



# MISSISSAUGA

## DECLARATION

Section 17 or 21 of the Planning Act

**Applicant:** The City of Mississauga

**Municipality:** City of Mississauga

**Our File:** OPA 66

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on October 25, 2017 when By-law Number 0178-2017 was enacted and that notice as required by Section 17 of the Planning Act was given on November 2, 2017.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 22nd day of November, 2017.

Commissioner of Oaths

Declarant

Donabelle Simtha Higgs, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires September 24, 2020.



# MISSISSAUGA

## NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	November 02, 2017	
OPA NUMBER	OPA 66 (By-law 0178-2017)	
ZONING BY-LAW NUMBER	0179-2017 & 0180-2017	
DATE PASSED BY COUNCIL	October 25, 2017	
LAST DATE TO FILE APPEAL	November 21, 2017	
FILE NUMBER	CD.03.LAK	Ward 1
APPLICANT	The City of Mississauga	
PROPERTY LOCATION	Portions of Lakeview Neighbourhood Character Area, in the City of Mississauga	

**TAKE NOTICE** that on October 25, 2017 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 66 and two Zoning By-laws, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to revise two sites in the Special Site and Exempt Site Policies of the Lakeview Local Area Plan (LLAP) to permit additional uses on lands designated Public Open Space and Residential Medium Density.

The purpose of the Zoning By-law is to implement the land use policies for the Lakeview Local Area Plan to allow additional uses in support of a community cultural hub and to allow for a variety of housing types. **The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 66 is in full force and effect.**

**The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.**

**IF YOU WISH TO APPEAL** to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **November 21, 2017**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$150.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Karin Phuong** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 3806, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Sacha Smith, Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 4516

**Amendment No. 66**  
**to**  
**Mississauga Official Plan**

By-law No. \_\_\_\_\_

A by-law to Adopt Mississauga Official Plan Amendment No. 66

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 66, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to reflect current and additional uses of lands within the Lakeview Neighbourhood and Lakeview Employment Area Character Areas.

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 66 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

**Amendment No. 66**  
**to**  
**Mississauga Official Plan**

The following text constitutes Amendment No. 66.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated, September 1, 2017 pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to revise two sites in the Special Site and Exempt Site Policies of the Lakeview Local Area Plan (LLAP) to permit additional uses on lands designated Public Open Space and Residential Medium Density.

## **LOCATION**

The lands affected by this Amendment are located at Dixie Road and Lakeshore Road East, and at Cawthra Road and Lakeshore Road East. The subject lands are located in the Lakeview Employment Area and Lakeview Neighbourhood Character Areas, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands located at Dixie Road and Lakeshore Road East are designated Public Open Space and identified as Special Site 9 of the LLAP which permits commercial schools, community facilities, conference centre, restaurants and secondary offices. In addition to the uses currently permitted on this site, the following uses will also be permitted: retail stores and entertainment, recreation and sports facilities.

The subject lands located at Cawthra Road and Lakeshore Road East are designated Residential Medium Density and identified as Exempt Site 6 of the LLAP. The site will be amended to be subject to a Special Site policy to also permit detached, semi-detached, duplex, triplex and street townhouse dwellings.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed Amendment reflects current local circumstances and intended use of lands.
2. The proposed Amendment supports the plan that has been initiated for the re-adaptive use of the Small Arms Inspection building for a community cultural hub.
3. The proposed Amendment implements the Mississauga Official Plan key guiding principle that communities include or provide easy access to a range of uses and services required to meet all or most of the daily needs of residents through all stages of their lives.
4. The proposed Amendment permits owners in the vicinity of Lakeshore Road East and Cawthra Road to rebuild their existing dwellings by allowing detached, semi-detached, duplex and triplex dwellings, and street townhouses.
5. The proposed Amendment supports the Lakeview Local Area Plan Neighbourhood Character Area policies to provide a variety of housing forms to meet the needs of a range of household types in neighbourhoods.

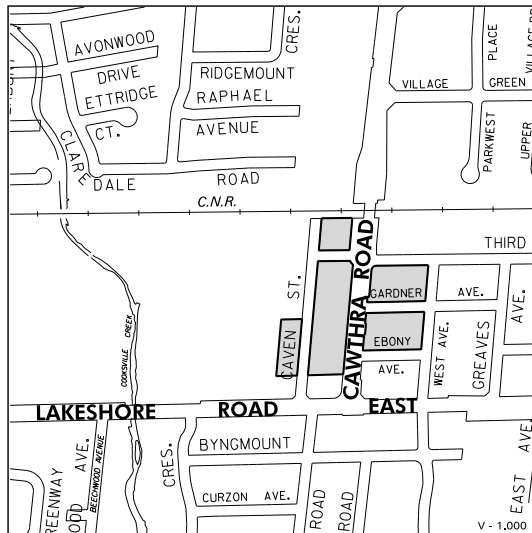
## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.1, Special Site Policies, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting policy 13.1.9.4 and replacing it with the following:

13.1.9.4 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

- a. commercial schools;
  - b. community facilities, including art studios, art galleries;
  - c. a conference centre;
  - d. entertainment, recreation and sports facilities;
  - e. restaurants;
  - f. retail stores, including an indoor market; and
  - g. **secondary offices.**
2. Section 13.2, Exempt Site Policies, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting Section 13.2.6, Site 6.
  3. Section 13.1, Special Site Policies, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

### 13.1.15 Site 15



13.1.15.1 The lands identified as Special Site 15 are located north of Lakeshore Road East between Cooksville Creek and West Avenue.

