

Table of Contents

1.0	How to Read the Lakeview Local Area Plan	1
2.0	Urban Design Policies	2
3.0	Land Use	2
3.1	Residential	2
3.1.1	Residential Low Density I	2
3.1.2	Residential Low Density II	2
3.1.3	Residential Medium Density.....	2
3.1.4	Residential High Density.....	2
3.2	Commercial	2
3.2.1	Mixed Use.....	2
3.3	Business Employment	2
4.0	Special Site Policies	3
4.1	Site 1	4
4.2	Site 2	5
4.3	Site 3	6
4.4	Site 4	6
4.5	Site 5	8
4.6	Site 6	8
4.7	Site 7	9
4.8	Site 8	9
4.9	Site 9	10
4.10	Site 10	10
4.11	Site 11	11
4.12	Site 12	11
4.13	Site 13	12
4.14	Site 14	12
4.15	Site 15	13
4.16	Site 16	13
4.17	Site 17	14
4.18	Site 18	14
4.19	Site 19	15
4.20	Site 20	15
4.21	Site 21	16
4.22	Site 22	16
4.23	Site 23	17
4.24	Site 24	17
4.25	Site 25	18
4.26	Site 26	18
4.27	Site 27	19

Tables and Maps

Lakeview Local Area Plan Land Use Map

LAKEVIEW

1.0 How to Read the Lakeview Local Area Plan

Mississauga Official Plan is composed of a principal document and a series of local area plans, provided under separate cover. This is the Lakeview Local Area Plan and provides policies for lands located in southeast Mississauga as shown in Figure 1. It includes lands identified in the City Structure as a Community Node, Neighbourhood and Employment Area.

There are some instances where the policies and schedules of the principal document do not address all circumstances particular to Lakeview. In these cases, the Lakeview Local Area Plan elaborates on, or provides exceptions to the policies or schedules of the principal document.

The Lakeview Local Area Plan must be read in conjunction with the Mississauga Official Plan principal document. Parts 1 to 4, the schedules and the appendices of the principal document, are applicable to the Lakeview area, unless modified by this local area plan. Thus, for example, the policies of this local area plan must be read in conjunction with the environmental, multi-modal, urban form and land use policies of Parts 2 and 3 of the principal document. In the event of a conflict, the policies of this local area plan take precedence.

The Lakeview Local Area Plan incorporates the policies of the Lakeview District Policies of Mississauga Plan (2003), modified to conform with Mississauga Official Plan (2010).

A planning study is currently being conducted for the Lakeview community that will result in a new local area plan.

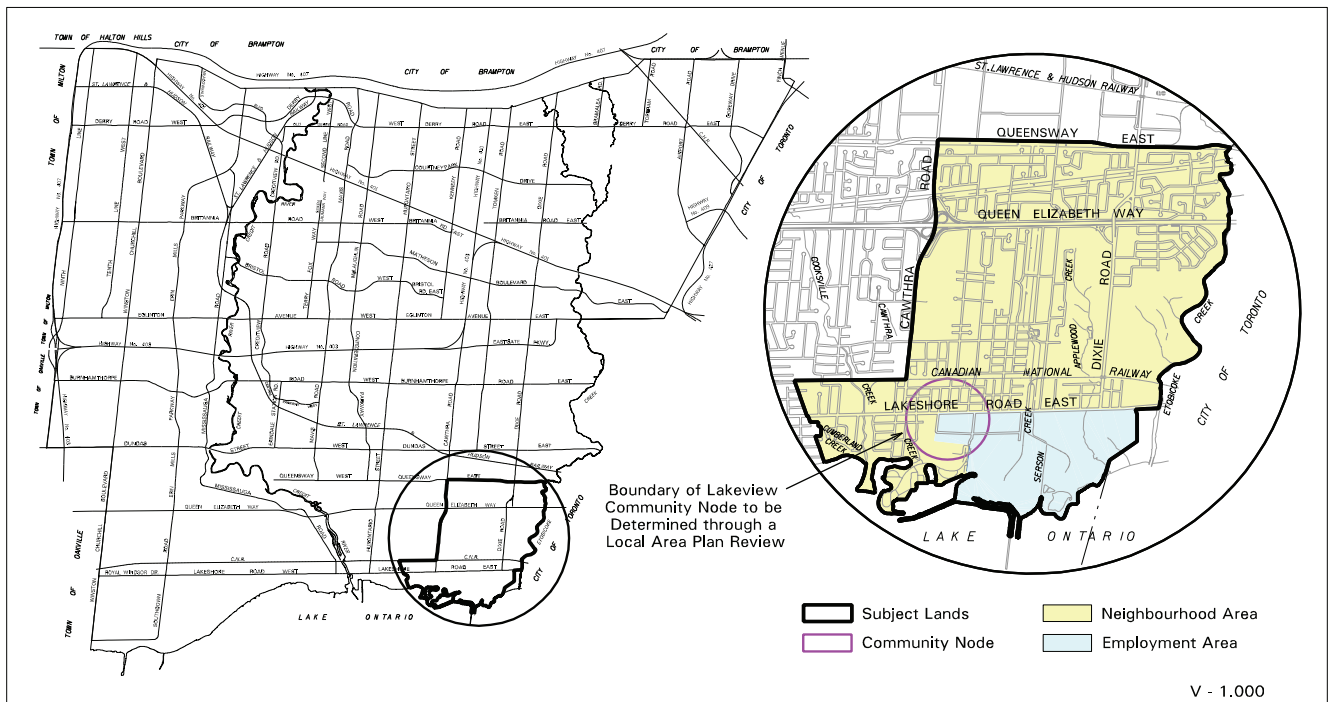


Figure 1: The Lakeview Local Area is located in the southeast corner of Mississauga and includes areas identified in the City Structure as Community Node, Neighbourhood and Employment Area.

