

Amendment No. #

to

Mississauga Official Plan

By-law No. _____

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

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 or an amendment thereto;

AND WHEREAS, Council adopted Planning and Development Committee recommendation PDC 0080-2019 at its November 6, 2019 meeting which allowed Lakeview Community Partners Limited to submit an Official Plan Amendment in accordance with subsection 22 (2.2) of the *Planning Act*, notwithstanding the two year moratorium on amendments to the Lakeview Waterfront Official Plan policies (MOPA #89);

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. #, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes/mapping modifications within 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. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2020.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. #
to
Mississauga Official Plan

The following text, Maps (13-3.1, 13-3.2, 13-3.3), Maps ("A", "B", "C", "D", "E", "F", "G", "H", and "I"), Figures (2, 4, 7) and Table attached constitute Amendment No. XX.

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 January 13, 2020 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to amend various land use designation boundaries to reflect the road, block, and open space pattern as shown on the accompanying draft plan of subdivision, to revise building height permissions and precinct unit targets, as well as to correct the limits of the Lakeview Waterfront Major Node Character Area under section 13.3 of the MOP. This Amendment follows the principles established through the City Council endorsement of a Development Master Plan (DMP) presented to Planning and Development Committee on October 28, 2019 and approved through PDC 0080-2019 which in turn was passed by Council resolution on November 6, 2019. This City Council endorsement also included provisions to permit the applicant to submit an Official Plan Amendment in accordance with subsection 22 (2.2) of the Planning Act, notwithstanding the two-year moratorium on amendments to the Lakeview Waterfront Official Plan policies.

This Amendment also amends various maps, tables, and figures within the MOP.

LOCATION

The lands affected by this Amendment are located at the southeast corner of Lakeshore Road East and Hydro Road and continuing along to the terminus of Hydro Road as well as along the eastern edge of the extension of Lakefront Promenade, south of Rangeview Road. The subject lands are located in the Lakeview Waterfront Major Node Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan (MOP) came into effect on November 14, 2012, save and except for the outstanding site-specific appeals to the Local Planning Appeal Tribunal. MOP also includes MOPA #89 which amended the policies of MOP to create the Lakeview Waterfront Major Node Character Area. On November 6, 2019, City Council endorsed a DMP for the subject lands which provides direction on building heights and precinct unit targets among other things. The DMP provides the framework bridge between general MOP policies and the specific development applications.

The subject lands are designated Residential Medium Density, Public Open Space, Business Employment, Institutional, Greenlands, and Mixed Use which permits various residential, recreational, employment, commercial, cultural, and institutional uses. The applicable policies for these lands have specific unit targets and height limits for overall development.

The proposed development includes revisions to the precinct unit targets, corrects the defined limit of the major node, expands on height permissions as well as the overall delineation of land use designations for the subject lands which meet the general intent of the City Council endorsed DMP.

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

1. The proposal meets the intent, goals and objectives of Mississauga Official Plan.
2. The proposal is consistent with the Development Master Plan applicable for the subject lands endorsed by City Council on November 6, 2019.
3. The site is well served by a variety of existing and future public transportation options, community services and schools, as well as retail commercial, employment, and institutional uses.
4. The lands are suitable for the proposed uses and are compatible with surrounding existing and future uses. The main land uses will not change, as the residential use will be maintained on the site at higher densities. The lands are located in an area identified for intensification in Mississauga Official Plan.
5. An appropriate transition in heights that respects the surrounding context will be achieved, through the future development of buildings up to 40 storeys.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Mapping/Figure Amendments

1. Section 13.3, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting and replacing Map 13-3.1: Lakeview Waterfront Major Node Character Area.
2. Section 13.3, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting and replacing Map 13-3.2: Lakeview Waterfront Major Node Character Area Precincts.
3. Section 13.3, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting and replacing Map 13-3.3: Waterway District Area.
4. Section 13.3, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting and replacing Figure 2: Lakeview Waterfront Major Node, Statistics and Targets Summary.
5. Section 13.3, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting and replacing Figure 4: Lakeview Waterfront Major Node Character Area Future Roads.
6. Section 13.3, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting and replacing Figure 7: Distribution of Built Form.
7. Section 13.3, Lakeview Waterfront Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting and replacing Table 1: Distribution of Housing and Unit Targets by Precinct.
8. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by revising portions of land from the Green System and reflecting the revised Major Node limit, as shown on Map "A" of this Amendment.
9. Schedule 1b, Urban System – City Structure, of Mississauga Official Plan, is hereby amended by reflecting the revised Major Node limit, as shown on Map "B" of this Amendment.
10. Schedule 2, Intensification Areas, of Mississauga Official Plan, is hereby amended by reflecting the revised Major Node limit, as well as showing future Regional Major Transit Station Areas along Lakeshore Road East as shown on Map "C" of this Amendment.

11. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by revising portions of land from the Public and Private Open Spaces and reflecting the revised Major Node limit as shown on Map "D" of this Amendment.
12. Schedule 6, Long Term Transit Network, of Mississauga Official Plan, is hereby amended by revising the location of the Future Enhanced Transit Route as shown on Map "E" of this Amendment.
13. Schedule 7, Long Term Cycling Routes, of Mississauga Official Plan, is hereby amended by revising portions of the Primary Off-Road Routes along the Lake Ontario shoreline as shown on Map "F" of this Amendment.
14. Schedule 8, Designated Right-of-Way Widths, of Mississauga Official Plan, is hereby amended by deleting a portion of one illustrated right-of-way as shown on Map "G" of this Amendment.
15. Schedule 9, Character Areas, of Mississauga Official Plan, is hereby amended by reflecting the revised Major Node limit as shown on Map "H" of this Amendment.
16. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing various boundaries of Residential Medium Density, Mixed Use, Public Open Space, Greenlands, and Institutional, as shown on Map "I" of this Amendment.

Text Amendments to Section 13.3: Lakeview Waterfront Major Node Character Area

1. Section 13.3.1 Inspiration Lakeview Master Plan, of Mississauga Official Plan, is hereby amended by deleting and replacing the title and adding additional text as follows:
 - *13.3.1 Inspiration Lakeview Master Plan and subsequent Development Master Plans*
"A Development Master Plan applicable to the Ogden Green and Cultural Waterfront Districts, and part of the Innovation Corridor Precinct has been endorsed by City Council which provides a more refined vision and framework for this mixed use waterfront community."
2. Section 13.3.4 Direct Growth, of Mississauga Official Plan, is hereby amended by adding the deleting and replacing the last sentence of the preamble for section 13.3.4 as follows:
 - *"Approximately 116 hectares in size, the area employs 1,500 people (2017). At full build out, the targeted population and number of jobs is approximately 15,000 to 24,000 people and 7,000 to 10,500 jobs to achieve a 2:1 population to employment ratio."*
3. Section 13.3.8.3 Precincts, of Mississauga Official Plan, is hereby amended by deleting and replacing the bullet under 13.3.8.3.7 as follows:
 - *the total maximum units will not exceed 11,750 and will be distributed within each precinct as per Table 1;*

4. Section 13.3.8.3 Precincts, of Mississauga Official Plan, is hereby amended by adding two new bullets under 13.3.8.3.8, Criteria for Taller Building Heights as follows:
 - *at a terminus or along a viewshed;*
 - *in proximity to major open space corridors.*
5. Section 13.3.8.3 Precincts, of Mississauga Official Plan, is hereby amended by deleting and replacing the last sentence of the preamble under the Ogden Green Precinct text as follows:

“Mid-rise and taller buildings will be directed to the future enhanced transit route, along Street ‘I’, and to frame major open space corridors.”
6. Section 13.3.8.3 Precincts, of Mississauga Official Plan, is hereby amended by deleting and replacing section 13.3.8.3.13 as follows:

“Mid-rise buildings and taller buildings will be permitted along the future enhanced transit route, Street ‘I’, and major open space corridors.”
7. Section 13.3.8.3 Precincts, of Mississauga Official Plan, is hereby amended by deleting and replacing section 13.3.8.3.15 Cultural Waterfront Precinct as follows:

“Notwithstanding policy 13.4.8.3.1 building heights will be limited to a maximum between 8 and 12 storeys. Buildings taller than 9 storeys will generally be setback from the waterfront in keeping with the general intent as shown in the City Council endorsed Development Master Plan. The Waterway District Area will permit additional heights subject to a Height Study.”
8. Section 13.3.8.3 Precincts, subsection 13.3.8.3.17 Cultural Waterfront Precinct of Mississauga Official Plan, is hereby deleted.
9. Section 13.3.8.3 Precincts, of Mississauga Official Plan, is hereby amended by deleting and replacing the first sentence of section 13.2.8.3.19 Cultural Waterfront Precinct as follows:

“Notwithstanding policy 13.3.8.3.1, lands west of the future Street ‘H’ and north of the future Street ‘F’, and lands north of Street ‘E’ abutting Street ‘H’ may permit heights between 15 storeys and 25 storeys as illustrated on Map 13-3:3.”
10. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting and replacing the first sentence of section 13.3.10.1.5 General as follows:

“Alternative waste collection infrastructure (e.g. vacuum pipes, chutes, disposal points) will be permitted in all land use designations.”
11. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting and replacing section 13.3.10.2.2 Residential Medium Density as follows:

“Commercial uses serving the needs of visitors and residents will be encouraged in mid-rise and taller residential buildings.”

