

# Rangeview

## Engagement Strategy

**Rangeview Estates**  
**City of Mississauga**

**Rangeview Landowners  
Group Inc.**

**May 2024**





# Rangeview

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# Introduction



# 1



# Rangeview

A light blue line-art illustration of a city street scene. In the background, there are several multi-story buildings of varying heights. In the foreground, a group of diverse people are walking across a crosswalk. Some are carrying bags or briefcases. The scene is set against a white background with a large orange curved shape at the bottom.

**This Engagement Strategy has been prepared as part of a Development Master Plan (DMP) and Official Plan Amendment (OPA) application by the Rangeview Landowners Group Inc. ('the LOG' or 'the applicant'), for the redevelopment of Rangeview Estates ('the site'), located in the Lakeview neighbourhood of Mississauga.**

The site is located within the Lakeview Waterfront Major Node and is generally comprised of the lands located along the south side of Lakeshore Road East, between East Avenue and Hydro Road extending south to include the properties along both the north and south sides of Rangeview Road. Rangeview Estates includes 33 properties under a variety of ownerships with a combined area of 21.9 hectares, not including existing public roads. Today, the Rangeview Lands are comprised of a wide variety of light industrial, warehousing, retail, commercial and service commercial uses.



The LOG is comprised of nine landowners who own approximately 65% of the land within Rangeview, representing approximately 65% of all private landholdings. The LOG was formed in 2021 with the intention of acting as a cohesive and collaborative group working together to secure development approvals for Rangeview Estates. Over time, the LOG intends to redevelop the site into a mixed-use community which would constitute 5,300 residential units, in a variety of built forms: low-, mid- and tall-buildings. It would also include approximately 2.6 hectares of public parkland, distributed across five new public parks. The development would support connectivity throughout Rangeview and Lakeview Village, acting as a gateway for the entire Lakeview Waterfront area. Furthermore, the site is highly accessible by existing and planned transit, as it is located along the planned Lakeshore Bus Rapid Transit (BRT) line and is in close proximity to two GO train stations and several MiWay Bus stops.

Rangeview forms part of the larger Inspiration Lakeview Master Plan area and its development represents the second and final piece of this new master planned waterfront community, with the other three precincts having advanced through the Lakeview Village DMP process. The majority of Inspiration Lakeview's direct frontage onto Lakeshore Road East is occupied by Rangeview Estates; thus, Rangeview's successful transformation from an industrial business enclave to a mixed-use, transit-oriented neighbourhood is a key element in connecting the new community to the broader City of Mississauga and the planned Lakeshore BRT service.



# Intentions and Desired Outcomes



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# Intentions



Share Information and seek input related to the DMP with the public and any interested stakeholders

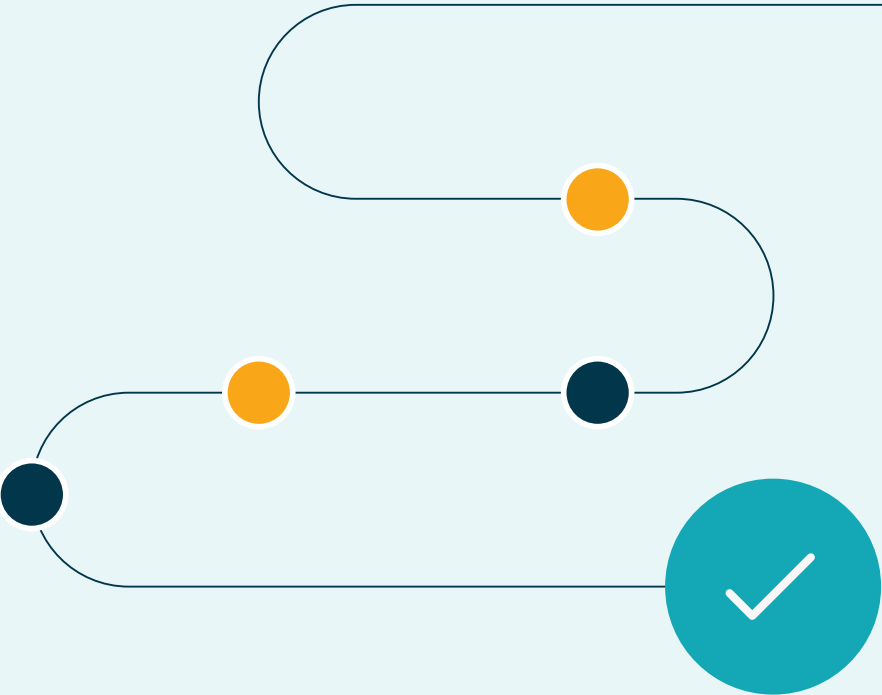


Consult with interested persons and groups using various methods of engagement

# Desired Outcomes

The public and interested stakeholder groups feel sufficiently informed and consulted about the proposed DMP

