

Amendment No. XXX
to
Mississauga Official Plan

The following text and Map "A" and "Map B" attached hereto constitute Amendment No. XXX.

PURPOSE

The purpose of this Amendment is to change the land use designation from “Mixed Use” to “Residential High Density” and to add a Special Site to the Lakeview Local Area Plan policies to permit a 12-storey apartment building development including non-residential uses at grade.

LOCATION

The subject lands are located at the southwest corner of Lakeshore Road East and Enola Avenue. The lands are located in the Lakeview Neighbourhood Area in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The Mississauga Official Plan contains a City Structure which outlines where growth ought to be encouraged and discouraged within the City. The City Structure is comprised of Intensification Areas and Non-Intensification Areas. Intensification Areas include Downtowns, Major Modes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas. Intensification Areas are the principle location for future growth within the City. Non-Intensification Areas include Neighbourhoods, Employment Areas, Special Purpose Areas and Corridors. Non-Intensification Areas will experience limited growth and change with lower densities and heights. The Mississauga Official Plan states that the limited intensification and higher densities that is anticipated to occur in Non-Intensification Areas should be situated along Corridors. Furthermore development along Corridors should be compact, mixed use and transit supportive, while having regard for the existing character of the Neighbourhood.

The Subject Property is located within a “Neighbourhood”, at the fringe of the Lakeview Neighbourhood, situated at the interface between the stable Lakeview community and the Lakeshore Corridor. As such, the proposed built form respects this interface proposing a maximum height of 12 storeys (42.92 metres) along Lakeshore Road, achieving desirable streetwall and streetscape objectives, and terraces at the rear, generally following the 45 degree angular plane and stepping down to the adjacent residential dwellings. The Subject Property is also located along a Higher Order Transit Corridor, and as such, transit-supportive development is encouraged.

The Mississauga Official Plan states that intensification within Neighbourhoods may be considered when the development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. Furthermore, the Mississauga Official Plan defines “compatible” as: *“compatible” means development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area.*

As per the definition above, the Proposed Development need not mirror the existing development but should be able to coexist without having an unacceptable adverse impact. As demonstrated by the supporting reports and studies, all measured impacts (traffic, noise, visual, shadowing etc.) have been assessed and can support the proposal.

The Mississauga Official Plan, echoing Regional and Provincial policies, emphasizes the need to plan for healthy, sustainable and walkable communities with a mix of compatible land uses so people can work, play and shop where they live. Development should contribute towards the achievement of complete communities.

As per the Mississauga Official Plan General Neighbourhood policies, a maximum building height of four storeys is permitted in all Neighbourhoods. This height can, however, be exceeded subject to:

- a. an appropriate transition in heights that respects the surrounding context will be achieved;
- b. the development proposal enhancing the existing or planned development;
- c. the City Structure hierarchy being maintained; and
- d. the development proposal being consistent with the policies of this Plan.

Notwithstanding this policy, the City requires that a Special Site policy be added to the MOP for the proposed building height: this has been included in the enclosed implementing OPA.

The subject lands are designated “Mixed Use” and are located within the Lakeview Neighbourhood Character Area of the Mississauga Official Plan. Permitted uses on the subject lands include a wide range of commercial uses.

The proposal is to redesignate the subject lands to “Residential High Density – Special Site”. 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 the Provincial Policy Statement (2020) and conforms with and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). In addition, the Proposed Development is consistent and conforms with the policies of the Region of Peel Official Plan (2018), City of Mississauga Official Plan (2019) and Lakeview Local Area Plan (2019). The Proposed Development represents the reinvestment and intensification of an underutilized site.
2. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes to the City’s housing stock and provides residential uses in a location where future residents can support existing commercial/retail and personal service uses.
3. The Proposed Development strikes a balance between the Higher Order Transit Lakeshore Corridor and the stable residential neighbourhood by proposing a modest density and height for the property, and stepping the built form of the building at the rear. The Proposed Development is compatible with the existing Lakeview community.

4. The Proposed Development includes non-residential uses at grade, in-keeping with the Corridor function of Lakeshore Road East. The Proposed Development also creates an interesting and continuous streetwall, as per urban design policy directives for Corridors in the Official Plan, an improvement from the existing surface level parking lot currently along the street edge on the Subject Property. There are direct entrances to the proposed apartment from Lakeshore Road East and active uses at grade to contribute towards the animation of the street.

5. The Subject Property is well-served by transit, retail, parks and recreation opportunities, making it ideal for residential uses.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting the land use designation of the subject lands from “Mixed Use” to “Residential High Density – Special Site”, as shown on Map "A" of this Amendment.
2. Section 13.1.XX, Special Site Policies, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

13.1.XX The lands identified as Special Site X are located at the southwest corner of Lakeshore Road East and Enola Avenue.

13.1.XX Notwithstanding the policies of this Plan, a maximum height of 12 storeys will be permitted.

13.1.XX Notwithstanding the policies of this plan, a maximum Floor Space Index (FSI) of 5.0 will be permitted.
3. Map 3 Lakeview Local Area Plan Height Limits of the Lakeview Local Area Plan is hereby amended to permit a maximum height of 2-12 storeys, as shown on “Map B” 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.