2.0 Urban Design Policies

2.1 The scale and character of all building and landscape designs will take into consideration the guidelines established in the Lakeshore Road Design Concept.

3.0 Land Use

3.1 Residential

3.1.1 Residential Low Density I

The Residential Low Density I designation permits detached, semi-detached and duplex dwellings.

3.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, duplex, triplex and street townhouse dwellings.

3.1.3 Residential Medium Density

The Residential Medium Density designation permits detached, semi-detached, duplex, townhouse dwellings and all forms of multiple dwellings.

3.1.4 Residential High Density

The Residential High Density designation permits apartment dwellings.

3.2 Commercial

3.2.1 Mixed Use

Buildings should have a minimum height of two storeys and a maximum height of three storeys.

3.3 Business Employment

3.3.1 Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

- a. adult entertainment establishments;
- b. animal boarding establishments which may include outdoor facilities;
- c. body rub establishments;
- d. motor vehicle body repair facilities;
- e. transportation facilities;
- f. trucking terminals; and
- g. **waste processing stations** or **waste transfer stations** and composting facilities.

4.0 Special Site Policies

There are sites within Lakeview, as shown in Figure 2, that merit special attention and are subject to the following policies.

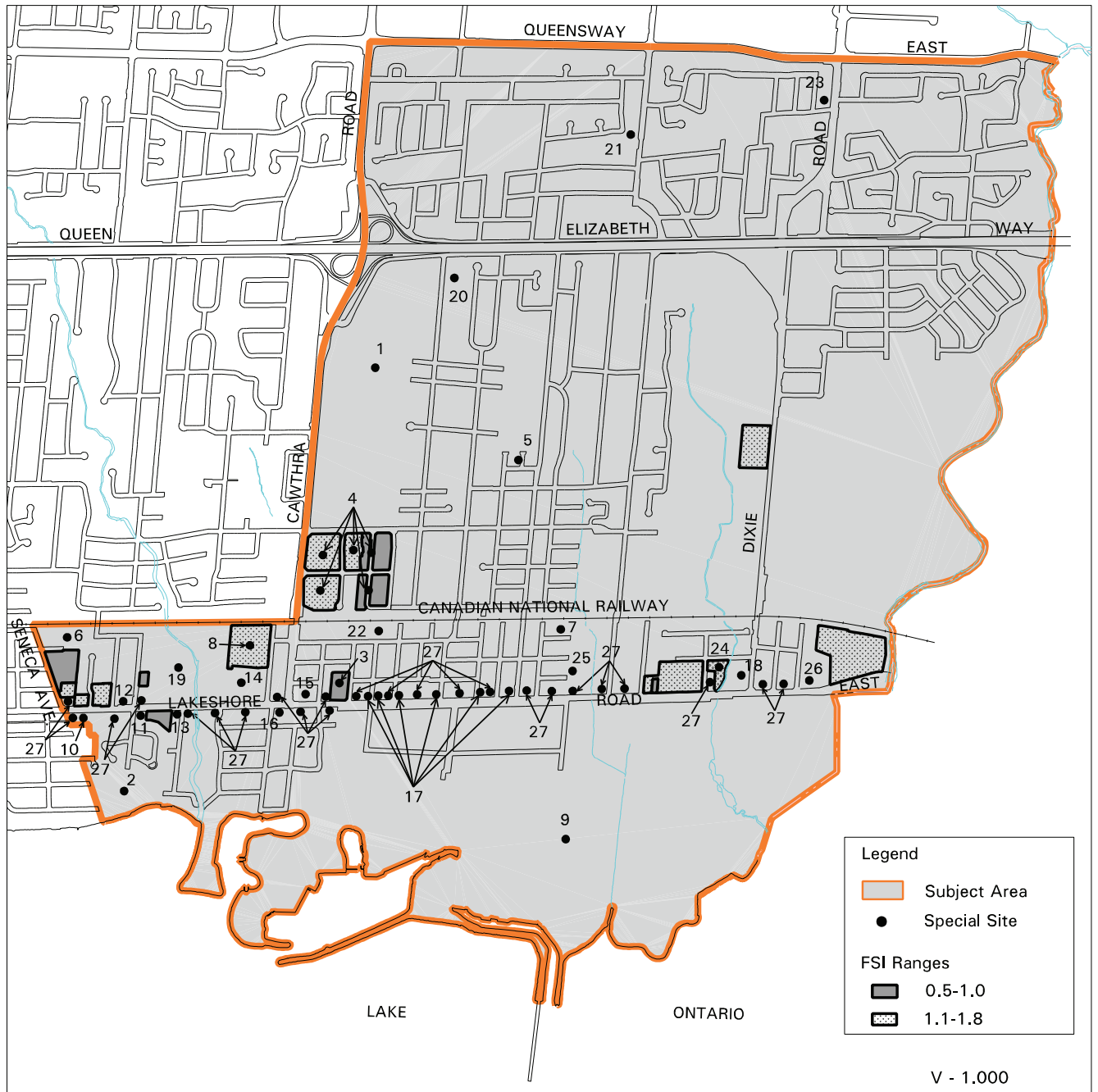
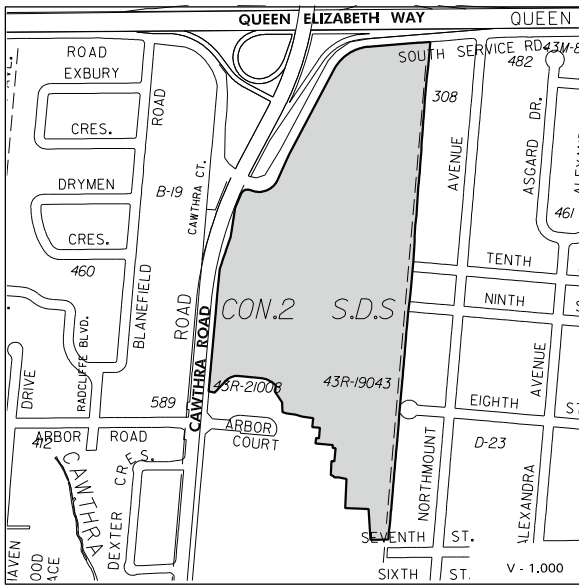


Figure 2: Location of Special Sites within the Lakeview Local Area.

