



DECLARATION

Section 17 of the Planning Act

Applicant: Bousfields Inc.
Municipality City of Mississauga
Our File: OPA 204

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on January 14, 2026 when By-law Number 0004-2026 was enacted and that notice as required by Section 17 of the Planning Act was given on January 22, 2026.
2. That no appeal to the Ontario Land Tribunal 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 12th day of February, 2026

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 18, 2028.

Commissioner of Oaths

Declarant

Sacha Smith, Manager & Deputy Clerk



NOTICE OF PASSING OF AN OFFICIAL PLAN AMENDMENT
Subsection 17(24) of the Planning Act

Date of Notice	January 22, 2026
OPA Number	OPA 204 (By-law 0004-2026)
Date Passed by Council	January 14, 2026
Last Day to Appeal	February 11, 2026
File Number	OPA 24-11 Ward 1
Applicant	Bousfields Inc.
Property Location	The lands affected by this Amendment are located on the south side of Lakeshore Road East, between East Avenue and Jim Tovey Boulevard. The subject lands are located in the Lakeview Waterfront Major Node Character Area, as identified in Mississauga Official Plan. 850-1083 Rangeview Road and 830-1076 Lakeshore Road East

A decision was made on the date noted above to approve Official Plan Amendment Number 204 to the **Mississauga Official Plan** for the City of Mississauga as adopted by **By-law 0004-2026**. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this Amendment is to change the land use designation on portions of the subject lands and to amend density permissions as they pertain to the Rangeview Estates Precinct, in order to generally reflect the development concept endorsed through the Rangeview Development Master Plan. A copy of By-law 0004-2026 adopting this Amendment is attached.

When the decision is final

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary–Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1 no later than **4:30pm** on **February 11, 2026**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca. An appeal will be processed once all fees are received.

Who can file an appeal

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

1. set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may [request a reduction of the filing fee](#) to \$400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$338.74 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

Additional Information

A copy of the Official Plan Amendment in its entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices

Further information regarding this Amendment may be obtained from David Breveglieri of the City Planning and Building Department at 905-615-3200 ext. 5551.



Sacha Smith
Manager/Deputy Clerk,
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1

Amendment No. 204
to
Mississauga Official Plan

By-law No. 0004-2026

A by-law to Adopt Mississauga Official Plan Amendment No. 204

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 amendment thereto;


AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;


AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding changes to land use designations and density permissions in the Lakeview Waterfront Major Node Character Area;

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

1. The document attached hereto, constituting Amendment No. 204 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 14th day of January, 2026.

Signed 
MAYOR

Signed 
CLERK

Amendment No. 204
to
Mississauga Official Plan

The following text and Maps "A" to "F" attached constitute Amendment No. 204.

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 November 5, 2025, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation on portions of the subject lands and to amend density permissions as they pertain to the Rangeview Estates Precinct, in order to generally reflect the development concept endorsed through the Rangeview Development Master Plan.

LOCATION

The lands affected by this Amendment are located on the south side of Lakeshore Road East, between East Avenue and Jim Tovey Boulevard. The subject lands are located in the Lakeview Waterfront Major Node Character Area, 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 Land Tribunal.

The subject lands are designated Residential Medium Density which permits townhouses, mid-rise and taller residential buildings, Mixed Use, which permits a variety of commercial uses combined with apartment uses and Public Open Space, which permits public parks.

An Official Plan Amendment is required to revise density permissions in accordance with the Rangeview Development Master Plan and to change the allotment of units by built form.

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

1. The proposed road and park configuration revisions are in keeping with concept presented in the Rangeview Development Master Plan.
2. The permission for overall unit increase, allotments of unit by building form and the corresponding amending policies are in keeping with the Rangeview Development Master Plan.
3. The redistribution of maximum heights is in keeping with the existing Major Transit Station Area (MTSA) policies for the Lakeview Waterfront Major Node Character Area and strategically direct height.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Table 8-2, Road Classification - Major Collectors, Create a Multi-Modal City, of Mississauga Official Plan, is hereby amended by deleting row 95 and replacing it with the following:

95	Ogden Ave.	South Service Rd.	Street 'D'	Mississauga	20 m
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2. Section 13.3.6, Complete Communities, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.6.1.
3. Section 13.3.8.2, Development Master Plans, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by adding the following policies:

13.3.8.2.3 The Rangeview Development Master Plan represents the development master plan for the Rangeview Estates Precinct. Development within this precinct will generally be in keeping with the layout, built form and principles outlined in the Rangeview Development Master Plan.

13.3.8.2.4 The Rangeview Sustainability Strategy forms part of the endorsed Rangeview Development Master Plan. Development proposals shall incorporate sustainability measures in keeping with the recommendations outlined in the Rangeview Sustainability Strategy in order to ensure that new development implements environmentally responsible practices.

4. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.8.3.9.
5. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Figure 7, Distribution of Built Form.
6. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.8.3.10 and replacing with the following:

13.3.8.3.10 Development master plans will identify key locations where taller buildings (9 to 15 storeys) may be considered. These buildings, in addition to tall buildings up to 25 storeys, may be considered at the following locations:

- in proximity to transit stations on Lakeshore Road East, taller buildings will be located behind a mid-rise building;
- along the future enhanced transit route;
- along the central north-south park along Ogden Avenue;
- at the northeast corner of East Avenue and Street 'L'.

7. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Table 1 and replacing it with the following:

Table 1: DISTRIBUTION OF HOUSING AND UNIT TARGETS FOR RANGEVIEW ESTATES							
Precinct	Total Residential Unit	Built Form					
		Townhouses (All Types)¹		Mid-Rise Buildings (5 to 8 storeys)		Taller Buildings (9 to 15 storeys)²	
		Maximum Number of Units	% of Townhouses	Maximum Number of Units	% of Mid-Rises	Maximum Number of Units	% of Taller Buildings
Rangeview Estates ³	5,300	700	10-15%	1,650	25-40%	3,000	45-60%
1. Townhouses (all types) and low-rise apartments up to 4 storeys 2. Taller buildings up to 25 storeys may be considered in the Rangeview Estates Precinct in accordance with Policy 13.3.8.3.10. 3. The maximum number of units by built form in Rangeview Estates may be altered by up to 5% provided the overall maximum does not exceed 5,300 units.							

8. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.8.3.13 and replacing it with the following:

13.3.8.3.13 Taller buildings set back from Lakeshore Road East may be connected to mid-rise buildings fronting Lakeshore Road East, provided they are set back a minimum of 25 metres.

9. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by renumbering Policies 13.3.8.3.14 through to 13.3.8.3.25 and adding the following policies:

13.3.8.3.14 Buildings fronting onto Lakeshore Road East are to have their street wall setback a minimum of 6 metres from the Lakeshore Road East property line.

13.3.8.3.15 Driveways constructed onto Lakeshore Road East are to be shared, where feasible, and designed for future conversion to pedestrian walkways, with the driveways onto Lakeshore Road East closed once access to Street 'L' is available.

13.3.8.3.16 The Peel District School Board (PDSB) has identified the need for a public school within the Rangeview Estates Precinct. Through the development application review process, the PDSB will advise the City and the landowner whether a school will be required as part of such application.

Until such time as the PDSB has satisfied itself that the vertical integration of a school within a mixed use building is a feasible option, PDSB's compact urban school model contemplates a stand-alone school building on an approximate 4 acre site.

For the purposes of this policy, the term "mixed use" refers to a building that is designed to provide for a school above which are residential units and counts towards any non-residential requirement of the applicable designation.

A school does not count towards the maximum height, except when located adjacent to Lakeshore Road East.

13.3.8.3.17 Development within the Rangeview Estates Precinct is encouraged to connect all buildings to a district energy system and/or on-site renewable energy source, if available at costs comparable to other energy sources.

10. Section 13.3.10, Land Use Designations, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.10.2.1.

11. Section 13.3.10, Land Use Designations, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.10.3.1 and replacing it with the following:

13.3.10.3.1 In addition to the Mixed Use policies of this Plan, the following will apply:

- a. residential uses shall not be permitted on the ground floor frontage of buildings along Lakeshore Road East between Lakefront Promenade and Jim Tovey Boulevard, with exceptions for:
 - i. residential lobby up to 25% of the front wall;
 - ii. a combination of residential lobby and private amenity space up to 30% of the front wall.

12. Section 13.3.11, Implementation, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.15 and replacing it with the following:

13.3.11.15 Prior to any residential development applications from a landowner within the Rangeview Estates Precinct being deemed complete, the Rangeview Landowners Group Trustee ("the Trustee") will be required to submit a certificate confirming that the development proponent is a participating landowner and is in good standing with the Rangeview Landowners Group.

13. Section 13.3.11, Implementation, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.16 and replacing it with the following:

13.3.11.16 Prior to final approval of a rezoning application, or removal of a holding provision from the zoning by-law, or registration of a plan of subdivision for any residential development applications, as required, within the Rangeview Estates Precinct, the Trustee will be required to submit a certificate confirming that the development proponent is in good standing

with the Rangeview Landowners Group and has entered into the required agreements, including the Rangeview Landowners Cost Sharing Agreement, and the Trustee must have signed the Master Development Agreement, required in Policy 13.3.11.19 to ensure the orderly and coordinated development in accordance with the Rangeview Development Master Plan.

14. Section 13.3.11, Implementation, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.17 and replacing it with the following:

13.3.11.17 In addition to the use of a holding provision set out in Section 19.7, Council may impose a holding provision to require the development proponent to enter into the Rangeview Landowners Cost Sharing Agreement and the Master Development Agreement to ensure implementation of Policy 13.3.11.16, and shall not remove the holding provision without confirmation from the Trustee confirming that the development proponent has entered into the Rangeview Landowners Cost Sharing Agreement.

15. Section 13.3.11, Implementation, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.18 and replacing it with the following:

13.3.11.18 The Rangeview Landowners Cost Sharing Agreement shall be administered by the Trustee and the City shall receive certification from the Trustee confirming the development proponent has satisfied their obligation under the agreement. The Rangeview Landowners Cost Sharing Agreement should address matters including, without limitation, the equitable sharing of costs associated with the conveyance, design and construction of public infrastructure, including City and Regional roads, road improvements, servicing and streetscape works, and community facilities, including parks.