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.

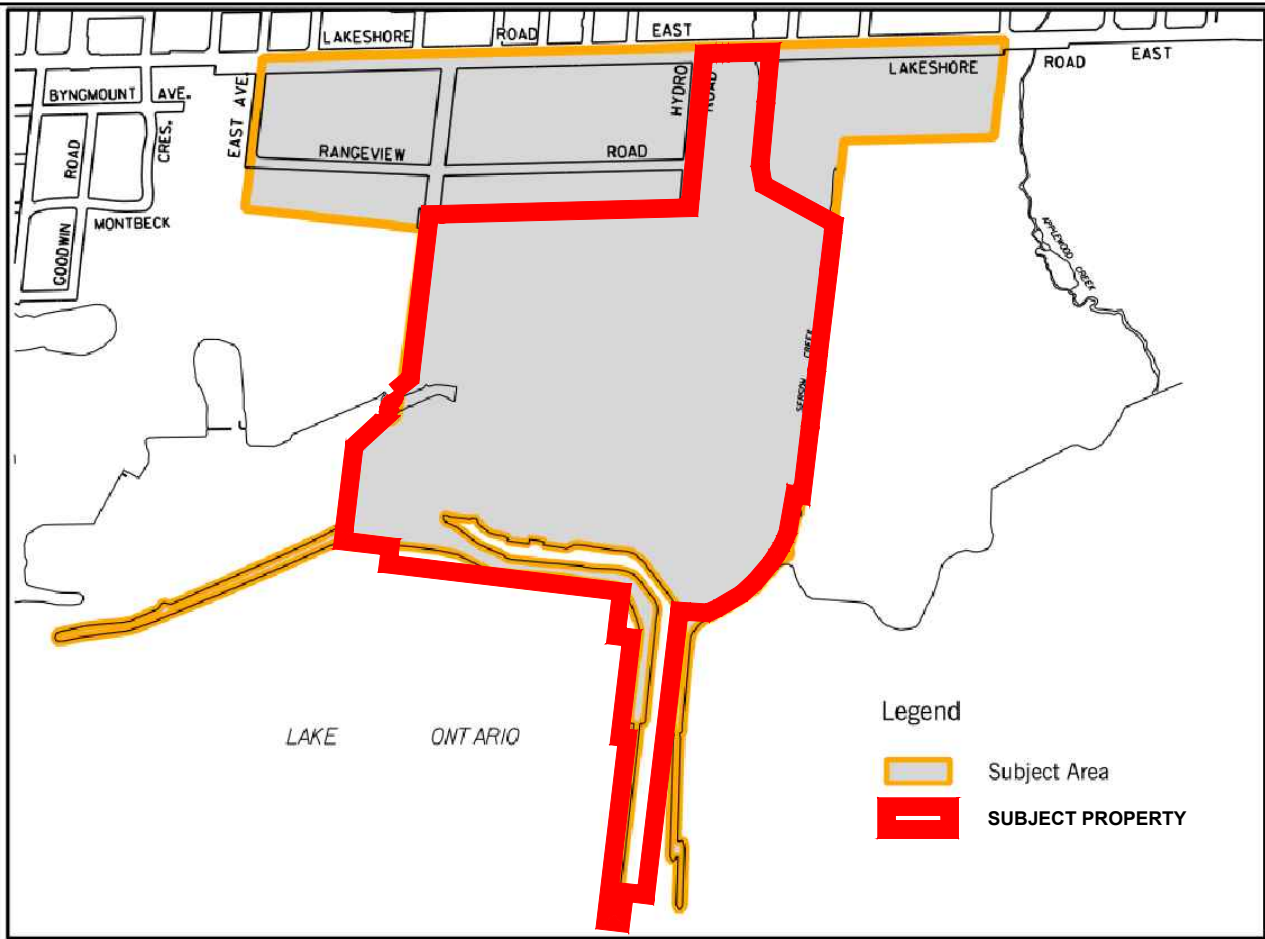
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 13, 2019.

INTERPRETATION

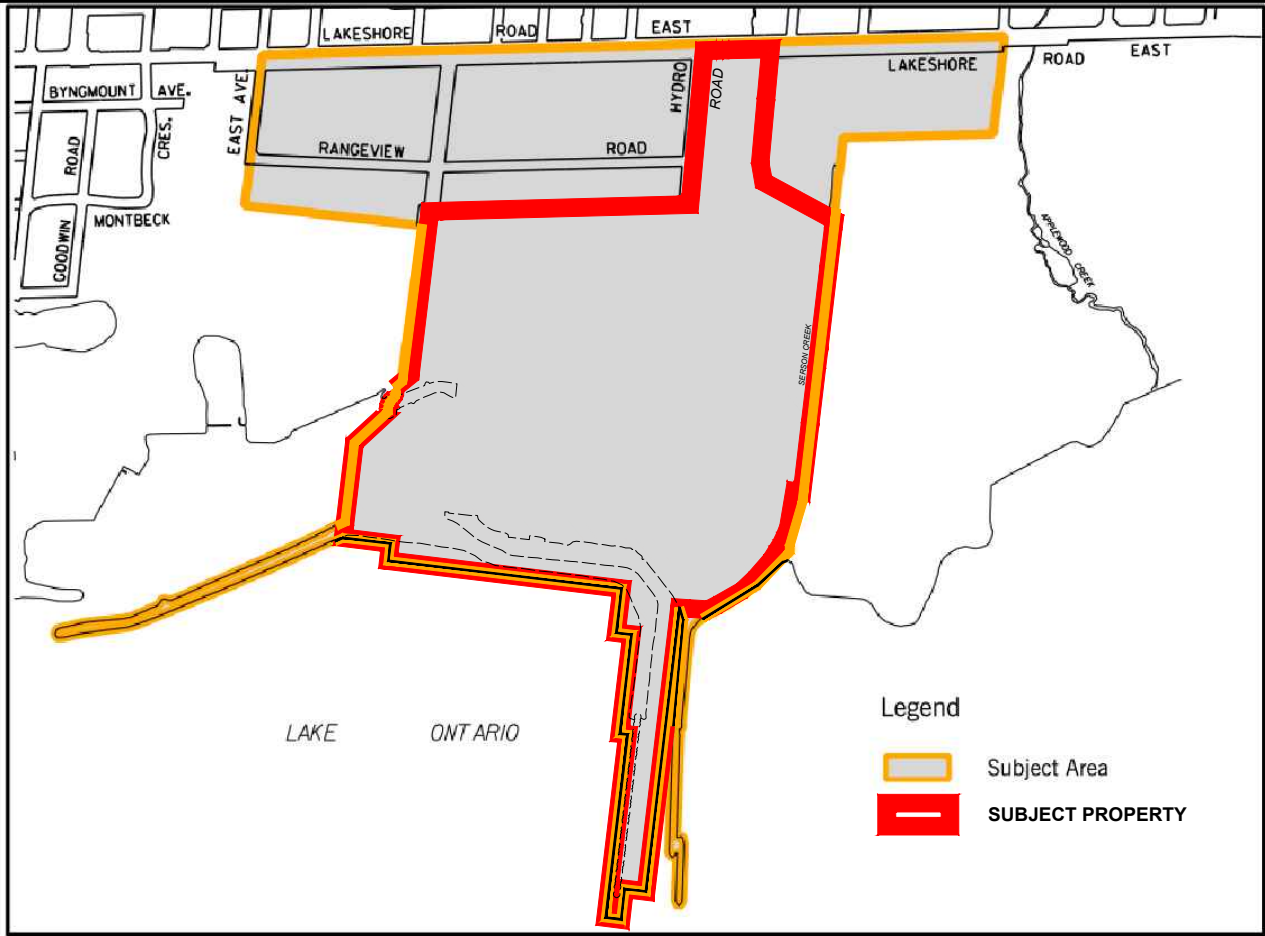
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

