

Amendment No. ____

to

The City of Mississauga Official Plan (2011)

For the City of Mississauga Planning Area

By-law No. _____

A by-law to Adopt the City of Mississauga Official Plan Amendment No. ____

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 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 except 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 Region Official Plan and comply with conditions of exception:

AND WHEREAS, the Commissioner of Environment Transportation and Planning Services for the Region of Peel has advised that, with regard to Amendment No. ____, in his opinion, the amendment conforms with the Regional Official Plan is exempted:

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

1. The attached map designated As Schedule "A" and explanatory text, constituting Amendment No. XX to the City of Mississauga Official Plan specifically to the Rathwood District Policies of the City of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this _____ day of _____, 2014.

Signed _____ Mayor

Signed _____ Clerk

Amendment No. ____

to

City of Mississauga Official Plan

For the City of Mississauga Planning Area

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

Schedule “A” of this Amendment is an excerpt from the City of Mississauga Land Use Rathwood District Land Use Map, Rathwood District Policies of the City of Mississauga Official Plan, with the proposed “Residential High Density – Special Site” designated indicated in Brown and outlined in red.

Also, attached hereto but not constituting part of the Amendment are Appendices I, II, and III.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

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

Appendix III is a copy of the Planning and Building Department report dated ____, pertaining to this Amendment.

PURPOSE:

The purpose of this Amendment is to change the land use designation of the subject lands from Residential High Density to Residential High Density – Special Site to permit additional apartment buildings as an additional use, with a total FSI of 1.60.

LOCATION:

The lands affected by this Amendment are located at 1850 Rathburn Road East and 4100 Ponytrail Drive.

BASIS:

The subject lands are located in the Rathwood Neighbourhood Character Area and form part of the City of Mississauga Official Plan.

The subject lands are designated Residential High Density which permits apartment dwellings. The subject lands are located in the Rathwood Neighbourhood Character Area (Map 16-21), and a Floor Space Index (FSI) of 0.5 to 1.0 times is permitted. Policy 16.1.2.5.a. states that additional development on lands with existing apartment buildings will be restricted to uses permitted in the Residential Medium Density designation, and Policy 16.1.2.5.b. states that as a condition of development, the site in its entirety must meet current site plan, landscaping requirements, and existing buildings must meet current building code, fire code and property standards. Lands designated Residential Medium Density permit the following uses: a. townhouse dwellings and all forms of horizontal multiple dwellings (Policy 11.2.5.5).

This Amendment re-designates the subject lands to a Residential High Density – Special Site to permit a proposed FSI of 1.6 times and permit additional apartment building uses in the form of 12-storey building and 15-storey building, with a total of 278 residential units.

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

- i. The proposal for additional apartment uses on the lands and the proposed FSI is in keeping with the Official Plan policies that speak to intensification and infill development opportunities within Neighbourhoods.
- ii. The proposal is compatible with the existing use of the subject lands, and establishes an appropriate transition to the built form and scale of the surrounding development. The massing, height and built form of the proposed buildings have been oriented to fit within the surrounding context;
- iii. The proposal is compatible with the existing site conditions and surroundings, and enhances the landscape quality and character of the subject lands and surrounding areas, with no unacceptable adverse anticipated impacts in terms of shadow, views, traffic and servicing;
- iv. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the additional apartment uses, and the proposed site-specific Official Plan Amendment meets the criteria for such amendments, as set out in the Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Rathwood Neighbourhood Character Area (Map 16-21) of the City of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from “Residential High Density” to “Residential High Density –Special Site” to permit apartment dwellings as an additional use, and a FSI of 1.60, as shown on Schedule “A” of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, the City of 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 the City 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 the Mississauga Official Plan.

Upon completion of this Amendment, the various Sections, Rathwood Neighbourhood Character Area Map (Map 16-21) and Appendices will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments including changing the numbering, cross-referencing and arrangement of 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 for this Amendment are in no way affected.

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m. of the subject lands are invited to attend a Public Meeting of the Planning and Development Committee held on _____ in connection with the proposed Amendment.

By-law No. _____

A by-law to Adopt the City of Mississauga Official Plan Amendment No. ____

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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 except Local Municipal Official Plan Amendments;

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AND WHEREAS, the Commissioner of Environment Transportation and Planning Services for the Region of Peel has advised that, with regard to Amendment No. ____, in his opinion, the amendment conforms with the Regional Official Plan is exempted:

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

2. The attached map designated As Schedule "A" and explanatory text, constituting Amendment No. XX to the City of Mississauga Official Plan specifically to the Rathwood District Policies of the City of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this _____ day of _____, 2014.

