

# MINUTES



## LAKEVIEW LOCAL ADVISORY PANEL

THE CORPORATION OF THE CITY OF MISSISSAUGA

[www.mississauga.ca/lakeviewportcreditreview](http://www.mississauga.ca/lakeviewportcreditreview)

**THURSDAY, NOVEMBER 18, 2010**

MISSISSAUGA SENIORS' CENTRE  
LUCY TURNBALL ROOM (1389 Cawthra Road)

### Members Present

Jim Tovey, Vice-Chair  
Lucy Cameron, Recording Secretary  
Junie Ang  
Alex Banks  
Jim Judge  
Andre Lill  
John McKenna  
Professor John Danahy  
Jamie Pugh

### Members Absent

Councillor Corbasson, Chair  
Charles Sousa, MPP  
Bill Logar  
Raya Shadursky  
Mark Tutton

### Staff Present

Susan Tanabe, Manager, Community Planning, Policy Division  
Karin Phuong, Planner, Community Planning, Policy Division  
Ray Poitras, Manager, Development Team South  
Sharon Mittmann, Community Planning, Urban Design

## 1. Introduction

- Jim Tovey welcomed the group

## 2. Lakeview Community Node

- **Background**

K. Phuong provided an overview associated with the Lakeview Community node review, including:

- Action Items/Projects:
  - Directions Report for Lakeview was presented at Planning and Development Committee in October 2008
  - A number of action items are underway, including the Lakeshore Road Transportation Study, which is currently being finalized
  - Urban Design Guidelines are under preparation for the corridor
  - Master Streetscape Plan, a City-wide initiative is commencing
  - Mississauga Parking Strategy (BA Group – Phase II of Mississauga Parking Strategy) was discussed
  - Study of the OPG Site and Business Employment Lands is underway, with further community meetings scheduled in December
- Community Input – a number of comments were made by members of the community regarding the community node and urban design, including:
  - District is a collection of several neighbourhoods –lack of strong character/focal point/centre
  - High quality and health conscious development
  - Focus area should be in close proximity to the Lake and the OPG/industrial lands
  - Focal point be created at the intersection of Lakeshore Road and Cawthra Road
  - Support economic stability along Lakeshore Road
  - Urban Design – comfort and safety is a priority as is a high quality public realm. There was a desire to reinforce low rise building form on

Lakeshore then step back from low rise condition, to medium rise, and high rise building forms

- Lakeview Legacy Project - the guiding principles of the community initiated project was presented to the group
- New Mississauga Official Plan City Structure – the general policies in the new Mississauga Official Plan provide that Community Nodes should consist of a minimum of 2 storeys, maximum of 4; but through local area plans, there is an opportunity to establish alternative heights, higher than 4 storeys
  - New Official Plan policies include:
    - a. Community nodes are intensification areas – should be developed with transit supportive densities, mix of land uses, with medium and high density housing, community infrastructure, employment and commercial uses
    - b. Gross density between 100 and 200 and a resident/employment ratio of 1:2 to 2:1
    - c. Planned to be complete communities, with residential and employment uses – and with a distinct identity – for Lakeview, there is a desire to acknowledge its history and character
  - The City’s new council approved Official Plan provides a framework that integrates transit, land use and urban design which will be used to develop policies for the Lakeview District.
- **Proposed Node**
  - Current/existing land uses include a mix of medium, high and low density residential, mixed use designations are along Lakeshore Road
  - Node is linear and encompasses the front lots facing Lakeshore on both the north and south sides, from Cooksville Creek to Hydro Road – policies will allow for mixed use development, to focus and strengthen the commercial node with a strong retail focus. Cawthra Road is included in the node as it is an arterial road and a linkage to the neighbourhoods to the north. Going

east, the proposed node captures the industrial lands fronting on Lakeshore, including the employment lands which will help to meet the employment targets. Some of the issues raised in respect of the node, included:

- Constraints – the depth of many properties limits development potential in the node
- Industrial lands are being assessed as part of the Inspiration Lakeview and the planning department is coordinating with them. The proposed linear node has been discussed with the Inspiration Lakeview team. The Lakeview Inspiration study for the OPG and Employment lands will proceed as a separate exercise and may result in further recommended amendments to the Official Plan.
- One question was raised by a panel member to confirm that only the properties fronting Lakeshore Road were in the node, and that it does not include the residential neighbourhood to the street north and south of Lakeshore Road

### 3. Preliminary Urban Design Concepts

- S. Mittmann provided the preliminary urban design concepts for the Lakeview area:
  - Potential redevelopment sites – there are a number of constraints to redevelopment along Lakeshore Road given the narrow depth of many of the parcels. The Regional site is a potential redevelopment opportunity (*note: property is located at East Avenue*) and the plaza west of Cawthra has the greatest potential.
  - Proposed building heights – 4 storeys maximum along Cawthra – 6 storeys on the north side of Lakeshore at Cawthra and the Regional site, and 10 storeys on the site of the existing plaza. The industrial lands are not addressed but will be looked at through the OPG Special Project/Inspiration Lakeview. There will be no shadow impact in March, June, and September to adjacent low rise residential.
  - Setbacks – 0 to 3 m on Lakeshore Road

