

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2019

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

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the “*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 (“MMAH”) authorized the Regional Municipality of Peel (the “Region”) 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 the conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. XX, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The explanatory text and attached schedules, constituting Amendment No. XX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____ 2017.

MAYOR

CLERK

Amendment No. XX

to

Mississauga Official Plan

The following text constitutes Amendment No. XX.

PURPOSE

The purpose of this Amendment is to alter the boundaries of two sites in Special Policy Area 13.3.4.6 and revise Policy 13.3.4.6.2 to permit additional density on these two sites.

LOCATION

The lands affected by this Amendment are located within the northwest quadrant of Hurontario Street and Eglinton Avenue West. The subject lands are located in the *Uptown Major Node* Character Area, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012. This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated August 2, 2017.

The subject lands are designated *Residential High Density* and are located within the *Uptown Major Node*. Additionally, the subject lands are identified as part of Site 6A and 6B of Special Site Policy 13.3.4.6, which permits a maximum floor space index (FSI) of 5.19 on Site 6A and of 7.11 on Site 6B. A combined total of 1,969 dwelling units are permitted on all of the lands included as part of Special Site Policy 13.3.4.6.

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

1. The proposed Special Site Area boundary changes will align the Mississauga Official Plan with the land delineation of the Plan of Subdivision (e.g., Blocks 16 and part of Block 2, as seen in the Plan of Subdivision, will be referred to as 6A-1; and Blocks 17 and part of Block 1, as seen in the Plan of Subdivision, will be referred to as 6B-2). This is shown in Schedule "A".
2. The proposed Amendment implements the Mississauga Official Plan policy direction to accommodate new growth through redevelopment and intensification within developed areas of the City. The subject lands are located within an already developed area, directly adjacent to an identified *Corridor* and planned *Major Transit Station Area* and within an identified *Major Node*.
3. The proposed Amendment supports the Mississauga Official Plan policies that direct intensification to *Major Nodes* and transit *Corridors*, and encourage the development of compact urban built forms that enhance pedestrian circulation and support transit.
4. The proposed developed is compatible with the land uses adjacent to the site, and the design achieves appropriate relationships with the surrounding built form.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.3.4.6, Special Site 6, of the Mississauga Official Plan, is hereby amended by deleting the site area map and replacing it with the map included in Schedule "B" of this Official Plan Amendment;

2. Section 13.3.4.6, Special Site 6, of the Mississauga Official Plan, is hereby amended by deleting policy 13.3.4.6.2 and replacing it with the following:

13.3.4.6.2 Notwithstanding the provisions of this Plan, the following additional policies will apply:

- a. a maximum of 3,054 dwelling units will be permitted;
- b. a minimum of 10 700 m² and a maximum of 25 200 m² of retail commercial and office space will be provided, contained within the first three floors of apartment buildings within Area 6A, 6A-1, 6B and 6B-1;
- c. notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A and 6A-1 will be permitted to develop to a maximum **floor space index (FSI)** of 6.58; and
- d. notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6B and 6B-1 will be permitted to develop to a maximum **floor space index (FSI)** of 8.65.

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.

INTERPRETATION

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

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

Schedule "A"

Schedule "B"