13.1.15.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

- a. detached dwelling;
- b. semi-detached dwelling;
- c. duplex dwelling;
- d. triplex dwelling; and
- e. street townhouses.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 2, 2017.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



## **APPENDIX I**

### **PUBLIC MEETING**

All property owners of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on March 20, 2017 in connection with this proposed Amendment.

No written submissions were received and there were no comments raised at the Public Meeting.

City of Mississauga  
**Corporate Report**



Date: 2017/09/01

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's files:  
 CD.03-LAK

Meeting date:  
 2017/09/25

## Subject

### RECOMMENDATION REPORT (WARD 1)

**Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning**

## Recommendation

1. That the report titled "*Recommendation Report - Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning*" dated September 1, 2017 from the Commissioner of Planning and Building recommending approval of the official plan and zoning by-law amendments, be adopted.
2. That subsequent to the public meeting an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Lakeview Local Area Plan in accordance with the proposed changes contained in Appendix 1 to this report and in accordance with the revisions in the "Recommendation Report."
3. That the zoning by-law be amended, in accordance with the proposed zoning changes contained in Appendix 1 to this report and the revisions in the "Recommendation Report."

## Background

In September 2015, a planning review for the Lakeview area was completed and resulted in the adoption of Amendment No. 32 (Lakeview Local Area Plan official plan policies) by City Council.

Amendments to the zoning by-law are required to be updated in order to conform to official plan policies. An information report was prepared and received by the Planning and Development Committee outlining the proposed zoning by-law changes and two additional amendments to the Lakeview Local Area Plan (Appendix 1).

On March 20, 2017, a public meeting was held by the Planning and Development Committee to hear any concerns regarding the proposed changes.

## Comments

At the public meeting, there were no submissions or issues raised by the public or stakeholders. Prior to the meeting, staff received various general inquiries primarily concerning the proposed type of dwellings and land uses identified in the official plan and zoning by-law amendments, as well as clarification of landowners' property rights.

Subsequent to the public meeting, based on feedback received, the following additional changes to the zoning and policy were identified:

- Revise Sites 1 and 2 (363 Lakeshore Road East, 1015 Roosevelt Road) to maintain the minimum and maximum floor space indexes (FSI) of 1.0 and 1.8, respectively; and
- Revise Site 6 (1352 Lakeshore Road East) to permit a "retail store", including an indoor market. A retail store in the Zoning By-law allows for an indoor market/indoor farmer's market.

## Financial Impact

Not applicable.

## Conclusion

Given the absence of public submissions and concerns raised regarding the proposed amendments, these should be adopted in accordance with the recommendations specified in the report.

## Attachments

Appendix 1: Public Meeting Information Report – Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning



---

Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Karin Phuong, Planner

City of Mississauga  
**Corporate Report**



Date: 2017/02/24

To: Chair and Members of Planning and Development  
 Committee

From: Edward R. Sajecki, Commissioner of Planning and  
 Building

Originator's files:  
 CD.03-LAK

Meeting date:  
 2017/03/20

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 1)**

**Lakeview Local Area Plan - Mississauga Official Plan Amendment and Implementing Zoning**

## Recommendation

1. That the report titled "Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning," dated February 24, 2017 from the Commissioner of Planning and Building, be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

## Background

A planning review conducted for the Lakeview area resulted in the adoption of the new Lakeview Local Area Plan. The Local Area Plan forms part of Mississauga Official Plan and provides goals and policies to guide the development of the Lakeview area. At its meeting on September 16, 2015, City Council adopted By-law 0213-2015 which approved Amendment No. 32 to Mississauga Official Plan (Official Plan).

With the approval of Amendment No. 32, it is necessary to establish a zoning by-law that conforms to the amended official plan. A zoning by-law implements the goals and policies of an official plan and provides a legal tool for managing land use and development. Zoning contains regulations that control development and specific requirements.

The lands subject to Amendment No. 32 are as shown in Appendix 1. The majority of properties do not need to be rezoned. The existing zone conforms to the new Lakeview Local Area Plan. However, there are five sites where zoning changes are proposed.

In addition to the zoning changes, the Arsenal Lands and the area at Lakeshore and Cawthra as noted above will require both an official plan amendment and rezoning. The proposed changes are detailed in the following section and in Appendix 2.