The various engagement methods were simple, straightforward and useful, allowing a range of people to learn about the project, ask questions, and provide input





# Intentions



Determine overarching themes and key perspectives about the proposed DMP from various consultations



Communicate with the public in a transparent and open manner about the DMP as well as the engagement process



Understand community dynamics to ensure a well-informed consultation process is implemented, given the large number of stakeholders in the area

# Desired Outcomes

The feedback received during consultations helped inform the applicant’s understanding of the community’s sentiments related to the DMP

The public, interested stakeholder groups, and the applicant were clear on the overall engagement and feedback processes and their outcomes

All stakeholders in the process felt adequately engaged









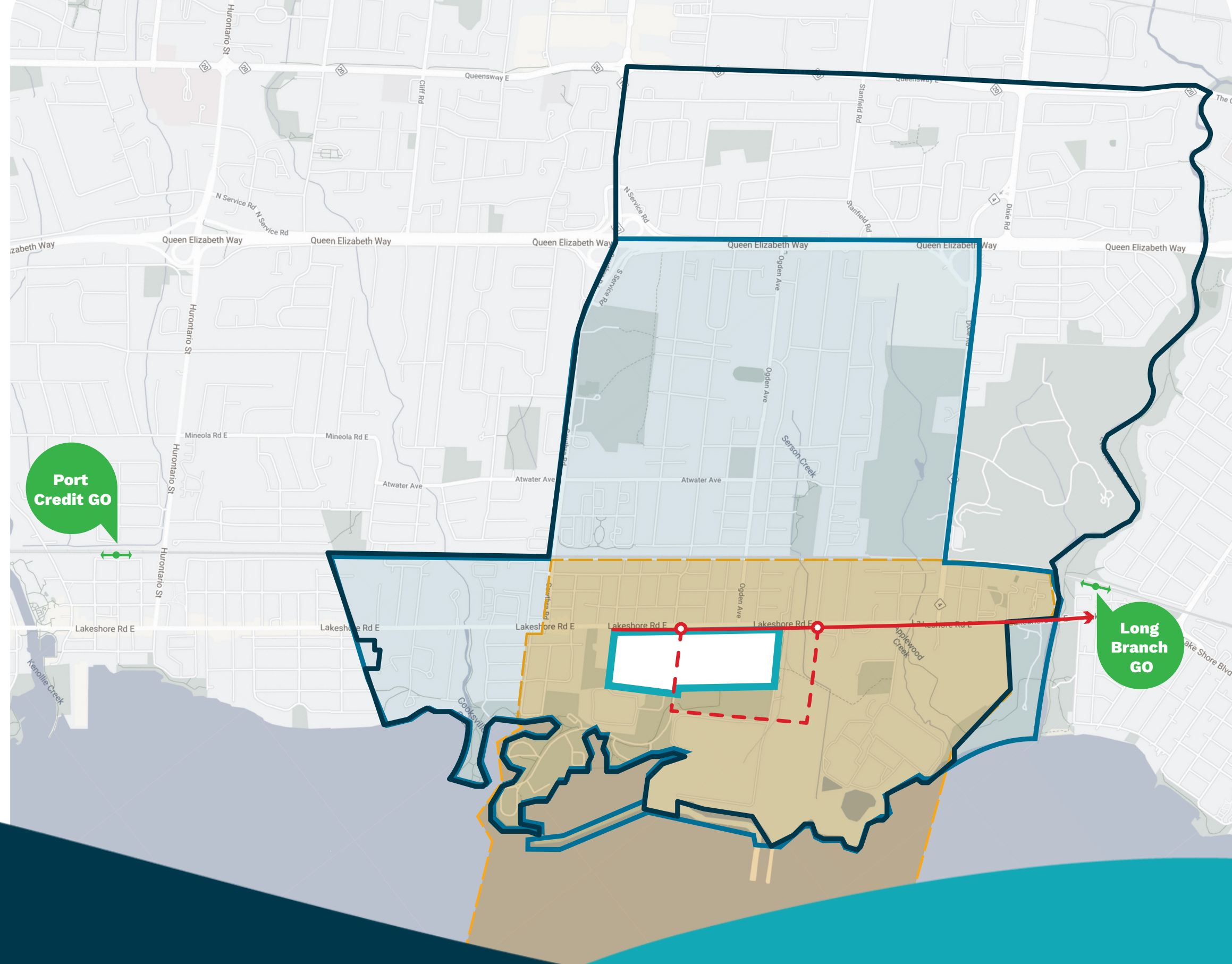
# Context



# 3



-  In the Lakeview Neighbourhood of Mississauga
-  Within the boundaries of the Lakeview Ratepayers' Association
-  Within Census Tract 5350500.02
-  Planned Lakeshore BRT Route
-  Future Enhanced Transit Route
-  Subject Site



Where is  
the site **located?**



Over the past century, these lands have been home to military-related operations, arms manufacturing, an airport, varied industrial and semi-industrial uses and a coal-based power generating station. Following the closure of the Ontario Power Generation (OPG) Lakeview Generating Station and its subsequent demolition starting in 2006, a community-initiated visioning exercise for the former generating station lands, known as Lakeview Legacy, ultimately led to a comprehensive master planning exercise for the Lakeview Waterfront area.