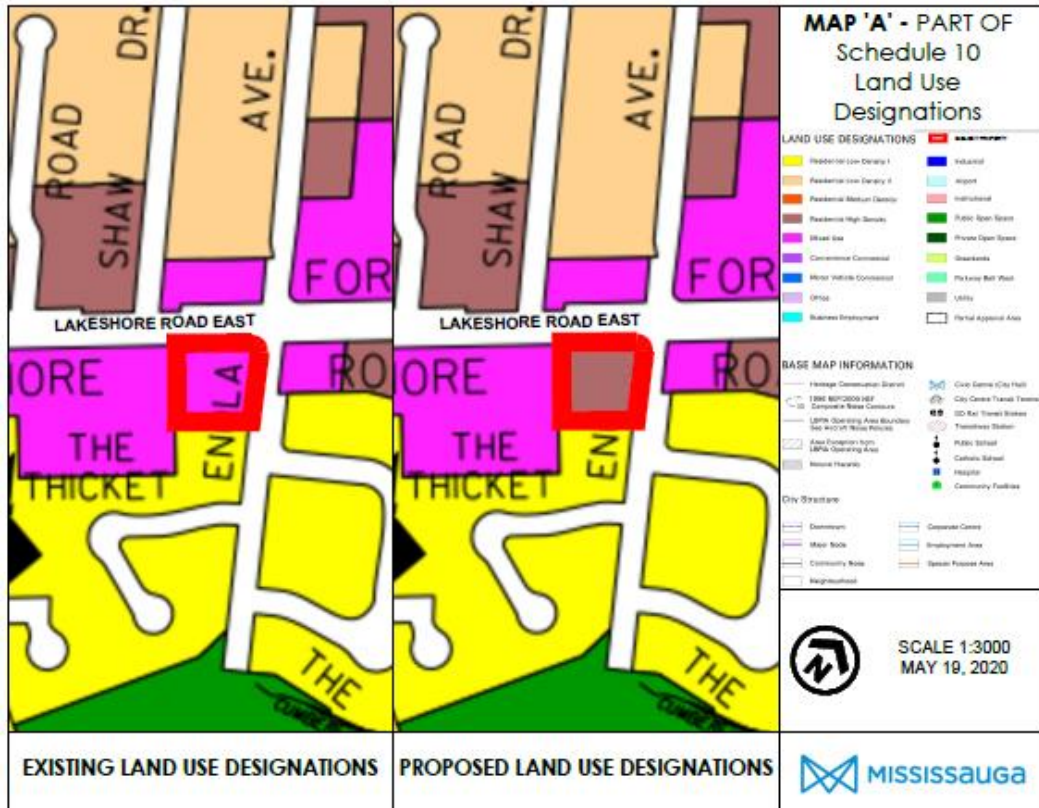
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated November 22, 2019.

INTERPRETATION

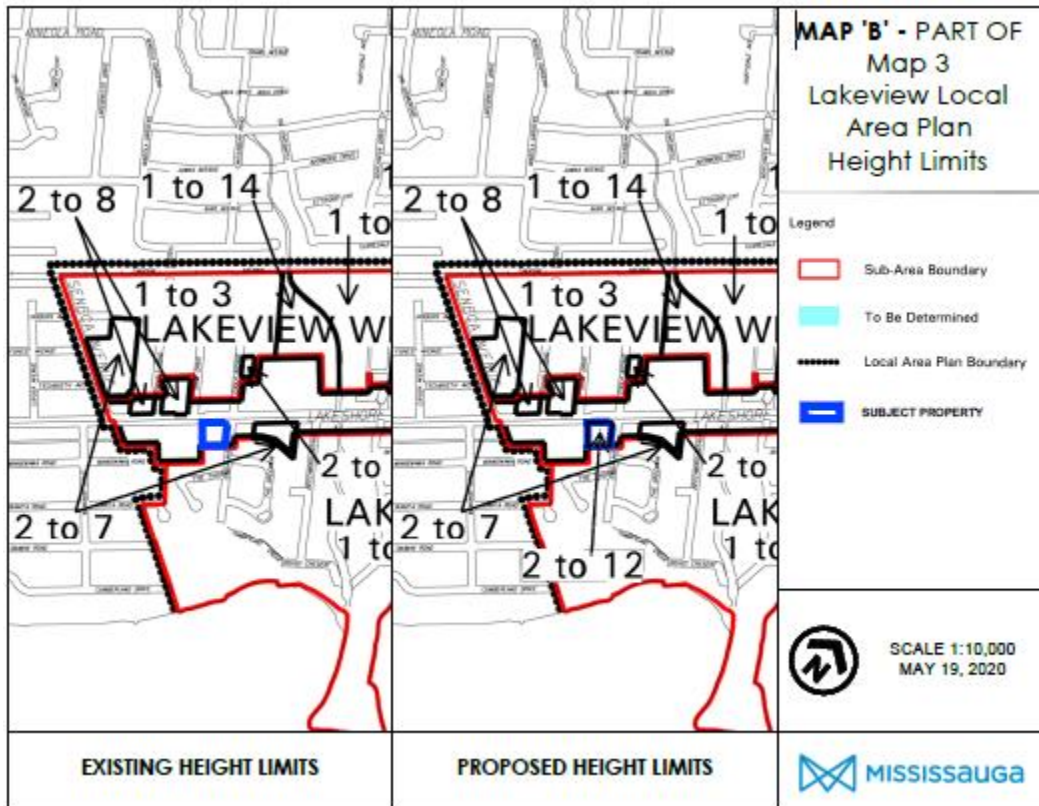
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

Map "A"



Map "B"



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, 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. XXX, 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 a land use designation change and to add a Special Site Policy within the Hurontario Neighbourhood 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. XXX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2020.

MAYOR

CLERK