



Corporate Report

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DATE: January 14, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 3, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Draft Lakeview Local Area Plan (January 2014)**

RECOMMENDATION: That the Draft Lakeview Local Area Plan (January 2014), under separate cover to the report titled "Draft Lakeview Local Area Plan" dated January 14, 2014 from the Commissioner of Planning and Building be circulated for comment to City Departments, agencies and stakeholders for review, and further, that a public consultation program, including an open house and statutory public meeting, be held.

REPORT HIGHLIGHTS:

- The Draft Lakeview Local Area Plan ("Area Plan") was prepared under the planning framework of Mississauga Official Plan. Key modifications and additions proposed in the Area Plan include a vision statement, directing growth to specific areas, and protecting, enhancing and restoring the Green System in Lakeview. Additional policies on complete communities, planning for multi-modal transportation, urban form, and employment uses are also proposed.

- Key land use changes recommended include:
 - the “Mixed Use” designation for the Lakeshore Corridor – Core Area to require commercial uses at grade. The Core Area is from Seneca Avenue to Hydro Road and is envisioned to have a concentration of street-related commercial uses;
 - the “Business Employment” designation has been revised to clarify uses that are not permitted, such as a cardlock fueling dispensing facility, motor vehicle commercial uses, and motor vehicle rental, and require that permitted uses operate within enclosed buildings;
 - a number of parcels have been redesignated in order to reinforce the policies in the Area Plan. In general, redesignations provide additional uses while allowing any existing uses that do not conform to remain. Appendix 1 and 2 provide a summary of these changes;
 - a number of Special Sites and Exempt Sites have been revised. New Special Site policies for the waterfront and the Arsenal properties have been introduced. Sites that are not representative of the vision, direction and planning policies but nonetheless are recognized because they contain established land uses have been identified as Exempt Sites; and
 - recognizing residential buildings legally constructed prior to the approval date of the Area Plan. This policy allows the Area Plan to recognize existing residential uses that do not conform, thereby removing a number of current special site policies.

- The next step is to circulate the Area Plan and initiate a public consultation process. The public consultation program will include a statutory public meeting as required by the *Planning Act*, public open house(s), and meeting(s) with the Local Advisory Panel.

BACKGROUND:

The Area Plan Review is City-initiated as part of the continuing program to keep the Lakeview policies valid and current. The Area Plan is revised to reflect changes in local circumstances and maintain consistency with Provincial Planning initiatives, such as the Provincial Policy Statement, *Planning Act*, Growth Plan for the Greater Golden Horseshoe, and the Metrolinx's Regional Transportation Plan (*The Big Move*). The review also takes into consideration corporate studies such as the *Employment Land Review Study*, and Inspiration Lakeview.

The Area Plan incorporates public input provided through extensive consultation, including stakeholder interviews, visioning sessions, placemaking workshops, youth outreach exercises and an open house. Several meetings were also held with the Lakeview Local Advisory Panel to discuss planning topics such as the Community Node, townhouse development, transportation, and brownfield development. The feedback from the panel members has helped to inform the Area Plan policies.

The Area Plan reflects, where applicable, the policy direction identified through the public engagement process in the report, *Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report*, and feedback received from members of the Lakeview Local Advisory Panel.

The new Official Plan, Mississauga Official Plan (MOP) is now in effect, with the exception of the appealed policies. For the policies under appeal, the relevant policies in Mississauga Plan (2003) will remain in effect. The Plan now replaces references to “planning districts” and “district policies” with “character areas” and “local area plans,” respectively.

Current City projects, such as Inspiration Lakeview and the Parking Strategy – Phase II Port Credit and Lakeview, may require future amendments to the Area Plan. Other Regional and Provincial projects such as, the Lakeview Waterfront Connection Project and the Queen Elizabeth Way Preliminary Design and Class Environmental Assessment Study, are underway. Following the completion of these studies, further modifications may be required to the Area Plan.

The Inspiration Lakeview study area includes the Ontario Power Generation Lands (“OPG Lands”) and the employment lands on the south side of Lakeshore Road East. The study is in progress and the next phase of the study will include a land use review that will examine the appropriateness of a Community Node in that area, the land uses, built form and transportation, and prepare a Phase Two municipal comprehensive review. As such, the underlying designation will remain until the conclusion of Inspiration Lakeview. The Area Plan has included a special site policy that recognizes the components of the land use review and realizes the opportunities for the waterfront area. It also emphasizes the core principles of the Inspiration Lakeview vision.