4.1 Site 1



4.1.1 The lands identified as Special Site 1 are east of Cawthra Road and south of the South Service Road.

4.1.2 The lands are known as the Cawthra Woods and comprise both heritage and natural areas. Within the Cawthra Woods is located the Cawthra Estate which includes the Cawthra-Elliott Estate House and formal gardens on the north and south sides of the estate house, the walled garden, and sugar maple forest, all of which form a cultural heritage landscape which is designated under the *Ontario Heritage Act*. The site contains a Provincially significant wetland, an **Environmentally Significant Area (ESA)** as identified by Credit Valley Conservation, and a Regionally Significant Area of Natural and Scientific Interest (ANSI).

4.1.3 Notwithstanding the Public Open Space designation, the following additional policies will apply:

- a. the following uses will be permitted in the Cawthra-Elliott Estate House:
 - community infrastructure, including an academy for the performing arts;
 - **secondary offices**;

- a conference centre;
 - art gallery or studio; and
 - commercial school that may include a business school, driving school, dance school, music school, arts school, crafts school or a martial arts school, but shall not include a trade school or a private school.
- b. development of the Estate House will address the following:
 - the Environmental Policies of this Plan;
 - retention of the existing forest in a natural condition in accordance with an approved Cawthra Woods Management and Implementation Plan;
 - an approved Parks Master Plan;
 - preservation and rehabilitation of the Cawthra-Elliott 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
 - a **Heritage Impact Statement** may be required.

4.2 Site 2



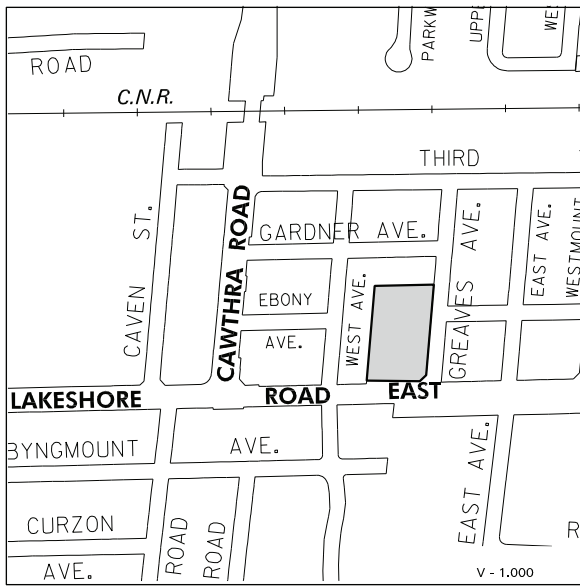
- maintenance of public access along the waterfront as well as the grounds of the estate;
- enhancement of recreation opportunities throughout the balance of Lakefront Promenade Park;
- recognition and respect of the existing character of the surrounding residential land uses; and
- the servicing requirements of the Region of Peel with respect to the sanitary sewer outlet and the use of backflow preventors in the buildings to prevent basement flooding.

4.2.1 The lands identified as Special Site 2 known as the Adamson Estate and Derry Property, are located along the shore of Lake Ontario, east of Cumberland Drive and south of Enola Avenue.

4.2.2 Notwithstanding the Public Open Space designation and the Natural Area classification of this Plan, the following additional policies will apply:

- a. in addition to the uses permitted in the Public Open Space designation, the following uses will also be permitted:
 - **secondary offices;**
 - a conference centre;
 - an academy for the performing arts; and
 - a specialty hospital;
- b. development of this site will be subject to site plan approval which will address, among other things, the following:
 - restoration and preservation of the historically designated dwelling and coach house;

4.3 Site 3

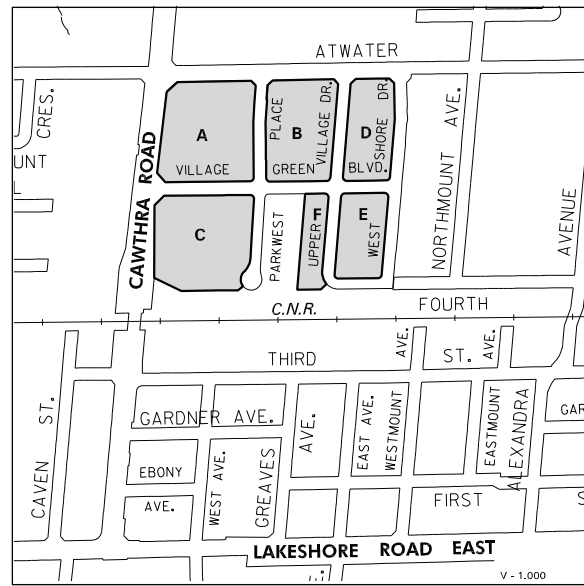


4.3.1 The lands identified as Special Site 3 are located at the northwest corner of Lakeshore Road East and Greaves Avenue.

4.3.2 Notwithstanding the Residential High Density designation of this Plan, the following policy will apply:

- a. apartment units are permitted with a maximum height of seven storeys and townhouses with a maximum height of two storeys. The overall density on the site will not exceed 138 units per **net residential hectare**.

4.4 Site 4



4.4.1 The lands identified as Special Site 4 are located in the southeast quadrant of Cawthra Road and Atwater Avenue.

4.4.2 The lands are designated Residential High Density. The maximum number of dwelling units on this property will not exceed 1 200 units.

