

**Appendix I - Draft Official Plan  
Amendment**

**Application to Amend the Official  
Plan and Zoning By-law**

**151516 Canada Inc.  
60 Bristol Road East  
Part of Block 179, Registered Plan  
43M-782, City of Mississauga**

**April 2019**

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

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

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

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 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. XX, 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 by adding a Special Site Policy to 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. XX to Mississauga Official Plan, is hereby adopted.

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

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

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

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

The following text attached constitutes Amendment No. XX.

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, 2019, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to add a Special Site to the Hurontario Neighbourhood Character Area policies to permit one 25-storey and 16-storey apartment building. A six-storey podium that connects the apartment buildings is also permitted.

## **LOCATION**

The subject lands are located at the southeast corner of Hurontario Street and Bristol Road East. The lands are located in the Hurontario Neighbourhood Character Area in Mississauga Official Plan.

## **BASIS**

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

The MOP contains policies that direct growth. These policies encourage compact, mixed use development in appropriate locations to provide greater opportunities to live and work in Mississauga and reduce the need for extensive travel to fulfill the needs of day-to-day living. New growth will be accommodated through redevelopment and intensification within developed areas. The character of stable residential neighbourhoods is to be protected and conserved.

Healthy, vibrant communities that provide residents with a range and diversity of housing types and mobility choices; the ability to engage in healthy, safe and active lifestyles; and access to daily needs within proximity to where they live, work, study, shop and play are to be provided. Development is to be directed to locations that support existing and planned transit.

The subject lands are located within "Neighbourhoods", which focus on residential uses and associated services and facilities. The "Neighbourhoods" policies of the MOP indicate that residential intensification will generally occur through infilling and the development of existing commercial sites and mixed use areas. Where higher density uses are proposed, they should be located on sites identified by a local area plan, along Corridors or in conjunction with existing apartment sites or commercial centres.

The lands are also located within the "Hurontario Street Intensification Corridor", which is considered an "Intensification Area". Future growth will be primarily directed to these areas and will provide attractive mixed use areas, developed at densities that are sufficiently high to support frequent transit service and a variety of services and amenities. A more efficient use of land is expected within "Intensification Areas" as single storey buildings and surface parking lots are replaced with multi-storey developments .

In addition to the Intensification Area policies, the "Corridors" policies indicate that land uses and building entrances within "Corridors" will be oriented to the Corridor where possible. Development is to be compact, mixed use, transit friendly and have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.

The subject lands are also located adjacent to an identified Major Transit Station as shown on Schedule 6 – Long Term Transit Network of the MOP and are within the Eglinton-Bristol Character Area of the Hurontario LRT Planning and Urban Design Master Plan. The Master Plan indicates that the primary node within this Character Area will be centred along Eglinton Avenue, with Bristol Road acting as a secondary supporting node. The vision for these areas is that they will be strong mixed use centres with businesses, office, retail, cafes, restaurants and cultural uses, along with a substantial residential component to a maximum floor space index of 3.0.

The lands are also designated Mixed Use which permits a range of uses including retail, restaurants, overnight accommodation and residential uses. Residential uses will be combined on the same lot or same building with another permitted use.

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 Official Plan for the proposed building heights.

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

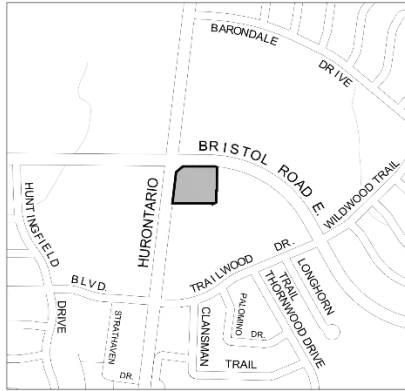
1. The proposed development is a compact, mixed use development which provides an appropriate transition to the adjacent office/retail commercial, apartment, church and automobile gas bar uses on the west side of Hurontario Street; to the townhouse dwellings on the north side of Bristol Road East; and, to the existing Sandalwood Square Shopping Centre to the east and south.
2. The proposed mixed use apartment and commercial built form is an appropriate development that makes efficient use of available or planned infrastructure and public service facilities.
3. The proposed development is located on an Arterial Road (Hurontario Street) and a Major Collector Road (Bristol Road East) with municipal sidewalks, an existing primary on-road/boulevard route bike lane on Bristol Road East and a proposed bike route along Hurontario Street. Both roads are served by public transit. A Major Transit Station is also proposed at the intersection of Hurontario Street/Bristol Road East as part of the Hurontario Light Rapid Transit (LRT) system. A multi-modal transportation system that provides alternatives to automobile transportation is therefore provided consistent with the policies of MOP.

4. The proposed addition of apartments with retail commercial uses at grade on an existing commercial property is appropriate as it provides intensification of an underutilized site which is consistent with the Provincial Policy Statement and conforms with the Growth Plan, the Regional Official Plan, and policies of Mississauga Official Plan.
5. The proposed development represents intensification of an existing under-utilized commercial site that is located along an Intensification Corridor adjacent to a proposed Major Transit Station. The proposed uses are also consistent with the vision of the Hurontario LRT Planning and Urban Design Master Plan.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.12, Hurontario Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 2 on Map 16-12: Hurontario Neighbourhood Character Area in accordance with the changes to the Special Site Policies.
2. Section 16.12.4, Special Site Policies, Fairview Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

### 16.12.4.2 Site 2



16.12.4.2.1 The lands identified as Special Site 2 are located at the southeast corner of Hurontario Street and Bristol Road East.

16.12.2.4.2 Notwithstanding the policies of this Plan, a maximum height of 25 storeys will be permitted.

## 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 August 1, 2018.



## **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.

**APPENDIX I**  
**PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on XX, 2019 in connection with this proposed Amendment.

At the public meeting, residents stated their concerns with the proposal including XX. These concerns have been addressed in the Planning and Building Department Corporate Report dated XX, 2019 attached to this Amendment as Appendix II.