## Comments

There are four sites along Lakeshore Road East (Appendix 1 – sites 1, 2, 3, and 5) which are designated Mixed Use. The proposed zoning changes from RA (Residential Apartment) to a C4 zone (Mainstreet Commercial) would allow, for example, an apartment building with commercial uses on the ground floor and residential units above.

Site 4 – Adamson Estate currently permits a specialty hospital (amongst other uses). This specialty hospital no longer exists and was deleted with the approval of Amendment 32. Accordingly, the zoning should be modified to reflect this, and this use is proposed to be deleted from the zoning by-law.

Since the adoption of the amendment, the City has initiated a review of the opportunities for the Small Arms Building located on the Arsenal Lands (site 6). The City is developing a building program to convert the facility into a community cultural hub. Additional uses have been identified that were not included in the approved special site policies and include an indoor market (that may include a farmer's market) and a sports facility. Therefore an official plan amendment to revise the special site policies is being proposed.

Additionally, the lands located between Lakeshore Road East and CN Railway, on both sides of Cawthra Road (site 7) are designated Residential Medium Density. At the time that the Local Area Plan was approved, Metrolinx was considering a new GO Station at Cawthra. Metrolinx has now confirmed that this is no longer being considered.

Both Lakeshore and Cawthra Roads are arterials and identified as Corridors in Mississauga Official Plan. Higher density development is encouraged along Corridors, and it is appropriate to maintain the Residential Medium Density designation. The proposed official plan amendment would also allow existing low density forms of housing (i.e. detached and semi-detached) to continue and rebuild.

## Financial Impact

Not applicable.

## Conclusion

Subsequent to the approval of Amendment No. 32, the Planning Act requires that revisions to the zoning by-law conform to the official plan policies. The proposed changes to the zoning by-law are contained in Appendices 1 and 2 of this report. Two additional modifications to Mississauga Official Plan are proposed. One amendment is for the Arsenal Lands to allow for

additional uses including a farmer's market (indoor market) and an indoor sports club/centre (entertainment, recreation and sports facilities). A second amendment is proposed for lands between Lakeshore Road East and the CN Railway, on both sides of Cawthra Road which will allow for a variety of residential dwelling types (detached, semi-detached, duplex, triplex, street townhouses).

## Attachments

Appendix 1: Location of Properties for Proposed Mississauga Official Plan Amendment and/or Proposed Rezoning

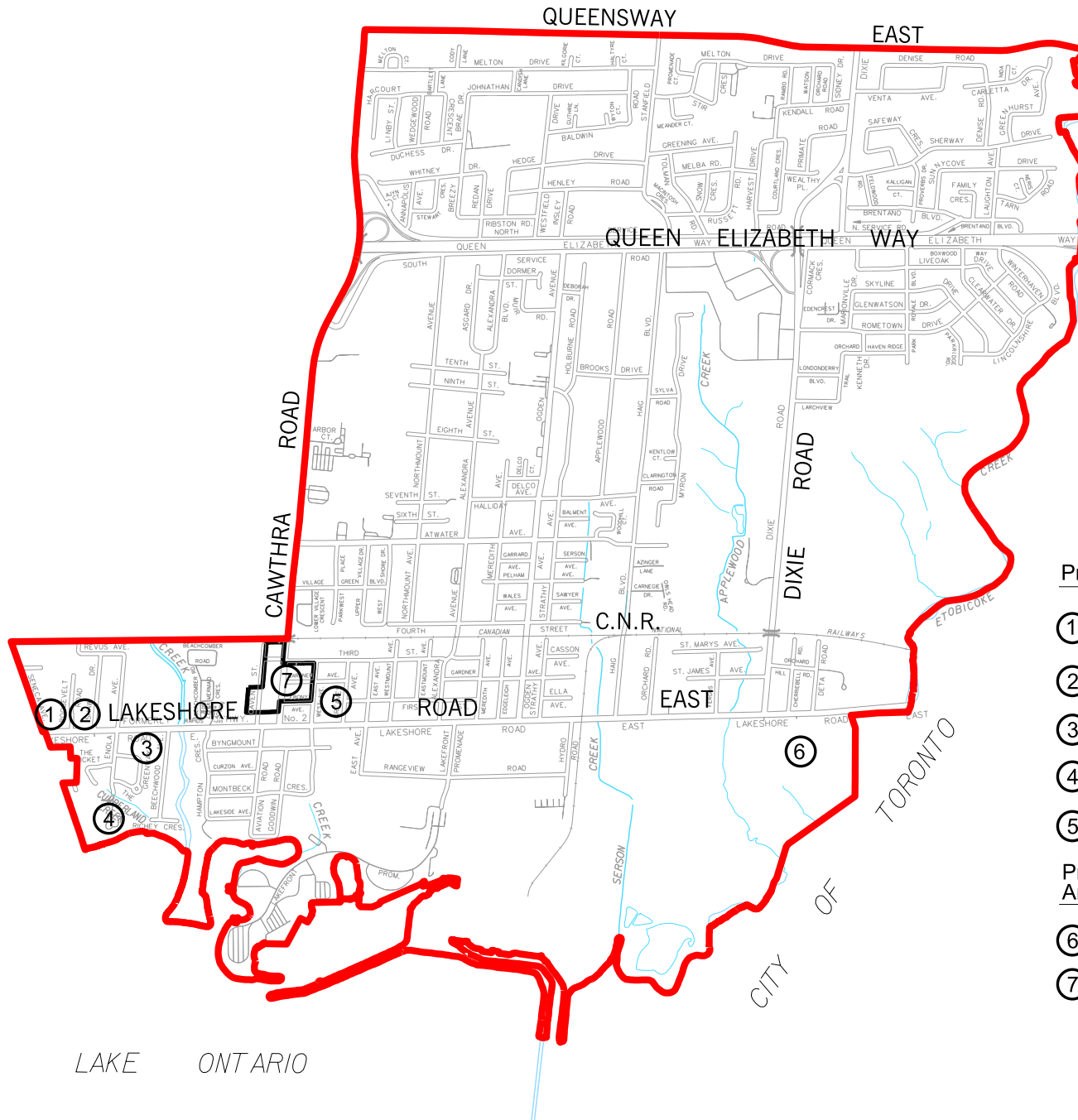
Appendix 2: Summary of Proposed Mississauga Official Plan and/or Zoning By-law Amendments



