

*Draft Official Plan Amendment August 1, 2019*

**Amendment No. XX**

**To**

**Mississauga Official Plan**

The following text and Map “A” attached constitute Official Plan Amendment No. XX.

**PURPOSE**

The purpose of this Amendment is to permit the future development of a 25-storey apartment building, and retain the two existing 17- and 21-storey apartment buildings on the subject lands.

**LOCATION**

The subject lands affected by this Amendment are located at 600 and 620 Lolita Gardens, which are located northwest of the Dundas Street and Cawthra Road intersection, on the south side of Lolita Gardens. The subject lands are located in the Mississauga Valleys Neighbourhood Character Area, as identified in the Mississauga Official Plan.

**BASIS**

The 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.

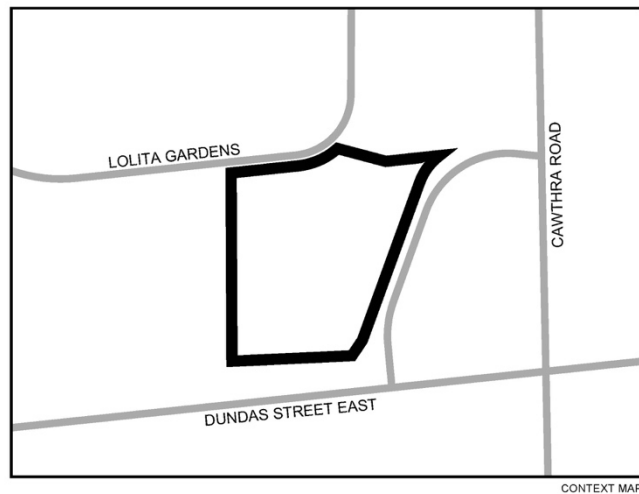
The subject lands are designated Residential High Density, which permits apartment dwellings.

This Amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and Mississauga Official Plan, all of which promote a range and mix of housing as well as redevelopment of underutilized lands within built up areas that are well served by transit and existing infrastructure.

**DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

- 1) Section 16.19.3, Special Site Policies, Mississauga Valleys Character Area of the Mississauga Official Plan, is hereby amended by adding the following:

16.9.3.X                      Site X



16.9.3.X.X                      The subject lands identified as Special Site X are located at 600 and 620 Lolita Gardens, which are located northwest of the Dundas Street and Cawthra Road intersection, on the south side of Lolita Gardens.

16.9.3.X.X.X                      Notwithstanding the policies of this Plan, the following policies will apply:

- a) *In addition to the two existing 17- and 21-storey apartment buildings, an additional 25-storey apartment building is permitted on the subject lands.*
- b) *A maximum total FSI of 2.35 is permitted on the subject lands.*

**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 rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan, dated March 13, 2019.

## **INTERPRETATION**

The provisions of the 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 the Mississauga Official Plan.