

# Rangeview

## Community Engagement Report

**Rangeview Estates**

**City of Mississauga**

**Rangeview Landowners  
Group Inc.**

**April 2024**





# Summary



# 1



# Rangeview

A faint, light blue line-art illustration of a city street scene. It shows several multi-story buildings of varying heights and styles. In the foreground, a group of diverse people are walking across the street. Some are carrying bags or briefcases. The scene is set against a light blue sky.

This Community Engagement Report has been prepared by Bousfields Inc. to summarize the engagement activities conducted as part of the redevelopment process for Rangeview Estates ('the site') following the September 2023 resubmission by Rangeview Landowners Group Inc. ('the Applicant') of the Rangeview Estates Development Master Plan (DMP).

From September 2023 to April 2024, the Applicant Team participated in two meetings with community members and local stakeholders to answer questions and seek feedback from community members on the revised DMP. These meetings and the feedback received are summarized in this report.



# Community Meeting (January 2024)



# 2

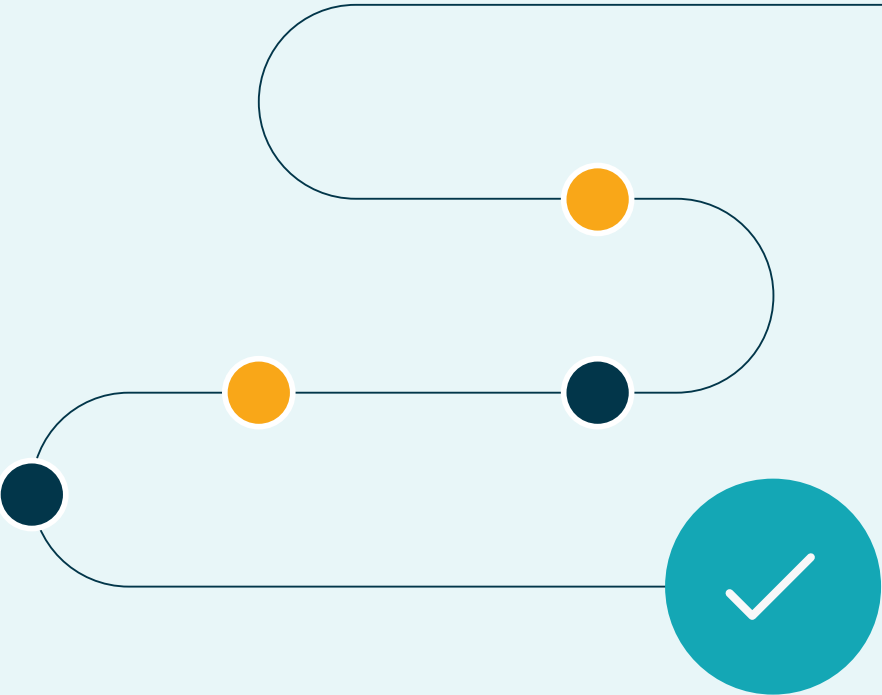


# Format & Purpose

This in-person meeting was organized by the local Councillor and took place at the Oasis Convention Centre in Mississauga, on January 31, 2024, from 6:30 to 8:00pm. A presentation was provided by the project team, followed by a question-and-answer session. The purpose of the meeting was to provide members of the community an opportunity to provide feedback and ask questions about the latest DMP submission.

# Attendees

33 members of the community, the local Councillor (Stephen Dasko), representatives from the City’s Planning, Engineering, Transportation, and Parks departments, and representatives from the Applicant Team were in attendance at the meeting.





# Key Questions

# Areas of Feedback

## Traffic & Transportation

- Methods for mitigating traffic through the neighbourhoods north of Lakeshore
- Plans for provision of adequate parking, and delivery pick-up and drop-off
- Bike lane safety
- Reasoning for centre bus lane

## Process

- Presence of previous DMPs for the area
- Development timelines & construction
- Process for non-participating landowners
- Request to commit to not pursuing a Ministerial Zoning Order (MZO) to approve the development

## Height & Density

- Opportunity for mid-rise development
- Desire to protect height limits

## Sustainability

- Incentivizing building sustainable housing



# Key Questions

# Areas of Feedback

## Retail

- Activating the streetscape with retail
- Quantity of retail to be provided

## Public Parks

- Quantity of proposed park space on the participating landowners’ properties

## Affordable Housing

- Quantity of affordable housing

## Schools

- Evaluation of the need for schools and determination of catchment areas

## Energy & Servicing

- Plan for electricity and hydro



# Meeting with Lakeview Ratepayers Association (LRA) (March 2024)





# Format & Purpose

This online meeting was organized by the local Councillor and took place on WebEx on March 19, 2024, from 4:00 to 5:30pm. The purpose of this meeting was to continue discussions with the Lakeview Ratepayers Association (LRA), City Staff, and the Applicant Team with regards to the Lakeshore Road corridor.

# Attendees

3 local residents/representatives of the LRA, Councillor Stephen Dasko, representatives from the City’s Planning, Engineering, Transportation, and Parks departments, and representatives from the Applicant Team were in attendance at the meeting.

## Key Questions & Areas of Feedback

- Description and presentation of Lakeshore Road vision from LRA
- Importance of Lakeshore Road Corridor to the community; key considerations for retail and placemaking
- Consideration for the heritage character for Lakeshore Road corridor
- Proposed building setbacks from the sidewalk; need for balance between providing generous public realm and also retail viability



# Conclusion

The Applicant Team would be pleased to discuss the contents of this Community Engagement Report with City Staff and looks forward to ongoing engagement and consultation with Staff and the community about this project.

Community members are encouraged to reach out to the Applicant Team at any point at:\

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