16. Section 13.3.11, Implementation, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.19 and replacing it with the following:

13.3.11.19 The Trustee will enter into a Master Development Agreement, or agreements, on behalf of the Rangeview Landowners Group to ensure the orderly and coordinated development of the Rangeview Estates Precinct in accordance with the Rangeview Development Master Plan. The Master Development Agreement, or agreements, will address matters, to the satisfaction of the City, the Region and the Rangeview Landowners Group, including:

- a. functional engineering design of public infrastructure including all roads and road widenings, complete streets, intersections, water and wastewater servicing, and necessary interim conditions that outline the staging design of municipal servicing;
- b. the conveyance of lands for public roads;

- c. the calculation of parkland requirements and conveyance of parkland in an amount, location and configuration consistent with the Rangeview Development Master Plan;
 - d. the allocation of responsibility between the landowners for the construction of ultimate and interim works, including approval of detailed engineering submissions and posting of required securities;
 - e. the district energy system infrastructure, or other on-site renewable energy source infrastructure, if applicable;
 - f. the timing and/or project milestones triggering the requirements associated with matters a. to e. to the satisfaction of the Rangeview Landowners Group, City and Region; and
 - g. identification of any subsequent agreements, approvals or processes required to implement the matters a. to f.
17. Section 13.3.11, Implementation, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.20 and 13.3.11.21.
18. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the by changing the boundaries of the Green System, as shown on Map "A" of this Amendment.
19. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by changing the boundaries of the Green System, as shown on Map "B" of this Amendment.
20. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by changing the boundaries of the Public and Private Open Spaces as shown on Map "C" of this Amendment.
21. Schedule 7, Long Term Cycling Routes, of Mississauga Official Plan, is hereby amended by adding the Cycling Routes as shown on Map "D" of this Amendment.
22. Schedule 8, Designated Right-of-Way Widths, of Mississauga Official Plan, is hereby amended by adding Street 'L' and Rangeview Road and associated right-of-way widths as shown on Map "E" of this Amendment.
23. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designations from Residential Medium Density and Mixed Use to Public Open Space and Public Open Space to Residential Medium Density as shown on Map "F" of this Amendment.

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 in a future amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated May 15, 2025.

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.

LEGEND


GREEN SYSTEM

 Green System

CITY STRUCTURE

 Downtown


 Major Node

 Community Node

 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

CORRIDORS

 Corridor

 Intensification Corridor

 AREA OF AMENDMENT

Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A'
Part of
Schedule 1-Urban System
of Mississauga Official Plan




EXISTING

AMENDED

12/15/2025
brerlc
PB-HalfSize.tbl



LEGEND:

 AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'

Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan



LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenlands as shown on Schedule 10.



MAP 'C'

Part of Schedule 4
Parks and Open Spaces
of Mississauga Official Plan



EXISTING







AMENDED

PB-Hall-Size.tbl

12/15/2025

breric

LEGEND

-  Primary Off-Road Routes
-  Primary On-Road / Boulevard Routes
-  Primary On-Road / Boulevard Routes (Regional)
-  Crossings
-  Connections to Adjacent Municipalities
-  AREA OF AMENDMENT

Notes:

1. Off-Road routes will be outside of the road right-of-way.
2. Primary On-Road / Boulevard Routes will be within the road right-of-way.
3. Primary On-Road / Boulevard Routes (Regional) are shown for information purposes only and are subject to further review by the Region of Peel.
4. Type of cycling facility and exact location to be determined through detailed study.
5. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
6. For Secondary Routes and further information refer to the Cycling Master Plan.



MAP 'D'

Part of Schedule 7
Long Term Cycling Routes
of Mississauga Official Plan



EXISTING

AMENDED

C. N. R.

C. N. R.

LAKESHORE RD. EAST

LAKESHORE RD. EAST

EAST AVE.

EAST AVE.

LAKEFRONT PROMENADE

LAKEFRONT PROMENADE

RANGEVIEW RD.

RANGEVIEW RD.

OGDEN AVE.

JIM TOVEY

JIM TOVEY

ST. E

ST. E

ST. K

ST. K

ST. G

ST. G

ST. F

ST. F

ST. H

ST. H

ST. A

ST. A

ST. C

ST. C

ST. J

ST. J

STREET D

STREET D

Lake Ontario Waterfront Trail

Lake Ontario Waterfront Trail

LEGEND

	67 m		27.5 m
	65 m		26 m - 35 m
	60 m		26 m
	55 m		23 m-26 m
	50 m		22.2 m
	45 m		22 m
	44.5 m		20 m-26 m
	43.5 m		20 m
	42 m		19 m
	40 m		
	36 m		
	35 m		
	30 m-50 m		
	30 m		

AREA OF AMENDMENT

NOTES:

- These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate necessary features such as embankments, auxiliary lanes, additional pavement or sidewalk widths, transit facilities, cycling facilities, or to provide for necessary improvements for safety in certain locations.
- These right-of-way widths are intended to accommodate the Higher Order Transit Corridors, Bus Rapid Transit facility and Bus Rapid Transit stations shown schematically on Schedule 6, as well as transit stations along Higher Order Transit Corridors, automobile, truck and other vehicular movements. Where as a result of further studies the land areas required to accommodate these rights-of-way are deemed to be insufficient, the City may acquire additional rights-of-way in excess of the basic right-of-way widths shown on Schedule 8. Portions of the Bus Rapid Transit facility are protected under the Parkway Belt West Plan. In addition, the City may acquire lands for a public transit right-of-way along Higher Order Transit Corridors and the Bus Rapid Transit Corridor where the creation of a public transit right-of-way separate from, adjacent to, or in addition to a road right-of-way is deemed appropriate.
- While it is intended that this Schedule provide a basis for retaining or acquiring rights-of-way for current or possible future transportation purposes, it is not intended to imply that all designated rights-of-way will necessarily be used for transportation purposes.
- "Designated Right-of-Way Widths" of Regional Roads as shown in the Region of Peel Official Plan.
- "Designated Right-of-Way Widths" shown on the map are not all under Mississauga jurisdiction.
- Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
- The rights-of-way for Minor Collector Roads are identified in Table B-3.
- The Eglinton Avenue right-of-way east of Etobicoke Creek consists of a 36m road right-of-way (Toronto) and a 14m right-of-way for the Bus Rapid Transit.
- All lines shown are conceptual.



MAP 'E'

Part of Schedule 8
Designated Right-Of-Way Widths
of Mississauga Official Plan



C. N. R.

LAKESHORE RD. EAST

LAKEFRONT
PROMENADE

STREET B

STREET A

STREET D

STREET C

JIM TOVEY
BOULEVARD

STREET H

STREET I

EXISTING

C. N. R.

LAKESHORE RD. EAST

LAKEFRONT
PROMENADE

STREET L
RANGEVIEW ROAD

STREET B

STREET A

STREET D

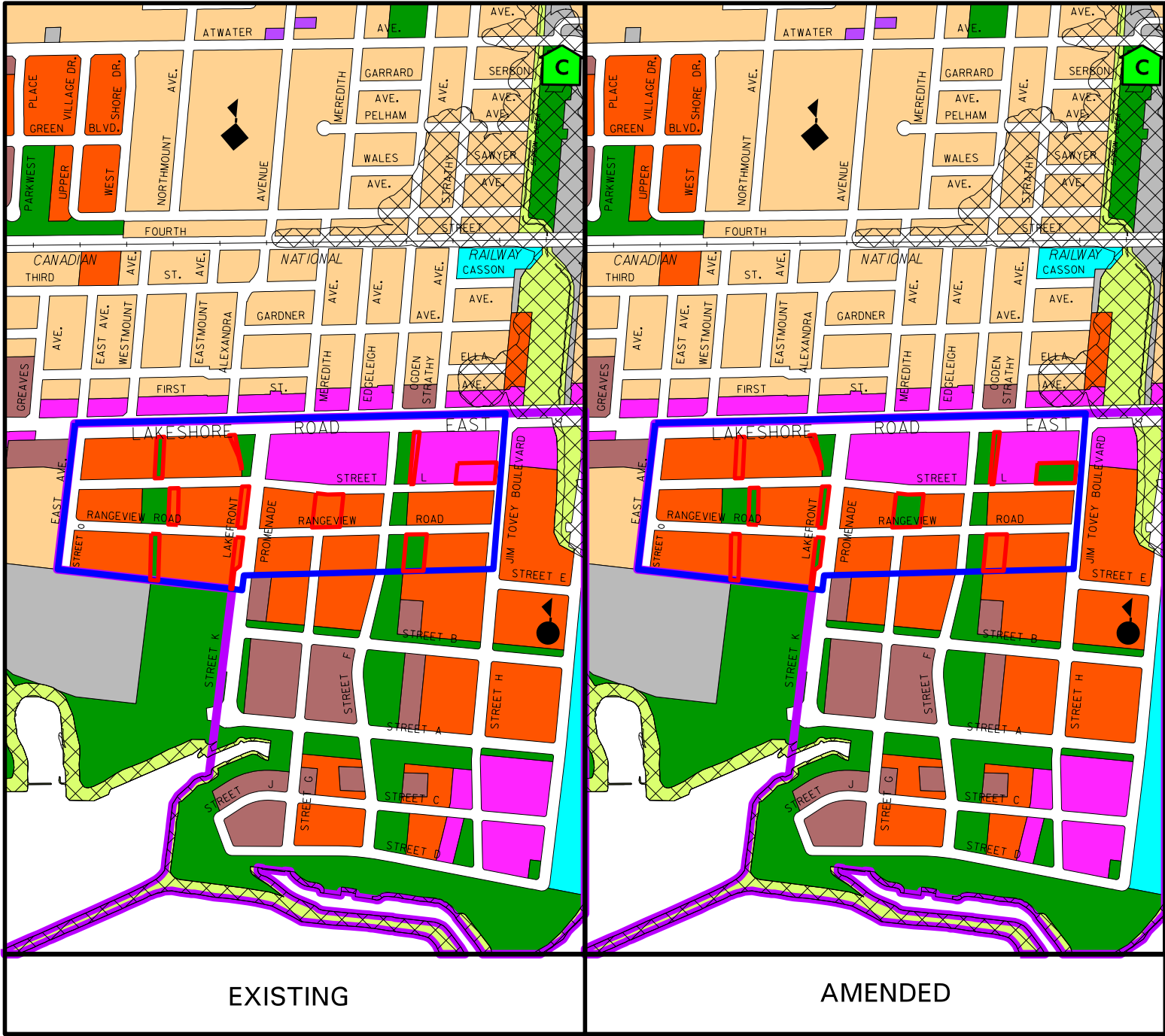
STREET C

JIM TOVEY
BOULEVARD

STREET H

STREET I

AMENDED



LAND USE DESIGNATIONS

- | | |
|--|--|
| <ul style="list-style-type: none">Residential Low Density IResidential Low Density IIResidential Medium DensityResidential High DensityMixed UseDowntown Mixed UseDowntown Core Mixed UseConvenience CommercialMotor Vehicle CommercialOffice | <ul style="list-style-type: none">Business EmploymentIndustrialAirportInstitutionalPublic Open SpacePrivate Open SpaceGreenlandsParkway Belt WestUtility |
|--|--|