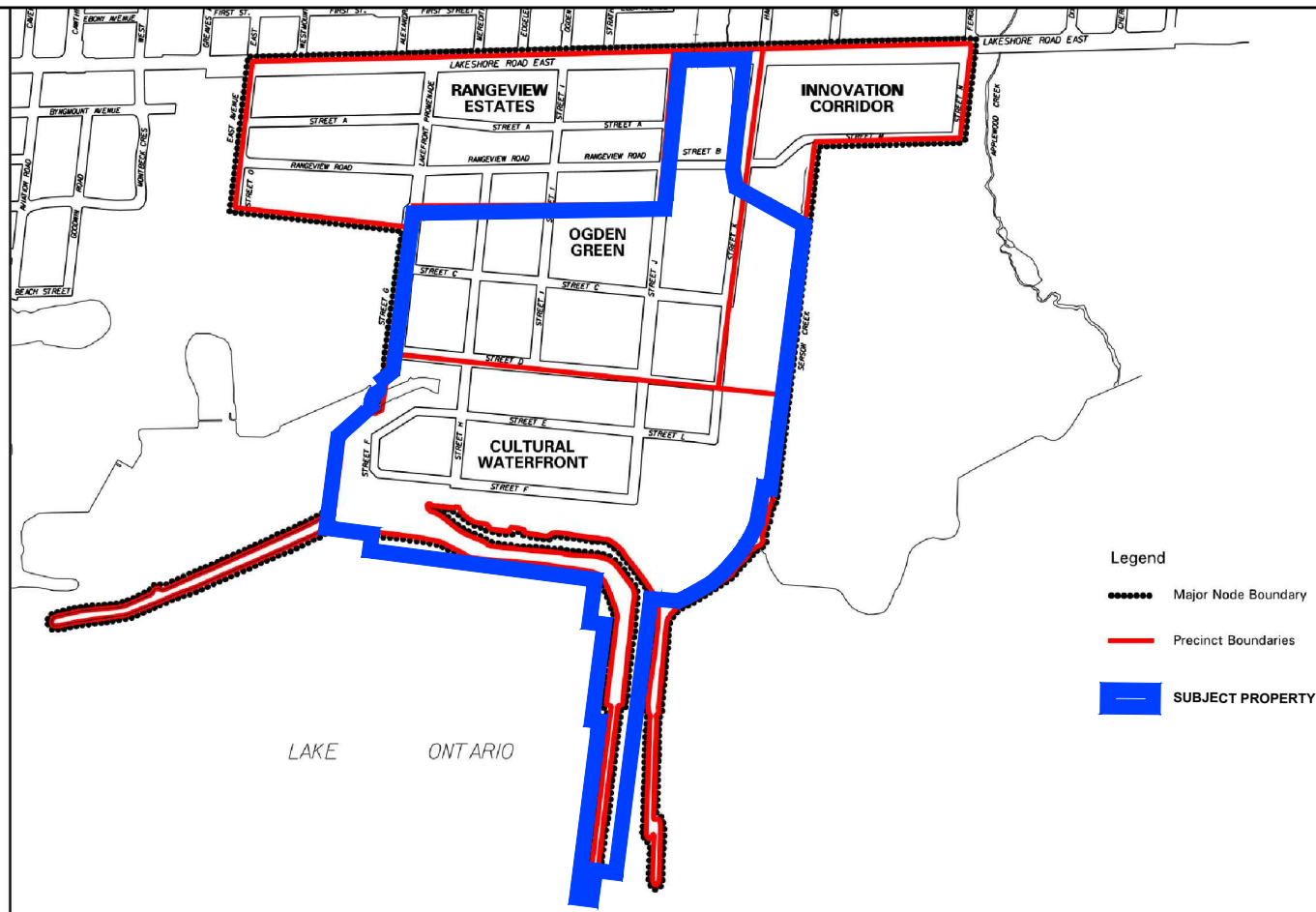
Maps, Figures, Table



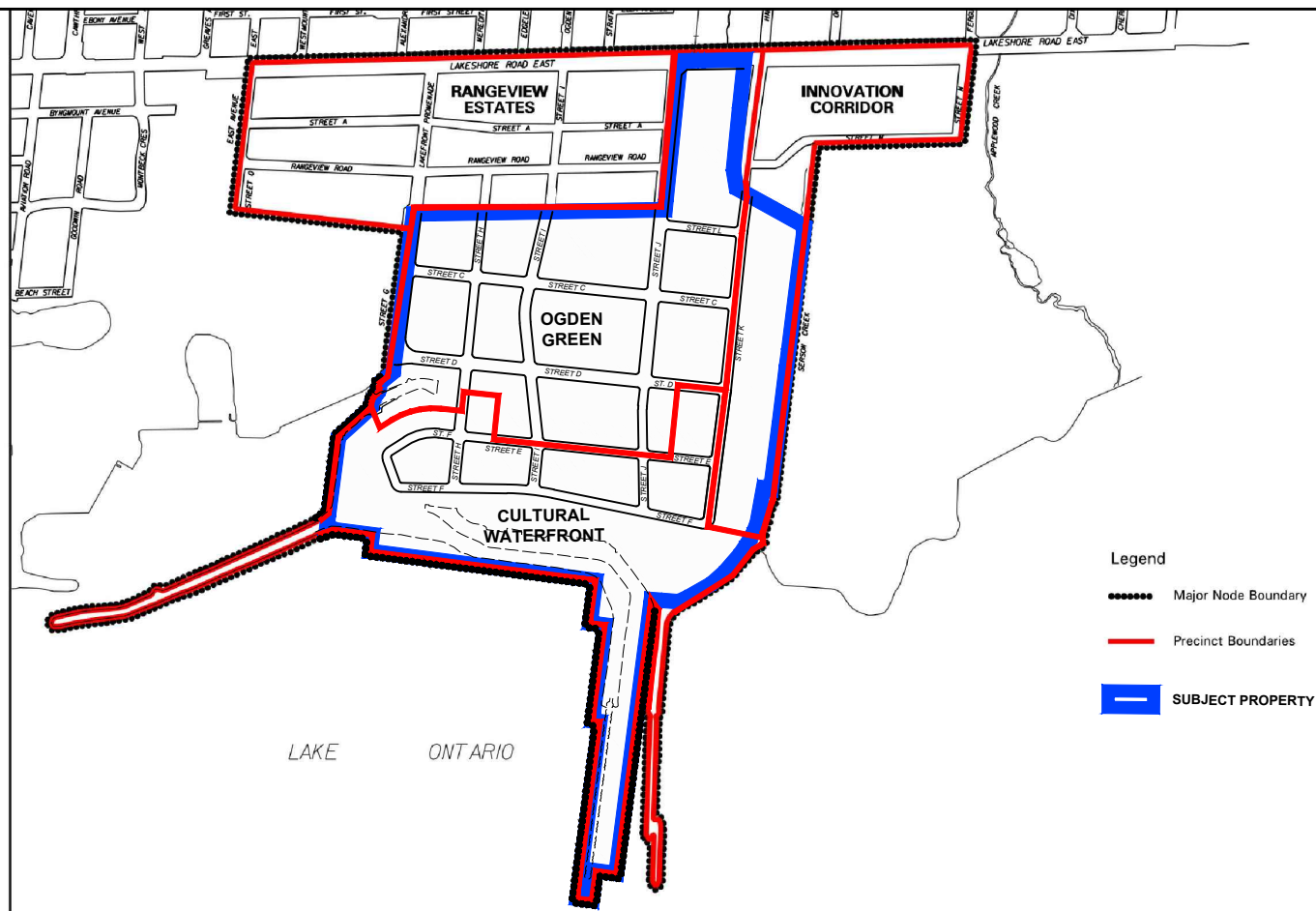
MAP 13-3.1 - EXISTING LAKEVIEW WATERFRONT MAJOR NODE CHARACTER AREA



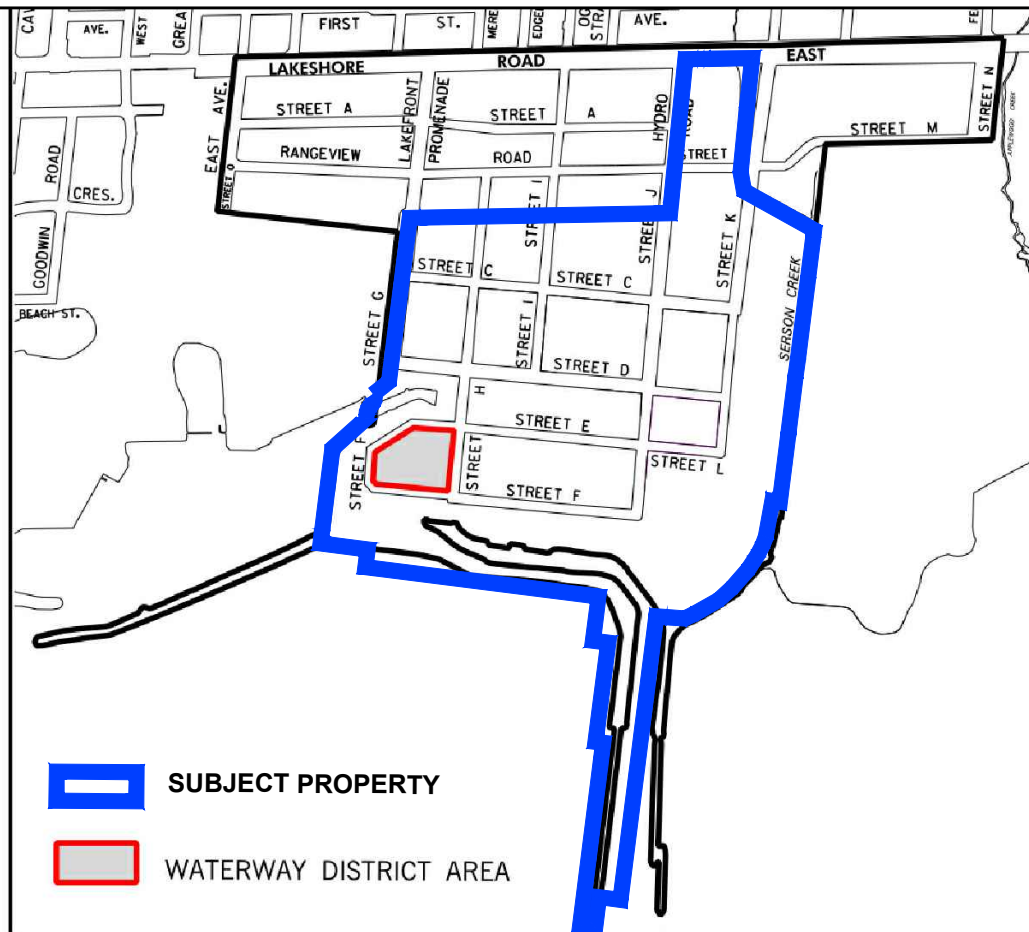
MAP 13-3.1 - EXISTING LAKEVIEW WATERFRONT MAJOR NODE CHARACTER AREA



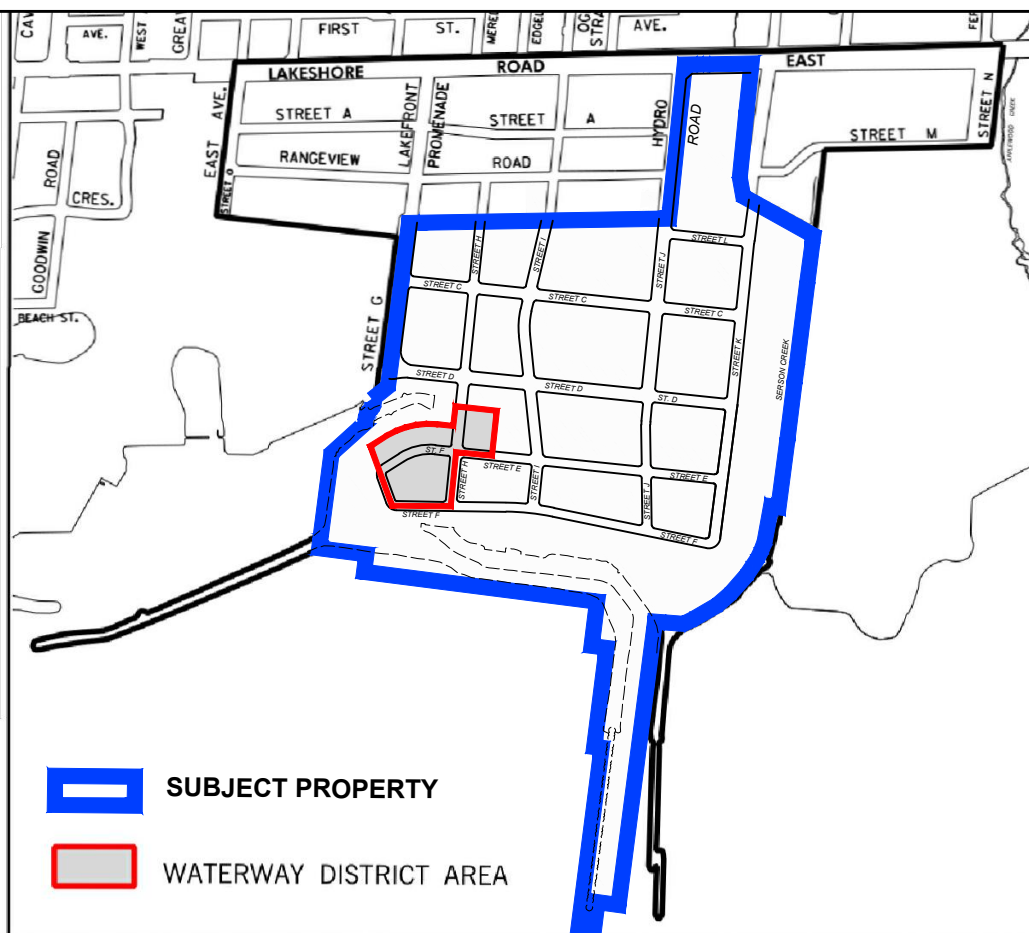
MAP 13-3.2 - EXISTING LAKEVIEW WATERFRONT MAJOR NODE CHARACTER AREAS PRECINCTS