The Rangeview DMP and OPA application represent the next step in advancing a development framework for Rangeview Estates, building on the master planning efforts undertaken previously and implementing current Provincial, regional and local policy direction.

Rangeview Estate 1966 (Source: Region of Peel)








# What is the **history** of the site?



Rangeview Estates is currently home to 33 parcels of privately owned land, with a net area of approximately 21.9 hectares, and contains four public roads. Existing uses within Rangeview today include a wide variety of light industrial, warehousing, retail, commercial and service commercial uses. As such, the existing buildings are generally one-storey in height, with large footprints, and have a mix of commercial and retail tenants.

Located along the planned Lakeshore Bus Rapid Transit (BRT) line and is near two GO train stations and several MiWay Bus Stops

- Legend**
-  Rangeview Estates Precinct
  -  Lakeview Village Development
  -  MiWay Bus Transit
  -  Planned Lakeshore BRT Route
  -  Planned Lakeshore BRT Station



# What currently exists and is evolving near the property?



# Proposal Description



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## What is being Proposed?

Rangeview Estates is envisioned as a vibrant, livable and complete mixed-use neighbourhood that will serve as a gateway for the entire Lakeview Waterfront Major Node from Lakeshore Road East to the shores of Lake Ontario. Rangeview will be planned as a compact, sustainable neighbourhood - offering a variety of housing typologies, local commercial opportunities and walkable pedestrian-oriented greenspaces.

A fundamental theme of the Rangeview DMP is connectivity. Rangeview will serve as an important puzzle piece that completes the planned pedestrian and active transportation circulation network between the existing community context and Lakeview Village. This network will ensure that the entire Lakeview Waterfront Major Node has permeable connections throughout the entire community.

The Rangeview DMP ensures that views and access to Lake Ontario and the adjacent waterfront are pronounced and easily accessible. Overall, Rangeview intends on exhibiting its own unique and identifiable character, while still embodying the vision, principles and framework outlined in the Inspiration Lakeview Master Plan, the Mississauga OP and Lakeview Village DMP to create a cohesive community.



Retail Interface with Ogden Park Along Lakeshore Road East



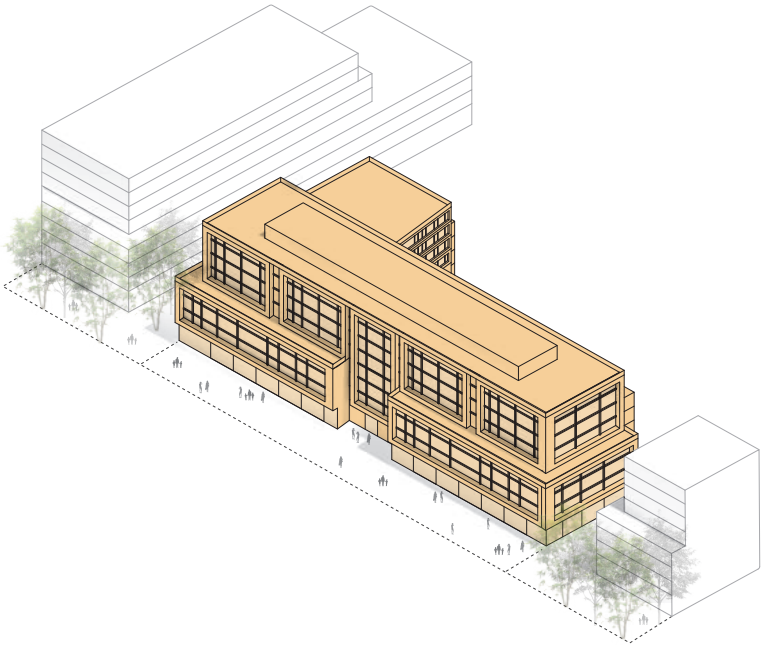
# What are the project highlights?