BASE MAP INFORMATION

- | | |
|---|---|
| <ul style="list-style-type: none">Heritage Conservation District1996 NEP/2000 NEF Composite Noise ContoursLBPIA Operating Area Boundary See Aircraft Noise PoliciesArea Exempt from LBPIA Operating AreaNatural Hazards | <ul style="list-style-type: none">Civic Centre (City Hall)City Centre Transit TerminalGO Rail Transit StationPublic SchoolCatholic SchoolHospitalCommunity Facilities |
|---|---|

City Structure

- | | |
|--|---|
| <ul style="list-style-type: none">DowntownMajor NodeCommunity NodeNeighbourhood | <ul style="list-style-type: none">Corporate CentreEmployment AreaSpecial Purpose Area |
|--|---|

- AREA OF AMENDMENT
- LANDS SUBJECT TO EMPLOYMENT CONVERSION THROUGH THE REGION OF PEEL'S MUNICIPAL COMPREHENSIVE REVIEW

- FROM:
- | | |
|-----------|-------------------|
| MIXED USE | PUBLIC OPEN SPACE |
|-----------|-------------------|
- TO:
- | | |
|----------------------------|-------------------|
| RESIDENTIAL MEDIUM DENSITY | PUBLIC OPEN SPACE |
|----------------------------|-------------------|



MAP 'F'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on November 24, 2025 in connection with this proposed Amendment.

There were no members of the public that made a deputation. Concerns were raised through community meetings. These concerns have been addressed in the Planning and Building Department report dated November 5, 2025 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: November 5, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OPA 24-11 W1</p>
	<p>Meeting date: November 24, 2025</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment to permit a new residential community

850-1083 Rangeview Road and 830-1076 Lakeshore Road East

South side of Lakeshore Road East, between East Avenue and Jim Tovey Boulevard

Owner: Rangeview Landowners Group Inc.

File: OPA 24-11 W1

Recommendation

1. That the application under File OPA 24-11 W1, Rangeview Landowners Group Inc., 850-1083 Rangeview Road and 830-1076 Lakeshore Road East, to amend Mississauga Official Plan to increase the permitted density, specify height locations, and to revise the City park locations be approved in conformity with the provisions outlined in the staff report dated November 5, 2025 from the Commissioner of Planning and Building.
2. That City Council enact a by-law to authorize the Commissioner of Planning and Building and the City Clerk to execute a Master Development Agreement, or agreements, with Rangeview Landowners Group Inc., or their appointed Trustee.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

Executive Summary

- The application is to amend the policies of the official plan to permit an increased density of 5,300 residential units, revise the allotment of units by built form and revise the parkland layout in accordance with the Rangeview Development Master Plan
- The amendment identifies strategic locations for buildings up to 25-storeys, in keeping with the Major Transit Station Area (MTSA) height permissions and maximum heights contemplated by the existing Lakeview Waterfront policies
- It has been concluded that the proposed development is supportable from a planning perspective as it is an Intensification Area and in keeping with redevelopment vision of Lakeview Waterfront
- Staff are satisfied with the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

Rangeview Landowners Group Inc. is comprised of 9 land owners that collectively own 21 of the 33 properties (65% of all lands) within Rangeview Estates.

A map of the participating landowners can be found in Appendix 1.

A Development Master Plan for the Rangeview Estates Precinct was originally submitted in November 2022. A public meeting was held by the Planning and Development Committee on November 27, 2023, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=48890>) was received for information.

A Recommendation Report (<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=59388>) was subsequently brought to the July 29, 2024 Planning and Development Committee meeting. The Rangeview Development Master Plan was endorsed by Council on July 31, 2024.

This official plan amendment application was deemed complete on September 16, 2024 and subsequently circulated for technical comments. The purpose of this report is to provide information on the application and to provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Property Overview

1. Site Information

(a) Site Location and Description

The site is located on the southside of Lakeshore Road East between East Avenue and Jim Tovey Boulevard, in the Lakeview Waterfront Major Node Character Area. The Rangeview

Estates precincts consist of 33 properties, consisting primarily of one storey employment buildings.



Aerial Photo of Rangeview Estates

Property Size and Use	
Frontages:	865 m (2,838 ft.)
Gross Lot Area:	25.7 ha (63.5 ac)
Existing Uses:	various employment uses



Photograph of Lakeshore Road East looking eastward



Photograph of Rangeview Road looking westward

(b) Site Context

The Rangeview Estates is located on the south side of Lakeshore Road East between East Avenue and Jim Tovey Boulevard directly adjoining the Lakeview Village development on both the south and east. The construction of services and roads within Lakeview Village site is nearly complete and construction is underway on two new buildings in addition to the previously constructed Discovery Centre and City parks depot. The roads within Rangeview Estates have been designed to align and connect to Lakeview Village once they are complete.

The north side of Lakeshore Road East contains mostly 1-2 storey commercial uses with some limited residential in the form of second storey apartment units and one block of townhomes. To the west, there is a seven storey apartment building being constructed by

the Region of Peel which fronts onto Lakeshore Road East, an ambulance dispatch building and a Regional water treatment facility which also wraps around the south side of the site.

The surrounding land uses are:

North: Mostly commercial uses on north side of Lakeshore Road East

East: Lakeview Village

South: Lakeview Village and Regional water treatment facility

West: Future apartment building, ambulance dispatch building, water treatment facility

(c) Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- File OZ 19/003 W1 and T 19001 W1 – 1082 Lakeshore Road East and 800 Hydro Road – applications approved for Lakeview Village. Rezoning approved through a Municipal Zoning Order issued in May 2023
- File OZ 22/12 W1 – 1005 Ogden Road – application approved in December 2023 for a 10-storey apartment building with ground floor retail
- File SP 24/35 W1 – 970 East Avenue – application in process for an affordable living 7-storey apartment owned by the Region of Peel
- File SP 24/51 W1 – 857 and 859 Lakeshore Road East – application in process for a 4-storey mixed use building with ground floor commercial and residential above
- File SP 24/51 W1 – 865 Lakeshore Road East – application in process for a 3-storey mixed use building with ground floor office and residential above

(d) Site History

- June 2018 – City Council approves Official Plan Amendment 89 which redesignates the entire area to allow for a new waterfront mixed-use community and applies the current land use policies which guide the redevelopment of Lakeview Waterfront
- July 2023 – Municipal Comprehensive Review is finalized by the Region of Peel allowing for the conversion of lands from employment to residential and the policies contained in Official Plan Amendment 89 become in force

2. Mississauga Official Plan (MOP)

The lands are located within the Lakeview Waterfront Major Node Character Area and are designated **Residential Medium Density** which permits townhomes, mid-rise and some taller apartment builds, **Mixed Use** which permits apartment buildings combined with commercial uses, and **Open Space** which permits park uses.

Major Nodes are Intensification Areas in Mississauga Official Plan and are, therefore, intended to be the focus of intensification within the City. The Lakeview Waterfront Major Node is also located within a Major Transit Station Area (MTSA).

The lands are located along Lakeshore Road East which is recognized as a Corridor in Mississauga Official Plan.

Refer to Appendix 1 for the existing and proposed Official Plan schedules.

3. Mississauga Official Plan 2051 (MOP 2051)

On April 16, 2025, Mississauga City Council approved MOP 2051, establishing an updated comprehensive framework to guide city-building and long-term growth. Aligned with the Provincial Planning Statement, the Plan introduces updated policies in transportation, housing, built form, culture and heritage, environment and economic development to support the creation of complete and resilient communities. MOP 2051 has been submitted to the Ministry of Municipal Affairs and Housing and will be in-force following Minister's approval. Upon approval by the Ministry, MOP 2051 will replace both Mississauga Official Plan and the Region of Peel Official Plan (2022).

The recommendations made in this report are based on the current MOP. Under MOP 2051, the site retains the existing **Open Space** and **Mixed Use** designations, however, all areas with **Residential Medium Density** designation are changed to **Residential High Density**. Notwithstanding the change in designation, the height and unit permissions contained within the policies that apply to the Rangeview Estates precinct remain unchanged.

Should MOP 2051 be approved before a final decision is made by Council on this application, the applications will be evaluated based on the policies in MOP 2051. Rangeview Landowners Group Inc. has submitted a request to amend the new policies.

4. Zoning

The entirety of the Rangeview Estates precinct is currently zoned **E2-21** (Employment), which permits a variety of office, manufacturing and restaurant uses as well as other employment related uses. Rezoning applications will be required to be submitted in order to facilitate the development of the uses permitted through the Official Plan. Rangeview Landowners Group Inc. has not submitted a rezoning application at this time. It has been indicated that rezoning applications will be submitted in the future as proposals for redevelopment come forward by individual property owners.

Proposed Development

1. Description

The applicants have proposed a concept for the redevelopment of the Rangeview Estates precinct through the Rangeview Development Master Plan which illustrated a new community which would be integrated with the Lakeview Village development to the south and fulfill the

overall vision for Lakeview Waterfront. The new community would consist of parks, townhomes, mid-rise and taller apartment buildings, as well as commercial uses along Lakeshore Road East. This Official Plan Amendment application recognizes the density and layout endorsed through the Rangeview Development Master Plan.

Future rezoning and plans of subdivisions will be required to permit individual development proposals.

Refer to Appendix 1 for details of the proposed development.



Rendering of Rangeview Estates redevelopment concept

(a) Supporting Studies

The applicants have submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>.

(b) Green Development Initiatives

Through the Rangeview Development Master Plan, the applicant submitted a Sustainability Strategy which outlined the following green development initiatives which will be incorporated into the development:

- Roofs to be either greens roofs or cool roofs
- 20% of parking spaces to have EV charging and balance of spaces to be EV ready
- Bird friendly glazing for first 16 m (52 ft.) for mid-rise and taller buildings
- 50% of plant material to be native species and 10% to be pollinator friendly
- All exterior lighting to be DarkSky compliant

- Dedicated and separated cycling lanes
- Minimum of 30 m³ of soil for tree plantings and 20 m³ when in a shared soil trench

Analysis and Evaluation

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the application.

