

Appendix 1

Draft Official Plan Amendment

Amendment No. XX

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Schedule “A” attached hereto constitutes Amendment No. XX.

Also attached hereto but not constituting part of the Amendment and 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 XX, XX, 2019, pertaining to this Amendment.

PURPOSE

The purpose of submitting this Official Plan Amendment is to change the land use designation of the subject lands from “Residential Low Density I” to “Residential Medium Density” and to repeal the current Section 16.18.5.2 (“Special Site 2”) for the Mineola Neighbourhood Character Area to permit forty-two (42) stacked back to back townhouse units (horizontal multiple dwellings) within two (2) blocks with access from Hurontario Street.

LOCATION

The lands affected by this Amendment are located on the east side of Hurontario Street, at the intersection of Pinetree Way, north of Pinewood Trail. The subject lands are located in the Mineola Neighbourhood Character Area.

BASIS

The subject lands are designated “Residential Low Density I” and are located within Site 2 of the Special Site Policy Area in the Mineola Neighbourhood Character Area of the Mississauga Official Plan. Permitted uses on the subject lands include detached dwellings, medical offices and office-residential uses.

The proposal to redesignate the subject lands to “Residential Medium Density” and to repeal the policies and boundaries of “Special Site 2” to allow for the proposed development of horizontal multiple dwellings.

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

1. The proposed development is consistent with and promotes the growth management and intensification policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan.
2. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes a range of housing types, sizes and tenures; it is compatible from a density, size, scale, and massing perspective; it efficiently and effectively utilizes existing community infrastructure and facilities.

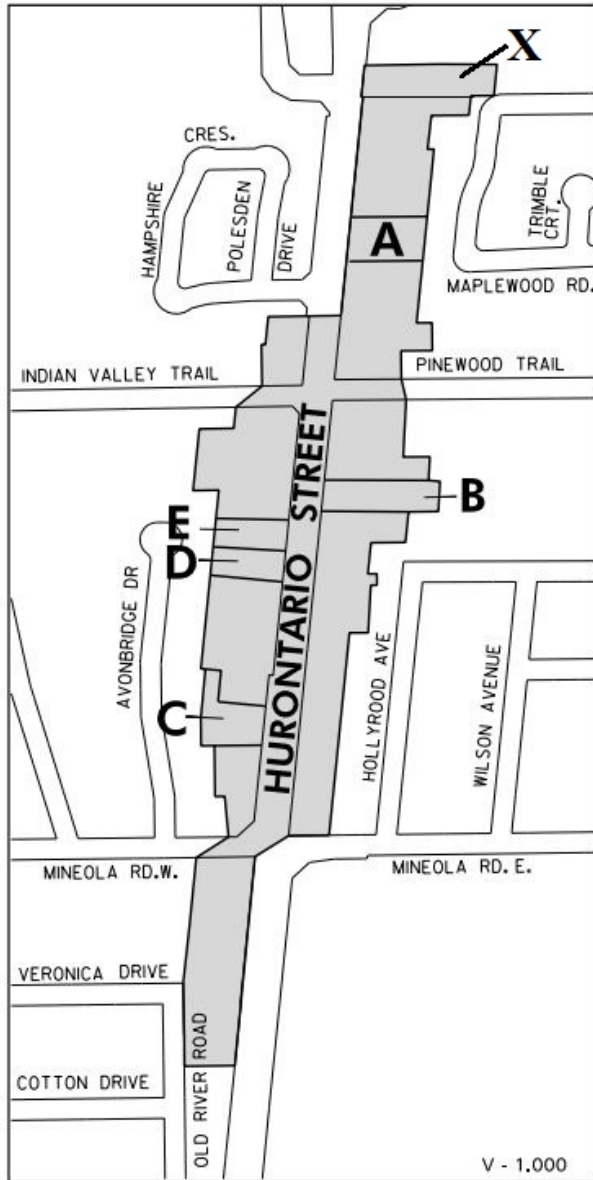
Details regarding this Amendment to the Mississauga Official Plan are contained in the Planning and Building Report dated xxxxxx xx, 2019, attached to this Amendment as Appendix II.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan is hereby amended by the following:

1. Section 16.18.5.2, Site 2, Special Site Policies, Mineola Neighbourhood Character Area, is hereby repealed and replaced with the following revised policies:

16.18.5.2 Site 2



16.18.5.2.1 The lands identified as Special Site 2 are lots which front onto the east and west sides of Hurontario Street, south of the Queen Elizabeth Way.

16.18.5.2.2 Notwithstanding any policy of the Plan, Horizontal Multiple Dwellings shall be permitted at 1575 Hurontario Street and shall not exceed a floor space index of 1.4.

2. Map 16-18: Mineola Neighbourhood Character Area, of the Mississauga Official Plan, is hereby amended by removing Special Site 'X' from the Mineola Neighbourhood Character Area Special Site 2, as shown on Map "X" of this Amendment.
3. Schedule 10 – Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the designations of the subject lands from "Residential Low Density I" to "Residential Medium Density", as shown on Map "X" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan. The lands will be rezoned concurrently to implement this Amendment.

Provisions will be made through the Zoning By-law Amendment for the lands subject to this Official Plan Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated August 2, 2017.

INTERPRETATION

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

Upon approval of this Amendment, the Mississauga Official Plan, will be amended in accordance with the intent of this Amendment.