16.5 hectares of residential and mixed-use space  
(non-residential uses include retail/commercial)

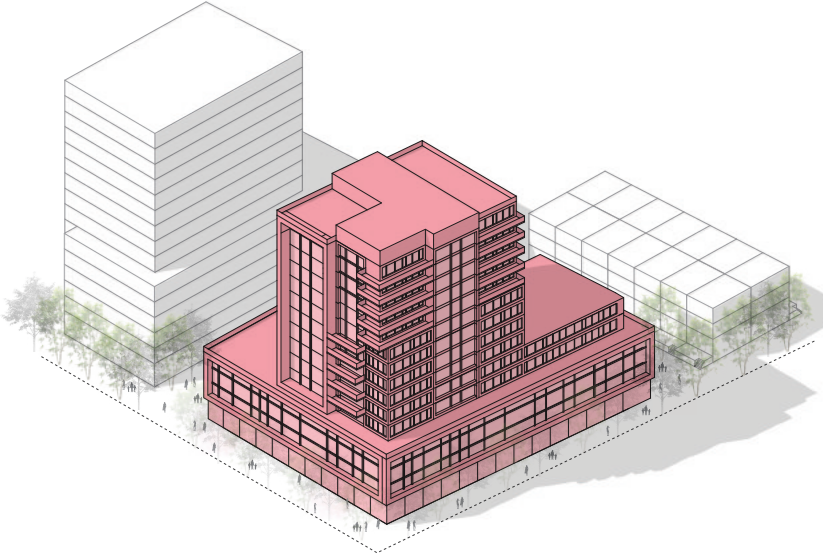
5,300 residential units  
made up of low-, mid- and tall-building built forms



**Low-Rise Buildings**  
13% (689 units)



**Mid-Rise Buildings**  
31% (1,633 units)



**High-Rise Buildings**  
56% (2,978 units)



# What are the project highlights?

2.6 hectares of parkland distributed across five new parks, which will be conveyed to the City of Mississauga





# Target Audience



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## Target Audience

As part of the DMP and OPA application and consultation process, the applicant and project team considered the demographics of the local area surrounding the subject site by referring to Statistics Canada data from the 2021 Census.

According to the [City of Mississauga's Neighbourhood Boundaries](#), the site is located in the Lakeview Neighbourhood, and falls in the **Census Tract 5350500.02**

## Stakeholder Understanding

The following stakeholders represent an initial list of those who have been engaged to date and those who may wish to participate in the engagement process moving forward. Other interested groups/individuals may also choose to engage during the application review process.





# Key Demographic Profile

These are some key demographic highlights of **Census Tract 5350500.02**, which covers the site, in comparison with the **City of Mississauga**.



## 5+ storey

52%

28%

### Housing Structure

There are significantly more 5+ storey apartments in the CT (52%) than the City (28%)



## English

80%

62%

### Home Language

More people in the CT speak English at home (80%) than the City average (62%)



## Rent

42%

30%

### Housing Tenure

More residents in the CT rent (42%) compared to the City average (30%)



## Income

\$76,000

\$102,000

### Income

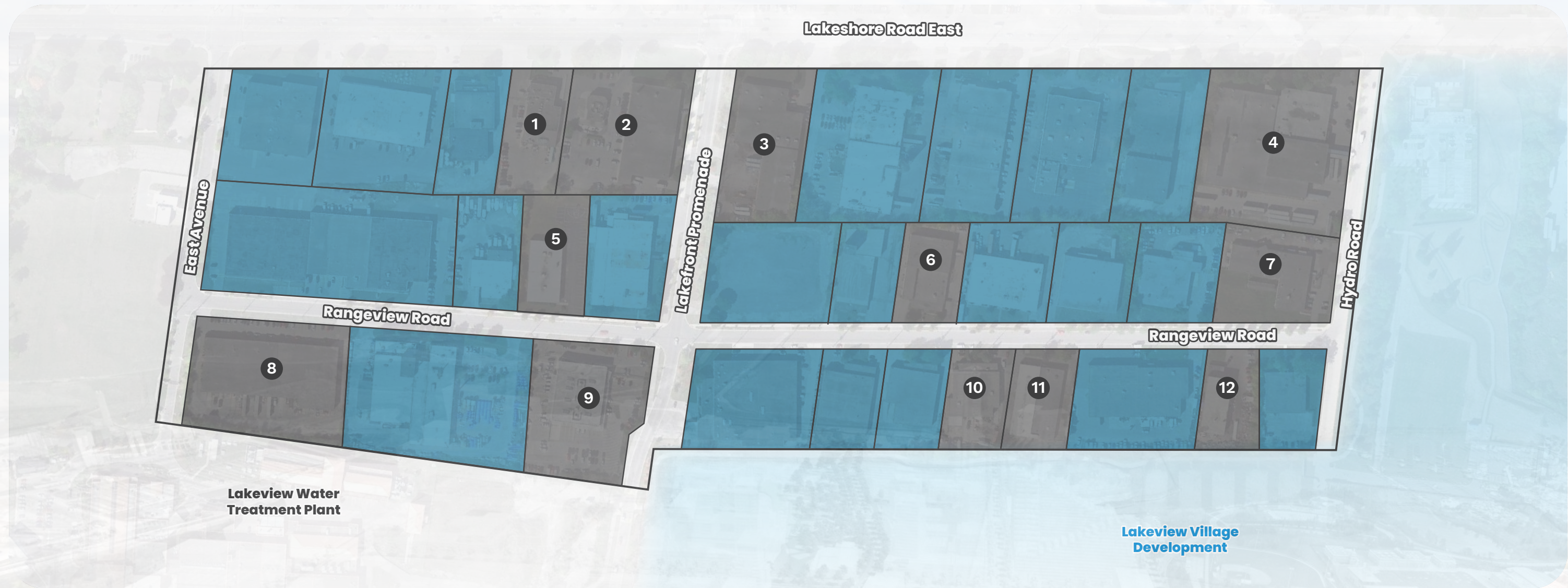
Residents in the CT make 34% less annually than the City average