1. Reason for Application

The Mississauga Official Plan already contains the land use policies to permit the redevelopment of the Rangeview Estates Precinct into a residential community which integrates into Lakeview Village to the south.

This official plan amendment is required primarily for the following reasons:

- to permit an increased density of 5,300 residential units whereas a maximum of 3,700 are currently permitted
- to recognize revisions to the configuration and location of parks in accordance with the endorsed Rangeview Development Master Plan
- to recognize revisions to the split between unit allocations between low-rise, mid-rise and taller buildings
- To recognize strategic locations where buildings of up to 25 storeys can be permitted whereas the existing policies indicate that a limited number of buildings from 16 to 25 storeys in height may be permitted subject to a height study

A table indicating the split between built forms can be found in Appendix 1.

This official plan amendment will also include policies that will require proponents of future development applications to enter into cost sharing agreements and development agreements for the orderly assembly of land for new parks and roads for the fair distributions of costs amongst landowners associated with the provision of new roads and servicing infrastructure.

Policies will also be included which will recognize the need to assess the inclusion of an elementary school with each development application that is submitted.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario to submit a development application to the local municipality in order to build or change the use of their property. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement, 2024 and conform with the applicable provincial plans and Regional Official Plan.

(a) Provincial Planning Statement, 2024

The *Provincial Planning Statement, 2024* (PPS) provides policy direction on matters of provincial interest related to land use planning, such as increasing housing supply, supporting a strong economy, aligning development with infrastructure, protecting the environment, public health and safety. The PPS requires municipalities to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents, and support intensification and redevelopment in order to achieve the creation of complete communities.

This official plan amendment realizes the concept brought forward through the Rangeview Development Master Plan which achieves the intentions outlined in the PPS including accommodating for population growth in an Intensification Area. The increase in density from what is already permitted in Mississauga Official Plan represents a further contribution to the policy intentions.

(b) Regional Official Plan (ROP)

General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The site is located within the Urban System and conforms to the policies of ROP. The ROP, in line with Mississauga policies, also identifies this area as an Major Transit Station Area (MTSA). Accordingly, the redevelopment of Rangeview Estates into a new residential community adheres to the policy intentions of the ROP. The increased density proposed through this amendment is in conformity with the policy directive of the MTSA. The proposed development does not require an amendment to the ROP.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Lakeview Waterfront Major Node Character Area, to permit an increase in density, specify locations for taller buildings, revise the allocation of units by building form and revise the configuration of parkland. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***

- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

The following is an analysis of the key policies and criteria:

(i) Directing Growth

The subject site is located in the Lakeview Waterfront Major Node Character Area and is designated **Residential Medium Density** which permits townhomes, mid-rise and some taller apartment buildings, **Mixed Use** which permits apartment buildings combined with commercial uses, and **Open Space** which permits park uses. Through these existing designations, the redevelopment of the Rangeview Estates Precinct is already permitted from a land use policy perspective. The land use permissions for these lands derived through an extensive visioning and community engagement process and culminated with the endorsement of the Inspiration Lakeview Master Plan in 2014. Official Plan Amendment 89 was subsequently adopted in June 2018 which applied to the existing land use policies.

Protected Major Transit Station Area (PMTSA) policies for this area were approved by Council on August 10, 2022, which recognized maximum heights of 25 storeys, albeit with consideration given to Character Area policies. In addition to being located within a PMTSA, the site is identified as an Intensification Area and is also located on the Lakeshore Corridor which is a planned Higher Order Transit Corridor that will accommodate the new Lakeshore BRT line.

(ii) Compatibility

This amendment is not seeking to alter any land uses already permitted. It is intended to recognize the increased density, the revised allotment of units by building form, and the revised park configuration already identified in the Rangeview Development Master Plan.

The revised park configuration has been designed to integrate into the park network contained in Lakeview Village including the extension of the primary north-south spine park which runs along Ogden Road.

The Rangeview Development Master Plan has illustrated that the rights-of-way will be designed to integrate into the road network contained in Lakeview Village including

matching dimensions, streetscape elements and the continuation of separated and protected bicycle lanes.

Commercial uses will be required along Lakeshore Road East between Lakefront Promenade and Jim Tovey Boulevard which will introduce a mainstreet condition along the south side of Lakeshore Road East making it complementary to the commercial uses on the north side. Through the Rangeview Development Master Plan, it was committed that buildings fronting onto Lakeshore Road East will have a minimum 6.0 m (19.7 ft.) building setback which will allow for the planting of a double row of trees, a wide sidewalk and the creation of pocket niches for passive programming thereby enhancing the Lakeshore Road interface.

(iii) Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, new and upgraded infrastructure including new roads, road and intersection improvements and upgraded servicing infrastructure will need to be implemented over the course of the full buildout of the community.

Three new public roads are proposed including the extension of Ogden Avenue, south of Lakeshore Road East, a new road running parallel to Lakeshore Road East, illustrated as Street "L", and the extension of Leading Sea Avenue to connect to Rangeview Road, illustrated as Street "G".

A phased development approach is recommended to monitor future travel patterns and to coordinate with the approvals and transportation improvements identified as part of the Lakeview Village development. Further detailed review of the transportation considerations will continue to take place throughout the individual development application review processes.

Given that Rangeview Landowners Group Inc. has proposed that initial development fronting onto Lakeshore Road East will have servicing connections along that road, the replacement and upsizing of sanitary sewer pipes on Lakeshore Road East and Rangeview Road will be necessary as will a new watermain on Rangeview Road. A new watermain on Lakeshore Road East may also be required.

Additional infrastructure and servicing comments can be found in the Region of Peel and Transportation and Works comments section.

The following community services are located in proximity to the site:

- Lakeview Library
- Lakefront Promenade Park

- AE Crookes Park
- Douglas Kennedy Park

The site is located 1.7 km (1.1 mi) from the Long Branch GO Station. The following major MiWay bus routes currently service the site:

- Route 23 – Lakeshore Road East
- Route 5 – Lakeshore Road East

The transit stops are located on Lakeshore Road East directly in front of the Rangeview Estates precinct.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, and the PPS.

3. Departmental and Agency Comments

The application was circulated to all City departments and commenting agencies. The following section summarizes the comments received.

(a) Region of Peel

Comments dated July 25, 2025, state that the Region has determined that the proposal for 5,300 units in Rangeview Estates is serviceable, and the Region does have capacity in the water and wastewater system to accommodate the development, with the addition of new infrastructure. This OPA application is supportable from a servicing capacity perspective and the Master Functional Servicing Report is now satisfactory for OPA approval, however, additional revisions will be needed for subsequent stages of the development.

As many parcels have long-term tenants or are owned by non-participating landowners, servicing connections will be more challenging. The developer is proposing to not rely on the construction of the new east-west street "L" for water and wastewater servicing connections, so all are proposed to be direct connections from Lakeshore Road East; private servicing easements are likely not feasible. Both Lakeshore Road East and Rangeview Road require upsizing of sanitary sewer pipes and new watermain. The construction of these services must be coordinated with the Lakeshore Road BRT and adjacent Regional capital projects to avoid disruption of newly built infrastructure. When street "L" lands are assembled the ultimate build-out of the road would include a watermain added to meet Regional standards for watermain looping and fire hydrants only.

Following approval of this OPA and prior to individual development applications, the Region will require additional drawings and designs of the water and wastewater spine services prior to executing the Master Development Agreement.

The analysis included in the Urban Transportation Considerations report has now incorporated the larger development context in the Lakeshore area including the Lakeview

Village dwelling unit counts and intersection design at Region Roads (Dixie Road and Cawthra Road). To be consistent with Lakeview Village requirements for infrastructure upgrades based on traffic volumes, the Region would support a phased approach, allowing 3,700 units (currently supported under the status quo in-effect Official Plan policies) to proceed in a first phase, followed by the remaining 1,600 units in a second phase once the Regional Road intersection upgrades are completed in coordination with the Lakeshore BRT construction to support the proposed 5,300 dwelling units.

The Region supports the use of district energy systems within Rangeview Estates. As financial and technical feasibility matters still need to be considered, it is recommended that a feasibility study be conducted to evaluate options for renewable/sustainable energy solutions in Rangeview Estates. If found to be feasible, the district energy system infrastructure or other on-site renewable energy source infrastructure should be addressed in the Master Development agreement.

(b) City Transportation and Works Department

Comments dated November 4, 2025, state that technical reports and drawings have been submitted and reviewed to ensure that engineering matters related to noise, servicing, stormwater management, traffic and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Based on a review of the materials submitted, staff are generally satisfied with the details provided in the reports, plans or studies in order to confirm the engineering feasibility of the development proposal. A Master Development Agreement and additional agreements, technical details and revisions are required to comply with City requirements from an engineering standpoint. In support of the proposed official plan policies relating to the Development Master Agreement, the City requires functional engineering design of public infrastructure.

Stormwater

The proposed policies, through the Cost Sharing and Master Development Agreements, provide the foundation for coordinated and phased development within the Rangeview area, including the initial planning and provision of municipal infrastructure such as the public stormwater network.

The stormwater system is expected to be designed within public rights-of-way in accordance with the Development Master Plan and will provide sufficient capacity to support future phases. Development in the absence of required infrastructure, including storm servicing, will be considered premature and not supported, as per the proposed Official Plan policies. Further technical requirements will be addressed through the functional design process and subdivision agreements.

Traffic

Two transportation impact study (TIS) submissions were provided by BA Consulting Group Ltd. in support of the proposed Official Plan Amendment. Each submission was reviewed and audited by staff. In addition, a qualified transportation consultant was retained to conduct a peer review of the TIS study.

Based on the second submission dated May 2025, the study concluded that the proposed development is anticipated to generate 1,132 (213 in, 920 out) and 1,106 (748 in, 359 out) two-way site trips for the weekday AM and PM peak hours in 2041 respectively. Compared to the existing "as of right" planning permissions, the proposal will result in an estimated net difference of 297 (34 in, 264 out) and 288 (208 in, 81 out) net two-way vehicular site trips for the weekday AM and PM peak hours in 2041, respectively.

With the traffic generated by the proposed development, the study area intersections will operate at acceptable levels of service subject to external road improvements being provided which may include the Ogden Avenue road extension and the introduction of the Lakeshore Road Bus Rapid Transit. The applicants will be required to provide additional transportation studies through individual development approvals of each block to confirm external road improvements and include additional mitigation measures as may be required.

