</p> <p>13.1.6.3 In addition to this component of the <u>the Phase Two municipal comprehensive</u> review, the comprehensive master plan will address land use, built form and transportation to the City’s satisfaction. The master plan will <u>should</u> also:</p> <ul style="list-style-type: none"> d. include the provision of significant public parklands along the waterfront including the extension of the Waterfront Trail; i. develop a road <u>and transit</u> network that appropriately integrates with the surrounding neighbourhoods; and
Glen Schnarr & Associates	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	Request revision to Section 13.1.6.2 to remove reference to the Phase Two municipal comprehensive review, i.e., revise policy to read: “Through the next phase of the study for Inspiration Lakeview, a Phase Two municipal comprehensive review will be	Phase Two of the municipal comprehensive review will be addressed through the implementation of the Inspiration Lakeview Master Plan.	86 No action required.

Respondent ²	Section	Issue/Comment	Staff Comment		Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
		<p>prepared to address the potential conversion of the lands designated Business Employment. In addition to this component of the review, the comprehensive master plan will address land use, built form and transportation to the City's satisfaction...."</p>			
Culture Division	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	Consider adding the following to the list of documents for review in part b: Mississauga Culture Master Plan and Public Art Master Plan.	Agree.	87	<p>That policy 13.1.6 Special Site 6, part b be revised as follows:</p> <p>b. have regard for other City plans, policies, studies and reports such as the Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report, Employment Land Review Study, Waterfront Parks Strategy, <i>Mississauga Culture Master Plan</i>, <i>Public Art Master Plan</i>, and Lakeshore Road Transportation Review Study;</p>
Toronto and Region Conservation Authority	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6 (d)	Previous comment in Section 10.2.2.1 (d) i.e., to indicate that the planning and design for Lakeview Waterfront Connection Project is currently underway.	As per staff's comments in Section 10.2.2.1 (d), it is recommended that the Lakeview Waterfront Connection Project be noted in Special Site 6.	88	<p>That the following be added to policy 13.1.6 Special Site 6 (d)</p> <p>d. include the provision of significant public parklands along the waterfront including the extension of the Waterfront</p>

Respondent ²	Section	Issue/Comment	Staff Comment		Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
					Trail <i>and connectivity to the future Lakeview Waterfront Connection Project</i> ;
Orchard Heights Homeowners Association	13.0 Special Sites and Exempt Sites, 13.1 Special Sites – 13.1.6 Special Site 6	<p>The development plans permit “hydro electric facilities” as a designated use for the OPG Lands. Not so many years ago there was a hydro electric facility that was torn down due to its age and efficiency, and because of the health risks resulting from its operation.</p> <p>Why would the site still be designated for such a use?</p>	Following future study for the Inspiration Lakeview project, a further amendment to the Lakeview Local Area Plan will be completed. Until that time, the policies should remain.	89	No action required.
Planning and Building	13.0 Special Sites and Exempt Sites, 13.1 Special Sites - 13.1.7 Special Site 7	This site is included as a Special Site and not an Exempt Site. Motor vehicle repair garages are not representative of the vision, direction and planning policies.	<p>The property located at 411 Lakeshore Road East is listed on the City’s Heritage Register and it is a 1950s contempo gas station which is one of two structures remaining in Mississauga.</p> <p>The adjacent property located at 425 Lakeshore Road East is not listed on the Heritage Register and should be identified on the map in policy 13.2.2 Exempt Site 2.</p>	90	That the map for 13.1.7 Special Site 7 be revised as follows:

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
				 <p data-bbox="1535 773 1976 837">That policy 13.1.7 Special Site 7, part a, be revised as follows:</p> <p data-bbox="1535 878 1976 943">a. a <u>the existing</u> motor vehicle repair garage may be permitted.</p> <p data-bbox="1535 984 1976 1122">For the property located at 425 Lakeshore Road East, see recommendation in 13.2.2 Exempt Site 2.</p>
<p data-bbox="163 1170 327 1227">Planning and Building</p>	<p data-bbox="405 1170 594 1333">13.0 Special Sites and Exempt Sites, 13.2.2 Exempt Site 2</p>	<p data-bbox="615 1170 1041 1227">Include the property located at 425 Lakeshore Road East on the map.</p>	<p data-bbox="1062 1170 1440 1268">See comment above in section 13.1 Special Sites - 13.1.7 Special Site 7.</p>	<p data-bbox="1461 1170 1976 1227">91 That the map for 13.2.2 Exempt Site 2 be revised as follows:</p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
				