## Outreach to Date

Meeting Type	Date
Community Meeting	December 2, 2021
Lakeview Ratepayers' Association	December 20, 2021
Lakeview Ratepayers' Association	January 17, 2023
Non-participating landowners within Rangeview	February 23, 2023
Non-participating landowners within Rangeview	March 27, 2023 (in-person)
Community Meeting	April 27, 2023
Community Meeting	January 31, 2024 (in-person)
Lakeview Ratepayers' Association	March 19, 2024





**Legend**  Rangeview Estates Precinct Area (Gross Area = ~25.67 ha)  Non-Participating Landowners  Participating Landowners

1

## Non-Participating Landowners

- |                                 |                        |
|---------------------------------|------------------------|
| 1 896 Lakeshore Road East       | 7 1083 Rangeview Road  |
| 2 910 & 920 Lakeshore Road East | 8 850 Rangeview Road   |
| 3 946 Lakeshore Road East       | 9 890 Rangeview Road   |
| 4 1076 Rangeview Road           | 10 1008 Rangeview Road |
| 5 895 Rangeview Road            | 11 1024 Rangeview Road |
| 6 1021 Rangeview Road           | 12 1062 Rangeview Road |

To date, two meetings between the LOG and Non-Participating Landowners have taken place:

- Online Meeting: February 23, 2023
- Open House: March 27, 2023



## Lakeview Ratepayers' Association

To date, two meetings have been held between the LOG and the Lakeview Ratepayers' Association, to discuss the various elements of the Master Plan and seek feedback and questions

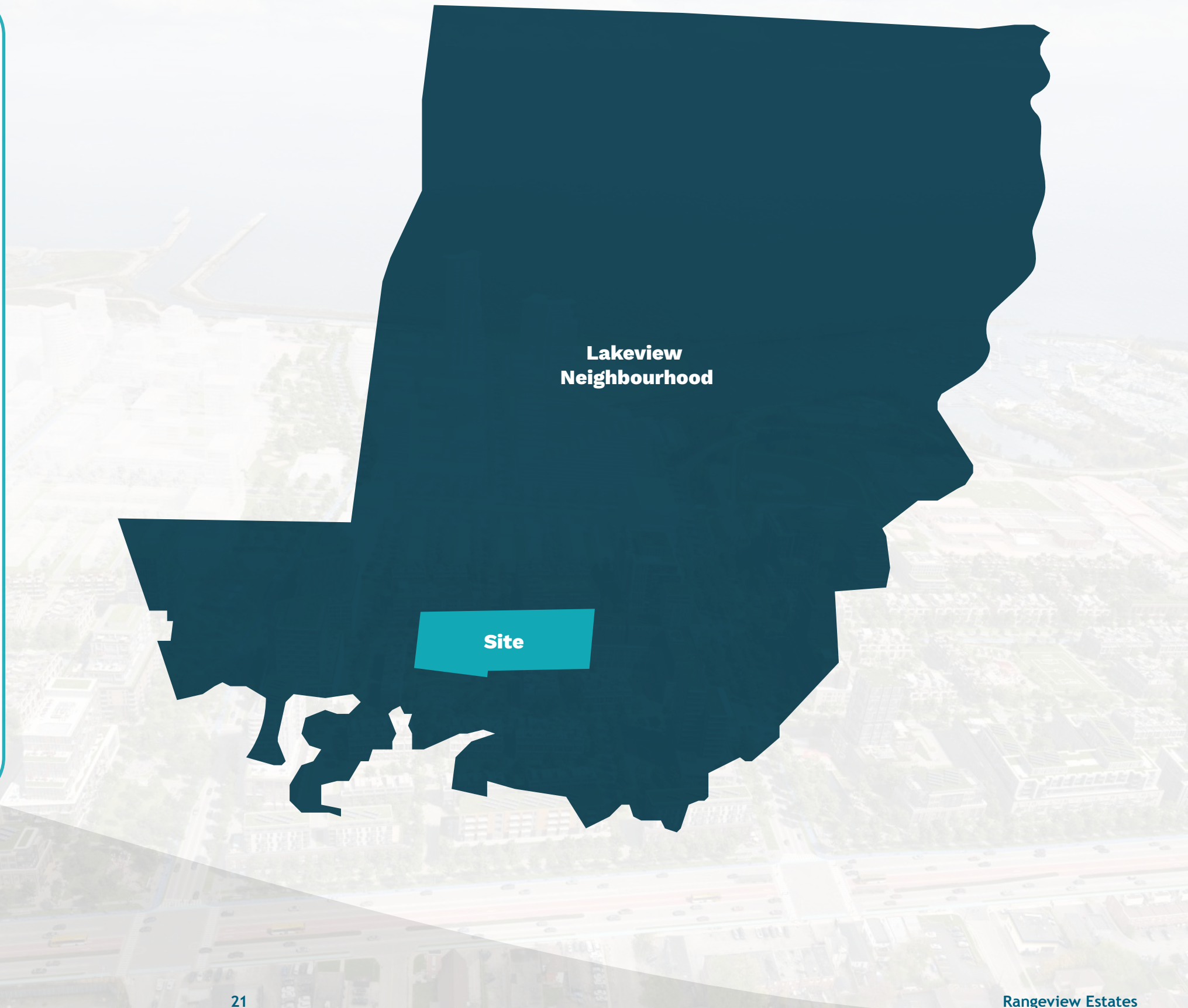
- Meeting to review Lakeview studies: **December 20, 2021**
- Meeting to review Master Plan (hosted by Councillor Dasko): **January 17, 2023**
- Meeting to review Lakeshore Road corridor (hosted by Councillor Dasko): **March 19, 2024**