MAP 13-3.2 - EXISTING LAKEVIEW WATERFRONT MAJOR NODE CHARACTER AREAS PRECINCTS



MAP 13-3.3 - EXISTING WATERWAY DISTRICT AREA



MAP 13-3.3 - EXISTING WATERWAY DISTRICT AREA

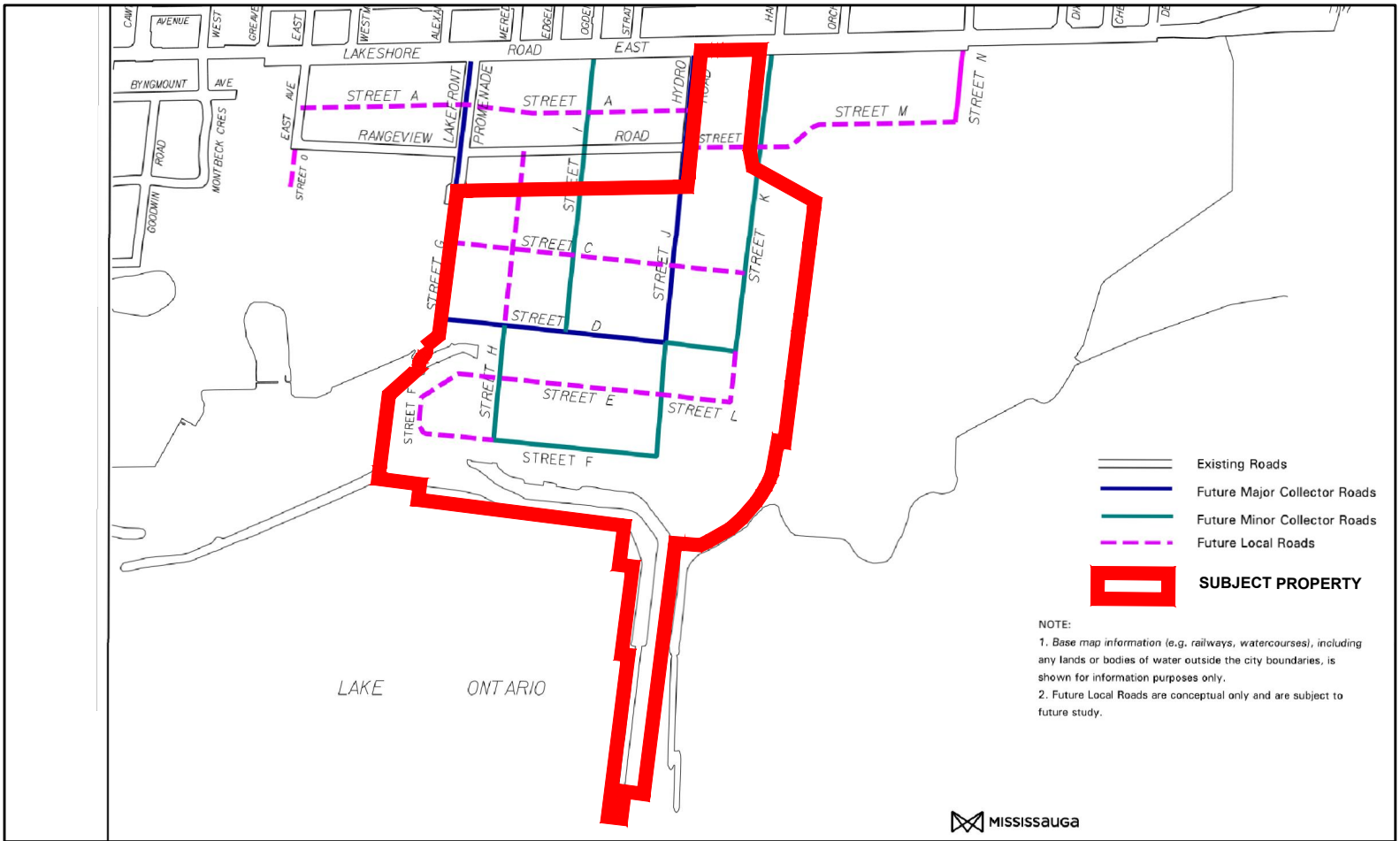


FIGURE 4: EXISTING LAKEVIEW WATERFRONT MAJOR NODE CHARACTER AREA FUTURE ROADS

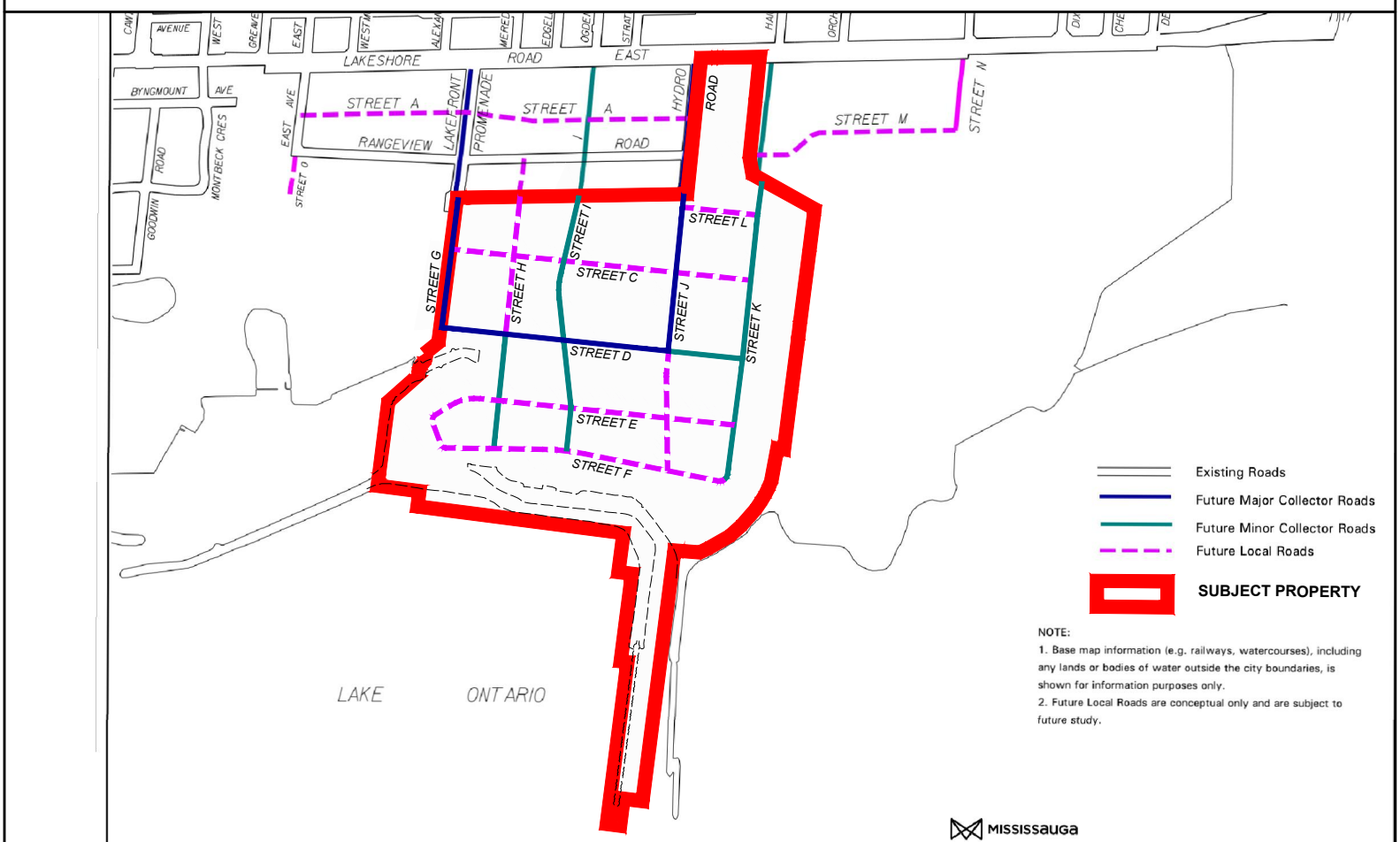


FIGURE 4: EXISTING LAKEVIEW WATERFRONT MAJOR NODE CHARACTER AREA FUTURE ROADS

Distribution of Built Form