In instances where an application for an Official Plan Amendment has been approved by City Council, the land use designation has been reflected in the Area Plan. If the application is under appeal, and has not been approved by City Council, the land use designation remains unchanged and will be dealt with through the appeal process.

Updates to the “Greenbelt” land use designation are being reviewed as part of the Mississauga Official Plan – General Amendment as noted in the report dated October 22, 2013 to Planning and Development Committee. As such, additional lands identified in watercourse corridors and along the Lake Ontario shoreline that are subject to natural hazards, reflect the changes proposed in the General Amendment. Therefore, the land use changes to “Greenbelt” in the General Amendment have not been specifically identified in the Area Plan as a “proposed redesignation” as it will be dealt with through a general amendment.

On July 8, 2013, the Ontario Municipal Board issued a decision regarding the appeals to MOP, which includes modifications to drive-through policies. Drive-through facilities are permitted as they existed on the day Mississauga Official Plan came into effect. Through the settlement agreement, new policies on drive-through facilities will be added to the principal document. As such, the special sites allowing drive-through facilities in Lakeview are redundant and have been removed.

COMMENTS:**1. Purpose and Organization of the Local Area Plan**

MOP contains planning policies to manage and guide the city's development – Local Area Plans form part of MOP and are intended for areas which require a more extensive local planning framework. Local Area Plans contain policies to address unique circumstances particular to the area.

The Area Plan (attached under separate cover) must be read in conjunction with the Plan. Parts one to four, and the schedules and appendices of the principal document are applicable to the Lakeview area, unless modified by the Area Plan. For the ease of locating the policies, the Area Plan follows the same general organization as the principal document.

Many Lakeview issues (e.g., brownfield sites, rail noise, community infrastructure, heritage planning, etc.) are addressed in the principal document. Although these policies are not restated in the Area Plan, additional description may be provided to reflect the Lakeview context and reinforce policy direction. The Area Plan also contains policies specific to Lakeview, and in the event of conflict with the principal document, the policies of the Area Plan take precedence.

There are a number of development applications that are in process and unapproved. These applications will be reviewed through the development approvals process. It is not the purpose of the Area Plan to approve or deny individual development applications. As such, the original designation remains applicable for these sites.

Schedules 1 to 3 are new schedules to the Area Plan. Schedule 1 is the boundary of the precincts and sub-areas in Lakeview. Schedule 2 shows the minimum and maximum building heights permitted in Lakeview. Schedule 3 is the long term road and transit network. Schedule 4 is the land use designations; most designations have carried over from the existing Local Area Plan that form part of MOP.

Appendices to the Area Plan include the Lakeview Built Form Standards and the Executive Summary from the Lakeshore Road Transportation Review Study. While these documents are not considered part of the Area Plan, they provide important information in understanding and interpreting the policies. Some guidelines have been incorporated into the Area Plan and represent policy.

2. Overview of Policy Directions

The Area Plan incorporates and builds upon the policies in the previous Lakeview District Policies of Mississauga Plan (2003) and the subsequent Lakeview Local Area Plan. Many existing policies and land use designations have been carried forward. There are a number of proposed key modifications and additions in the Area Plan.

A New Vision (Section 5.0)

The Vision section provides a description of the desired future of Lakeview. The Vision is based on six key principles: reconnecting Lakeview to the waterfront; distinct neighbourhoods; complete communities; community health; social well-being; and, sustainability.

To implement the Vision, the Community Concept has five main elements: the Green System, a Community Node, Neighbourhoods, Employment Area, and Corridors.

Direct Growth (Section 6.0)

The Area Plan directs growth to the following areas: Lakeview Community Node; modest infilling in neighbourhoods; and the redevelopment of sites along Lakeshore Road East (e.g., northeast corner of Lakeshore Road East and Cawthra Road, and the northwest corner of Lakeshore Road East and Dixie Road) and other commercial

sites (e.g., the plaza north of Lakeshore Road East and west of Cawthra Road, Applewood Village Plaza, and Dixie Outlet Mall).