## Broader Lakeview Neighbourhood

- This may include anyone that lives or works within the Lakeview neighbourhood
- Points of interest may be the Lakeview Master Plan, and how the phased mixed-use redevelopment of the Rangeview site fits into the Plan
- They may also want to learn about the housing options that are proposed, and the introduction of new commercial space, parks and community amenities
- Community meetings have been held on **December 2, 2021, April 27, 2023, and January 31, 2024**

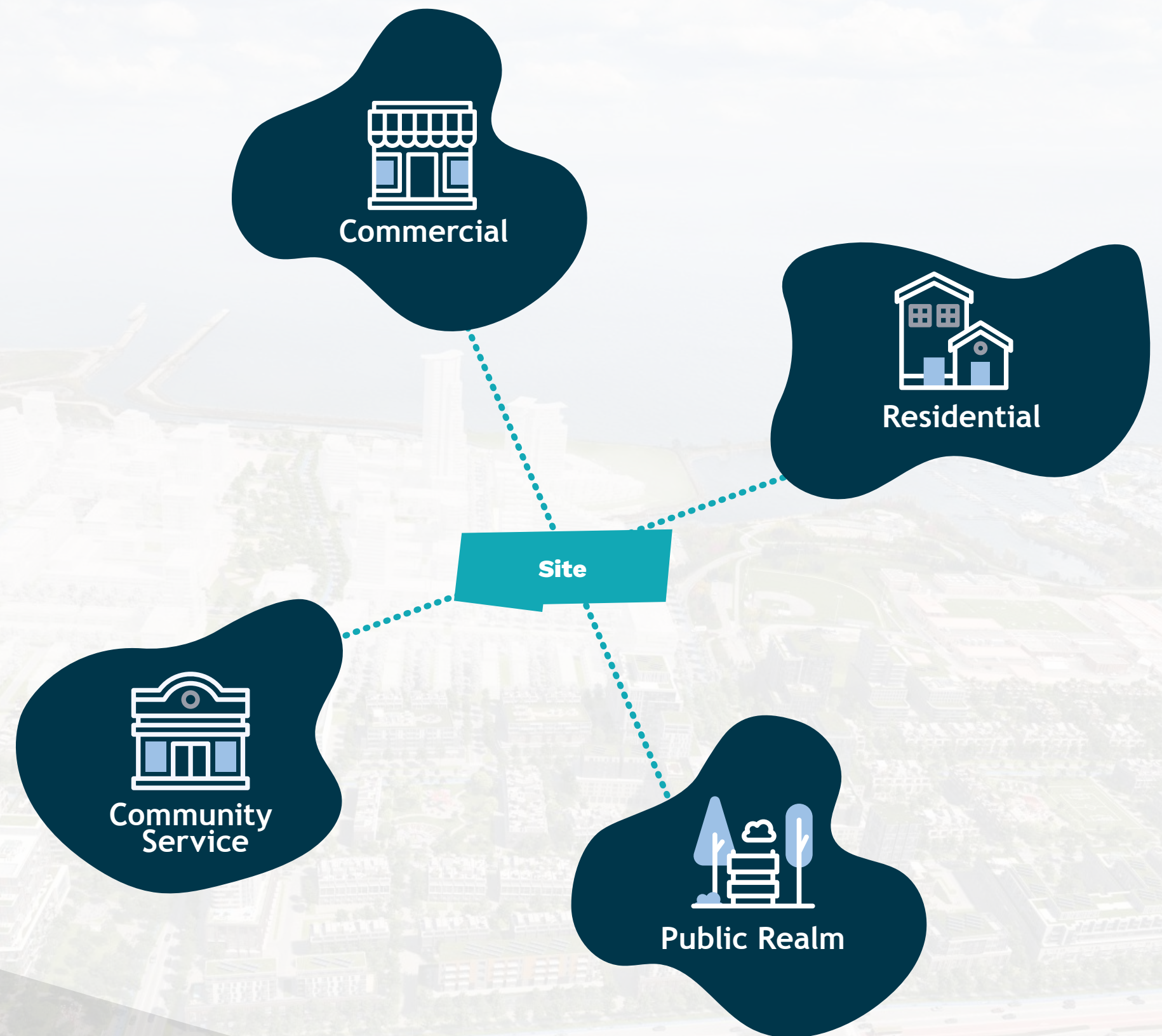




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## Nearby Neighbours, Businesses, and Landowners

- Once each development block undergoes redevelopment, neighbours of the property will eventually experience a change in their immediate vicinity in terms of architecture, built form, green and open space, public realm, site access, traffic and circulation as well as short-term construction impacts
- These neighbours include commercial, residential, and community service uses to the north, south, east, and west of the site





# Public Consultation Methods



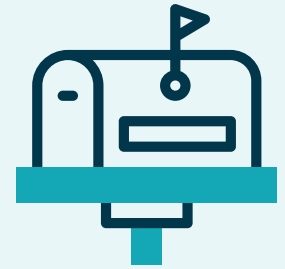
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# Public Consultation Methods

Based on the neighbourhood context, nature of the proposal, demographic profile, and stakeholder landscape, the applicant and project team are proposing a series of tools to communicate and consult with community members, in addition to those consultations that have been held with the Lakeview Ratepayers Association and Non-Participating Landowners. These methods may be adjusted based on initial feedback, as well as what is feasible for those parties who express interest in the proposal.

1. Project Website & Email
2. Communication with Neighbours
3. Open House
4. General Community Meeting
5. Focused Community Meeting(s)
6. Public Notice and Notification Sign







## Project Website & Email

- The applicant has created a project website: **[www.RangeviewMississauga.com](http://www.RangeviewMississauga.com)**
  - Serves as a useful tool to inform on-site commercial tenants, nearby residents, stakeholders, and interested members of the public of the proposal in a transparent and proactive way
  - Allows for quick delivery of key messages and consistent messaging that helps avoid confusion about the project
  - Project documents are uploaded when they are submitted to the City of Mississauga
- An email address has been created: **[info@RangeviewMississauga.com](mailto:info@RangeviewMississauga.com)**
  - The project email allows the public to communicate directly with the project team about the proposal
- Launching the website and email address at the time of the DMP submission has allowed the project team to respond to questions and collect feedback which can be considered along with City Staff's comments
  - The project email and website will remain live throughout the development application process



## Communication with Neighbours

- Communications (in the form of letters or other print materials) may be used to provide information to nearby neighbours about the proposed development and opportunities for further engagement
