

# 900 Lakeshore Road West Development Proposal



# 900 Lakeshore Road West and the Mississauga Official Plan

## [Development application OZ/OPA 25-8 W2 – City of Mississauga](https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/development-application-oz-opa-25-8-w2/)

Project documents for the development proposal were submitted to the City in March 2025 and can be found on the City website at <https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/development-application-oz-opa-25-8-w2/>

Municipal Council adopted the new Mississauga Official Plan 2051 on April 16, 2025, but is still awaiting approval from the Ministry of Municipal Affairs and Housing. The ministry is currently reviewing the plan to ensure it aligns with provincial policies and land use regulations. The public consultation period is open until July 25, 2025, so feedback is still being collected before a final decision is made.

Development applications submitted before April 2025 will generally be reviewed under the previous Official Plan, rather than the new Mississauga Official Plan 2051. However, there are exceptions:

- If an application is already in progress but has not received final approval, it may be subject to transition policies outlined in the new plan.
- Certain zoning and land use amendments may require compliance with updated policies, depending on provincial directives.
- The Ministry of Municipal Affairs and Housing has yet to finalize its decision on the new plan, so additional transition rules could be introduced.












# Non-Compliance with the Existing Mississauga Municipal Plan

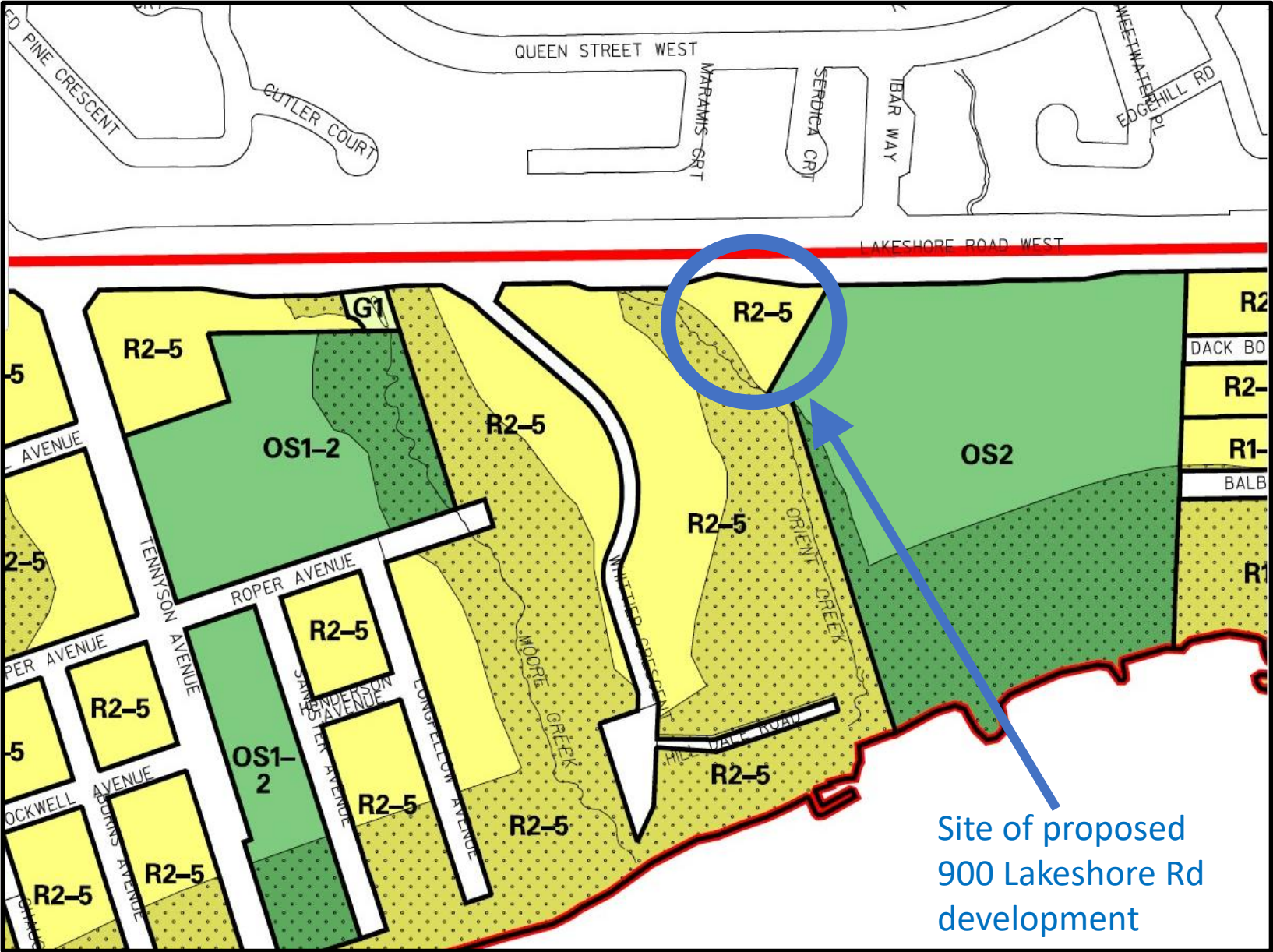
According to **Part Three (Chapter 16)** of the Official Plan, the site is part of the Clarkson-Lorne Park neighbourhood:

- 16.5.1.1: Developments should be compatible with and enhance the character of Clarkson-Lorne Park **as a diverse established community by integrating with the surrounding area.**
- The land use designation is Residential Low Density I (Schedule 10). In Clarkson-Lorne Park **this designation permits only detached dwellings.**
- This proposal requires an **Official Plan Amendment** to designate the site as Residential High Density in order to permit apartment dwellings.

