



Corporate Report

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(Lakeview)

DATE: February 3, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 23, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Draft Lakeview Local Area Plan and Built Form Standards –
Report on Comments (Ward 1)**

- RECOMMENDATION:**
1. That the Draft Lakeview Local Area Plan and Lakeview Built Form Standards, dated January 2014, be revised in accordance with the revisions proposed in the “Report on Comments,” dated February 3, 2015 from the Commissioner of Planning and Building;
 2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the existing Lakeview Local Area Plan in accordance with the revisions proposed in the “Report on Comments”;
 3. That the Draft Lakeview Local Area Plan, as revised in the “Report on Comments,” be updated to incorporate Official Plan Amendments adopted by City Council, but not yet in force and effect, if no appeals to the site specific Official Plan Amendments are received; and
 4. That Appendix I: Lakeview Built Form Standards, as revised by the “Report on Comments,” be endorsed.

BACKGROUND: The Draft Lakeview Local Area Plan is based upon a new vision for Lakeview and six key principles: reconnecting Lakeview to the waterfront, distinct neighbourhoods, complete communities, community health, social well-being, and sustainability.

Following City Council direction in February 2014, the Draft Lakeview Local Area Plan was circulated for comments. Public consultation included:

- a presentation to the Lakeview Local Advisory Panel on March 6, 2014;
- a public open house and presentation on April 1, 2014; and
- a statutory public meeting on June 2, 2014.

COMMENTS: A summary of the comments identified through the circulation and public consultation process is provided in Appendix 1. Staff have reviewed the comments and are proposing modifications to the Draft Lakeview Local Area Plan, the Lakeview Built Form Standards, and to the Mississauga Official Plan.

A recurring comment concerned the proposed future local road connections and impacts to the feel of the Lakeview area and disruption to stable neighbourhoods. Staff have addressed these concerns by recommending the future local road connection be revised to “multi-modal connection.” This recognizes that these linkages may be pedestrian, cycling and/or road (see Appendix 1, pages 20 and 41).

Appendix 2 identifies proposed changes to land use designations in Lakeview. Appendices 3, 4 and 5 are the revised Schedules 1, 2 and 3, respectively to the Draft Lakeview Local Area Plan.

STRATEGIC PLAN: The Area Plan reflects the Strategic Plan directions and aligns with many of the goals and actions of the Strategic Plan including “Move – Developing a Transit-Oriented City,” “Belong – Ensuring Youth, Older Adults and New Immigrants Thrive,” “Connect – Completing Our Neighbourhoods,” Prosper – Cultivating Creative and Innovative Businesses,” and “Green – Living Green.”

FINANCIAL IMPACT: Not Applicable

CONCLUSION: This report recommends that the Draft Lakeview Local Area Plan, the Lakeview Built Form Standards, and the Mississauga Official Plan be revised, where appropriate, based on input and comments made by the public, agencies and City departments. The revised Lakeview Local Area Plan establishes a policy framework for the future of Lakeview and guidance on growth and redevelopment.

Following City Council's decision on the recommendations, the next steps include preparing an Official Plan Amendment and a zoning conformity review to ensure the policies are implemented in the Mississauga Official Plan and Zoning By-law, respectively.

ATTACHMENTS:

- Appendix 1: Response To Comments on the Draft Lakeview Local Area Plan
- Appendix 2: Summary of Proposed Redesignations and Modifications to Schedule 10 Land Use Designations (Mississauga Official Plan)
- Appendix 3: Schedule 1: Lakeview Local Area Plan – Precincts and Sub-Areas
- Appendix 4: Schedule 2: Lakeview Local Area Plan – Height Limits
- Appendix 5: Schedule 3: Lakeview Local Area Plan – Long Term Road and Transit Network

Edward R. Sajecki
Commissioner of Planning and Building

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