- Gateways, views and vistas – maintain view to the site at the bottom of Lakeshore and Cawthra Road and maintain views down north-south roads to the Lake. East-west views should be maintained along Lakeshore Road.
- Placemaking opportunities – bottom of the north-south streets – at either end of the node. Sites that redevelop may be required to provide a public square, a public art feature, or a gateway feature into Lakeview
- Guidelines – retail at grade – 4.5 m minimum height for the first storey at grade, and 3 to 4 storey building heights. The guidelines would include minimum glazing extent and minimum frontage on the street.
- Cultural and community resources – Thompson residence is the only building listed on the heritage register in the node.
- In terms of community uses, it was noted that the trail should be added, and it was also suggested that community uses immediately abutting the node such as the Gospel Assembly Church and Vietnamese Alliance Church and other institutions be included in the node.
- Transition to stable residential areas. Buildings along Lakeshore Road, west of Cawthra will transition down (i.e. from 10 storeys down to 4 storeys). The development at Thompson and Bloor was noted as a good example of built form transition. In that case a 6 storey building was constructed next to detached dwellings. Based on the City of Toronto Mid Rise Building report, no development is permitted in a transition zone area – only landscaping and parking – 4.5 m of landscape area is the proposed buffer.
- Public realm – total setback of 5.6 m for: canopy, sidewalk (2.6 m), tree (2 m), splash pad (0.75 m) etc. Staff noted that they require a more detailed study of the existing conditions (overhead wires and underground utilities) to determine the type of streetscape/planting that can occur within the City boulevard.
  - Questions were raised about the road profile. It was noted that Lakeshore Road has been identified for higher order transit – and the right of way is to include transit, vehicles, cycling and pedestrians.

Sections of the corridor have pinch points, and as such, the entire length of the corridor cannot accommodate everything.

- A question was put by a member whether there are scenarios developed by the City. Transportation scenarios are prepared, but scenarios have not been developed for all the properties. Further, generic scenarios were prepared for typical properties to determine the development potential along the corridor.
- Another question was asked about the laying of the utility pipes by the Region along Lakeshore and the impact on transit. Staff will raise the issue with iTRANS. *Note: On November 29, staff raised the panel's concern with Transportation and Works staff and it was noted that the underground utilities will be addressed through the detailed design phase for light rail transit.*
- Access points – desire to limit driveways – consolidate properties, use of rear lanes
  - One member on the panel raised safety of the rear lane as an issue as well as the appropriate location of garbage storage areas. Means of addressing safety include CPTED guidelines, lighting, and being able to see the lane from end to end.
- Parking – On-street parking will be proposed in areas where retail would be likely – where possible, stagger on-street parking on both sides versus one side - BA Group will address the issue of parking through the Parking Strategy (in phase 2). Parking for developments should be located at the rear of the site.
- Architectural expression and materiality – no concrete block, architectural concrete block, stucco, panels. Glass balconies should be 50% tinted.
- Stable residential neighbourhoods – no higher than 4 storeys, small residential infilling will be permitted
  - Members on the panel commented on recent issues regarding infilling. A member inquired about the Haig Boulevard development given concerns about the character of that project relative to the surrounding

large lot single family neighbourhood. The City's Official Plan policies address development in stable residential neighbourhoods. The land use designation and zoning will prescribe the use/built form. The staff Supplementary Report indicated that some form of intensification might be appropriate but intensification can occur without a townhouse built form. A second member would like to see policies tightened regarding intensification. Another member raised his concern regarding the proposed development at Dixie Road and Wealthy Place (with towns, semis, detached). A further comment was made that this exercise should identify dwelling unit types that should be permitted in various areas, e.g. townhouses – near schools or parks. A panel member informed the group that Credit Valley Conservation Area staff are studying this area as well.

#### **4. Lakeview Area Plan Policies**

- K. Phuong provided an overview of the structure of the new Mississauga Official Plan and some general policies that will form the Lakeview Local Area Plan:
  - The general Official Plan policies are in the principal plan – the local area plan will be more specific for the Lakeview area regarding land use, urban design and transportation.
  - There are currently 27 special site policies in the Lakeview Local Area Plan. Some will be removed while some new policies will be added such as for the Small Arms Building.
  - New sections will be added for the vision and history of the area. Precinct policies will be also added. The City will look at the neighbourhoods to determine whether there are areas that have specific environmental qualities. Changes to boundaries of the node – especially considering the work of Inspiration Lakeview may ensue pending the completion of that study.
  - A member of the Advisory Panel noted that students from the University of Toronto Mississauga completed a study on retail that may be applicable to the development of retail in Lakeview. There may be an opportunity to look at the value of this, and for

the group to review the presentation. The panel member has a copy that he can forward to staff.

- Next steps: January - presentation of the key highlights of the area plan to the panel; March – to planning and development committee, and then public consultation. A question was asked by a panel member if the policies of the Lakeview area plan will be circulated to the group. The Local Advisory Panel will be presented with an overview of the structure, and the detailed Lakeview Local Area Plan will be released to the Panel and the public at the same time.

*(Note: the presentation to the panel has been moved to April)*

- The Inspiration Lakeview report will be presented at about the same time, or likely prior to the Lakeview Local Area Plan policy report.

#### **5. Lakeview Neighbourhood Names**

- Staff will circulate a map to the panel with proposed neighbourhood names for feedback from the group
- A member commented about redevelopment or intensification of commercial sites in the district– i.e. Dixie Outlet Mall and Applewood Plaza, and expressed concern regarding the Cliff Road and North Service Road application proposal for two 20-storey buildings on the properties.

#### **6. Other Matters**

- Approval of Minutes of previous meeting – June 17 and September 16
- Future meeting dates for discussion
  - January 20, 2011 7 to 9 pm
  - April 7, 2011 7 to 9 pm