Environmental Compliance

The Preliminary Review of Air Quality, Odour, Dust, Noise & Vibration Study, dated May 29, 2024, and prepared by SLR Consulting (Canada) Ltd., has been received in support of the Official Plan Amendment. The report identified the potential for air quality impacts on the proposed development, indicating that a more comprehensive assessment will be necessary at a later stage.

Noise

An Air Quality, Odour, Dust, Noise & Vibration Study prepared by SLR Consulting (Canada) Ltd, dated May 29, 2024, was received for review. The study evaluates the potential impact of environmental noise to and from the development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include industry and transportation. Noise mitigation may be required. Revised noise studies will be required as part of future development application submissions.

Engineering Plans/Drawings

The applicant has submitted a number of high-level technical plans and drawings which are to be revised as part of the Master Development Agreement and future development applications, in accordance with City standards.

(c) Parks Assets – Planning and Building Department

Comments dated July 28, 2025, state that staff are satisfied with the general distribution and location of proposed park blocks as outlined in the Council endorsed Rangeview Development Master Plan, which proposes approximately 2.62 ha (6.47 ac.) of parkland intended to offer park services at the destination and community level. Refinement of the boundaries of some of the blocks has been achieved through the Official Plan Amendment application process.

Implementation for phasing of parkland conveyance including provision for calculation of parkland requirements will be addressed through a future Master development Agreement, or agreements in accordance with the Official Plan Policies for Cost Sharing and Master Development Agreement.

(d) Dufferin-Peel Catholic District School Board and Peel District School Board

The Dufferin-Peel Catholic District School Board has confirmed that it will not be seeking the allocation of a school through this development.

Based on a series of meetings with the Peel District School Board, it has been indicated that a new elementary school may be required based on the student yield generated by the proposed number of dwelling units. It has been the preference of the School Board to identify a 1.6 ha (4.0 ac.) block to accommodate a new urban style school which would be similar to what has been planned for in Lakeview Village. Given the multiple owners that form Rangeview Landowners Group Inc., and the fact that there are a number of properties which are owned by non-participating landowners, the applicant has not identified a suitable block for a school that would satisfy the School Board's preference. The School Board has accepted the approach of including policies in the Official Plan which will ensure that the need for a school is evaluated with each development application that is brought forward in Rangeview Estates.

The policies, and the School Accommodations Summary, can be found in Appendix 1.

4. Housing Affordability, Housing Supply and Mayor's Housing Task Force

Housing affordability and housing supply within the City of Mississauga continues to be a challenge and is a critical priority. As Mississauga continues to grow, a broad range of housing options and tenures are necessary to fulfill increasing demand.

To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of two bedroom units and three bedroom units.

For development applications of 50 units or more, the applicant may be required to demonstrate how the application can meet the City's housing objectives and policies and can contribute to the regional housing unit target of 30 percent of all new housing units being affordable, and that 25 percent of all new housing units be rental tenure.

The City's Inclusionary Zoning (IZ) By-law applies to development or redevelopment of more than 50 units and more than 3 600 m² (38,750 ft²) of gross floor area. IZ policies do not apply to developments proposing purpose-built rental housing.

While Rangeview Landowners Group Inc. has not proposed a coordinated approach to incorporating affordable housing into the community, they indicated that they will comply with the applicable IZ policies as individual development applications are submitted.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 1 Councillor, Stephen Dasko, on January 31, 2024. A subsequent online meeting was held with the Lakeview Ratepayers Association on March 19, 2024. The following summarizes comments received on the application:

Comment

There should be an enhanced streetscape along Lakeshore Road East. How will the interface between the new buildings and the road be treated?

Response

Through community engagement, the importance of the interface between buildings and Lakeshore Road East was highlighted. Rangeview Landowners Group Inc. has indicated that a minimum 6.0 m (19.7 ft.) building setback will be provided to the Lakeshore Road East right-of-way which will allow for the planting of a double row of trees, a wide sidewalk and the creation of pocket niches for passive programming.

Comment

Will there be new schools to accommodate the children within the community?

Response

The Peel District School Board has identified the potential need for a stand-alone elementary school based on the projected population for the redevelopment of Rangeview Estates, however, final confirmation and timing will be dependent on actual demand as units are occupied. The School Board will track pupil generation as the community begins to be occupied and will be circulated development applications in order to identify sites to accommodate a new school. Given the fragmented nature of lot ownership, the consolidation of lots may be necessary in order to fulfill the Board's size requirement for a new school.

Comment

How will traffic concerns and transit be handled in light of all the density that is anticipated in Lakeview?

Response

A phased development approach will take place in order to monitor future travel patterns and to coordinate with the approvals and transportation improvements identified as part of the Lakeview Village development.

Traffic intersection improvements have already been identified which include the addition of left turn lanes and protected left turn signals. Further detailed review of the transportation considerations will continue to take place throughout the individual development application review processes. These reviews will further inform policies and requirements for infrastructure, mitigation measures, parking standards, transportation demand management, transit, pedestrian/cycling connections, access management, and phasing of the development.

Next Steps

Upon adoption of the recommendations contained in this report, Staff will prepare the implementing Official Plan Amendment and bring this document to City Council for approval.

Prior to development of the lands, the applicant will be required to satisfy the below obligations:

(a) Cost Sharing and Master Development Agreement(s)

Policies will be included in the OPA requiring that a cost sharing agreement be established between the participating landowners. Additional policies will require Rangeview Landowners Group Inc., or their appointed Trustee, to enter into a master development agreement, or agreements with the City. City staff will work with Rangeview Landowners Group Inc. to ensure that the agreement is appropriately drafted.

The cost sharing agreement will address matters including the equitable sharing of costs associated with the conveyance, design and construction of public infrastructure, including City and Regional roads, road improvements, servicing and streetscape works, and community facilities, including parks.

The master development agreement, or agreements, will ensure the orderly and coordinated development of the Rangeview Estates Precinct including the necessary interim conditions that outline the staging design of municipal servicing, and the conveyance of lands for public roads. The calculation of parkland requirements and gratuitous conveyance of parkland, the allocation of responsibility between the landowners for the construction of ultimate and interim works, and other related matters will also be addressed in these agreements.

Both the cost sharing agreement and development master agreement, or agreements, will have to be drafted and entered into prior to the first development application being deemed complete. Property owners who are currently not members of the landowners group will be required to enter into these agreements and be participants in the landowners group prior to any development application being deemed complete.

(b) Rezoning and Draft Plan of Subdivision

Rangeview Landowners Group Inc. has indicated that Rezoning applications will be submitted for individual development applications rather than a comprehensive rezoning. It is anticipated that plans of subdivision applications will also be required.

(c) Site Plans

Prior to development of the lands, the applicant will be required to obtain site plan approval whereby configuration and detailed design matters will be evaluated and addressed.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

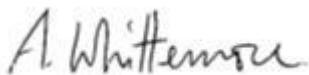
Conclusion

In conclusion, City staff has evaluated the application to permit an increase in density, revise the unit allotment by building form and revise the parks configuration against the *Provincial Planning Statement*, Region of Peel Official Plan and Mississauga Official Plan.

The revisions are in keeping with the concept endorsed through the Rangeview Development Master Plan and represent a fulfillment of the vision of Lakeview Waterfront. The increased density is appropriately accommodated through a mix of townhomes, mid-rise and taller buildings, with limited number of taller buildings up to 25 storeys being directed to strategic locations in keeping with the MTSA intensification policies. Therefore, staff is of the opinion that the applications conform to and maintain the goals and general objectives of the Provincial Planning Statement, Regional Official Plan, and Mississauga Official Plan.

Attachments

Appendix 1: Supplementary Information



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: David Breveglieri, Development Planner

Supplementary Information

Owner: Rangeview Landowners Group Inc.

900 Lakeshore Road West

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1. Location Map



Aerial Photo of Rangeview Estates

2. Participating Landowners



1. Dorsay
2. Elias Bros. Construction Limited/Elgroup Holsings Inc.
3. Rangeview 1035 Holdings Inc./Rangeview 1045 Holdings Inc./1207238 Ontario Inc
4. Whiterock 880 Rangeview Inc.
5. 447111 Ontario Limited
6. 2120412 Ontario Inc.
7. ILSCO of Canada Company
8. 1127792 Ontario Limited
9. Kotyck Investments Ltd.

Ownership Map

3. Concept Plans and Renderings



Concept Plan



Block and Park Plan



Conceptual rendering looking southward

4. Site Statistics

Applications submitted:	Received: August 16, 2024 Deemed complete: September 16, 2024
Owner:	Rangeview Landowners Group Inc.
Applicant:	Bousfields Inc.
Property Frontage:	865 m (2,838 ft.) along Lakeshore Road East
Property Area:	25.7 ha (63.5 ac)
Proposed number of dwelling units	Townhomes – 573 Low-rise buildings – 112 Mid-rise buildings – 1,634 Tall buildings – 2,981 Total - 5300
Proposed Gross Floor Area - Commercial:	8,000 m ² (184,047 ft ²)
Blocks:	12 blocks for land development 9 blocks for parkland
Proposed development area:	16.58 ha (40.97 ac)
Proposed parkland area:	2.62 ha (6.47 ac)
Net density:	206 units/ha
Anticipated Population:	12,088 *Average household sizes for units (by type) based on 2016 Census
Parking Concept:	Parking to be provided underground