---

Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Karin Phuong, Planner



### LAKEVIEW AREA

#### Proposed Rezoning

- ① 363 LAKESHORE ROAD EAST
- ② 1015 ROOSEVELT ROAD
- ③ 480 LAKESHORE ROAD EAST
- ④ 850 AND 875 ENOLA AVENUE
- ⑤ 1022 AND 1030 GREAVES AVENUE

#### Proposed Mississauga Official Plan Amendment and Rezoning

- ⑥ 1352 LAKESHORE ROAD EAST
- ⑦ SUBJECT LANDS LOCATED BETWEEN LAKESHORE ROAD EAST AND THE CN RAILWAY, ON BOTH SIDES OF CAWTHRA ROAD

## LOCATION OF PROPERTIES FOR PROPOSED MISSISSAUGA OFFICIAL PLAN AMENDMENT AND/OR PROPOSED REZONING



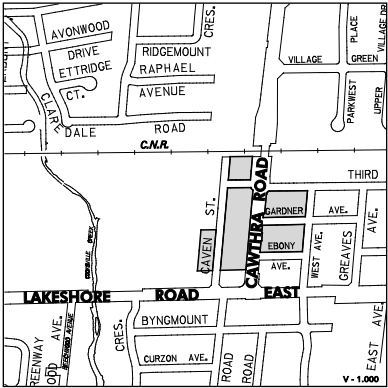
### Summary of Proposed Mississauga Official Plan and/or Zoning By-law Amendments

Site No.	Site Location	Current MOP <sup>1</sup> Designation	Proposed MOP Amendment	Current Zoning	Proposed Zoning Amendment	Explanation
1	363 Lakeshore Road East	Mixed Use	No change to the land use designation (remains Mixed Use).	RA2-6 (Apartment Dwellings – Exception)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for RA2 uses not permitted in a C4 zone. Minimum and maximum FSIs<sup>2</sup> will not be carried over.</p> <p>The proposed changes would permit an 8-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>
2	1015 Roosevelt Road	Mixed Use	No change to the land use designation (remains Mixed Use).	RA2-6 (Apartment Dwellings – Exception)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for RA2 uses not permitted in a C4 zone. Minimum and maximum FSIs will not be carried over.</p> <p>The proposed changes would permit an 8-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>



3	480 Lakeshore Road East	Mixed Use	No change to the land use designation (remains Mixed Use).	RA2 (Apartment Dwellings)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for RA2 uses not permitted in a C4 zone.</p> <p>The proposed changes would permit an 8-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>
4	850 and 875 Enola Avenue	Public Open Space, Lakeview Local Area Plan Special Site 2	No change to the land use designation (remains Public Open Space, Lakeview Local Area Plan Special Site 2)	OS2-10 (Open Space – City Park - Exception)	OS2-10 (Open Space – City Park - Exception)	The use/regulation change being proposed is to delete the specialty hospital which no longer exists, and to add a banquet hall/conference centre/convention centre which will be in conformity with Special Site 2 as identified in the Lakeview Local Area Plan.
5	1022 and 1030 Greaves Avenue	Mixed Use	No change to the land use designations (remains Mixed Use).	RA2-15 (Apartment Dwellings – Exception)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for the current regulations for RA2-15 zone.</p> <p>The proposed changes would permit a 7-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>