Signed _____ Mayor

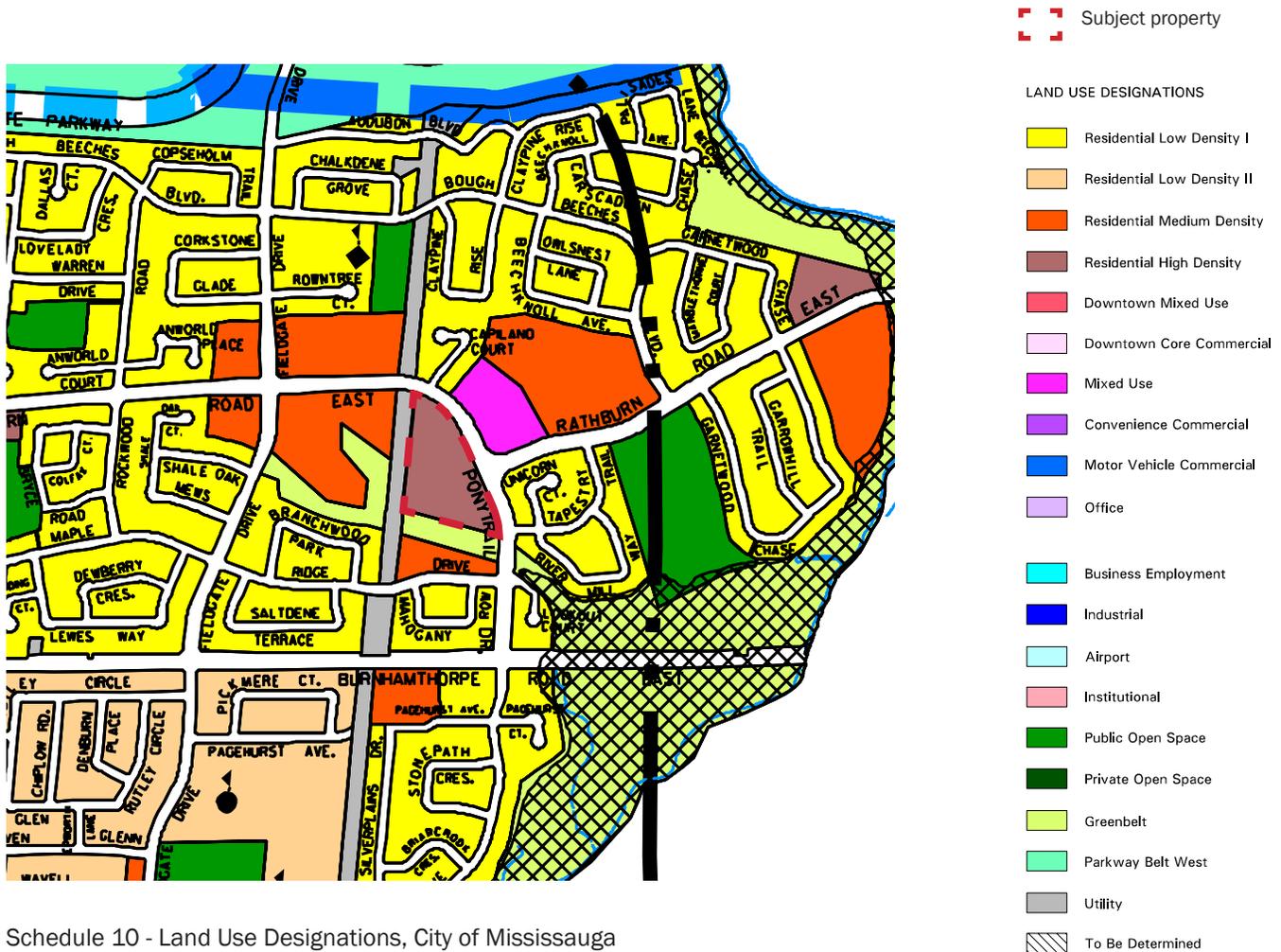
Signed _____ Clerk

Official Plan Amendment to the City of Mississauga Official Plan Schedule A

Amend the Rathwood Neighbourhood Character Area Map 16-21 and Schedule 10 - Land Use Designations for the lands located at 4100 Ponytrail Drive and 1850 Rathburn Road East by changing the land use designation from Residential High Density to 'Residential High Density - Special Site' to permit additional apartment uses on the subject lands, at a maximum Floor Space Index F.S.I of 1.60.