Policies and the boundaries for the Community Node will be determined following the next phase of study for Inspiration Lakeview. Principles for the future development of the Community Node have been included in the Area Plan which recognize that:

- the Lakeview Community Node will have a gross density between 100 and 200 residents and jobs combined per hectare, and a population and employment range of 2:1 to 1:2;
- residential neighbourhoods are stable areas, and infill or redevelopment will be sensitive to the existing character;
- intensification in the Lakeshore Corridor will consider matters relating to complete communities, mainstreet character, heritage, and protecting views to the waterfront; and
- redevelopment of existing commercial sites will address issues such as retaining commercial space and appropriate transitions to adjacent residential uses.

Value the Environment (Section 7.0)

Area Plan policies identify the components of the Green System and reinforce the importance of protecting, enhancing and restoring the natural environment, including:

- natural systems within waterfront parks; and
- urban forests.

The Area Plan encourages partnerships to improve the environment and refers to the City's Green Development Strategy as a means to incorporate sustainable development practices.

Complete Communities (Section 8.0)

Lakeview contains many of the attributes associated with complete communities. Policies are intended to recognize, protect and enhance these attributes to fully realize the complete community aspects including:

- preserving and encouraging additional affordable housing;
- recognizing cultural heritage and the opportunity to use Community Improvement Plans to enhance these resources;
- providing a mix of uses and services to residents in the Community Node and Lakeshore Corridor;
- enhancing the distinct identity and character of the area through improvements to the public realm; and
- providing public access to the waterfront.

Multi-Modal City (Section 9.0)

Planning for improvements to the road network and active transportation in Lakeview will be essential in linking Lakeview to the neighbouring communities and in achieving a city-wide finer grain network with additional road connections. A number of transportation policies have been introduced in the Area Plan including:

- acquiring lands for a public transit right-of way along Lakeshore Road East;
- undertaking a Transportation Master Plan for Lakeshore Road (between the east and west City limit) that will address improving all modes of transportation, the implications of future growth in the network and consider placemaking initiatives that promote the animation of the corridor;

- connecting the public transit along key north-south corridors e.g., Cawthra Road, Ogden Avenue and Dixie Road to Lakeshore Road East; and
- recognizing that reduced parking requirements and maximum parking standards may be considered in the Community Node and the Lakeshore Corridor.

Desirable Urban Form (Section 10.0)

The desirable urban form policies reflect the planned function and local context. Some key urban form policies include the following:

- identifying on Schedule 2 the specific location and range of permitted heights (minimum and maximum);
- ensuring that development in Neighbourhoods is sensitive to the existing low rise context;
- recognizing that Inspiration Lakeview is underway, and development of the OPG site and adjacent lands should have regard for the form and scale appropriate to a waterfront location, view corridors, and public open space along the shoreline;
- demonstrating an appropriate transition to properties adjacent to the Lakeshore Corridor to ensure the character of the mainstreet is preserved; and
- meeting the criteria of the various types of built form for residential developments.

Strong Economy (Section 11.0)

Employment opportunities are an important component of Lakeview as employment contributes to a healthy mix of uses, while providing an opportunity for people to live and work in the community. These opportunities include:

- providing for continued operation of employment uses along the Lakeshore Corridor; and
- developing a waterfront for various activities suitable for recreational, retail, and cultural purposes.

Land Use Designations (Section 12.0)

As mentioned earlier, most of the existing land use designations and permitted uses have been brought forward from the existing Local Area Plan and previous District Policies that form part of the new Mississauga Official Plan. Key proposed changes include:

- the “Mixed Use” designation for the Lakeshore Corridor – Core Area to require commercial uses at grade. The Core Area is from Seneca Avenue to Hydro Road and is envisioned to have a concentration of street-related commercial uses;
- the “Business Employment” designation has been revised to clarify uses that are not permitted, such as a cardlock fueling dispensing facility, motor vehicle commercial uses, and motor vehicle rental, and require that permitted uses operate within enclosed buildings;
- a number of parcels have been redesignated in order to reinforce the policies in the Area Plan. In general, redesignations provide additional uses while allowing any existing uses that do not conform to remain. Appendix 1 and 2 provide a summary of these changes; and
- recognizing residential buildings legally constructed prior to the approval date of the Area Plan. This policy allows the Area Plan to recognize existing residential uses that do not conform, thereby removing a number of current special site policies.