5. Distribution of Units by Built Form

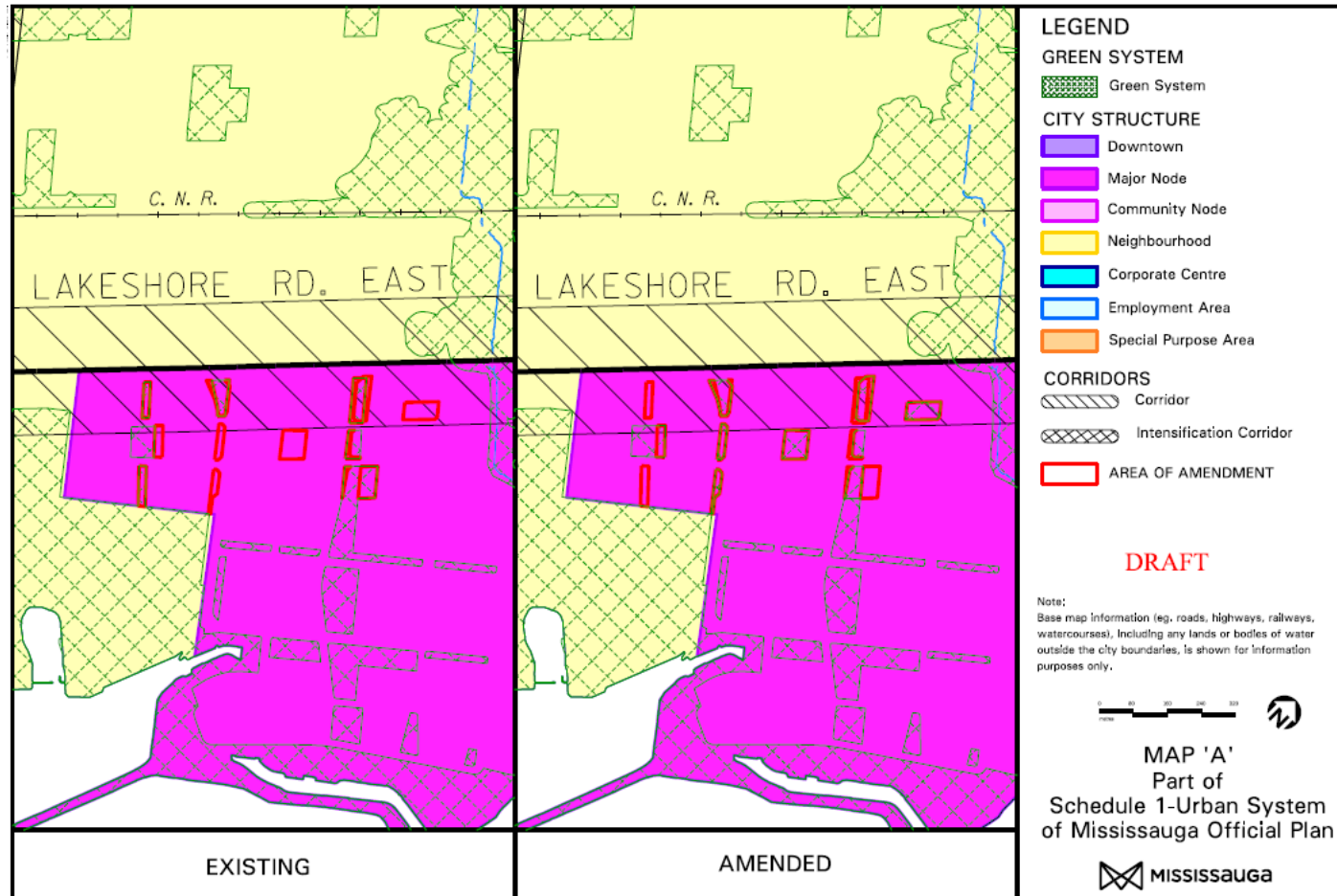
Table 1: DISTRIBUTION OF HOUSING AND UNIT TARGETS FOR RANGEVIEW ESTATES							
Precinct	Total Residential Unit	Built Form					
		Townhouses (All Types)*		Mid-Rise Buildings (5 to 8 storeys)		Taller Buildings (9 to 15 storeys)**	
		Maximum Number of Units	% of Townhouses	Maximum Number of Units	% of Mid-Rises	Maximum Number of Units	% of Taller Buildings
Rangeview Estates	5,300	700	10-15%	1,650	25-40%	3,000	45-60%

* Townhouses (all types) and low-rise apartments up to 4-storeys

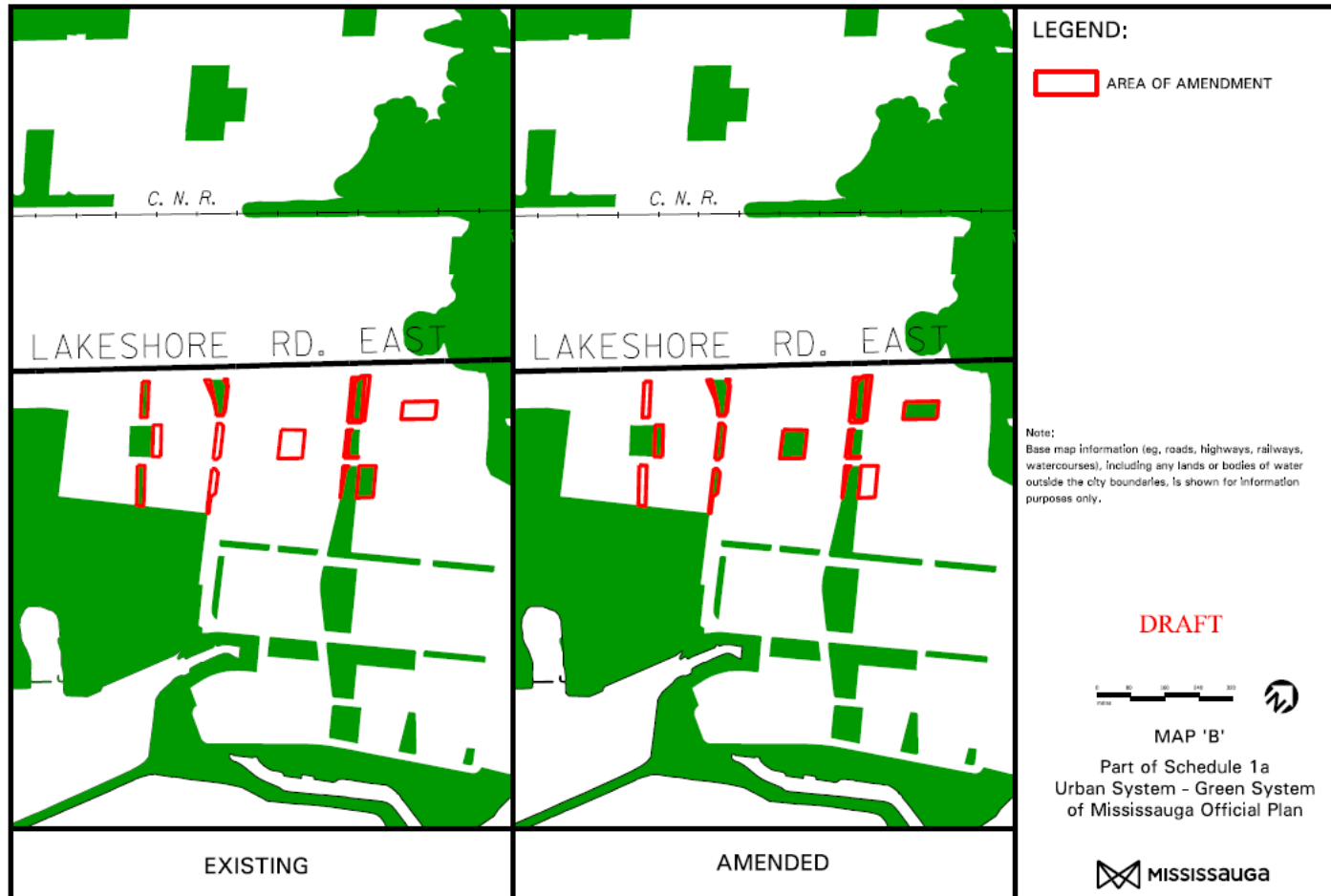
** Taller buildings up to 25 storeys may be considered in the Rangeview Estates Precinct in accordance with the policies which apply to Rangeview Estates related to the placement of tall buildings

*** The maximum number of units by built form in Rangeview Estates may be altered by 5% provided the overall maximum does not exceed 5,300 units.

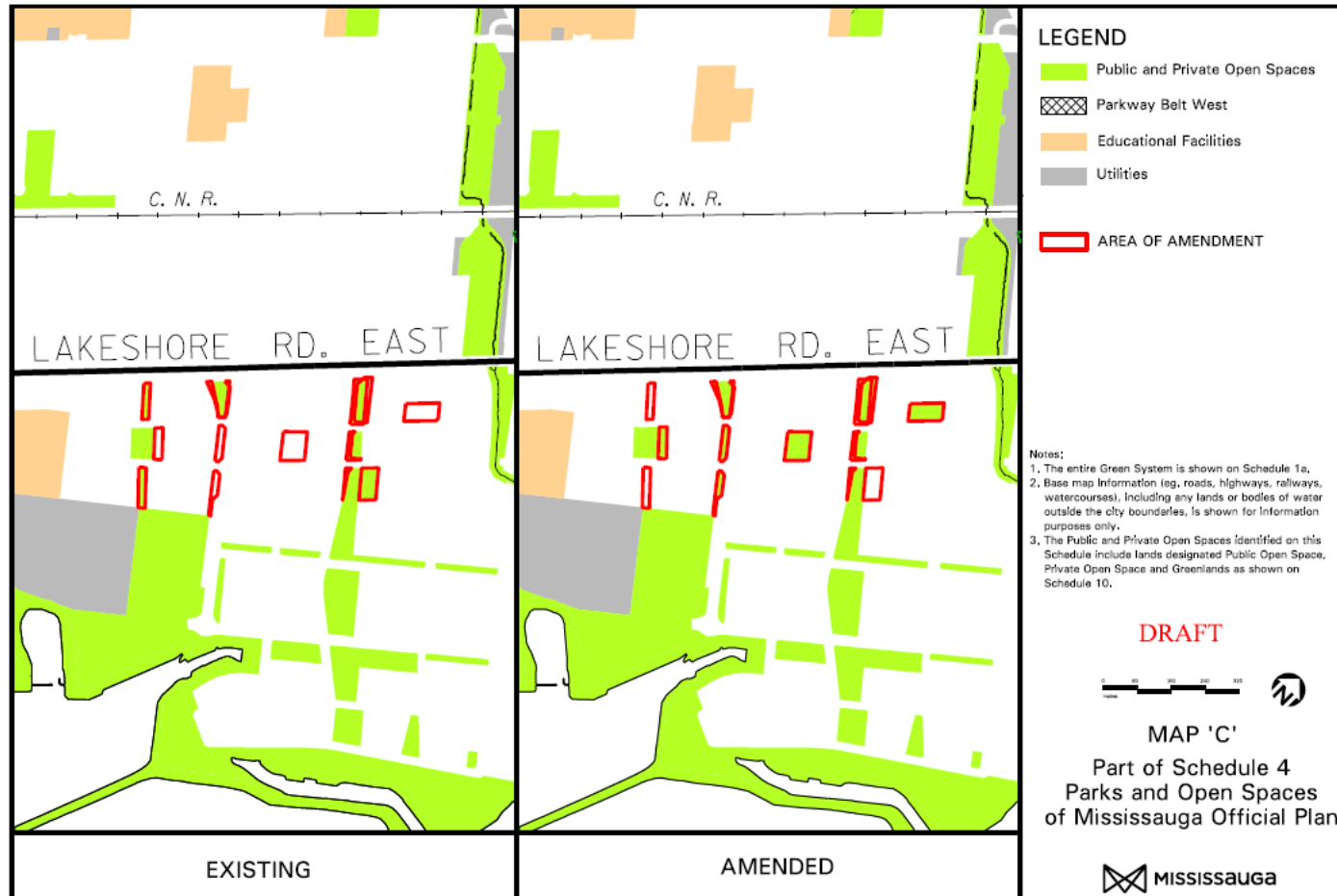
5. Existing and Proposed Official Plan Designation and Schedules