6	1352 Lakeshore Road East	Public Open Space, Lakeview Local Area Plan, Special Site 9	<p>That policy 13.1.9.4 be deleted and replaced with the following:</p> <p>13.1.9.4 Notwithstanding the policies of this Plan, the following additional uses will be permitted:</p> <ul style="list-style-type: none"> <li>a. commercial schools</li> <li>b. community facilities, including art studios, art galleries, and an indoor market</li> <li>c. a conference centre</li> <li>d. entertainment, recreation and sports facilities</li> <li>e. restaurants</li> <li>f. <b>secondary offices</b></li> </ul>	OS2 (Open Space – City Park)	OS2-## (Open Space – City Park - Exception)	<p>The proposed MOP amendment will allow for a range of uses at the Arsenal Lands to help revitalize the site. Two additional uses are proposed to allow for a farmer’s market (indoor market) and an indoor sports club/centre (entertainment, recreation and sports facilities).</p> <p>The OS2-## (Open Space – City Park – Exception) will allow for uses/regulations to conform to Special Site 9 identified in the Lakeview Local Area Plan, and include the following: office, banquet hall/conference centre/convention centre, academy for the performing arts, art gallery or studio, commercial school, indoor market, recreational establishment, take-out restaurant and restaurant.</p>
7	Subject lands located north of Lakeshore Road East between Cooksville Creek and West Avenue	Residential Medium Density, Lakeview Local Area Plan Exempt Site 6	<p>That policy 13.2.6 Site 6 of the Lakeview Local Area Plan be deleted (as an Exempt Site) and that a new policy be added as a Special Site as follows:</p> <p><i>See next page</i></p>	R3-75	RM7-## (Detached, Semi-detached, Duplex, Triplex Dwelling - Exception)	<p>An Exempt Site allows the existing lands to be redeveloped with the underlying designation. The proposed MOP amendment to a Special Site allows flexibility for other dwelling types. Detached, semi-detached, duplex, triplex and street townhouse dwellings will also be allowed in addition to the uses permitted in the Residential Medium Density designation.</p>

			<p><b>13.1.## Site ##</b></p>  <p><b>13.1.##.1</b> The lands identified as Special Site ## are located north of Lakeshore Road East between Cookville Creek and West Avenue.</p> <p><b>13.1.##.2</b> Notwithstanding the policies of this Plan, the following uses will be permitted:</p> <ol style="list-style-type: none"> <li>detached dwelling</li> <li>semi-detached dwelling</li> <li>duplex dwelling</li> <li>triplex dwelling</li> <li>street townhouses</li> </ol>			<p>In addition to the RM7 regulations, the RM7-## (Detached, Semi-detached, Duplex, and Triplex - Exception) will allow for detached, semi-detached, duplex, triplex and street townhouse dwellings. Detached and semi-detached dwellings shall comply with the R3-75 and RM1-26 zone regulations, respectively. Street townhouse dwellings shall comply with the RM5 zone regulations.</p>
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<sup>1</sup> Mississauga Official Plan (MOP)

<sup>2</sup> FSI is the floor space index and means the ratio of the gross floor area of all buildings and structures to the lot area.

City of Mississauga  
**Corporate Report**



Date: 2017/09/01

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's files:  
 CD.03-LAK

Meeting date:  
 2017/09/25

## Subject

### RECOMMENDATION REPORT (WARD 1)

**Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning**

## Recommendation

1. That the report titled "*Recommendation Report - Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning*" dated September 1, 2017 from the Commissioner of Planning and Building recommending approval of the official plan and zoning by-law amendments, be adopted.
2. That subsequent to the public meeting an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Lakeview Local Area Plan in accordance with the proposed changes contained in Appendix 1 to this report and in accordance with the revisions in the "Recommendation Report."
3. That the zoning by-law be amended, in accordance with the proposed zoning changes contained in Appendix 1 to this report and the revisions in the "Recommendation Report."

## Background

In September 2015, a planning review for the Lakeview area was completed and resulted in the adoption of Amendment No. 32 (Lakeview Local Area Plan official plan policies) by City Council.

Amendments to the zoning by-law are required to be updated in order to conform to official plan policies. An information report was prepared and received by the Planning and Development Committee outlining the proposed zoning by-law changes and two additional amendments to the Lakeview Local Area Plan (Appendix 1).

On March 20, 2017, a public meeting was held by the Planning and Development Committee to hear any concerns regarding the proposed changes.

## Comments

At the public meeting, there were no submissions or issues raised by the public or stakeholders. Prior to the meeting, staff received various general inquiries primarily concerning the proposed type of dwellings and land uses identified in the official plan and zoning by-law amendments, as well as clarification of landowners' property rights.

Subsequent to the public meeting, based on feedback received, the following additional changes to the zoning and policy were identified:

- Revise Sites 1 and 2 (363 Lakeshore Road East, 1015 Roosevelt Road) to maintain the minimum and maximum floor space indexes (FSI) of 1.0 and 1.8, respectively; and
- Revise Site 6 (1352 Lakeshore Road East) to permit a "retail store", including an indoor market. A retail store in the Zoning By-law allows for an indoor market/indoor farmer's market.

## Financial Impact

Not applicable.