Special Sites and Exempt Sites (Section 13.0)

There are sites that merit special attention and are classified as “special sites.” Special sites are areas with unique circumstances and support the long term vision of the Area Plan. There are also sites identified as “exempt sites.” Exempt sites reflect unique circumstances that are not representative of the vision, direction and planning policies of the Area Plan, but nonetheless are recognized because they contain established land uses. In the event the exempt site use is discontinued, the permission for this use no longer applies. In the Area Plan, key proposed changes to the special site and exempt site policies include:

- removing a number of special sites which are currently permitted within the land use designations and in the principal document;
- adding a special site policy for a key waterfront location (i.e. the OPG Lands and a portion of the Lakefront Business Park sub-area) and for the Arsenal property; and
- identifying a number of sites as exempt sites. Exempt sites are not representative of the vision, direction and planning policies but nonetheless are recognized because they contain established land uses.

Appendices

The Area Plan includes the following appendices for information purposes:

1. Appendix I: Lakeview Built Form Standards is to be used during the review of development applications. This guide demonstrates how the urban form policies may be achieved; and,
2. Appendix II: The Executive Summary from the Lakeshore Road Transportation Review Study identifies the findings regarding how Lakeshore Road can accommodate alternative modes of transportation.

3. Co-ordination with Inspiration Lakeview

The Area Plan recognizes that the next phase of Inspiration Lakeview is in progress. That study includes a land use review of the OPG Lands and a portion of the lands in the Lakefront Business Park sub-area. Inspiration Lakeview will also address the appropriateness of a Community Node in that area. The underlying designation will remain until the conclusion of Inspiration Lakeview.

4. Next Step: Circulation and Public Consultation

The next step is for the Area Plan to be circulated for formal comment and to have a public consultation program conducted, which will include:

- a statutory public meeting as required by the *Planning Act*;
- public open house(s); and
- meeting(s) with the Local Advisory Panel.

Additional meetings will be held as required based on requests from stakeholders or for issue resolution.

The objectives of the public consultation program are to inform, consult, involve and collaborate with stakeholders.

STRATEGIC PLAN:

The Area Plan is an important tool to implement the land use components of the Strategic Plan and to refine the policies in the Official Plan. The Area Plan aligns with the following goals and actions of the Strategic Plan:

MOVE - Developing a Transit-Oriented City

- Develop Environmental Responsibility
- Connect our City
- Build a Reliable and Convenient System
- Increase Transportation Capacity
- Direct Growth

BELONG - Ensuring Youth, Older Adults and New Immigrants Thrive

- Ensure Affordability and Accessibility
- Support Aging In Place
- Attract and Retain Youth

CONNECT - Completing Our Neighbourhoods

- Develop Walkable Connected Neighbourhoods
- Build Vibrant Communities
- Create Great Public Spaces
- Celebrate Our Community
- Provide Mobility Choices
- Nurture “Villages”

PROSPER - Cultivating Creative and Innovative Businesses

- Meet Employment Needs
- Strengthen Arts and Culture

GREEN – Living Green

- Lead and Encourage Environmentally Responsible Approaches
- Conserve, Enhance and Connect Natural Environments
- Promote a Green Culture

FINANCIAL IMPACT: N/A

CONCLUSION: The Area Plan reflects the policy direction identified through the public engagement process to date and summarized in the Directions Report. It also builds on the policies of Mississauga Official Plan, ensuring the unique characteristics of Lakeview are reflected and strengthened to guide future development.

