

Amendment No. XX

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

DRAFT

By-law No. \_\_\_\_\_

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

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils 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 of Peel has advised that, with regard to Amendment No. XXX, in his opinion the amendment conforms with the Regional Official Plan and is exempted;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The following text attached hereto, constituting Amendment No. XXX to Mississauga Official Plan, specifically the Downtown Cooksville Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

Amendment No. XXX

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Schedule "A" attached hereto constitutes Amendment No. XXX.

Schedule "A" of this Amendment is an excerpt from the Mississauga Official Plan Land Use Map, Mississauga Official Plan and the Special Site provision.

Also attached hereto but not constituting part of the Amendment is Appendix I.

Appendix I is a map showing the Existing Land Use of the subject lands and the surrounding area, with the lands affected by this Amendment outlined in black and shaded in grey.

DRAFT

## PURPOSE

The purpose of this Amendment is to amend Official Plan Map 10 by designating the entire subject property Mixed Use, and to the Downtown Cooksville Character Area Special Site Policy to allow for a 16 storey, mixed use apartment.

## LOCATION

The lands affected by this Amendment are located north of Dundas Street West. Municipally known as 85-95 Dundas Street West and 98 Agnes Street.

## BASIS

The subject lands are located in the Downtown Cooksville Area, as identified in Mississauga Official Plan. Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board. The subject lands and associated policies are not under appeal to the Ontario Municipal Board.

The subject lands are designated, the south portion "Mixed Use" and the north portion "Residential High Density".

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

The proposed amendments to the Official Plan and Zoning By-law are consistent with the Provincial Policy Statement, conform to and implement the Growth Plan, and conform to the Region of Peel Official Plan. The proposed development supports transit initiatives both existing and planned for the area and will assist the municipality in achieving the planned density target for this Urban Growth Centre.

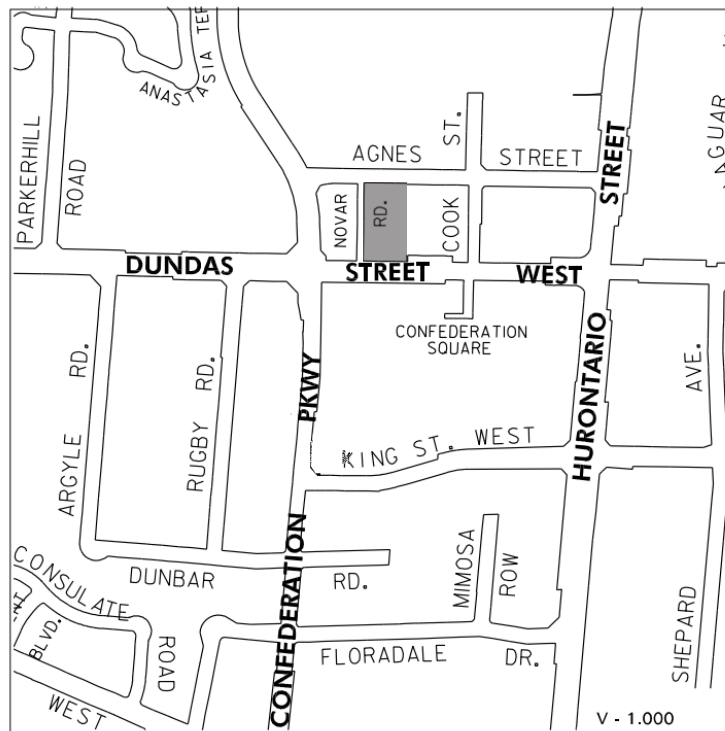
The overall development layout and architectural design will significantly enhance the pedestrian environment and provide opportunity for additional commercial uses thereby supporting the creation of a complete community. Building location and design are supported by enhanced streetscaping along Dundas Street, Novar Rd and Anger Street.

The development proposal for 89-95 Dundas Street West and 98 Agnes Street represents good planning and is supported by provincial, regional, and local planning policies. The development will be highly accessible by pedestrian, cycling, transit and vehicle. Higher order transit service planned for Hurontario and Dundas Streets supports the provision of additional density on these lands.

The proposed development is located within the Cooksville area, an emerging downtown neighborhood that is focused on fostering a built form that is urban, compact and transit supportive. The development proposal has been designed in accordance with the urban design principles of the Mississauga Official Plan.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

### 12.4.3.X Site X



12.4.X.1 The land identified as Special Site X are located north of Dundas Street, east of Novar Road and south of Agnes Street.

12.4.X.2 Notwithstanding the provisions of the Mixed Use designation, the subject lands will per permitted to develop a maximum floor space index (FSI) of 6.76 with a maximum height of 16 storeys.

### IMPLEMENTATION

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

Provisions will be made through the rezoning of the lands subject to this 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.

### INTERPRETATION

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

This Amendment supplements the intent and policies of Mississauga Official Plan. Upon approval of this Amendment, the various Sections, Schedules and Appendices of Mississauga Official Plan will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.

AGNES

ST

AGNES ST

AREA SUBJECT TO AMENDMENT NO. XXX

CONFEDERATION PKWY




















NOVAR

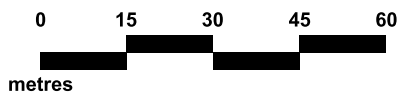
NOVAR RD

COOK ST

DUNDAS ST W

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		



 AREA SUBJECT TO AMENDMENT NO. XXX

**THIS IS SCHEDULE "A" TO**  
**OFFICIAL PLAN AMENDMENT \_\_\_\_\_**  
**PASSED BY COUNCIL ON**

**CITY OF MISSISSAUGA \_\_\_\_\_**