## Conclusion

Given the absence of public submissions and concerns raised regarding the proposed amendments, these should be adopted in accordance with the recommendations specified in the report.

## Attachments

Appendix 1: Public Meeting Information Report – Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning



---

Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Karin Phuong, Planner

City of Mississauga  
**Corporate Report**



Date: 2017/02/24

To: Chair and Members of Planning and Development  
 Committee

From: Edward R. Sajecki, Commissioner of Planning and  
 Building

Originator's files:  
 CD.03-LAK

Meeting date:  
 2017/03/20

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 1)**

**Lakeview Local Area Plan - Mississauga Official Plan Amendment and Implementing Zoning**

## Recommendation

1. That the report titled "Lakeview Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning," dated February 24, 2017 from the Commissioner of Planning and Building, be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

## Background

A planning review conducted for the Lakeview area resulted in the adoption of the new Lakeview Local Area Plan. The Local Area Plan forms part of Mississauga Official Plan and provides goals and policies to guide the development of the Lakeview area. At its meeting on September 16, 2015, City Council adopted By-law 0213-2015 which approved Amendment No. 32 to Mississauga Official Plan (Official Plan).

With the approval of Amendment No. 32, it is necessary to establish a zoning by-law that conforms to the amended official plan. A zoning by-law implements the goals and policies of an official plan and provides a legal tool for managing land use and development. Zoning contains regulations that control development and specific requirements.

The lands subject to Amendment No. 32 are as shown in Appendix 1. The majority of properties do not need to be rezoned. The existing zone conforms to the new Lakeview Local Area Plan. However, there are five sites where zoning changes are proposed.

In addition to the zoning changes, the Arsenal Lands and the area at Lakeshore and Cawthra as noted above will require both an official plan amendment and rezoning. The proposed changes are detailed in the following section and in Appendix 2.

## Comments

There are four sites along Lakeshore Road East (Appendix 1 – sites 1, 2, 3, and 5) which are designated Mixed Use. The proposed zoning changes from RA (Residential Apartment) to a C4 zone (Mainstreet Commercial) would allow, for example, an apartment building with commercial uses on the ground floor and residential units above.

Site 4 – Adamson Estate currently permits a specialty hospital (amongst other uses). This specialty hospital no longer exists and was deleted with the approval of Amendment 32. Accordingly, the zoning should be modified to reflect this, and this use is proposed to be deleted from the zoning by-law.

Since the adoption of the amendment, the City has initiated a review of the opportunities for the Small Arms Building located on the Arsenal Lands (site 6). The City is developing a building program to convert the facility into a community cultural hub. Additional uses have been identified that were not included in the approved special site policies and include an indoor market (that may include a farmer's market) and a sports facility. Therefore an official plan amendment to revise the special site policies is being proposed.

Additionally, the lands located between Lakeshore Road East and CN Railway, on both sides of Cawthra Road (site 7) are designated Residential Medium Density. At the time that the Local Area Plan was approved, Metrolinx was considering a new GO Station at Cawthra. Metrolinx has now confirmed that this is no longer being considered.

Both Lakeshore and Cawthra Roads are arterials and identified as Corridors in Mississauga Official Plan. Higher density development is encouraged along Corridors, and it is appropriate to maintain the Residential Medium Density designation. The proposed official plan amendment would also allow existing low density forms of housing (i.e. detached and semi-detached) to continue and rebuild.

## Financial Impact

Not applicable.

## Conclusion

Subsequent to the approval of Amendment No. 32, the Planning Act requires that revisions to the zoning by-law conform to the official plan policies. The proposed changes to the zoning by-law are contained in Appendices 1 and 2 of this report. Two additional modifications to Mississauga Official Plan are proposed. One amendment is for the Arsenal Lands to allow for

additional uses including a farmer's market (indoor market) and an indoor sports club/centre (entertainment, recreation and sports facilities). A second amendment is proposed for lands between Lakeshore Road East and the CN Railway, on both sides of Cawthra Road which will allow for a variety of residential dwelling types (detached, semi-detached, duplex, triplex, street townhouses).

## Attachments

Appendix 1: Location of Properties for Proposed Mississauga Official Plan Amendment and/or Proposed Rezoning

Appendix 2: Summary of Proposed Mississauga Official Plan and/or Zoning By-law Amendments