ATTACHMENTS: UNDER SEPARATE COVER: Draft Lakeview Local Area Plan
(January 2014)

APPENDIX 1: Draft Lakeview Local Area Plan -
Proposed Land Use Redesignations
(table)

APPENDIX 2: Proposed Land Use
Redesignations – Draft Lakeview
Local Area Plan (map)

Edward R. Sajecki
Commissioner of Planning and Building
Prepared By: Karin Phuong,
Planner
Policy Planning Division

APPENDIX 1

Draft Lakeview Local Area Plan Proposed Land Use Redesignations ¹					
Location No.	Location	Current Designation	Proposed Designation	Explanation	Effect on Property
1	East side of Northmount Avenue, south of the South Service Road	Residential Low Density II	Residential Medium Density	The property is located within the Neighbourhood Character Area. The proposed designation recognizes the existing built form.	The proposed designation allows for the townhouses and no longer requires a special site policy.
2	Southeast quadrant of Cawthra Road and Atwater Avenue	Residential High Density	Residential Medium Density	The properties are situated within the Neighbourhood Character Area. The proposed designation recognizes the existing built form.	The proposed designation allows for townhouses. A special site policy is required for the street townhouses.
3	East of Cawthra Road, south of the Canadian National Railway tracks	Residential Low Density II	Residential Medium Density	The properties are located within the Neighbourhood Character Area. The proposed designation recognizes the existing built form.	The "Residential Medium Density" designation in the Draft Lakeview Local Area Plan ("Area Plan") permits the low-rise apartment.
4	North side of Lakeshore Road East, west of Cawthra Road and on the east side of Cooksville Creek	Business Employment	Residential Medium Density, Greenbelt, and Mixed Use	This site was considered in the Employment Land Review Study as an area of managed change that may be suitable for a broader mix of use. Planning staff's Supplementary Report, dated June 4, 2013 to Planning and Development Committee recommended	The implementation of the Official Plan Amendment, Rezoning, and Draft Plan of Subdivision will be completed through the development approvals process. The Area Plan is showing the recommendation adopted by City Council.

¹ Updates to the "Greenbelt" land use designation proposed in the report *Mississauga Official Plan – General Amendment* dated October 22, 2013 to Planning and Development Committee are not identified in this table, but are reflected on Schedule 4 of the Draft Lakeview Local Area Plan and Appendix 2 in the Corporate Report.

Draft Lakeview Local Area Plan Proposed Land Use Redesignations ¹					
Location No.	Location	Current Designation	Proposed Designation	Explanation	Effect on Property
				approval of the applications, Files OZ 03/038 and T-M06006 – and adopted by City Council on July 3, 2013.	
5	North side of Lakeshore Road East, west of Cawthra Road and on the west side of Cooksville Creek	Business Employment, Greenbelt, and Residential Low Density II	Mixed Use, Residential High Density and Greenbelt	This site was considered in the Employment Land Review Study as an area of managed change that may be suitable for a broader mix of use. Planning staff's Supplementary Report, dated August 13, 2013 to Planning and Development Committee recommended approval of the application, File OZ 11/017– and adopted by City Council on September 18, 2013.	The implementation of the Official Plan Amendment and Rezoning will be completed through the development approvals process. The Area Plan is showing the recommendation adopted by City Council.
6	Northwest corner of Lakeshore Road East and Roosevelt Road	Residential High Density	Mixed Use	The "Mixed Use" designation along Lakeshore Road East is in keeping with the vision for the Lakeshore Corridor.	Through the Area Plan policy, the existing apartment building will be permitted. In the future, should the site be redeveloped, a broader range of uses would be required. The site will require rezoning (e.g., C4 with an exception zone permitting the existing apartment building).

Draft Lakeview Local Area Plan Proposed Land Use Redesignations ¹					
Location No.	Location	Current Designation	Proposed Designation	Explanation	Effect on Property
7	Northwest corner of Lakeshore Road East and Shaw Drive	Residential High Density	Mixed Use	The "Mixed Use" designation along Lakeshore Road East is in accordance with the vision for the Lakeshore Corridor.	Through the Area Plan policy, the existing apartment buildings will be permitted. In the future, should the site be redeveloped, a broader range of uses would be required. The site will require rezoning (e.g., C4 with an exception zone permitting the existing apartment buildings).
8	Southeast corner of Lakeshore Road East and Enola Avenue	Residential High Density	Mixed Use	The "Mixed Use" designation along Lakeshore Road East is in keeping with the vision for the Lakeshore Corridor.	Through the Area Plan policy, the existing apartment building will be permitted. In the future, should the site be redeveloped, a broader range of uses would be required. The site may require rezoning (e.g., C4 with an exception zone permitting the existing apartment building).
9	Northwest corner of Lakeshore Road East and Greaves Avenue	Residential High Density	Mixed Use	The "Mixed Use" designation along Lakeshore Road East is consistent with the vision for the Lakeshore Corridor.	Through the Area Plan policy, the existing apartment building will be permitted to continue. A special site policy is required for the townhouses.