# Site Location at 900 Lakeshore Road West

### Map Legend

		R1 - R16	Detached Dwellings
		RM1, RM2, RM3	Semi-Detached
Residential		RM7	Detached, Semi-Detached, I
		RM4, RM5, RM6	Townhouse
		RM8 - RM12	Back to Back, Stacked Town
		RA1 - RA5	Apartment, Long-Term Care
Greenlands		G1	Natural Hazards
		G2	Natural Features
			Greenlands Overlay



Site of proposed  
900 Lakeshore Rd  
development

**900 Lakeshore Rd. W.  
Street Scape**



**900 Lakeshore Rd. W.  
Street Scape**





# What are the concerns with the proposal?

## Issues with the Process:

Developers frequently submit proposals that **significantly diverge** from the guidelines set in the **City of Mississauga Official Plan**.

The Official Plan is crafted through extensive consultation with **City Staff and the public**, ensuring that the final version reflects **best practices in city planning** and incorporates **input from Mississauga residents**. Once finalized, City Council reviews and approves the plan before submitting it to the **Ministry of Municipal Affairs and Housing** for further assessment.

Despite this structured process, when development permits are **denied due to non-compliance**, developers often **bypass local decision-making** by appealing directly to the **Ontario Land Tribunal (OLT)**. This practice undermines the integrity of the planning framework and places an unnecessary financial burden on taxpayers.



# Additional Concerns

## Technical Concerns - Trees:

The arborist's report indicates that of the **80 trees** on and adjacent to the 900 Lakeshore Rd site, **49 trees are proposed for removal, and an additional 7 trees will be injured**. The majority of these trees are in good or fair condition, and the arborist has recommended a tree root exploration study to assess the impact of construction and to provide preservation and injury mitigation recommendations.

**Project documents fail to address the impacts of construction on the Lorne Park Estate's (LPE) woodlands, which are part of LPE's cultural heritage landscape.**

A large number of the trees proposed for removal are located on or very close to the LPE property line. The loss of these trees will contribute to greater erosion of the bank, resulting in damage to the wetlands, valley land, and the large woodland area.

To date, there has been no survey has been conducted to ensure that none of these 80 trees are on LPE property.



# More Concerns

## Technical Concerns – Wind

The planned removal of trees on this site will **eliminate natural wind barriers**, allowing **stronger air currents** to flow through the newly open spaces. This can result in **increased wind speeds, turbulence, and potential impacts** on nearby buildings, of which there is no mention.

The effects of tree removal on wind patterns include the following:

- **Loss of Wind Buffering** – Trees act as natural windbreaks, reducing wind intensity near structures.
- **Accelerated Wind Speeds** – Without trees, wind can move more freely, creating a tunnel effect.
- **Structural Vulnerability** – Increased wind pressure may affect windows, doors, and roofing.
- **Heightened Soil Erosion Risk** – Greater wind exposure can lead to faster soil degradation, impacting surrounding landscapes.

The **removal of tree clusters** at this site is likely to **exacerbate wind damage during storm events**, increasing risks to both infrastructure and the environment. The environmental study conducted by the developer makes no reference to impacts on the cultural heritage landscape or the significant woodlot adjacent to the property. Without an assessment of the impacts on adjacent properties, this study is incomplete.



# Even More Concerns

## Technical Concerns - Water:

With rainfall events of increasing frequency and intensity, constructing a **condo building with a four-story underground parking garage** adjacent to a **creek, marshland, and Lake Ontario** raises significant planning concerns.

Project documents **fail to address** critical issues such as **slope stability and land subsidence**, both of which could compromise the **structural integrity** of the building. There is no mention at all about the potential impacts on neighbouring properties and buildings. This is a serious oversight.

If the proposal is approved, it raises serious questions about **legal and financial liability** in the event of **flooding or structural failure**. Would such a development on this site even be **insurable**?

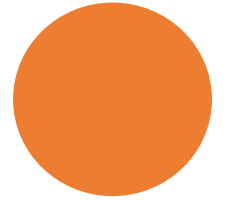
# Still More Concerns

## Technical Concerns:

The project documents raise concerns about projected Category 1 and Category 2 winds around the site, which are a threat to pedestrian safety.

The shadowing impacts of the building on neighbouring homes, means that some homeowners will be in perpetual darkness.

**Impact assessments of tree removals, stronger winds, and more frequent and intense rainfall events are primarily focused on the 900 Lakeshore Rd site and do not address impacts on the surrounding areas. This is a glaring oversight.**





# Conclusions

This proposal poses a **significant risk** to the **entire community**, not just the **Lorne Park Estates Association**.

It is merely the **beginning of a larger city-wide issue**, and residents must take action to ensure that both the **City and developers** recognize their concerns. Developers **cannot be allowed to disregard** the **Mississauga Official Plan**, expecting taxpayers to **shoulder the financial burden** of their **avoidable legal challenges** at the **Ontario Land Tribunal (OLT)**.

We are launching multiple campaigns to **raise awareness**, beginning with a **letter-writing initiative**.

For those who prefer a structured approach, we will provide **several letter templates** to choose from. These can be addressed to **Municipal Council, Mayor Parrish, and all Mississauga Members of Provincial Parliament** to ensure your voice is heard.

**Strength in numbers matters—let's make sure our concerns reach the right decision-makers.**



**Subverting The Official Plan!**