SCHEDULE 1: LAKEVIEW LOCAL AREA PLAN PRECINCTS AND SUB-AREAS (see Appendix 3)				
Lakeview Ratepayers Association and Public (Display Board at Open House, April 1, 2014)	North Beach Residential	<p>Recommend that the name be changed from North Beach Residential to “Lakeview Village” on Schedule 1.</p> <p>Other members of the public also suggested “Lakeview Village” and “Cawthra South” or “Lakeview.”</p>	Agree that the name of this residential neighbourhood be changed to better reflect the history of Lakeview.	92 That Schedule 1 Lakeview Local Area Plan Precincts and Sub-Areas and all other references in the Area Plan e.g. Section 10.1 Neighbourhoods replace “North Beach Residential” with <u>Lakeview Village</u> .
Public (Display Board at Open House, April 1, 2014)	Lakeview West	Recommend changing Lakeview West to “Lakeside.”	“Lakeside” has been suggested on the south side of Lakeshore Road East.	93 No action required.
Public (Display Board at Open House, April 1,	Lakeside Residential	Recommend changing Lakeside Residential to “Lakeview West/South” or “Lakeside.”	Agree that “Lakeside Residential” be renamed to Lakeside.	94 That Schedule 1 Lakeview Local Area Plan Precincts and Sub-Areas and all other references in the Area Plan

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
2014)				e.g. Section 10.1 Neighbourhoods replace “Lakeside Residential” with <u>Lakeside</u> .
Public (Display Board at Open House, April 1, 2014)	Orchard Heights	Suggest changing Orchard Heights to “Rometown.”	Many of these sub-areas reflect the corresponding Residents Associations so it is preferred that name “Orchard Heights” remain, in this instance.	95 No action required.
SCHEDULE 3: LAKEVIEW LOCAL AREA PLAN LONG TERM ROAD AND TRANSIT NETWORK				
Transportation and Works	Lakefront Promenade as a Minor Collector Road and R-O-W of 30 m	Identify Lakefront Promenade as a minor collector road on the schedule(s) and Table 8-3 Road Classification – Minor Collectors in Mississauga Official Plan.	Agree – this was identified in the existing Lakeview Local Area Plan but it was not carried over. Schedule 5 – Long Term Road Network of the Mississauga Official Plan should also be amended to identify this road.	96 That Schedule 3: Lakeview Local Area Plan Long Term Road and Transit Network be amended to show <u>Lakefront Promenade as a Minor Collector Road</u> . That Mississauga Official Plan Table 8-3 Road Classification – Minor Collector list <u>Lakeview Employment Area - Lakefront Promenade to a 30 m R-O.W.</u> That Mississauga Official Plan Schedule 5 – Long Term Road Network be amended to show <u>Lakefront Promenade as a Minor Collector Road</u> . That Mississauga Official Plan Schedule 8 Designated Right-of-Way