4.4.3 The number of residential units within each Special Site has been identified on a site specific basis. Some residential units may be transferred between these areas without further amendment to this Plan provided the total number of residential units on Special Site 4 does not exceed 1 200 units and the transfer of residential units does not have an adverse effect on the neighbouring residential environment.

4.4.4 Area A

Notwithstanding the provisions of the Residential High Density designation of this Plan, the following additional policy will apply to the lands identified as Area A:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual

frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed 415, except that a maximum of 40 additional units may be transferred to this Area; and

- b. the maximum apartment building height will be 12 storeys.

4.4.5 Area B

Notwithstanding the provisions of the Residential High Density designation of this Plan, the following additional policy will apply to the lands identified as Area B:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed 245, except that a maximum of 40 additional units may be transferred to this Area.

4.4.6 Area C

Notwithstanding the provisions of the Residential High Density designation of this Plan, the following additional policies will apply to the lands identified as Area C:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed 370, except that a maximum of 40 additional units may be transferred to this Area; and
- b. public open space, flood control, conservation uses will also be permitted.

4.4.7 Area D

Notwithstanding the provisions of the Residential High Density designation of this Plan, the following

additional policy will apply to the lands identified as Area D:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed 80, except that a maximum of 36 additional units may be transferred to this Area.

4.4.8 Area E

Notwithstanding the provisions of the Residential High Density designation of this Plan, the following additional policy will apply to the lands identified as Area E:

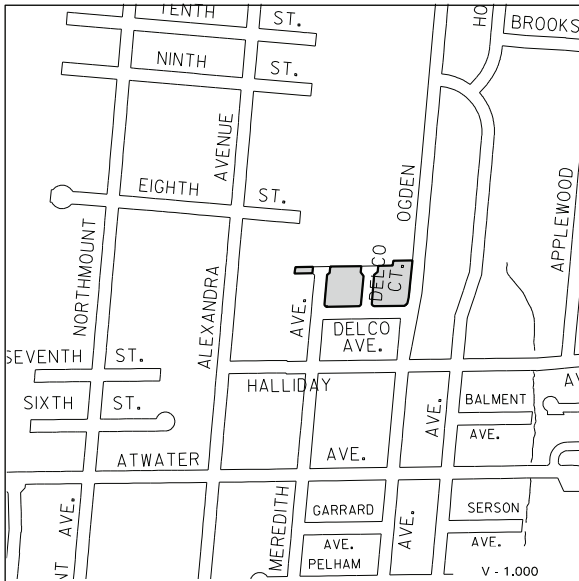
- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed 60, except that a maximum of 12 additional units may be transferred to this Area.

4.4.9 Area F

Notwithstanding the provisions of the Residential High Density designation of this Plan, the following additional policy will apply to the lands identified as Area F:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed 30, except that a maximum of 10 additional units may be transferred to this Area.

4.5 Site 5



4.5.1 The lands identified as Special Site 5 are located on the north side of Delco Avenue, west of Ogden Avenue, on the east and west side of the north end of Meredith Avenue.

4.5.2 Notwithstanding the Residential Low Density II designation of this Plan, the following policy will apply:

- a. development on the lands will be restricted to 13 detached and 18 semi-detached dwellings.

4.6 Site 6



4.6.1 The lands identified as Special Site 6 are located west of Revus Avenue, south of the Canadian National Railway tracks.

4.6.2 Notwithstanding the provisions of the Business Employment designation, the following uses will not be permitted:

- a. outdoor storage;
- b. overnight accommodation and conference centres;
- c. broadcasting, communication, and utility rights-of-way;
- d. financial institutions;
- e. entertainment, recreation and sports facilities; and
- f. all types of restaurants.

4.7 Site 7



4.7.1 The lands identified as Special Site 7 are located along Casson Avenue, west of the utility corridor.

4.7.2 Notwithstanding the provisions of the Business Employment designation, the following uses will not be permitted:

- a. outdoor storage;
- b. overnight accommodation and conference centres;
- c. broadcasting, communication, and utility rights-of-way;
- d. financial institutions;
- e. entertainment, recreation and sports facilities; and
- f. all types of restaurants.

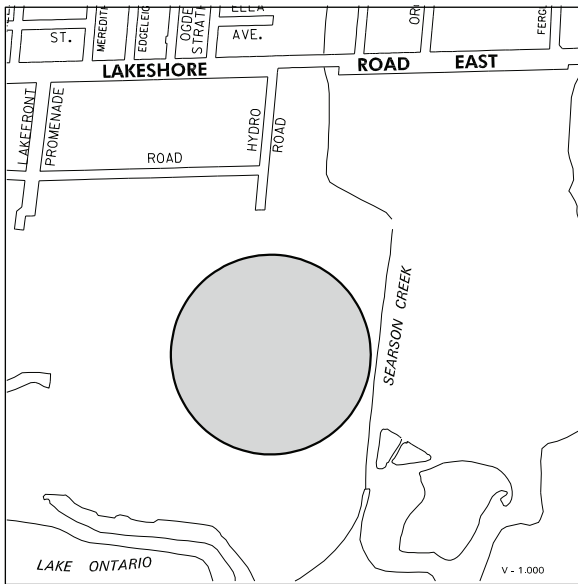
4.8 Site 8



4.8.1 The lands identified as Special Site 8 are located on the west side of Caven Street and south of the Canadian National Railway tracks.

4.8.2 Notwithstanding the Residential High Density designation of this Plan, buildings will be permitted within a **floor space index** of 0.8-2.3.