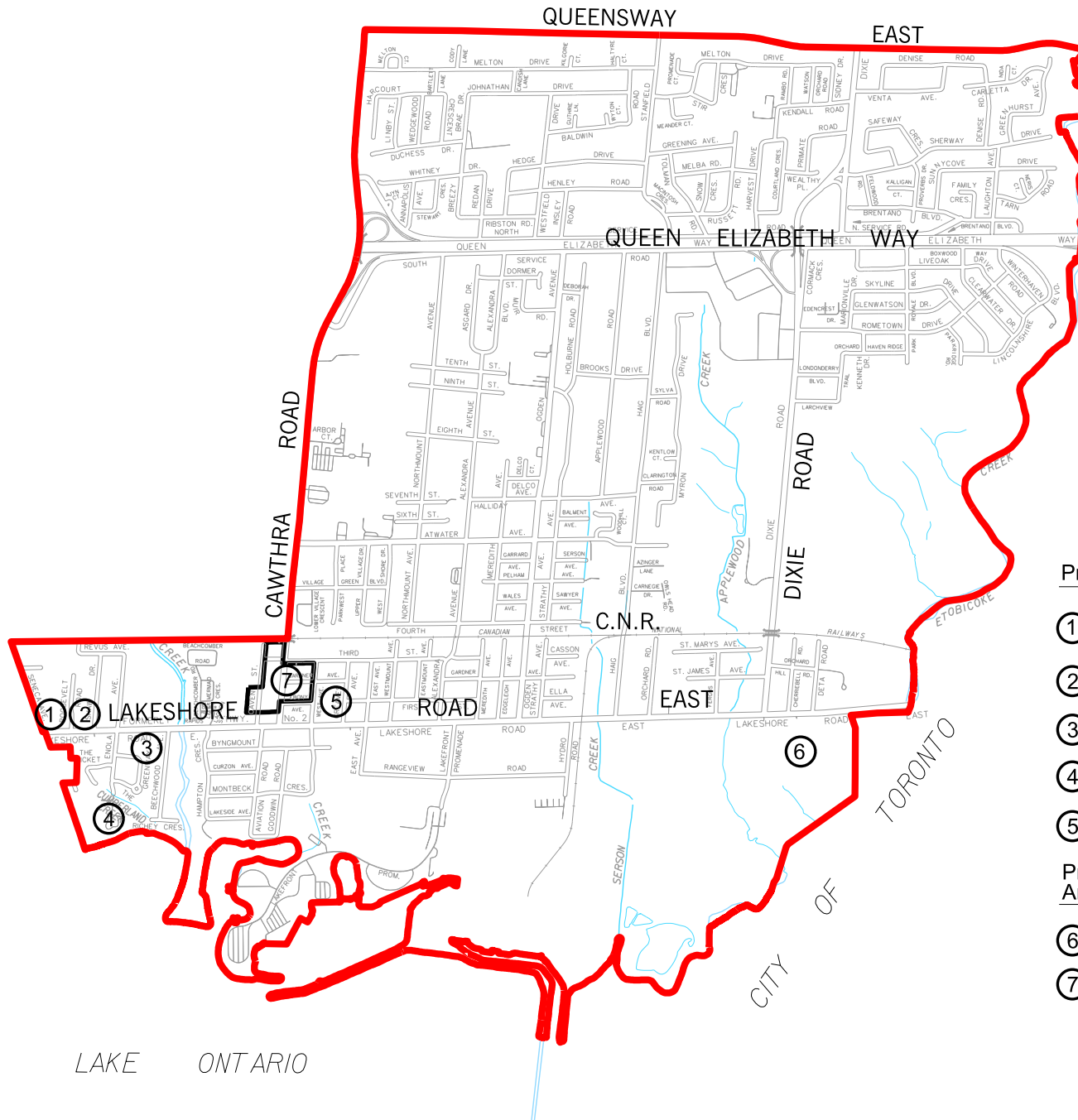


---

Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Karin Phuong, Planner





### LAKEVIEW AREA

#### Proposed Rezoning

- ① 363 LAKESHORE ROAD EAST
- ② 1015 ROOSEVELT ROAD
- ③ 480 LAKESHORE ROAD EAST
- ④ 850 AND 875 ENOLA AVENUE
- ⑤ 1022 AND 1030 GREAVES AVENUE

#### Proposed Mississauga Official Plan Amendment and Rezoning

- ⑥ 1352 LAKESHORE ROAD EAST
- ⑦ SUBJECT LANDS LOCATED BETWEEN LAKESHORE ROAD EAST AND THE CN RAILWAY, ON BOTH SIDES OF CAWTHRA ROAD

## LOCATION OF PROPERTIES FOR PROPOSED MISSISSAUGA OFFICIAL PLAN AMENDMENT AND/OR PROPOSED REZONING

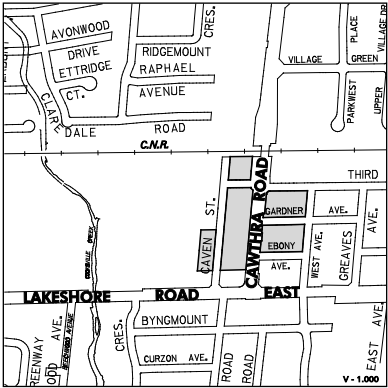


**Summary of Proposed Mississauga Official Plan and/or Zoning By-law Amendments**

Site No.	Site Location	Current MOP <sup>1</sup> Designation	Proposed MOP Amendment	Current Zoning	Proposed Zoning Amendment	Explanation
1	363 Lakeshore Road East	Mixed Use	No change to the land use designation (remains Mixed Use).	RA2-6 (Apartment Dwellings – Exception)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for RA2 uses not permitted in a C4 zone. Minimum and maximum FSIs<sup>2</sup> will not be carried over.</p> <p>The proposed changes would permit an 8-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>
2	1015 Roosevelt Road	Mixed Use	No change to the land use designation (remains Mixed Use).	RA2-6 (Apartment Dwellings – Exception)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for RA2 uses not permitted in a C4 zone. Minimum and maximum FSIs will not be carried over.</p> <p>The proposed changes would permit an 8-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>