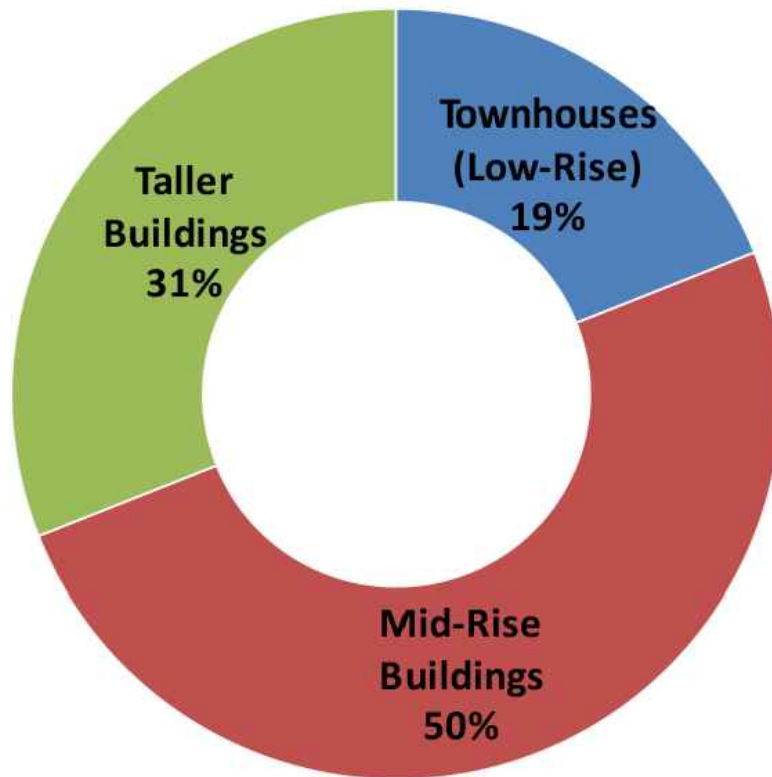


FIGURE 7: DISTRIBUTION OF BUILT FORM

Distribution of Built Form

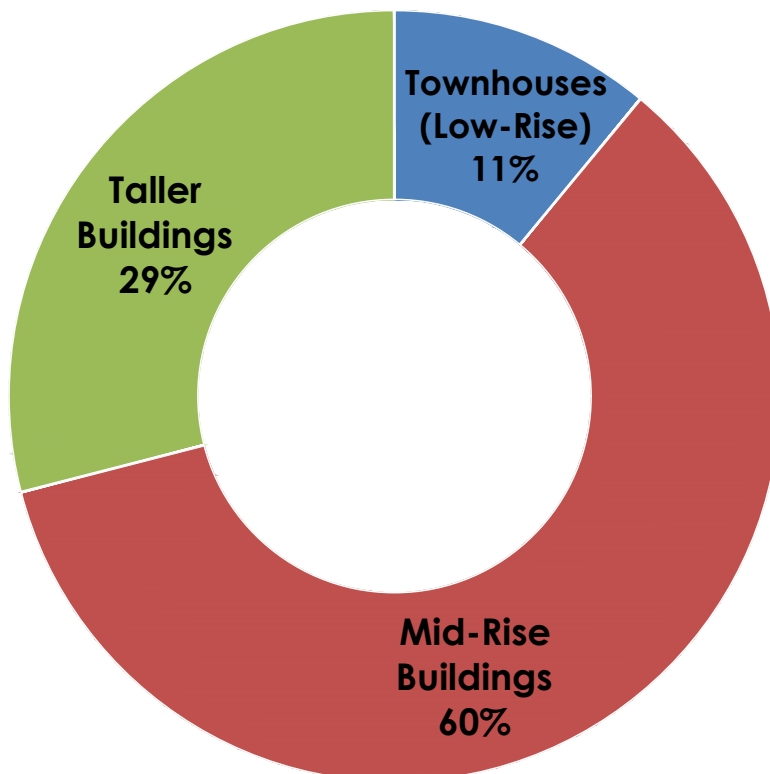









FIGURE 7: DISTRIBUTION OF BUILT FORM

MAP 'A' - PART OF Schedule 1 Urban System




Green System

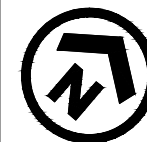
 Green System

City Structure

-  Downtown
-  Major Node
-  Community Node
-  Neighbourhood
-  Corporate Centre
-  Employment Area
-  Special Purpose Area