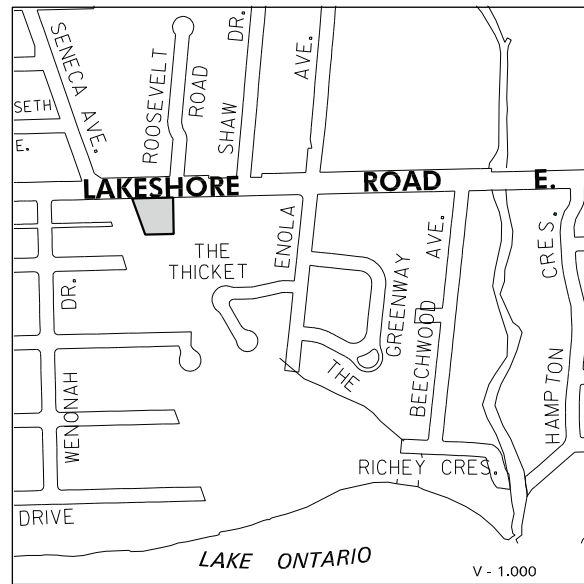
4.9 Site 9



4.9.1 The lands identified as Special Site 9 are located south of Lakeshore Road East along the waterfront between Searson Creek and Lakefront Promenade Park.

4.9.2 Notwithstanding the Utility designation, an electric power generating facility will be permitted.

4.10 Site 10



4.10.1 The lands identified as Special Site 10 are located on the south side of Lakeshore Road East, east of Wenonah Drive.

4.10.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. a convenience restaurant will be permitted;
- b. drive-through facilities will not be permitted; and
- c. notwithstanding the provisions of this Section, an existing drive-through facility at 362 Lakeshore Road East will be permitted.

4.11 Site 11

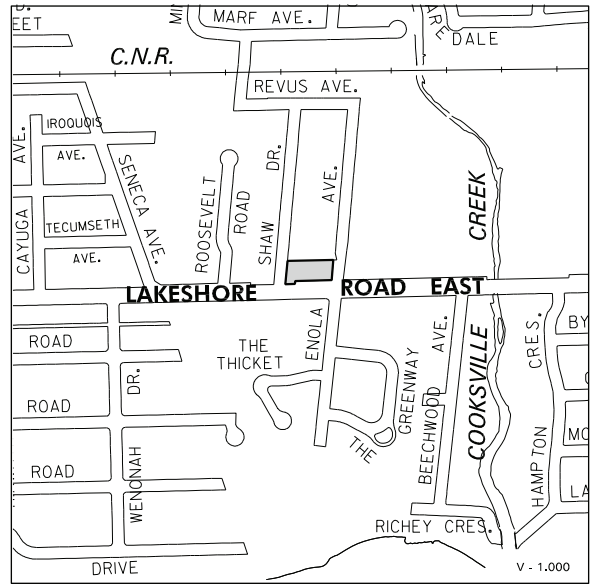


4.11.1 The lands identified as Special Site 11 are located at the southeast corner of Lakeshore Road East and Enola Avenue.

4.11.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. a motor vehicle service station will be permitted; and
- b. drive-through facilities will not be permitted.

4.12 Site 12

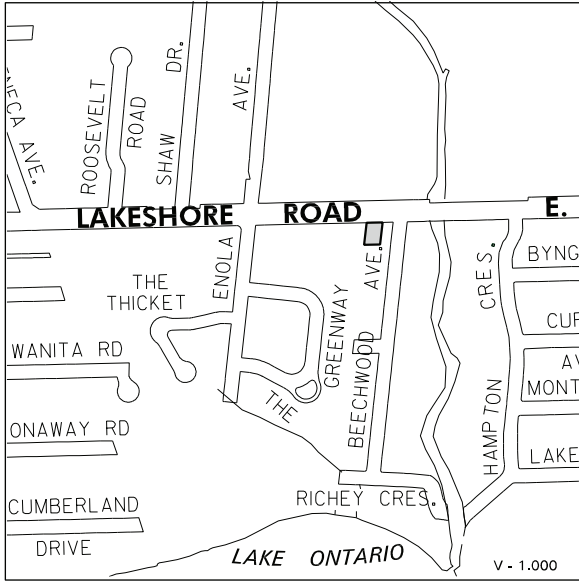


4.12.1 The lands identified as Special Site 12 are located on the north side of Lakeshore Road East between Shaw Drive and Enola Avenue.

4.12.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. a motor vehicle repair garage will be permitted; and
- b. drive-through facilities will not be permitted.

4.13 Site 13



4.13.1 The lands identified as Special Site 13 are located on the south side of Lakeshore Road East, west of Beechwood Avenue.

4.13.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. a motor vehicle repair garage will be permitted; and
- b. drive-through facilities will not be permitted.

4.14 Site 14

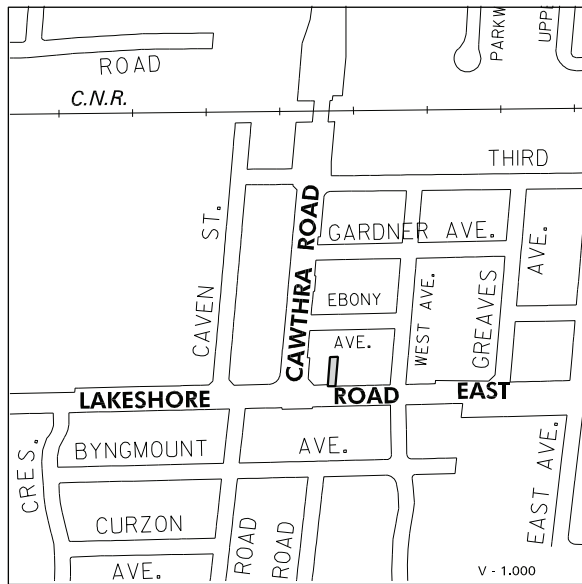


4.14.1 The lands identified as Special Site 14 are located on the north side of Lakeshore Road East, west of Caven Street.

4.14.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. a convenience restaurant will be permitted;
- b. drive-through facilities will not be permitted; and
- c. notwithstanding the provisions of this Section, an existing drive-through facility located at 585 Lakeshore Road East will be permitted.