Draft Lakeview Local Area Plan
Proposed Land Use Redesignations ¹

Location No.	Location	Current Designation	Proposed Designation	Explanation	Effect on Property
10	Southwest corner of Lakeshore Road East and East Avenue	Residential Medium Density	Mixed Use	The "Mixed Use" designation along Lakeshore Road East is in keeping with the vision for Lakeshore Corridor.	Through the Area Plan policy, the existing apartment buildings will be permitted to continue. However, should the site be redeveloped in the future, a broader range of uses would be required. The site will require rezoning (e.g., C4 with an exception zone permitting the existing apartment buildings).
11	North side of Lakeshore Road East, east of Strathy Avenue	Residential Low Density II	Residential Medium Density	The property is located within the Neighbourhood Character Area. The proposed designation recognizes the existing built form.	The proposed designation allows for townhouses and no longer requires a special site policy.
12	East of Fergus Avenue, north of Lakeshore Road East	Residential High Density	Residential Medium Density	The property is located within the Neighbourhood Character Area. The proposed designation recognizes the existing built form.	A portion of the property is proposed to be designated to allow for townhouses; a special site will no longer be required. The site is currently zone exception RA3-23 and will require revisions to the zoning (e.g., RM4 for the townhouse dwellings)

**Draft Lakeview Local Area Plan
Proposed Land Use Redesignations ¹**

Location No.	Location	Current Designation	Proposed Designation	Explanation	Effect on Property
13	North side of Atwater Avenue, west of Haig Boulevard	Residential Medium Density	Residential Low Density II	"Residential Medium Density" in the Draft Lakeview Local Area Plan generally follows the uses permitted in the principal document and allows for townhouse and all forms of horizontal multiple dwellings. The existing built form is detached dwellings, semi-detached dwellings and street townhouses which are permitted in the "Residential Low Density II" designation.	The proposed designation permits various forms of housing including detached dwellings, semi-detached dwellings, and street townhouses.

Location No. 13
From : Residential Medium Density
To : Residential Low Density II

Location No. 1
From : Residential Low Density II
To : Residential Medium Density

Location No. 2
From : Residential High Density
To : Residential Medium Density

Location No. 3
From : Residential Low Density II
To : Residential Medium Density

Location No. 4
From : Business Employment and Greenbelt
To : Residential Medium Density, Mixed Use, and Greenbelt

Location No. 5
From : Residential Low Density II, Business Employment and Greenbelt
To : Residential High Density, Mixed Use and Greenbelt

