

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** January 21, 2019

**CASE NO(S):** PL180196

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Port Credit West Village Partners Inc.  
Subject: Request to amend the Official Plan - Failure of the City of Mississauga to adopt the requested amendment

Existing Designation: Special Waterfront/Motor Vehicle Commercial  
Proposed Designated: Port Credit West Village Precinct within the Port Credit Local Are Plan

Purpose: To permit mixed use development  
Property Address/Description: 181 Lakeshore Road West, 70 Mississauga Road South

Municipality: City of Mississauga  
Approval Authority File No.: OPA/OZ 16/013  
OMB Case No.: PL180196  
OMB File No.: PL180196  
OMB Case Name: Port Credit West Village Partners Inc. V. Mississauga (City)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Port Credit West Village Partners Inc.  
Subject: Proposed Plan of Subdivision - Failure of City of Mississauga to make a decision

Purpose: To permit mixed use development  
Property Address/Description: 181 Lakeshore Road West, 70 Mississauga Road South

Municipality: City of Mississauga  
Municipality File No.: OPA/OZ 16/013  
OMB Case No.: PL180196  
OMB File No.: PL180198

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Port Credit West Village Partners Inc.
Subject:	Application to amend Zoning By-law No. 0225-2007 Refusal or neglect of City of Mississauga to make a decision
Existing Zoning:	Zone D – vacant land not yet developed
Proposed Zoning:	Site Specific (To be determined)
Purpose:	To permit to provide a number of West Village Zones that allow for retail, office, institutional, and residential development and parks and open spaces, in appropriate locations in the Port Credit West Village
Property Address/Description:	181 Lakeshore Road West, 70 Mississauga Road South
Municipality:	City of Mississauga
Municipality File No.:	OPA/OZ 17/012
OMB Case No.:	PL180196
OMB File No.:	PL180197

**Heard:** November 23, 2018 in Mississauga, Ontario

## **APPEARANCES:**

### **Parties**

### **Counsel**

Port Credit West Village Partners Inc.	D. Baker
City of Mississauga	Q. Annibale, M. Joblin, L. Magi
Region of Peel	R. Godley

## **MEMORANDUM OF ORAL DECISION DELIVERED BY L.M. BRUCE ON NOVEMBER 23, 2018 AND ORDER OF THE TRIBUNAL**

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[1] This was the first prehearing conference (“PHC”) for an appeal of Mississauga City Council’s failure to make decisions within the legislative timeframe for an Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”) and Draft Plan of

Subdivision. The Applicant is Port Credit West Village Partners Inc. (“WVP”) which is a partnership consisting of Diamond Corp, DREAM Unlimited, Kilmer Van Nostrand Co. Limited and FRAM + Slokker.

[2] The purpose of the applications is to permit a mixed use and multi-phase project that will create a waterfront community with 3000 new residential units (townhouse, mid-rise and high-rise), retail, amenity spaces, parkland and campus uses.

[3] The subject site, located at 181 Lakeshore Road West and 70 Mississauga Road South, is the now vacant site of the former Imperial Oil refinery.

[4] The Region of Peel was added as a party on consent.

[5] This PHC was well attended by local residents, many seeking participant status. Attachment 1 lists the participants that were granted status on consent. The Tribunal suggested to the participants that they may wish to group themselves with other residents who had common concerns and identify representative speakers who would make statements at the hearing.

[6] The Tribunal was advised that the City and the Applicant are continuing to work together to address outstanding issues. An update will be provided to City Council in January or February 2019. After this time the parties will be able to develop an issues list and prepare a procedural order. The Tribunal was asked to set two further PHCs. The second PHC will be held by telephone conference call (“TCC”) in February 2019 to identify dates for a hearing. A third, PHC was requested for August 2019 to provide the Tribunal with an update on the status of the appeals based on ongoing discussions between the Applicant and the City. The Tribunal was advised the ongoing discussions could potentially result in the August PHC being converted to a settlement hearing.

[7] The Tribunal concurred with the request for two additional PHCs and has scheduled the second PHC for **Wednesday, February 27, 2019 at 9 a.m.** by TCC.

Individual(s) are directed to call **416-212-8012** or Toll Free **1-866-633-0848** on the assigned date at the correct time. When prompted, enter the code **4779874#** to be connected to the call. If assistance is required at any time, press '0' for the operator. It is the responsibility of the person(s) participating in the call to ensure that they are properly connected to the call and at the correct time. Questions prior to the call may be directed to Nazma Ramjaun, the Tribunal's Case Coordinator, at **416-326-6796**.

[8] The third PHC has been scheduled for **Wednesday, August 7, 2019 at 10 a.m.**  
at:

**Mississauga City Hall  
300 City Centre Drive  
Mississauga, ON L5B 3C1**

[9] No further notice will be given.

[10] This member is not seized.

*"L.M. BRUCE"*

L.M. BRUCE  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Tribunals Ontario - Environment and Land Division  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**Participants**

Janet Glass

Chris Mackie

Dorothy Tomiuk

Chris Dohn

Mary Simpson

Robert Denhollander

Town of Port Credit Association (TPCA)

Port Credit Heritage District Committee