4.15 Site 15



4.15.1 The lands identified as Special Site 15 are located on the north side of Lakeshore Road East, east of Cawthra Road.

4.15.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. a motor vehicle repair garage will be permitted; and
- b. drive-through facilities will not be permitted.

4.16 Site 16

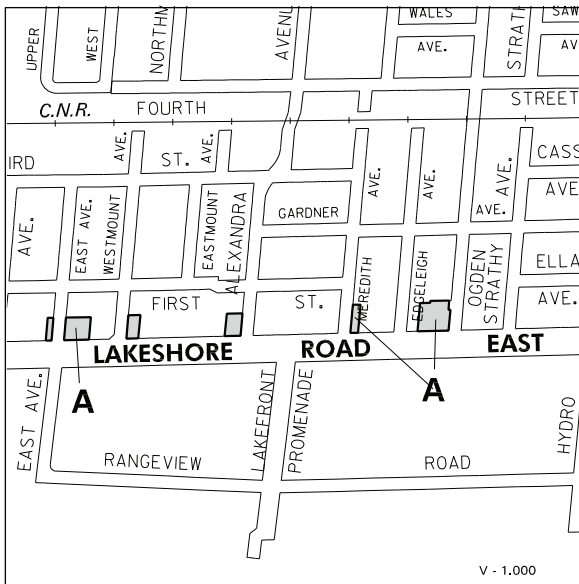


4.16.1 The lands identified as Special Site 16 are located at the southeast corner of Lakeshore Road East and Aviation Road.

4.16.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. motor vehicle commercial uses will be permitted; and
- b. drive-through facilities will not be permitted.

4.17 Site 17



4.17.1 The lands identified as Special Site 17 include six sites located on the north side of Lakeshore Road East between Greaves Avenue and Ogden Avenue.

4.17.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. a motor vehicle repair garage will be permitted;
- b. for the lands identified as Area A, motor vehicle sales and rental will also be permitted; and
- c. drive-through facilities will not be permitted.

4.18 Site 18



4.18.1 The lands identified as Special Site 18 are located at the northwest corner of Lakeshore Road East and Dixie Road.

4.18.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

- a. motor vehicle sales and service will be permitted; and
- b. drive-through facilities will not be permitted.

4.19 Site 19

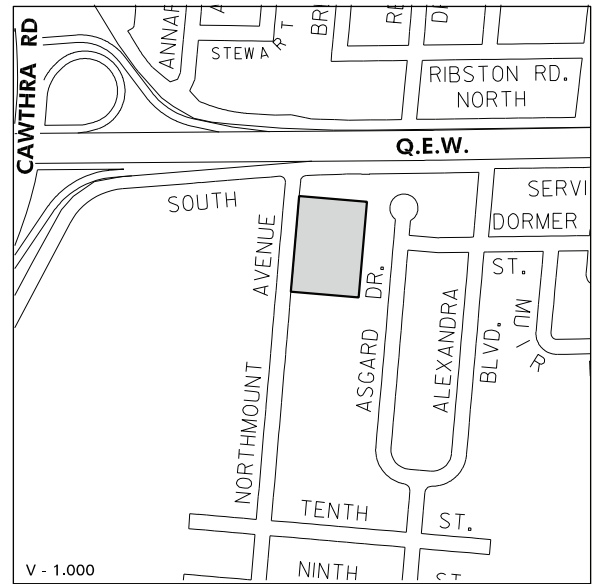


4.19.1 The lands identified as Special Site 19 are located on the north side of Lakeshore Road East, west of Cawthra Road and on the east and west sides of Cooksville Creek.

4.19.2 Notwithstanding the Business Employment and Greenbelt designations of this Plan, the following additional policy will apply:

- a. ingress/egress for all new development will be such that emergency vehicular and pedestrian movement is not prevented during times of flooding in order that safe access/evacuation is ensured. The determination of safe access will be made by the Credit Valley Conservation and the City, and will be based on depth and velocity factors.

4.20 Site 20

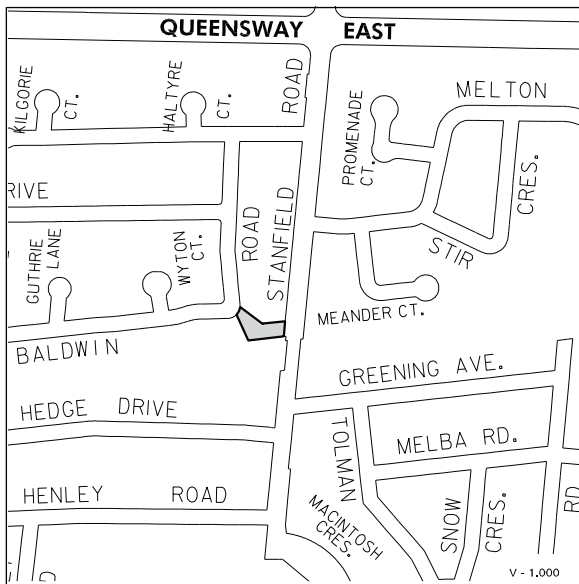


4.20.1 The lands identified as Special Site 20 are located on the east side of Northmount Avenue south of the South Service Road.

4.20.2 Notwithstanding the provisions of the Residential Low Density II designation as it applies to these lands, the following policies will apply:

- a. the overall net density on the site will not exceed 31 units per **net residential hectare**; and
- b. a maximum of 30 condominium townhouses with frontage on a private internal road are permitted.