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
				Widths be revised to show <u>Lakefront Promenade with a 30 m R-O-W.</u>
Transportation and Works	Lakeshore Road East from Greaves Avenue to Etobicoke Creek (R-O-W of 35 m to 44.5 m)	Identify Lakeshore Road East from Greaves Avenue to Etobicoke Creek with a r-o-w of 44.5 m. This is in keeping with the recommendation in the Lakeshore Road Transportation Review Study (2010) regarding the future planning for higher order transit along Lakeshore Road.	Agree.	97 That Mississauga Official Plan Table 8-1 Road Classification – Arterials be revised to indicate that <u>Lakeshore Road East from Greaves Avenue to Etobicoke Creek has a designated right-of-way width of 44.5 m.</u> That Mississauga Official Plan Schedule 8 Designated Right-of-Way Widths be revised to show <u>Lakeshore Road East from Greaves Avenue to Etobicoke Creek with a 44.5 m R-O-W.</u>
Region of Peel	Alignment of the Byngmount Avenue extension	Concerned that the future road shown on Schedule 3 will impede redevelopment potential on the former school site and at 958 - 960 East Avenue. Recommend that the alignment of Byngmount Avenue extension be of a more direct route and in connection with the road pattern shown in Inspiration Lakeview Master Plan, i.e., at mid-block between Lakeshore Road East and Rangeview Road, and that language be included (policy, or	Agree that the alignment of Byngmount Avenue should extend east-west and connect to East Avenue at mid-block to the Inspiration Lakeview site. Creating connectivity, regionally or locally, provides accessibility and improvements to the overall transportation network.	98 Revise Schedule 3 to show a multi-modal connection of Byngmount Avenue to East Avenue that is parallel to Lakeshore Road East.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
		special site) that the City will seek to protect a right-of-way through the lands acquired from future development applications.			
OPG	Property owned by OPG	Recommend that OPG Lakeview site be recognized in Schedule 3 as part of the potential future road network.	The Inspiration Lakeview Master will be implemented through a future amendment to Mississauga Official Plan and Lakeview Local Area Plan. At that time, the road network would be incorporated into Schedule 3.	99	No action required.
MTO	Dixie Road as Arterial and Major Collector (Scenic Route)	The limit for these categories on Dixie Road will be revised based on the outcome of the Ministry's QEW project improvements from Evans Avenue to Cawthra Road.	Dixie Road is under the jurisdiction of the Region of Peel. The Ministry's QEW improvement project will not change the road classification of Dixie Road.	100	No action required.
Public	Pedestrian and Cycling Connections – General Comment	Creating connections for pedestrians and cyclists across major barriers such as the QEW and GO rail lines are important for achieving a walkable Mississauga and usage of the waterfront.	Revus Avenue, Cawthra Road, Alexandra Avenue, Ogden Avenue, Haig Boulevard and Dixie Road provide crossings of the Canadian National Railway line. Cawthra and Dixie Roads provide access over the QEW as well as the pedestrian bridge connecting Ogden Avenue with Insley Road.	101	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
			The City's Cycling Master Plan identifies long term active transportation plans.		
Weston Consulting, on behalf of the residents at 1294, 1298, 1302, 1304, 1308, 1312, and 1318 Alexandra Avenue and contractual owner 1731860 Ontario Ltd.	Future local road extension of Seventh Street to Alexandra Avenue	<p>Opposed to this proposed future local road designation for these reasons:</p> <ul style="list-style-type: none"> • report in the Lakeview Local Area Plan makes no reliance on any transportation studies that impact residents on Seventh Street, Alexandra Avenue, and Halliday Avenue • Seventh Street has low volume of local traffic circulation • road extension is not in the City's Capital Budget • proposed road designation may prejudice the review of the proposal that was submitted prior to the release of the draft local area plan. 	<p>These lands are under development application review.</p> <p>Development and Design staff has prepared an Information Report (dated November 18, 2014) to the Planning and Development Committee for the December 8, 2014 meeting date. A staff recommendation report will be brought forward to the Planning and Development Committee in a future meeting.</p>	102	No action required.
Public	Future local road extensions	<p>1. <u>Seventh Street to Alexandra Avenue</u> Opposed to the proposal to extend Seventh Street through to Alexandra Avenue for these reasons:</p>	The creation of future connections through neighbourhoods is a long term goal to improve neighbourhood traffic, and to provide transportation choices for people to walk or cycle.	103	<p>That the following denotation on Schedule 3: Lakeview Local Area Plan – Long Term Road and Transit Network be revised as follows:</p> <p>Future Local Roads <u>Multi-modal Connection</u></p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
		<ul style="list-style-type: none"> • extension of Seventh Street will not reduce time and distance of travel for commuters • number of drivers in the area is low and does not require a new road • commuters will not use Seventh Street • cost of extending Seventh Street is not economical. <p>The City should expedite the approval of the proposed development for development application OZ 13/012</p> <p>Additional comments were provided regarding the proposed road extension of Seventh Street:</p> <ul style="list-style-type: none"> • disagree with extending Seventh Street to Alexandra Avenue • unnecessary expenditure • it will have minimal impact on traffic patterns • people will continue to use Alexandra Avenue to go to corner stores (at Alexandra Avenue and Atwater 	<p>For clarification, the denotation on Schedule 3 – future local roads should be revised.</p>	