Corridors

-  Corridor
-  Intensification Corridor
-  **SUBJECT PROPERTY**



SCALE 1:15,000
DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS




PROPOSED LAND USE DESIGNATIONS

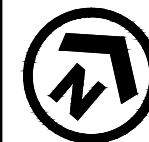
MAP 'B' - PART OF Schedule 1b Urban System - City Structure

LAKESHORE ROAD EAST

LAKESHORE ROAD EAST

Elements

-  Downtown
-  Major Node
-  Community Node
-  Neighbourhood
-  Corporate Centre
-  Employment Area
-  Special Purpose Area
-  **SUBJECT PROPERTY**



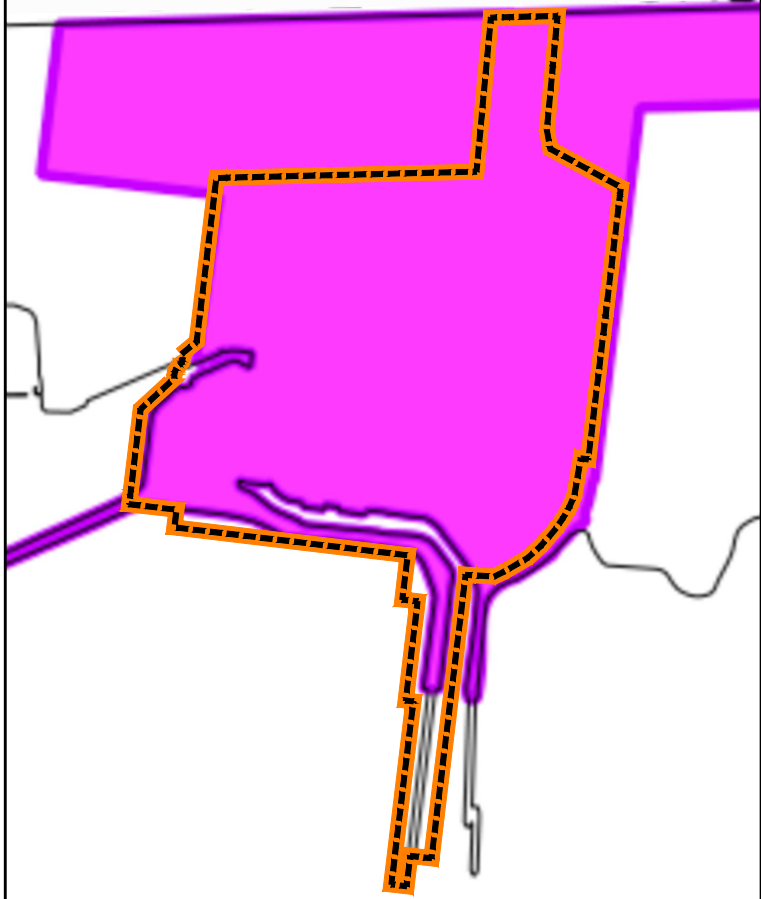
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DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS

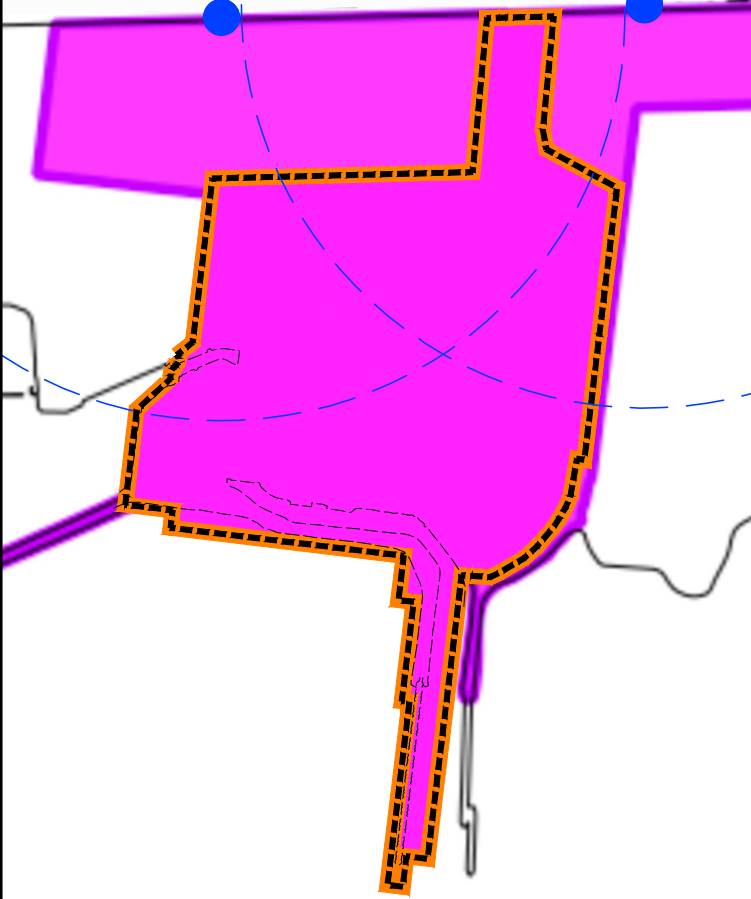
PROPOSED LAND USE DESIGNATIONS









MAP 'C' - PART OF Schedule 2 Intensification Areas

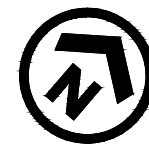
LAKESHORE ROAD EAST



LAKESHORE ROAD EAST



-  Downtown
-  Major Node
-  Community Node
-  Corporate Centre
-  Intensification Corridor
-  Major Transit Station Area with 500m radius circle
-  Major Transit Station Area With 800m Radius Circle
-  **SUBJECT PROPERTY**