4.21 Site 21

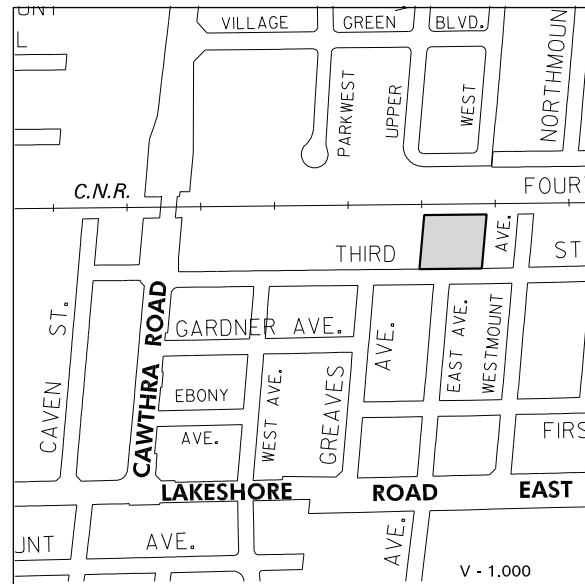


4.21.1 The lands identified as Special Site 21 are located on the west side of Stanfield Road, south of Queensway East.

4.21.2 Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:

- a. hair care and aesthetics services will be permitted;
- b. **secondary office** uses, excluding medical offices, will be permitted;
- c. the total gross floor area – non-residential of all buildings and structures on the lands shall not exceed 350 m²; and
- d. the total gross floor area – non-residential devoted to hair care and aesthetics services will not exceed 200 m² and will be located on the ground floor.

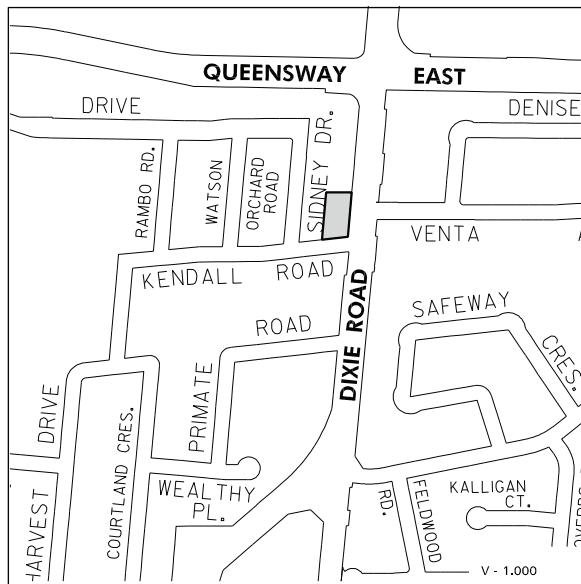
4.22 Site 22



4.22.1 The lands identified as Special Site 22 are located east of Cawthra Road, south of the Canadian National Railway tracks.

4.22.2 Notwithstanding the provisions of the Residential Low Density II designation, two three storey apartment buildings will be permitted.

4.23 Site 23



4.23.1 The lands identified as Special Site 23 are located at the northwest corner of Kendall Road and Dixie Road.

4.23.2 Notwithstanding the provisions of the Residential Low Density I designation, an office for a maximum of four medical practitioners will be permitted.

4.24 Site 24



4.24.1 The lands identified as Special Site 24 are located east of Fergus Avenue, north of Lakeshore Road East.

4.24.2 Notwithstanding the provisions of the Residential High Density designation, townhouse dwellings will be permitted.

4.25 Site 25

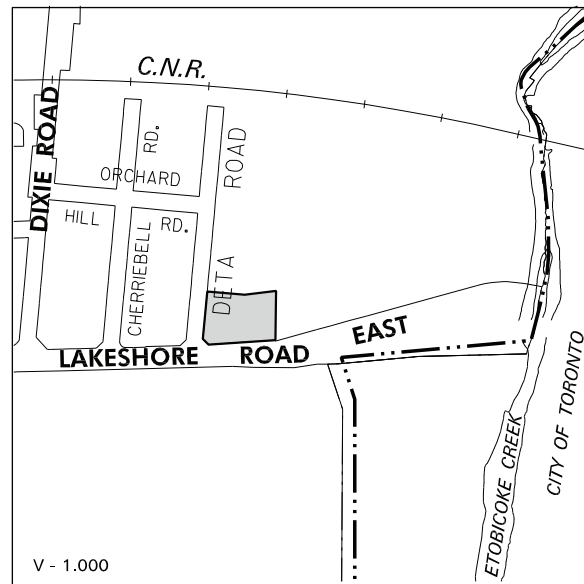


4.25.1 The lands identified as Special Site 25 are located on the north side of Lakeshore Road East, east of Strathy Avenue.

4.25.2 Notwithstanding the provisions of the Residential Low Density II and Mixed Use designations, the following additional policies will apply:

- a. townhouse dwellings will be permitted; and
- b. drive-through facilities will not be permitted.