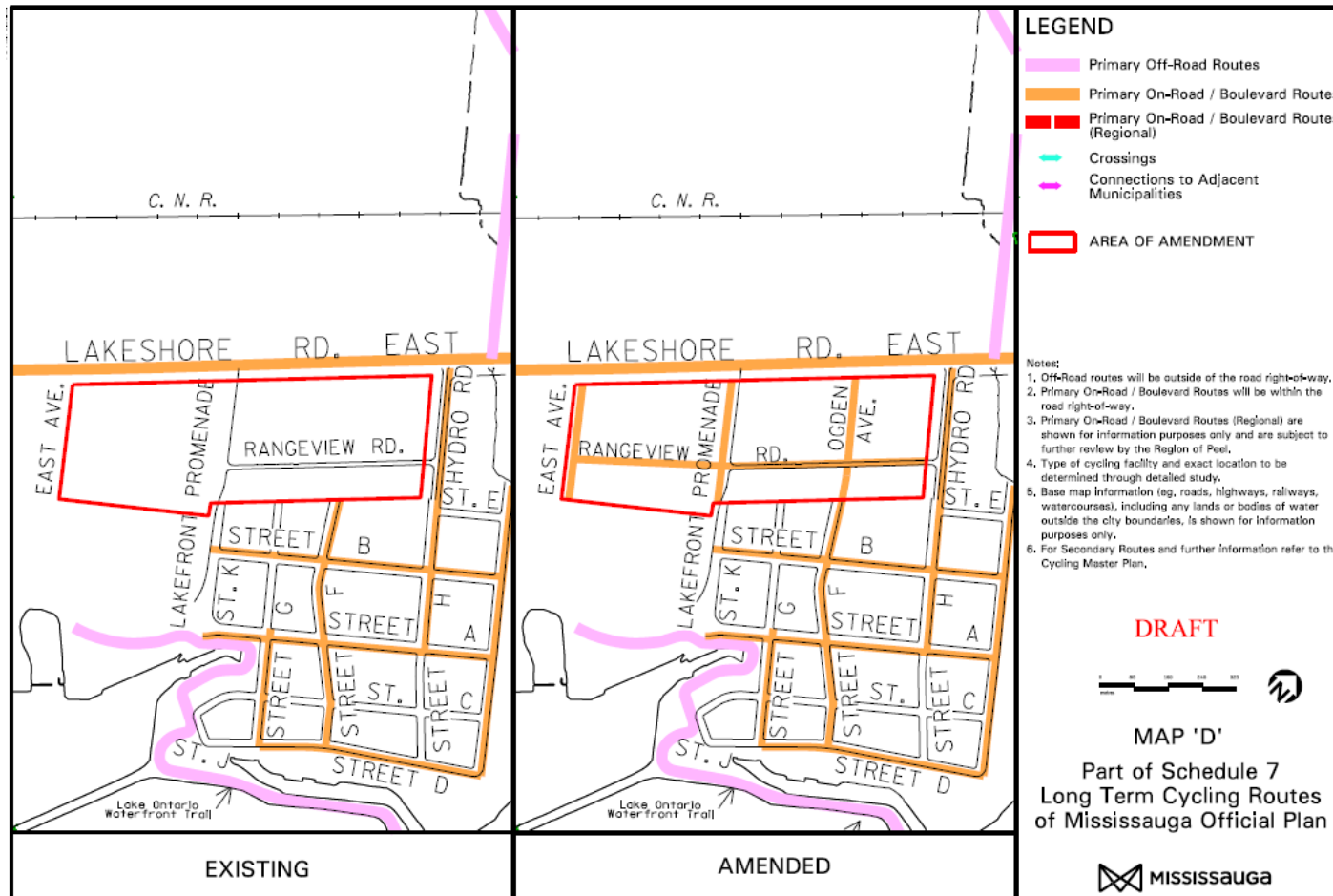
Schedule 1 – Urban System



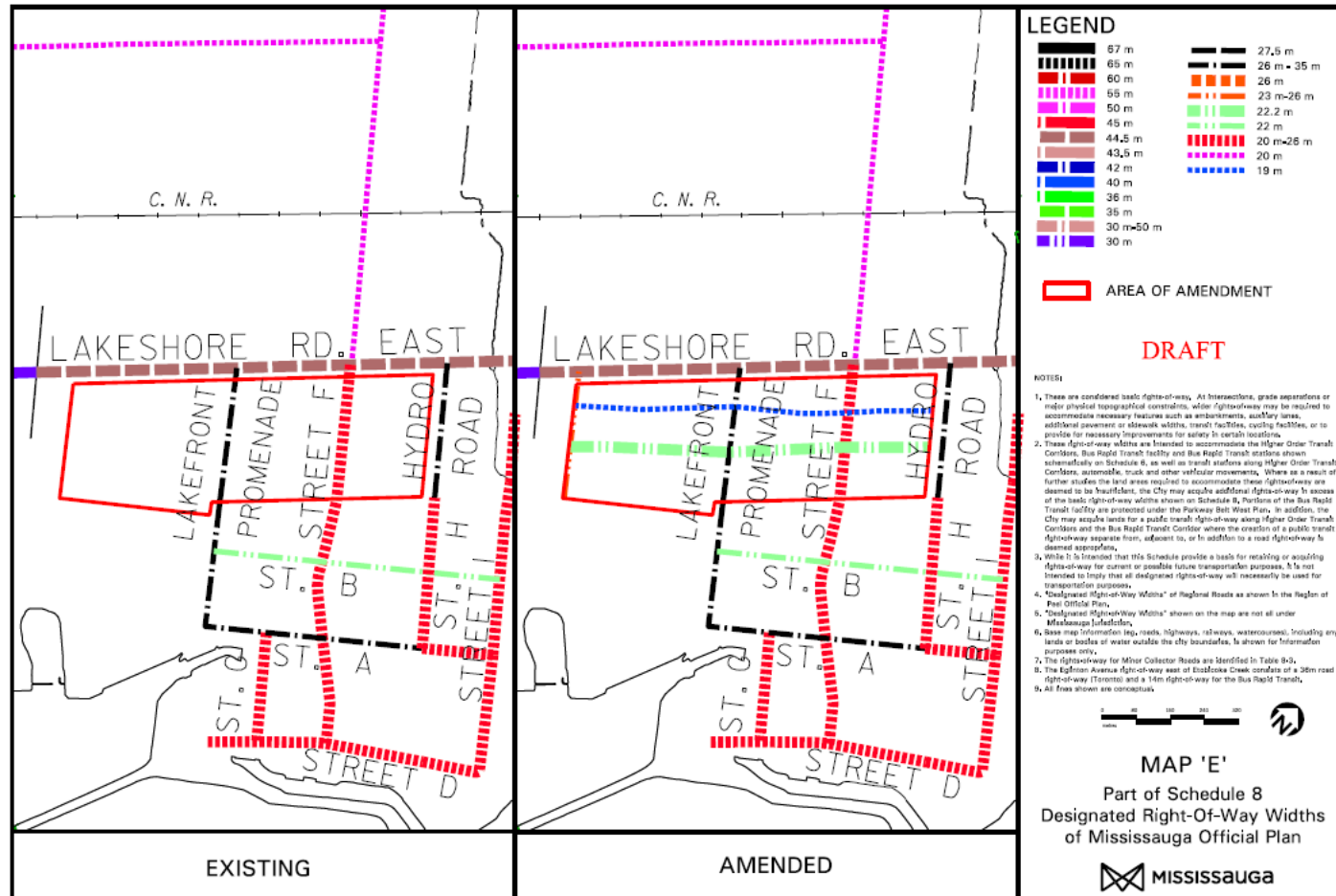
Schedule 1a – Urban System – Green System