- The project website and email address will be included on any communications
- To date, communications in the form of informational postcards have been used to invite Non-Participating Landowners to engagement sessions
- Update notices may be circulated at the time the OPA application is submitted to provide recipients with highlights of, and major changes to, the proposal, and/or invite them to upcoming engagement sessions





## Open Houses

- All Non-Participating Landowners were invited to an Open House to review renderings of the DMP, ask questions, and meet with the project team



## Focused Community Meeting(s)

- Based on feedback and particular areas of interest that the community shows at the general community meeting, follow up meeting(s) may be held to focus on certain topics



## General Community Meeting

- The applicant team may host a community meeting shortly after the submission of the OPA application
- This meeting will allow for small group meetings with local stakeholders, including neighbours of Rangeview, to allow for in-depth communication, consultation and feedback
- The meeting would include a presentation of the submitted OPA application, as well as a question-and-answer period with the consulting team



## Public Notice and Notification Sign

- The applicant will follow requirements by the City of Mississauga and post a notification sign on the site
- This sign will provide information about the application and proposed development
- Contact information for the City Planner will be included on the sign
- Formal notices of the applications will be mailed by the City to all property owners within a 120-metre radius of the site



# Receiving and Documenting Comments



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## Receiving & Documenting Comments

Members of the project team have been present and will continue to be present at all consultation events to document the feedback and questions received from the public. This information in combination with any feedback received through other forums (e.g. via email), will be summarized and made available to any interested parties upon request.

Ogden Park Gateway at Lakeshore Road East and Ogden Avenue





# Areas of Further Exploration





# Areas of Further Exploration

The following list refers to the various topics associated with the DMP and OPA applications that will likely be brought forward for further discussion and consultation:



Changes to site and surrounding area



Retention of commercial spaces



Proposed phasing plan



Architecture and built form



Public realm, landscaping plans, and park space and their programming



New public roads and site access



Traffic and parking



Access to public transportation



Public consultation and engagement



Planning process and timelines



# Conclusion

Rangeview Landowners Group Inc. are pleased to discuss the proposed Engagement Strategy with City Staff, and if appropriate, make adjustments to the plan based on Staff's feedback. The applicant and project team are committed to engaging with the community throughout the duration of the proposal, at varying levels of intensity appropriate to the type and status of the planning application.