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
		<p>Avenue).</p> <p>2. <u>First Street and Third Street</u> Road extension of First Street and Third Street from Cawthra Road to Dixie Road will disrupt the present stable neighbourhood.</p> <p>Single family homes do not generate sufficient traffic to avoid Lakeshore Road.</p> <p>Road connections north of the Canadian National Railway tracks make sense. These can offer alternate traffic routes to the residential infill area currently being developed and can be used by the residents south of the tracks.</p> <p>3. <u>Haig Boulevard</u> Haig Boulevard is showing six proposed connections.</p> <p>Request removal or reduction of the future road connections.</p> <p>Concerned about future traffic and interruption of the fabric of our neighbourhoods with</p>		

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
<p>Lakeview Ratepayers Association</p>		<p>the additional road connections. It will no longer preserve our neighbourhoods.</p> <p>Concerned that commuters will use short cuts on their daily commutes and this could lead to traffic and safety issues and mitigation measures (e.g., speed bumps, traffic islands).</p> <p>4. <u>“Future local connections”</u> There are six Future Local Roads that cross Serson Creek and the hydro corridor. These connections will lose the pedestrian and bicycle paths along the corridor. Recommend replacing Future Local Roads with “Future Local Connections” for pedestrians and bicycles only.</p> <p>The focus of Lakeshore Road should be for a multi-modal road and not to increase traffic on the side roads.</p>			
<p>Lakeview Ratepayers Association</p>	<p>Add pedestrian and bike network</p>	<p>Include an overlay of the pedestrian and bike network together.</p>	<p>Schedule 7 Long Term Cycling Routes in the Mississauga Official Plan identifies cycling facilities and this schedule</p>	<p>104</p>	<p>No action required.</p>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
			should be referred to and not repeated in the Area Plan.		
LAND USE DESIGNATIONS					
Planning and Building	Schedule 4 Lakeview Local Area Plan Land Use Designations	Mississauga Official Plan contains the land designations (Schedule 10) and proposed changes to the land use designations in Schedule 4 Lakeview Local Area Plan Land Use Designations should be amended on Schedule 10.	There should be only one land use schedule in Mississauga Official Plan. For the purposes of the Lakeview Local Area Plan review, it was easier to show the proposed changes on Schedule 4 Lakeview Local Area Plan Land Use Designations.	105	That Schedule 4 Lakeview Local Area Plan Land Use Designation be deleted. That Mississauga Official Plan Schedule 10 Land Use Designations be revised with the proposed land use changes identified in Appendix 2.
Peel District School Board	Former Byngmount Beach Public School	Remove the public school symbol on the former Byngmount Beach Public School site as the school is closed and sold to the Region of Peel.	Agree - school symbols are base map information and shown for information purposes only.	106	Remove school symbol on the former Byngmount Beach school site.
Glen Schnarr & Associates	OPG and adjacent employment lands	Request that the OPG and adjacent employment lands be highlighted, e.g., “study area” or “land use to be determined.”	The OPG Lands and adjacent employment lands are being studied through the Inspiration Lakeview project. References to the Inspiration Lakeview project are described in text throughout the plan as well as on Special Site 6. A future Official Plan Amendment will be prepared to implement the Inspiration	107	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
			Lakeview Master Plan and revise the land use designation as appropriate.		
Weston Consulting	305 Iroquois Avenue	Request that the City examine opportunities to redesignate the lands located at 305 Iroquois Avenue from Business Employment to a higher density mixed use.	The property located at 305 Iroquois Avenue is designated “Business Employment” and is one of several Business Employment properties in the area. Redevelopment of the entire site needs to be looked at comprehensively.	108	See comment in Section 6.2 for the recommendation.
Orchard Heights Homeowners Association	Pedestrian bridge over Etobicoke Creek in Orchard Heights Park	<p>There is no indication in the Area Plan of the intention to build a pedestrian bridge over Etobicoke Creek to connect the City of Toronto to that of Mississauga.</p> <p>Our residents so far have expressed strongly against such a bridge. Are we assured that assuming this plan does become the blueprint for the development of Mississauga for the next several decades that such a bridge will not form part of any intention considered as being endorsed by this plan.</p>	Schedule 7: Long Term Cycling Routes of the Mississauga Official Plan shows a connection to adjacent municipalities, and the Mississauga Cycling Master Plan (2010) indicates a “Proposed Municipal Connection” in the general location of Orchard Heights Park and crossing the Etobicoke Creek to connect to the trail system in Toronto. Connecting to cycling routes within adjacent municipalities is an important component of the Cycling Master Plan.	109	No action required.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
			Funding for a bridge at Orchard Heights Park is not currently included in the City's Capital Budget. In the long term, a bridge can be considered at this location and will require City Council's approval for funding and resident support.		
APPENDIX I: LAKEVIEW BUILT FORM STANDARDS					
Planning and Building	Throughout the Lakeview Built Form Standards (Standards)	Names of the sub-areas are been recommended for change and the Standards should be updated accordingly. "North Beach Residential" is renamed to "Lakeview Village" and "Lakeside Residential" is changed to "Lakeside."	Agree	110	Throughout the Standards document, references to "North Beach Residential" should be revised to <u>Lakeview Village</u> and "Lakeside Residential" should be revised to <u>Lakeside</u> .
Culture Division	1.0 Introduction, 1.4 Lakeview Local Area Plan, 1.4.1 Community Node	Suggest adding to the third sentence, "The combination of residential uses, employment opportunities, cultural activities <u>and infrastructure</u> , shopping..."	Agree	111	That Section 1.4.1 Community, first paragraph, last sentence, be revised as follows: The combination of residential uses, employment opportunities, cultural activities <u>and infrastructure</u> , shopping...