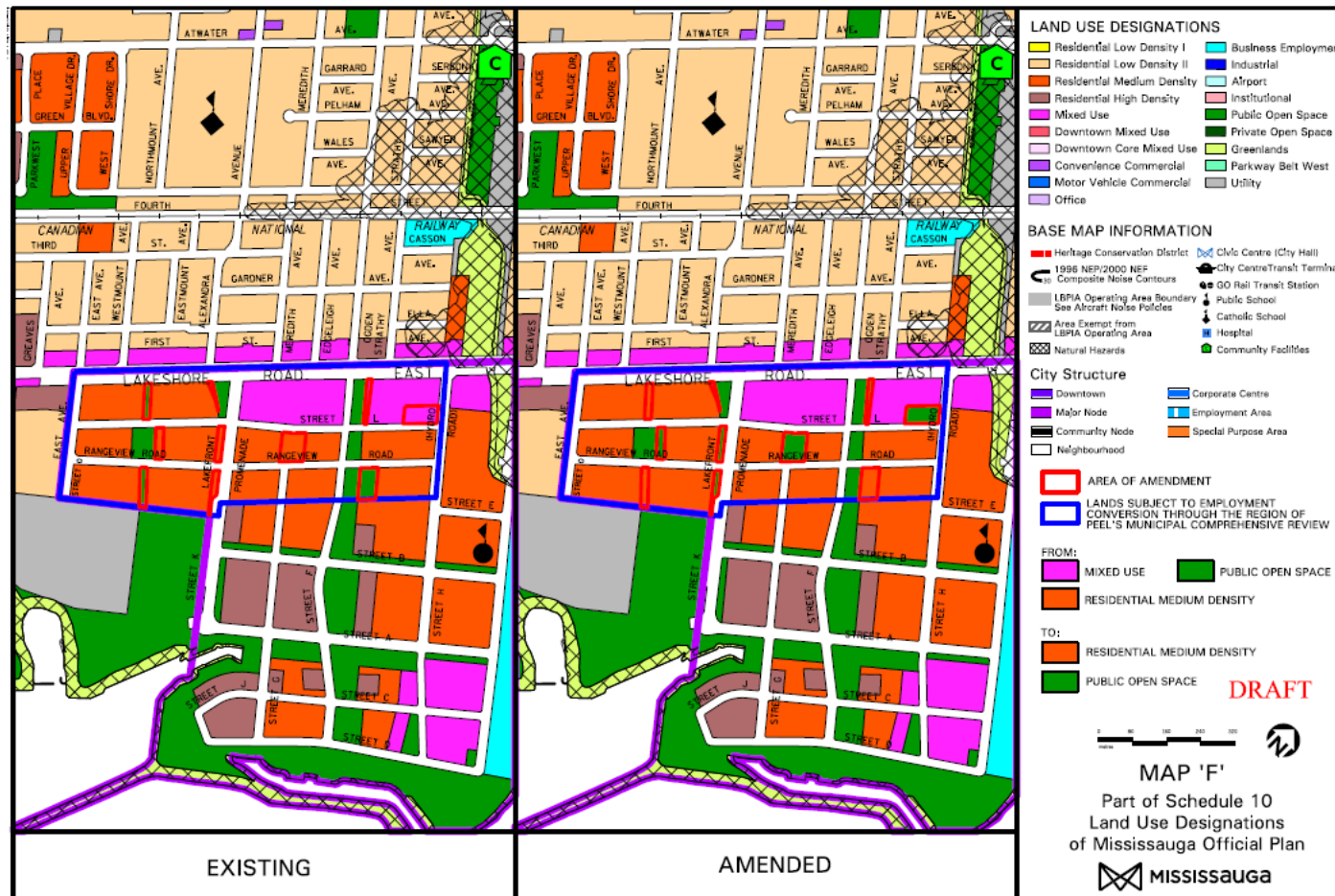
Schedule 4 – Parks and Open Spaces



Schedule 7 – Long Term Cycling Routes



Schedule 8 – Designated Right-of-Way Widths



Schedule 10 – Land Use Designations

8. Proposed Official Plan Policy Amendments

1. Table 8-2, Create a Multi Modal City, of Mississauga Official Plan, is hereby amended by deleting row #95 and replacing it with the following:

95	Ogden Ave	South Service Rd.	Street 'D'	Mississauga	20 m
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2. Section 13.3.6, Complete Communities, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.6.1.
3. Section 13.3.8 Desirable Urban Form, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Table 1 and replacing it with the following:

Table 1: DISTRIBUTION OF HOUSING AND UNIT TARGETS FOR RANGEVIEW ESTATES							
Precinct	Total Residential Unit	Built Form					
		Townhouses (All Types) ¹		Mid-Rise Buildings (5 to 8 storeys)		Taller Buildings (9 to 15 storeys) ²	
		Maximum Number of Units	% of Townhouses	Maximum Number of Units	% of Mid-Rises	Maximum Number of Units	% of Taller Buildings
Rangeview Estates ³	5,300	700	10-15%	1,650	25-40%	3,000	45-60%

1. Townhouses (all types) and low-rise apartments up to 4 storeys

2. Taller buildings up to 25 storeys may be considered in the Rangeview Estates Precinct in accordance with Policy 12 of this Official Plan Amendment.

3. The maximum number of units by built form in Rangeview Estates may be altered by 5% provided the overall maximum does not exceed 5,300 units.

3. Section 13.3.8.2, Development Master Plans, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by adding the following policies:

13.3.8.2.3 The Rangeview Development Master Plan represents the development master plan for the Rangeview Estates Precinct. Development within this precinct will generally be in keeping with the layout, built form and principles outlined in the Rangeview Development Master Plan.

13.3.8.2.4 The Rangeview Sustainability Strategy forms part of the endorsed Rangeview Development Master Plan. Development proposals shall incorporate sustainability measures in keeping with the recommendations outlined in the Rangeview Sustainability Strategy in order to ensure that new developments implement environmentally responsible practices.

4. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.8.3.9.
5. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Figure 7, Distribution of Built Form.
6. Section 13.3.8, Desirable Urban Form, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.8.3.10 and replacing with the following:

13.3.8.3.10 Development master plans will identify key locations where taller buildings (9 to 15 storeys) may be located. These buildings, in addition to tall buildings up to 25 storeys, may be considered at the following locations:

- in proximity to the Transit Stations on Lakeshore Road East, taller buildings will be located behind a mid-rise building;*
- along the future enhanced transit route;*
- along the central north-south park along Ogden Avenue;*
- at the northeast corner of East Avenue and Street 'L'.*

7. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.8.3.13 and replacing it with the following:

13.3.8.1.13 Taller buildings set back from Lakeshore Road East may be connected to mid-rise buildings fronting Lakeshore Road East, provided they are set back a minimum of 25 metres.

8. Section 13.3.8.3, Precincts, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by adding the following policies:

13.3.8.3.14 Buildings fronting onto Lakeshore Road East are to have their street wall setback a minimum of 6 meters from the Lakeshore Road East property line.

13.3.8.3.15 Driveways constructed onto Lakeshore Road East are to be shared, where feasible, and designed for future conversion to pedestrian walkways, with the driveways onto Lakeshore Road East closed once access to Street 'L' is available.

13.3.8.3.16 The Peel District School Board ("PDSB") has identified the need for a public school within the Rangeview Estates Precinct. Through the development application review process, PDSB will advise the City and the landowner whether a school will be required as part of such application.

Until such time as PDSB has satisfied itself that the vertical integration of a school within a mixed use building is a feasible option, PDSB's compact urban school model contemplates a stand-alone school building on an approximate 4 acre site.

For the purposes of this policy, the term "mixed use" refers to a building that is designed to provide for a school, above which are residential units. A school is not included in the maximum height assigned to any parcel of land that it is constructed on.

13.3.8.3.17 Development within Rangeview Estates is encouraged to connect all buildings to a district energy system and/or on-site renewable energy source, if available at costs comparable to other energy sources.

9. Section 13.3.10 Land Use Designations, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.10.2.1.

10. Section 13.3.10, Land Use Designations, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.10.3.1 and replacing it with the following:

13.3.10.3.1 *In addition to the Mixed Use policies of this Plan, the following will apply:*

- a. *Residential uses shall not be permitted on the ground floor frontage of buildings along Lakeshore Road East between Lakefront Promenade and Hydro Road, with exceptions for:*
 - i. *residential lobby up to 25% of the front wall;*
 - ii. *a combination of residential lobby and private amenity space up to 30% of the front wall.*

11. Section 13.3.11, Implementation, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.15 and replacing it with the following:

Prior to any residential development applications from a landowner within Rangeview Estates Precinct being deemed complete the Rangeview Landowners Group Trustee ("the Trustee") will be required to submit a certificate confirming that the development proponent is a participating landowner and is in good standing with the Rangeview Landowners Group.

12. Section 13.3.11, Implementation, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.16 and replacing it with the following:

Prior to final approval of a rezoning application, or removal of a holding provision from a zoning by-law, or registration of a Plan of Subdivision for any residential development applications, as required, within the Rangeview Estates Precinct, the Rangeview Landowners Group Trustee will be required to submit a certificate confirming that the development proponent is in good standing with the Rangeview Landowners Group and has entered into the required agreements, including the Rangeview Landowners Cost Sharing Agreement, and the Trustee must have signed the Master Development Agreement, required in 13.3.11.19 to ensure the orderly and coordinated development in accordance with the Rangeview Development Master Plan.

13. Section 13.3.11, Implementation, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.17 and replacing it with the following:

In addition to the use of a holding provision set out in policy 19.7, Council may impose a holding provision to require the development proponent to enter into the Rangeview Landowners Cost Sharing Agreement and the Master Development Agreement to ensure implementation of policy 13.3.11.16 and shall not remove the holding provision without confirmation from the Trustee confirming that the development proponent has entered into the Rangeview Landowners Cost Sharing Agreement.

14. Section 13.3.11, Implementation, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.18 and replacing it with the following:

The Rangeview Landowners Cost Sharing Agreement shall be administered by the Trustee and the City shall receive certification from the Trustee confirming the development proponent has satisfied their obligation under the agreement. The Rangeview Landowners Cost Sharing Agreement should address matters including, without limitation, the equitable sharing of costs associated with the conveyance, design and construction of public infrastructure, including City and Regional roads, road improvements, servicing and streetscape works, and community facilities, including parks.

15. Section 13.3.11, Implementation, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.19 and replacing it with the following:

The Trustee will enter into a Master Development Agreement, or agreements, on behalf of the Rangeview Landowners Group to ensure the orderly and coordinated development of the Rangeview Estates Precinct in accordance with the Rangeview Development Master Plan. The Master Development Agreement, or agreements, will address matters, to the satisfaction of the City, the Region and the Rangeview Landowners Group, including:

1. functional engineering design of public infrastructure including all roads and road widenings, complete streets, intersections, water and wastewater servicing, and necessary interim conditions that outline the staging design of municipal servicing;
2. the conveyance of lands for public roads;
3. the calculation of parkland requirements and conveyance of parkland in an amount, location and configuration consistent with the Rangeview Development Master Plan;
4. the allocation of responsibility between the landowners for the construction of ultimate and interim works, including approval of detailed engineering submissions and posting of required securities;
5. the district energy system infrastructure, or other on-site renewable energy source infrastructure, if applicable;
6. the timing and/or project milestones triggering the requirements associated with 1-5 to the satisfaction of the Rangeview Landowners Group, City and Region; and
7. identification of any subsequent agreements, approvals or processes required to implement the matters in 1-6.

16. Section 13.3.11, Implementation, Lakeview Waterfront Major Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.20 and 13.3.11.21.

The above policy amendments may be subject to further minor revision for formatting and language.

9. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation		
453 Kindergarten to Grade 5 194 Grade 6 to Grade 8 278 Grade 9 to Grade 12	Janet I. McDougald P.S. Enrolment: 513 Capacity: 552 Portables: 0	Allan A. Martin P.S. Enrolment: 524 Capacity: 566 Portables: 4	Cawthra Park Secondary Enrolment: 1,110 Capacity: 1,044 Portables: 5

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
286 Junior Kindergarten to Grade 8 122 Grade 9 to Grade 12	Queen of Heaven Elementary Enrolment: 359 Capacity: 579 Portables: 0	St. Paul Catholic Secondary Enrolment: 785 Capacity: 786 Portables: 0