3	480 Lakeshore Road East	Mixed Use	No change to the land use designation (remains Mixed Use).	RA2 (Apartment Dwellings)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for RA2 uses not permitted in a C4 zone.</p> <p>The proposed changes would permit an 8-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>
4	850 and 875 Enola Avenue	Public Open Space, Lakeview Local Area Plan Special Site 2	No change to the land use designation (remains Public Open Space, Lakeview Local Area Plan Special Site 2)	OS2-10 (Open Space – City Park - Exception)	OS2-10 (Open Space – City Park - Exception)	The use/regulation change being proposed is to delete the specialty hospital which no longer exists, and to add a banquet hall/conference centre/convention centre which will be in conformity with Special Site 2 as identified in the Lakeview Local Area Plan.
5	1022 and 1030 Greaves Avenue	Mixed Use	No change to the land use designations (remains Mixed Use).	RA2-15 (Apartment Dwellings – Exception)	C4-## (Mainstreet Commercial – Exception)	<p>In addition to the C4 regulations, the C4-## (Mainstreet Commercial Exception) will allow for the current regulations for RA2-15 zone.</p> <p>The proposed changes would permit a 7-storey apartment building with commercial uses on the ground floor and residential above. Uses carried from the RA2 zone would also allow for long-term care and retirement dwellings.</p>

6	1352 Lakeshore Road East	Public Open Space, Lakeview Local Area Plan, Special Site 9	<p>That policy 13.1.9.4 be deleted and replaced with the following:</p> <p>13.1.9.4 Notwithstanding the policies of this Plan, the following additional uses will be permitted:</p> <ul style="list-style-type: none"> <li>a. commercial schools</li> <li>b. community facilities, including art studios, art galleries, and an indoor market</li> <li>c. a conference centre</li> <li>d. entertainment, recreation and sports facilities</li> <li>e. restaurants</li> <li>f. <b>secondary offices</b></li> </ul>	OS2 (Open Space – City Park)	OS2-## (Open Space – City Park - Exception)	<p>The proposed MOP amendment will allow for a range of uses at the Arsenal Lands to help revitalize the site. Two additional uses are proposed to allow for a farmer’s market (indoor market) and an indoor sports club/centre (entertainment, recreation and sports facilities).</p> <p>The OS2-## (Open Space – City Park – Exception) will allow for uses/regulations to conform to Special Site 9 identified in the Lakeview Local Area Plan, and include the following: office, banquet hall/conference centre/convention centre, academy for the performing arts, art gallery or studio, commercial school, indoor market, recreational establishment, take-out restaurant and restaurant.</p>
7	Subject lands located north of Lakeshore Road East between Cooksville Creek and West Avenue	Residential Medium Density, Lakeview Local Area Plan Exempt Site 6	<p>That policy 13.2.6 Site 6 of the Lakeview Local Area Plan be deleted (as an Exempt Site) and that a new policy be added as a Special Site as follows:</p> <p><i>See next page</i></p>	R3-75	RM7-## (Detached, Semi-detached, Duplex, Triplex Dwelling - Exception)	<p>An Exempt Site allows the existing lands to be redeveloped with the underlying designation. The proposed MOP amendment to a Special Site allows flexibility for other dwelling types. Detached, semi-detached, duplex, triplex and street townhouse dwellings will also be allowed in addition to the uses permitted in the Residential Medium Density designation.</p>

			<p><b>13.1.## Site ##</b></p>  <p><b>13.1.##.1</b> The lands identified as Special Site ## are located north of Lakeshore Road East between Cookville Creek and West Avenue.</p> <p><b>13.1.##.2</b> Notwithstanding the policies of this Plan, the following uses will be permitted:</p> <ol style="list-style-type: none"> <li>detached dwelling</li> <li>semi-detached dwelling</li> <li>duplex dwelling</li> <li>triplex dwelling</li> <li>street townhouses</li> </ol>		<p>In addition to the RM7 regulations, the RM7-## (Detached, Semi-detached, Duplex, and Triplex - Exception) will allow for detached, semi-detached, duplex, triplex and street townhouse dwellings. Detached and semi-detached dwellings shall comply with the R3-75 and RM1-26 zone regulations, respectively. Street townhouse dwellings shall comply with the RM5 zone regulations.</p>
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<sup>1</sup> Mississauga Official Plan (MOP)

<sup>2</sup> FSI is the floor space index and means the ratio of the gross floor area of all buildings and structures to the lot area.