Notwithstanding the provisions of the Residential High Density designation for apartment sites as set out in Policy 16.1.2.5 in the Mississauga Official Plan, additional apartment dwelling uses shall be permitted.

The maximum F.S.I. permitted for all development shall be 1.60.



Schedule 10 - Land Use Designations, City of Mississauga Official Plan

SUBJECT PROPERTY:
4100 Ponytrail Drive and 1850 Rathburn Road East

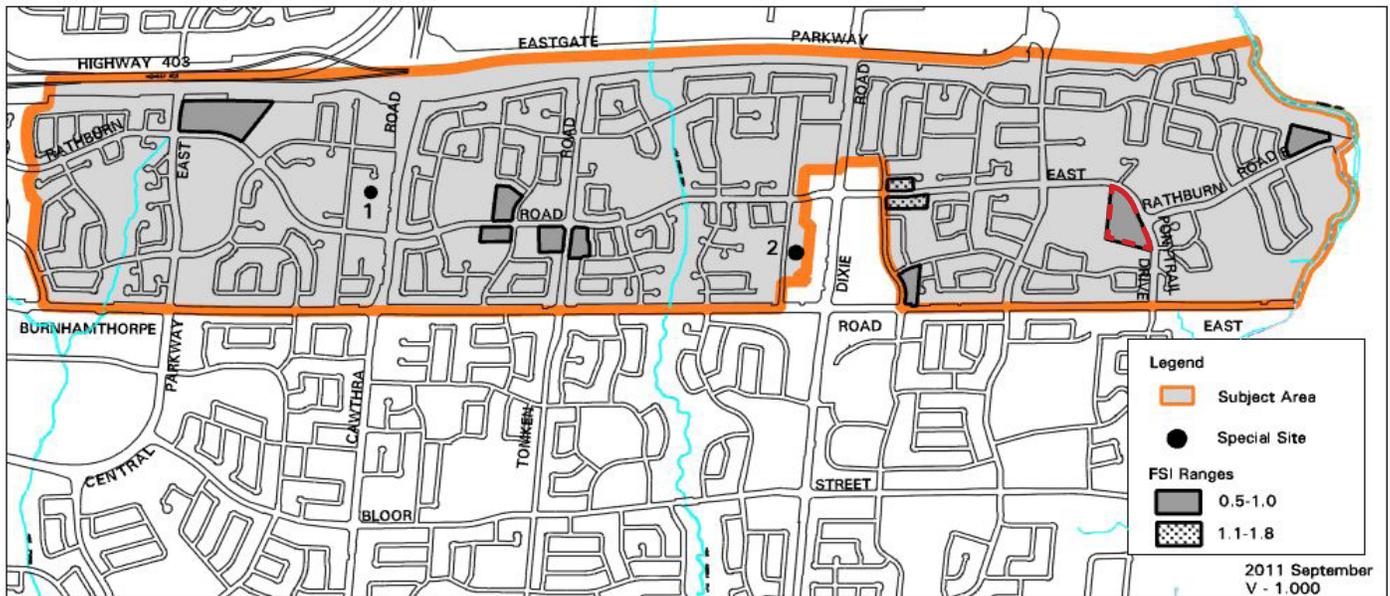
NOTE: EXISTING LAND USE DESIGNATION DELINEATED ON THE PLAN.
 PROPOSED LAND USE DESIGNATION INDICATED BY RED DASHED LINE WITHIN THE APPLICATION AREA.

Official Plan Amendment to the City of Mississauga Official Plan Schedule A

Amend the Rathwood Neighbourhood Character Area Map 16-21 and Schedule 10 - Land Use Designations for the lands located at 4100 Ponytrail Drive and 1850 Rathburn Road East by changing the land use designation from Residential High Density to 'Residential High Density - Special Site' to permit additional apartment uses on the subject lands, at a maximum Floor Space Index F.S.I of 1.60.

Notwithstanding the provisions of the Residential High Density designation for apartment sites as set out in Policy 16.1.2.5 in the Official Plan, additional apartment dwelling uses shall be permitted.

The maximum F.S.I. permitted for all development shall be 1.60.



Map 16-21 Rathwood Neighbourhood Character Area

■ Subject property
FSI 1.60

SUBJECT PROPERTY:

4100 Ponytrail Drive and 1850 Rathburn Road East

NOTE: EXISTING FSI ON THE PLAN.

PROPOSED FSI INDICATED BY RED DASHED LINE WITHIN THE APPLICATION AREA.