SCALE 1:15,000
DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS


PROPOSED LAND USE DESIGNATIONS

MAP 'D' - PART OF Schedule 4 Parks and Open Spaces

LAKESHORE ROAD EAST

LAKESHORE ROAD EAST

 Public and Private Open Spaces

 Parkway Belt West

 Educational Facilities

 Utilities

 **SUBJECT PROPERTY**



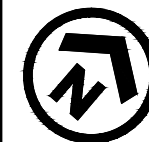
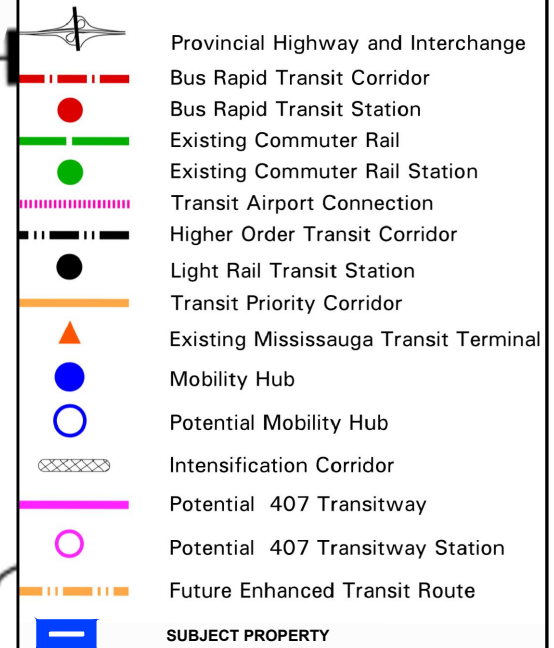
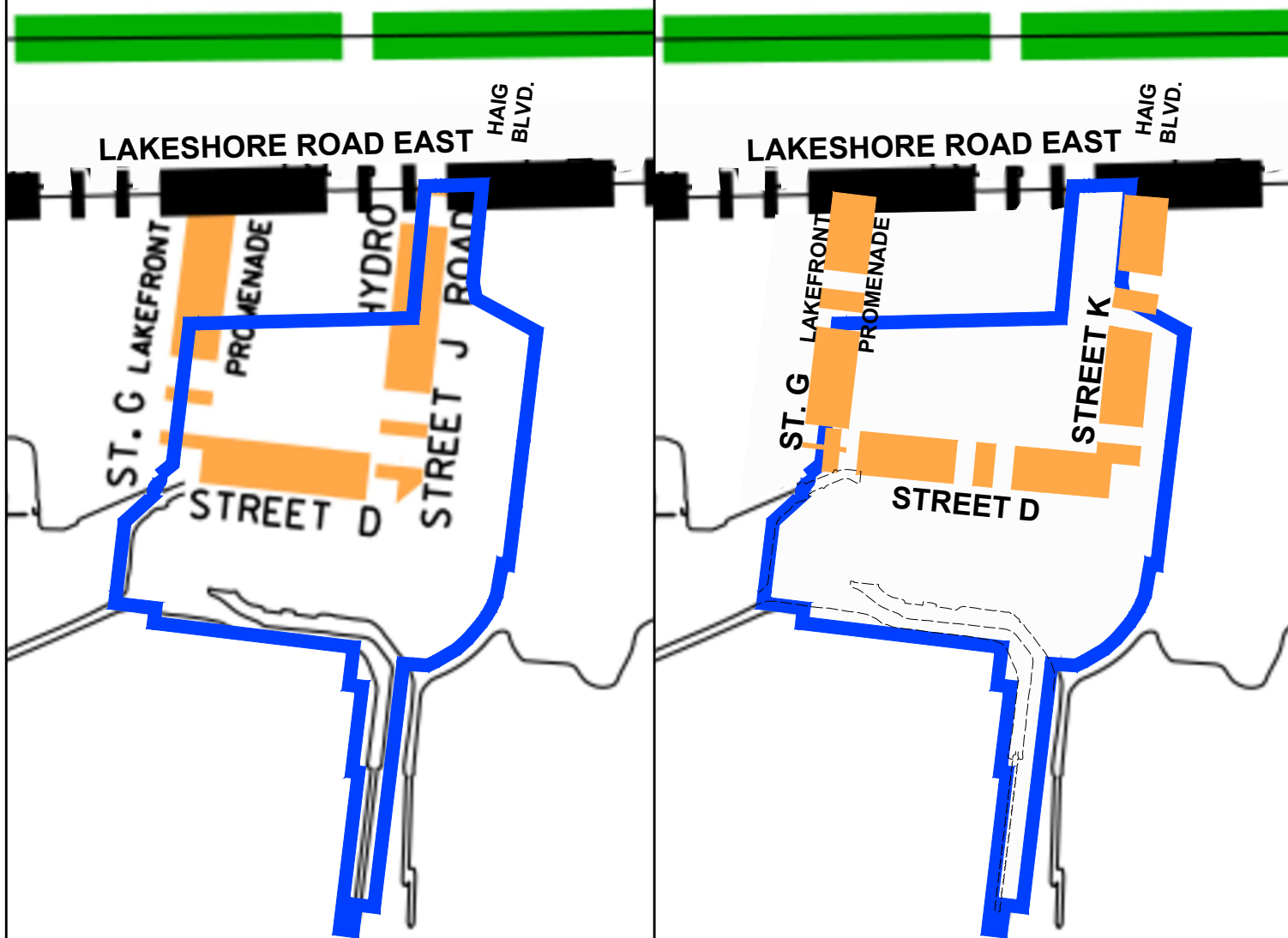
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DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS



MAP 'E' - PART OF Schedule 6 Long Term Transit Network



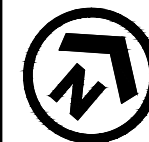
SCALE 1:15,000
DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS

MAP 'F' - PART OF Schedule 7 Long Term Cycling Routes

- Primary Off-Road Routes
- Primary On-Road / Boulevard Routes
- Primary On-Road / Boulevard Routes (Regional)
- Crossings
- Connections to Adjacent Municipalities
- SUBJECT PROPERTY



SCALE 1:15,000
DECEMBER 17, 2019

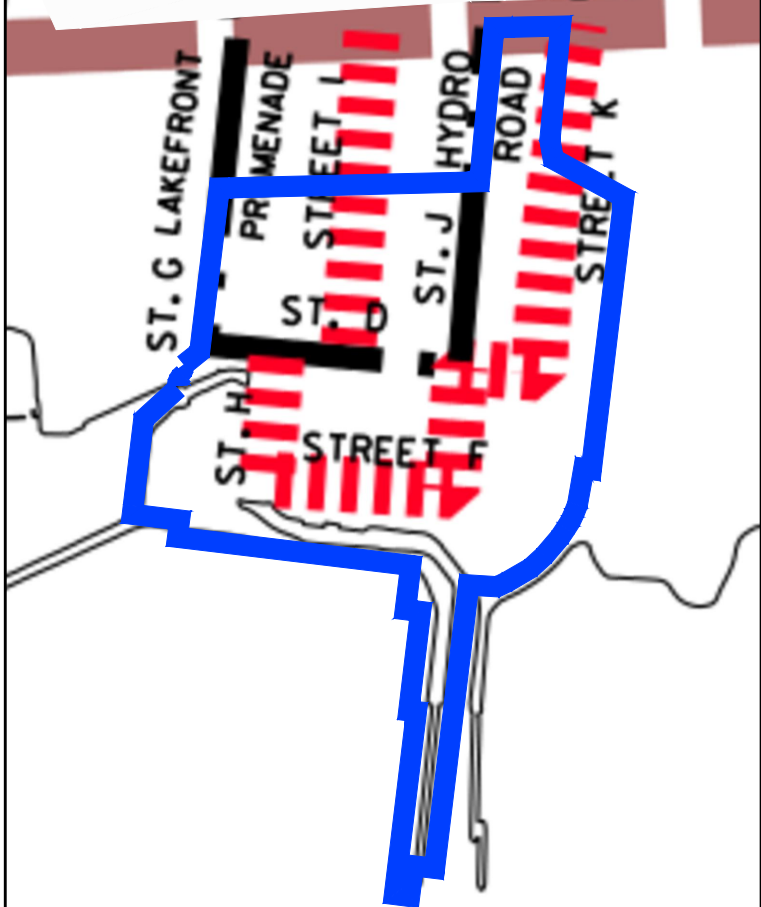
EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS

