

## **Amendment No. XX to Mississauga Official Plan**

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 XX, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the permitted **floor space index (FSI)** to 2.0 whereas a FSI of 1.4 is currently permitted by Policy 16.16.3.2 – Special Site 2.

## **LOCATION**

The lands affected by this Amendment are located in the Meadowvale Neighbourhood at the northeast corner of Glen Erin Drive and Aquitaine Avenue.

## **BASIS**

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 subject lands are designated Residential High Density by the Official Plan and are identified as Special Site 2 by the Meadowvale Neighbourhood Character Area. Apartments, townhouses and stacked townhouses are permitted by the Residential High Density and Special Site 2 policies.

An Official Plan amendment is required to maintain the existing townhouse and stacked townhouse permission and to modify the existing Special Site 2 maximum density permission of 1.4 FSI and to allow for a new maximum density permission of 2.0 FSI to permit the proposed 12-storey residential apartment building and townhouses, in addition to the existing 13-storey apartment building.

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

1. The proposal represents the redevelopment of an underutilized, tower-in-the-park residential property for residential infill uses compatible with the surrounding neighbourhood;
2. The proposal includes a detailed landscape and connectivity plan that demonstrates the maintenance of existing and new connections to the adjacent trail and park system;
3. The compatibility to the existing houses adjacent and to the north of the subject lands is addressed by locating townhouses of a similar built form and height in this area;
4. The proposal contributes to the range of housing choices, including affordable options, in the City and the surrounding neighbourhood;
5. The proposal will contribute to the City's rental housing stock;
6. The proposal is transit supportive;
7. The proposal will activate the Glen Erin Drive streetscape and public realm by creating a new building wall and through detailed landscaping planning and streetscape design on Glen Erin Drive;

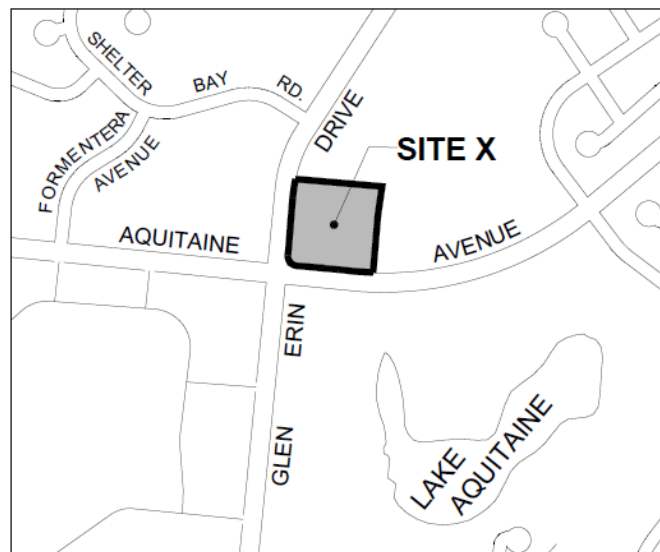
8. The existing building will be improved by providing a new pedestrian drop-off area fronting on Aquitaine Drive; and
9. The landscape/amenity areas will be improved for the benefit of existing and new residents.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.16, Meadowvale Neighbourhood Character Area, of the Mississauga Official Plan, is hereby amended by replacing the existing Special Site 2 and adding Special Site X on Map 16-16: Meadowvale Neighbourhood Character Area, in accordance with the Special Site Policies.

2. Section 16.16.3.2, Special Site 2 Policies, Meadowvale Neighbourhood Character Area, of the Mississauga Official Plan, is hereby amended by adding the following:

### 16.16.3.2 Special Site X



- 16.16.3.2.1 Within the lands identified as Special Site X, located at the northeast corner of Glen Erin Drive and Aquitaine Avenue, a Special Site within the Meadowvale Neighbourhood Character Area will be established.
- 16.16.3.2.2 Notwithstanding the policies of this Plan, an additional apartment building having a height of twelve (12) storeys and 39.0 metres and will be permitted on the subject lands.
- 16.16.3.2.3 Notwithstanding the policies of this Plan, three (3) storey townhouses and stacked townhouses having a height of 10.5 metres will be permitted.
- 16.16.3.2.4 Notwithstanding the policies of this Plan, a combined maximum **floor space Index (FSI)** of 2.0 will be permitted.

## **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. The lands will be concurrently 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.