The process has been developed to be responsive to the local demographic and stakeholder context and be flexible and adaptable to allow for a broad range of voices to continue contributing to the discussion, with the intention of creating a development proposal that will align with the interests of community members.





# Appendix



# A



Demographic Profile

Socio-Economic Indicator		Census Tract 5350500.02	City of Mississauga
Population Change (2016-2021)		-1.9%	-0.5%
Age	0 to 14 years (Children)	13%	15%
	15 to 24 years (Youth)	8%	13%
	25 to 54 years (Working Age)	41%	40%
	55 to 64 years (Pre-retirement)	17%	15%
	65+ years (Seniors)	21%	17%
Educational Attainment	No certificate, diploma, degree	12%	21%
	High school	32%	32%
	Apprenticeship or trades	6%	8%
	College, CEGEP, other	28%	24%
	University below bachelor level	1%	2%
	Bachelors’ degree or higher	22%	14%
Median Household Income		\$76,000	\$102,000
Home Language	English	80%	62%
	Non-Official	15%	28%
	French	<1%	<1%
	Multiple	5%	10%
	Top Non-English Home Languages	Polish and Portuguese	Arabic and Urdu
Household Size	1 person	36%	20%
	2 persons	31%	28%
	3 persons	17%	19%
	4 persons	11%	19%
	5 or more persons	5%	14%
Housing Structure Type	Single-Detached House	30%	37%
	Semi-detached	0%	11%
	Row House	3%	14%
	Duplex	6%	3%
	Apartment <5 storeys	9%	7%
	Apartment 5+ storeys	52%	28%
Housing Tenure	Owners	58%	70%
	Renters	42%	30%
Education	Bachelors’ degree or higher	28%	38%
Main Mode of Commuting	Car	83%	83%
	Public Transit	10%	11%
	Walking	5%	3%
	Bike	<1%	<1%
	Other	2%	3%



# Appendix

B





# Rangeview

## Community Engagement Report

**Rangeview Estates**

**City of Mississauga**

**Rangeview Landowners  
Group Inc.**

**April 2024**





# Summary



# 1



# Rangeview

A light blue line-art illustration of a city street scene. In the background, there are several multi-story buildings of varying heights. In the foreground, a group of diverse people are walking across a crosswalk. Some are carrying bags or briefcases. The scene is set against a white background with a large orange curved shape at the bottom.

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

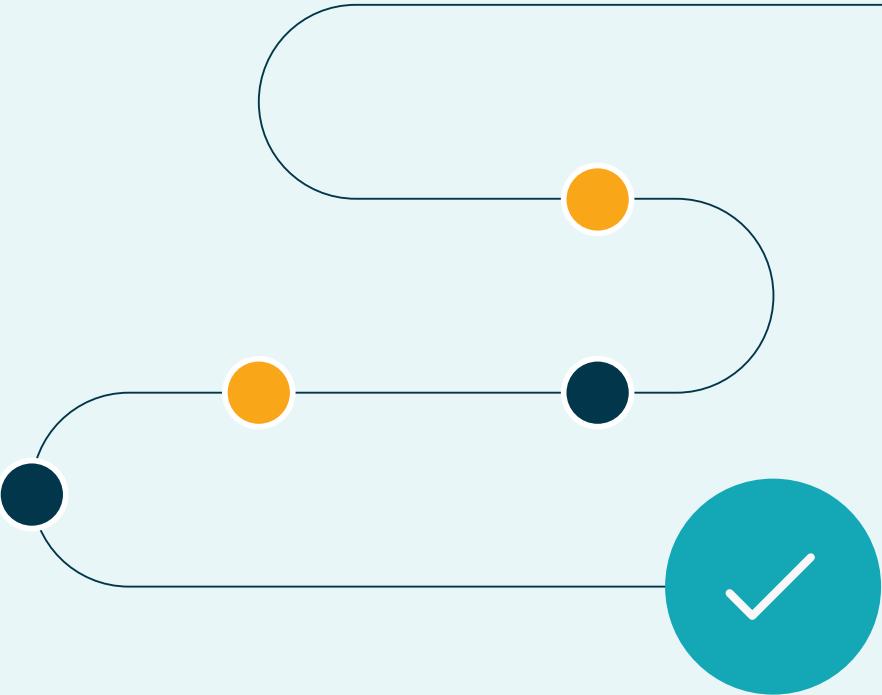


# Format & Purpose

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:\

[www.RangeviewMississauga.com](http://www.RangeviewMississauga.com)

[info@RangeviewMississauga.com](mailto:info@RangeviewMississauga.com)





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Prepared by

 BOUSFIELDS INC.



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