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Planning and Building	2.0 Lakeview Character Areas, 2.1 Neighbourhoods and Employment Character Areas	Include a paragraph to describe the character of the Employment Areas.	Agree	112 That the following paragraph be added to the first paragraph, second sentence: <i><u>Employment Areas are stable areas and are characterized by uses that are land extensive and/or have low employment densities.</u></i>
Culture Division	2.0 Lakeview Character Areas, 2.2 Built Form Type	Include a category for cultural facilities and/or institutional uses.	The purpose of the built form types is to give guidance on achieving detailed standards requirements for each of the types of built form commonly found in Lakeview. A separate category for cultural facilities/institutional uses is not recommended. Cultural facilities are unique in their design and development. There is no one prototype that will give guidance to the development of these types of facilities other than what is in the Zoning By-law.	113 No action required.
Lakeview Ratepayers Association and the Public	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.2	There are unique circumstances where the rear of a lot is exposed. Recommend additional wording that “End units <u>and rear units</u> that	Agree.	114 That the following revision be made: n. End <u>and rear</u> units that are exposed to a public road or park...

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
	Street Townhouses (n)	are exposed to a public road or park..."			
Lakeview Ratepayers Association	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.3.1 Single Detached Standard and Common Element Condominium	Add additional wording that "End units <u>and rear units</u> exposed to an external or internal road...."	Agree.	115	That the following revision be made: j. End <u>and rear</u> units that are exposed to an external or internal road....
Planning and Building	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.3.2 Townhouse Standard and Common Element Condominium (m)	As indicated in the comment for Section 2.2.4 (k), Section 2.2.3.2 (m) should also be revised accordingly – use "should" instead of "will."	Agree.	116	Revise Section 2.2.3.2 (m) as follows: m. Hydro and gas metre walls will <u>should</u> be required to be located internal to the site and not be visible from the street;
Bell Canada	2.0 Lakeview Character Areas, 2.2 Built Form Type, 2.2.4	The guideline may restrict the placement of Bell's infrastructure; inflexible design guidelines and standards may compromise the ability to provide	The suggested comment to use "should" instead of "will" provides flexibility for the applicant should another location be required.	117	Revise Section 2.2.4 (k) as follows: k. Hydro and gas metre walls will <u>should</u> be required to be internal to the site and not be visible from the