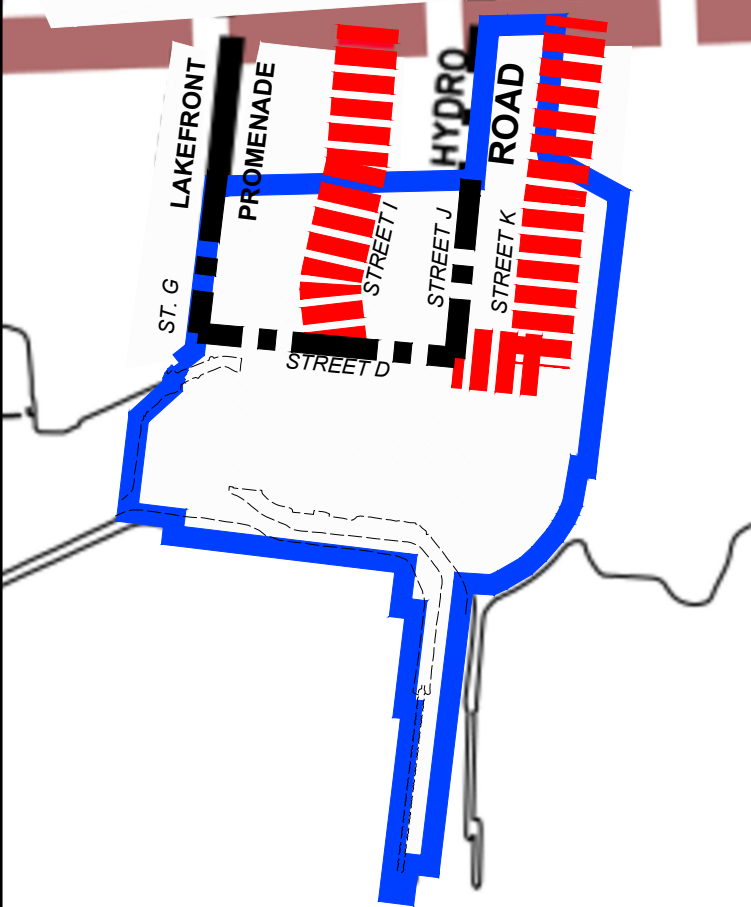


MAP 'G' - PART OF Schedule 8 Designated Right-of-Way Widths

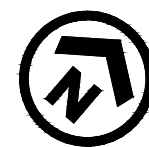
LAKESHORE ROAD EAST



LAKESHORE ROAD EAST



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

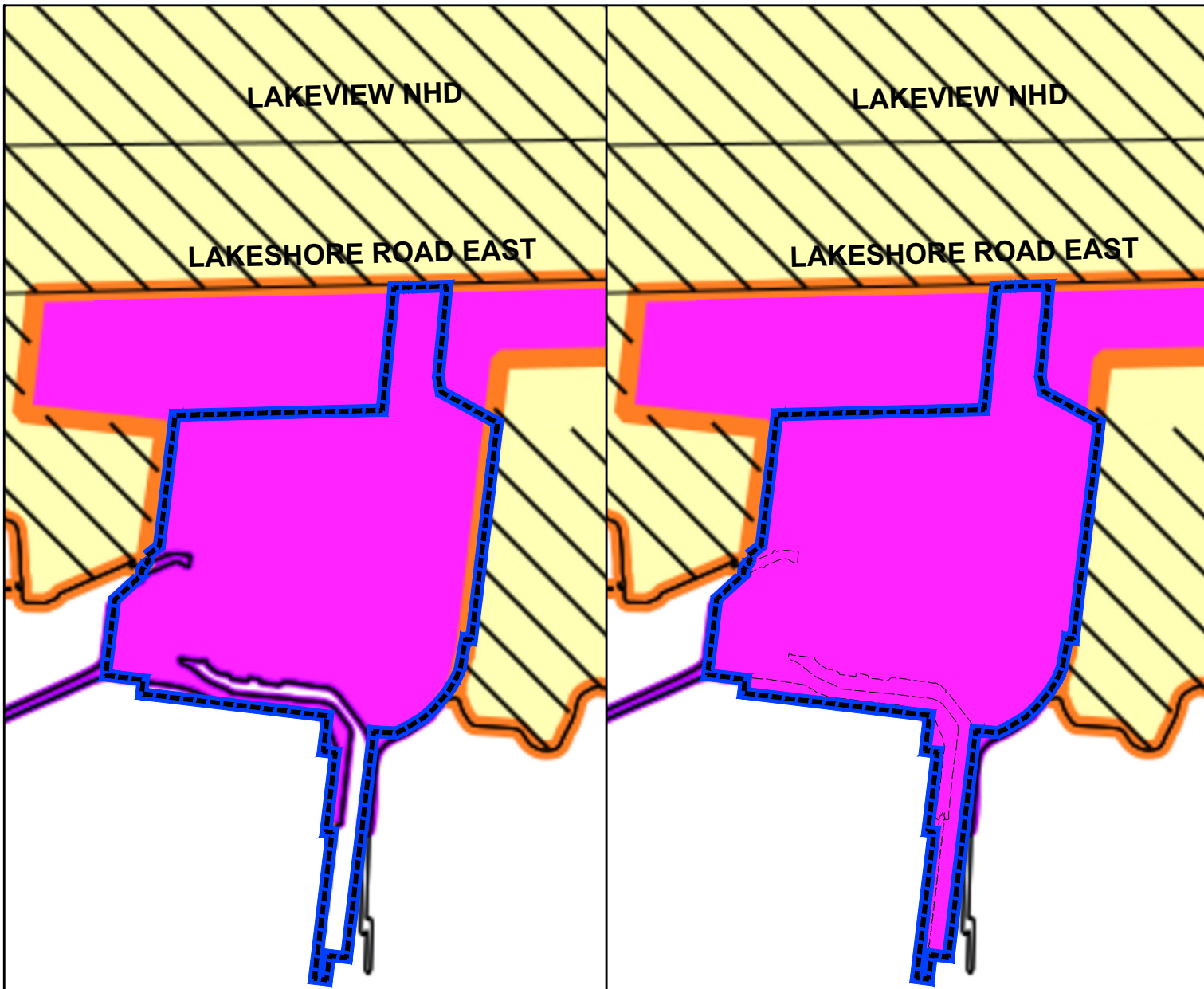


SCALE 1:15,000
DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS

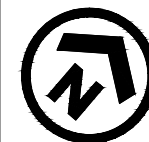




MAP 'H' - PART OF Schedule 9 Character Areas

City Structure

- Downtown (DT)
- Major Node (MN)
- Community Node (CN)
- Neighbourhood (NHD)
- Corporate Centre (CC)
- Employment Area (EA)
- Special Purpose Area (SPA)
- Character Area Subject to Local Area Plan
- SUBJECT PROPERTY**

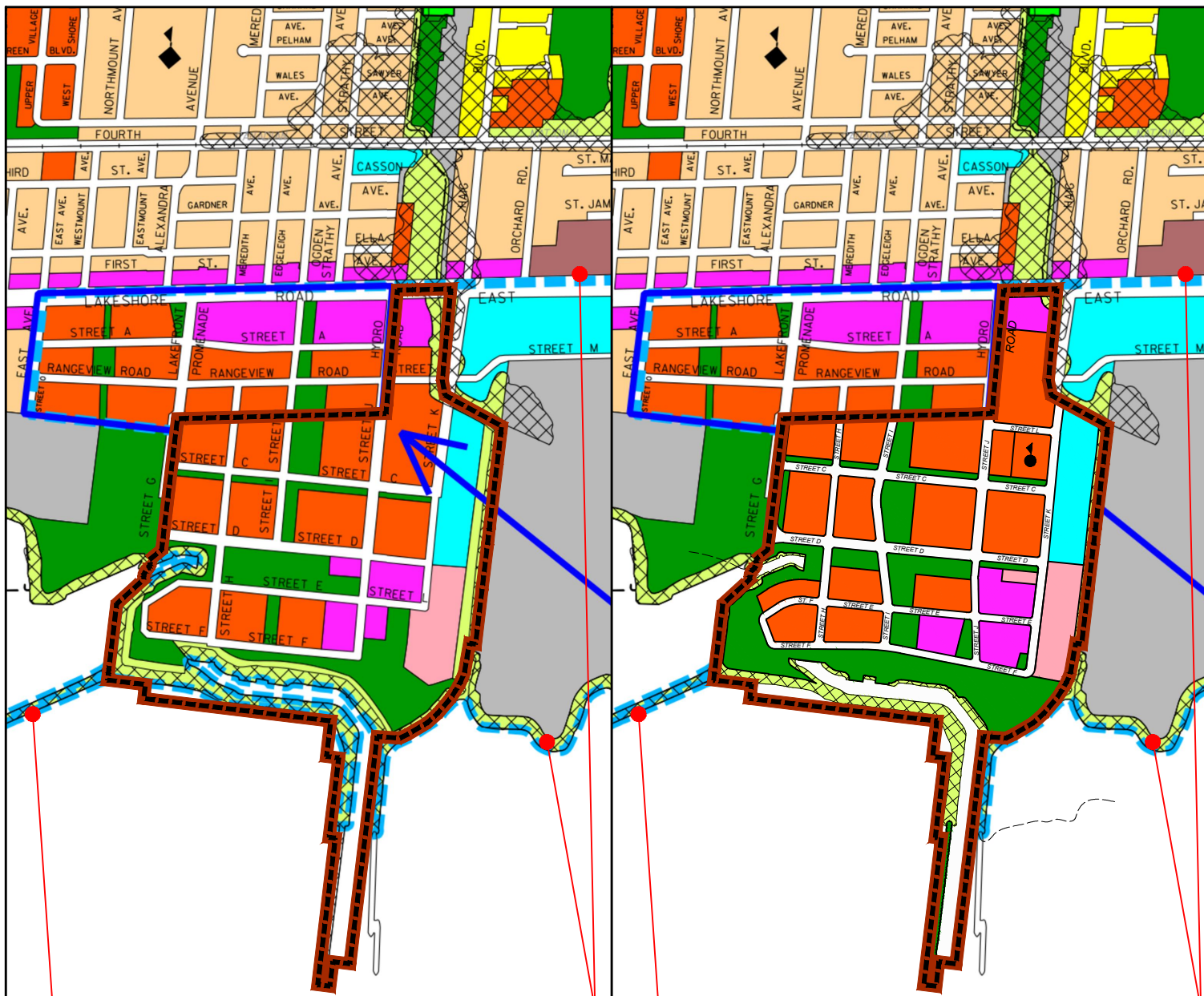


SCALE 1:15,000
DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS

MAP 'I' - PART OF Schedule 10 Land Use Designations



LAND USE DESIGNATIONS

- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre/Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exception from LBPIA Operating Area | Transitway Station |
| Natural Hazards | Public School |
| | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area * |
| Community Node | Special Purpose Area |
| Neighbourhood | |

* NOTE: DISREGARD MISSISSAUGA OFFICIAL PLAN -
MAP G: LAND USE DESIGNATIONS (V28.006)
EMPLOYMENT AREA BOUNDARY ERROR

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MAP G: LAND USE DESIGNATIONS (V28.006)
EMPLOYMENT AREA BOUNDARY ERROR



SCALE 1:15,000
DECEMBER 17, 2019

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS



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 January 13, 2020 in connection with this proposed Amendment.

APPENDIX II

City Planning and Development Committee Report – Dated January 13, 2020

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CLERK