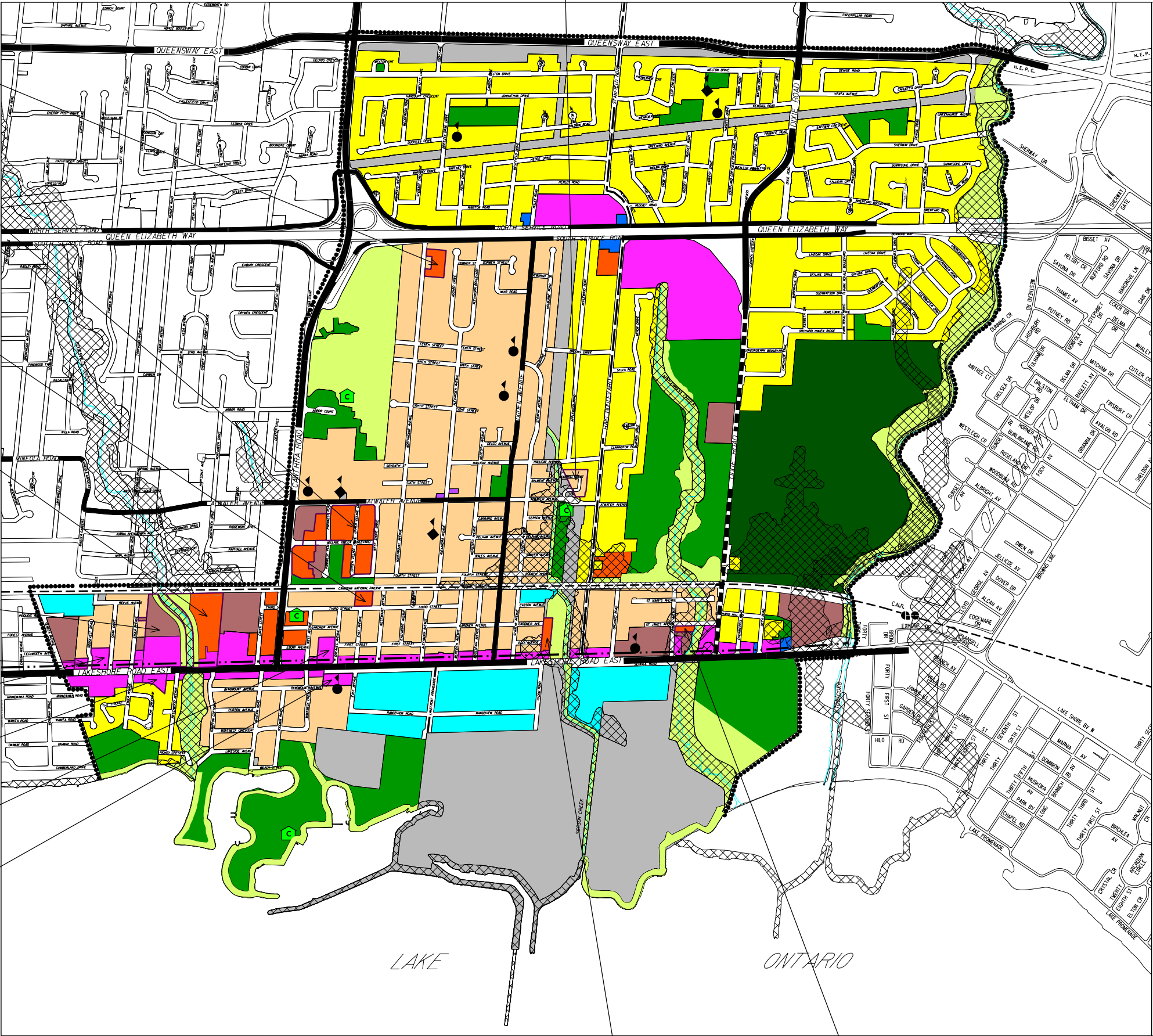
Location No. 6
From : Residential High Density
To : Mixed Use

Location No. 7
From : Residential High Density
To : Mixed Use

Location No. 8
From : Residential High Density
To : Mixed Use

Location No. 9
From : Residential High Density
To : Mixed Use

Location No. 10
From : Residential Medium Density
To : Mixed Use



LAND USE DESIGNATIONS

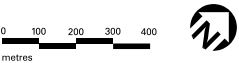
<div></div> Residential Low Density I	<div></div> Office
<div></div> Residential Low Density II	<div></div> Business Employment
<div></div> Residential Medium Density	<div></div> Public Open Space
<div></div> Residential High Density	<div></div> Private Open Space
<div></div> Mixed Use	<div></div> Greenbelt
<div></div> Convenience Commercial	<div></div> Utility
<div></div> Motor Vehicle Commercial	

BASE MAP INFORMATION

<div></div> Provincial Highway and Interchange	<div></div> Natural Hazards
<div></div> Arterial	<div></div> Public School
<div></div> Major Collector	<div></div> Catholic School
<div></div> Major Collector (Scenic Route)	<div></div> Community Facilities
<div></div> Minor Collector	<div></div> Local Area Plan Boundary
<div></div> Local Road	
<div></div> Existing Commuter Rail	
<div></div> GO Transit Station	
<div></div> Higher Order Transit Corridor	

- Notes:
1. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 2. Refer to Schedule 3, Natural System of the principal document for the location of the Natural Areas System and Natural Hazards.
 3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
 4. The Community Node boundary is to be determined.

Proposed Land Use Redesignations - Draft Lakeview Local Area Plan



City of Mississauga

V - 2.001

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Location No. 11
From : Residential Low Density II
To : Residential Medium Density

Location No. 12
From : Residential High Density
To : Residential Medium Density