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³	
	Horizontal Multiple Dwellings (k)	telecommunications infrastructure in an efficient and coordinated manner. Request modification of the wording to “Hydro and gas metre walls will be required to be internal to the site and not be visible from the street. In addition, utilities will <u>should</u> not be located within the required landscape area or along the frontage of a public road, <u>except where there are no other feasible alternatives.</u> ”	For consistency, Section 2.2.3.2 (m) should be revised accordingly.	street...	
Culture Division	2.0 Lakeview Character Areas, 2.4 Cultural Heritage	Recommend revising the wording to Section 2.4, third paragraph - the Heritage Advisory Committee provides recommendations and does not provide approval.	Agree.	118	That Section 2.4, third paragraph be revised as follows: Additional requirements may include, but are not limited to, a review and <u>recommendation by approval</u> from the Heritage Advisory Committee and City Council.
Transportation and Works	2.0 Lakeview Character Areas, 2.6 Environmental Sustainability, Third Paragraph	Revise the third paragraph to the following: For more information, visit the Canada Green Building Council website for the LEED-NC Program, the CVC or TRCA website for Low Impact Development Stormwater	Agree.	119	That Section 2.6, third paragraph be revised as follows: <u>For more information, visit the Canada Green Building Council website for the LEED-NC Program, the CVC or TRCA website for Low Impact Development Stormwater</u>

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
		Management Planning and Design Guide and the City of Mississauga website for the Green Development Strategy.		<u>Management Planning and Design Guide and the City of Mississauga website for the Green Development Strategy.</u>
Bell Canada	3.0 Lakeshore Corridor Precinct, 3.2 Building Heights (b) and 3.5 Pedestrian Realm/ Streetscape (a)	Incorporate some guidelines from the Bell Urban Design Manual into Sections 3.2 (b) and 3.5 (a) to provide flexibility in the location of utility structures within the streetscape i.e., (1) locating utility structures back from sidewalks; (2) aligning cabinet structures so that they are parallel to the sidewalk; (3) screening structures with landscaping, and locating the structures near trees to provide additional screening; and (4) integrating structures with screening in public outdoor seating areas.	The Built Form Standards provides further direction for the urban design policies. The City is reviewing the Site Plan Manual and details such as the ones listed will be included through that review.	120 No action required.
Culture Division	3.5 Pedestrian Realm/ Streetscape Subsection c)	Include the potential for public art.	Agree.	121 That Section 3.5 (c) be modified as follows: (c) Street trees, street furniture, such as benches, banners, waste receptacles, bike racks <u>and public art</u> will be required within the boulevard.

Respondent ²	Section	Issue/Comment	Staff Comment	Recommendation to Draft Lakeview Local Area Plan/Mississauga Official Plan ³
Lakeview Ratepayers Association	3.0 Lakeshore Corridor Precinct, 3.6 At Grade Commercial Requirements a)	Ensure that doors/entrances of the buildings along Lakeshore Road East are accessible Consider the additional wording: (a) Building entrances should be located along and face Lakeshore Road East; <u>these entrances will be considered a main or principal entrance and opening to the street at Lakeshore Road.</u>	Agree.	122 That Section 3.6 (a) be modified as follows: (a) Building entrances should be located along and face Lakeshore Road East. <u><i>These entrances will provide an opening to the sidewalk and be considered the main or principal entrance from Lakeshore Road East.</i></u>

Notes:

¹ Minor changes such as renumbering of sections, grammar, spelling, and photo replacements are not included in the table.

² The respondent “Public” includes comments provided at the public open house, public meeting, or submitted to the City.

³ Words underlined and italicized are additions to the policies; words crossed out represent deletions.