4.26 Site 26

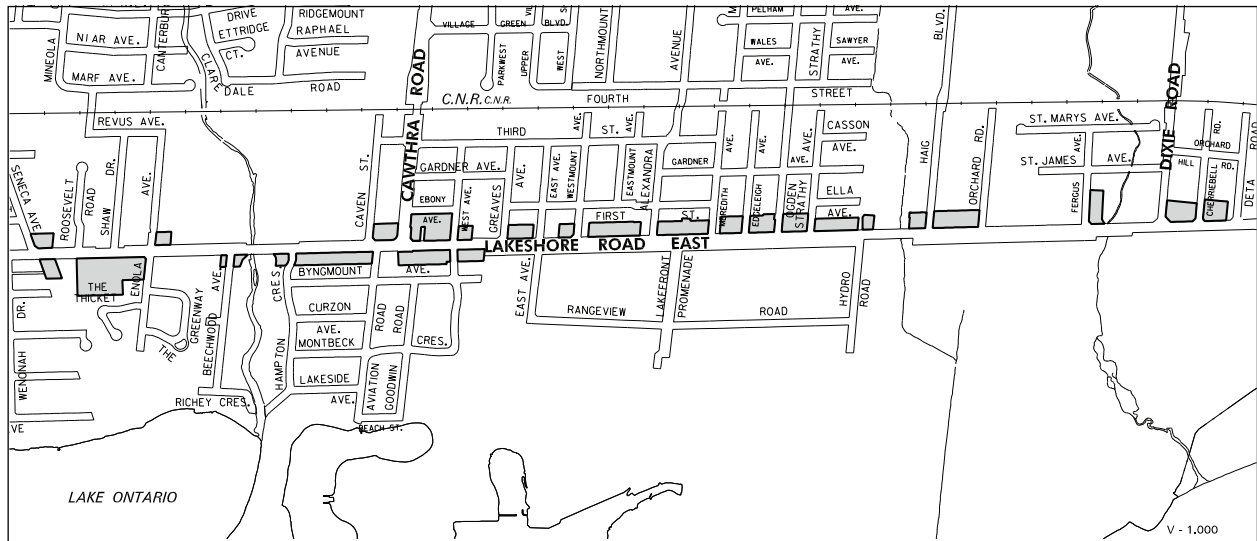


4.26.1 The lands identified as Special Site 26 are located at the northeast corner of Lakeshore Road East and Delta Road.

4.26.2 Notwithstanding the Mixed Use designation, the following additional policies shall apply:

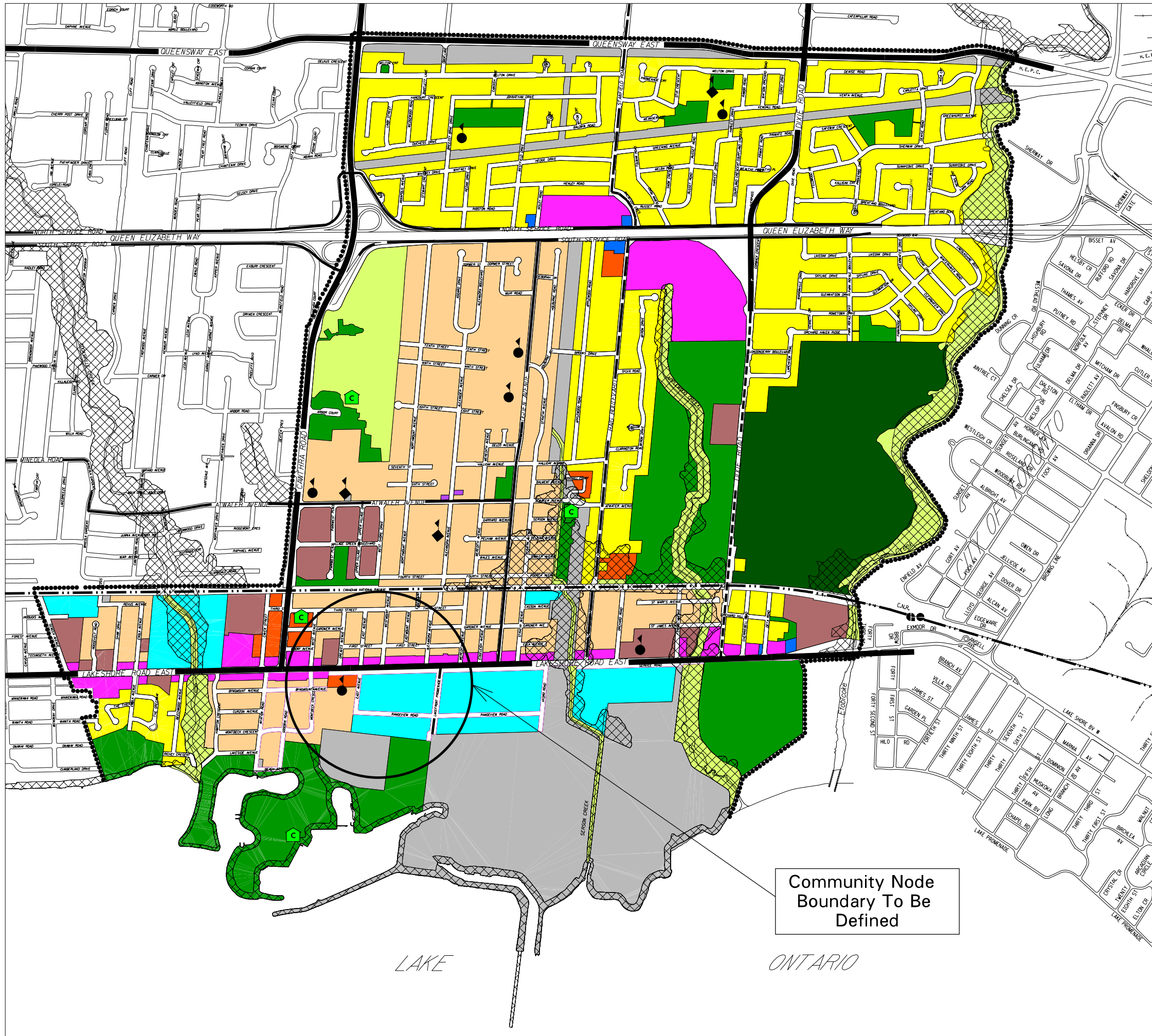
- a. the maximum number of horizontal multiple dwelling units permitted shall be 47; and
- b. the maximum **floor space index (FSI)** shall be 0.9.

4.27 Site 27



4.27.1 The lands identified as Special Site 27 are located on the north and south sides of Lakeshore Road East between Seneca Avenue and Deta Road.

4.27.2 Notwithstanding the provisions of the Mixed Use designations, drive-through facilities will not be permitted.



LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

LAND USE LEGEND

- Natural Hazards
- Public School
- Catholic School

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

Notes:

1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
2. Refer to Schedule 3, Natural System 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.

Community Node
Boundary To Be
Defined

Lakeview Local Area Plan
Land Use Map



City of Mississauga