

Amendment No. XX

to

Mississauga Official Plan

The following text and Maps "A" "B" attached constitute Amendment No. xx.

DRAFT

## **PURPOSE**

The purpose of this Amendment is to: change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density; to add a Special Site in the Cooksville Neighbourhood Character Area; to amend the FSI range of the subject lands from Map 16-6: Cooksville Neighbourhood Character Area.

## **LOCATION**

The lands affected by this Amendment are located at 2512, 2522 and 2532 Argyle Road. The subject lands are located in the Cooksville Neighbourhood Character Areas, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Residential Low Density I which permits detached dwelling, semi-detached dwelling and duplex dwelling.

An official plan amendment is required to amend the Residential Low Density I land use designation to Residential Medium Density to permit back-to-back stacked townhouses, and amend the FSI range of the subject lands to 1.5-2.9 from Map 16-6: Cooksville Neighbourhood Character Area.

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

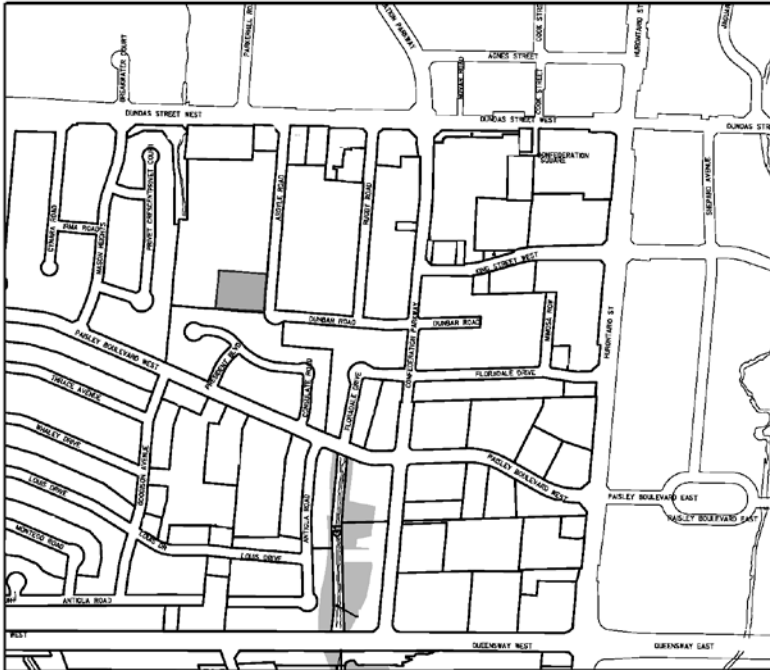
1. The subject site is located in proximity to an Intensification Corridor and the designated Downtown area of the City of Mississauga.
2. The proposed land use and density is compatible with the surrounding land uses and provides a transition between the apartments closer to Dundas Street West and the low density residential neighbourhood to the south.

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

1. Section 16.6, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 8 on Map 16-6: Cooksville Neighbourhood Character Area in accordance with the Special Site Policies, and by amending the floor space index (FSI) range of the subject site from 0.4-0.9 to 1.5-2.9.

2. Section 16.6.5, Special Site Policies, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

#### 16.6.5.9 Site 9



16.6.5.9.1 The lands identified as Special Site 9 are located on the west side of Argyle Road and south side of Dundas Street West.

16.6.5.9.2 (*additional policies to be determined*)

3. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Residential Medium Density, as shown on Map "B" of this Amendment.

#### 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.

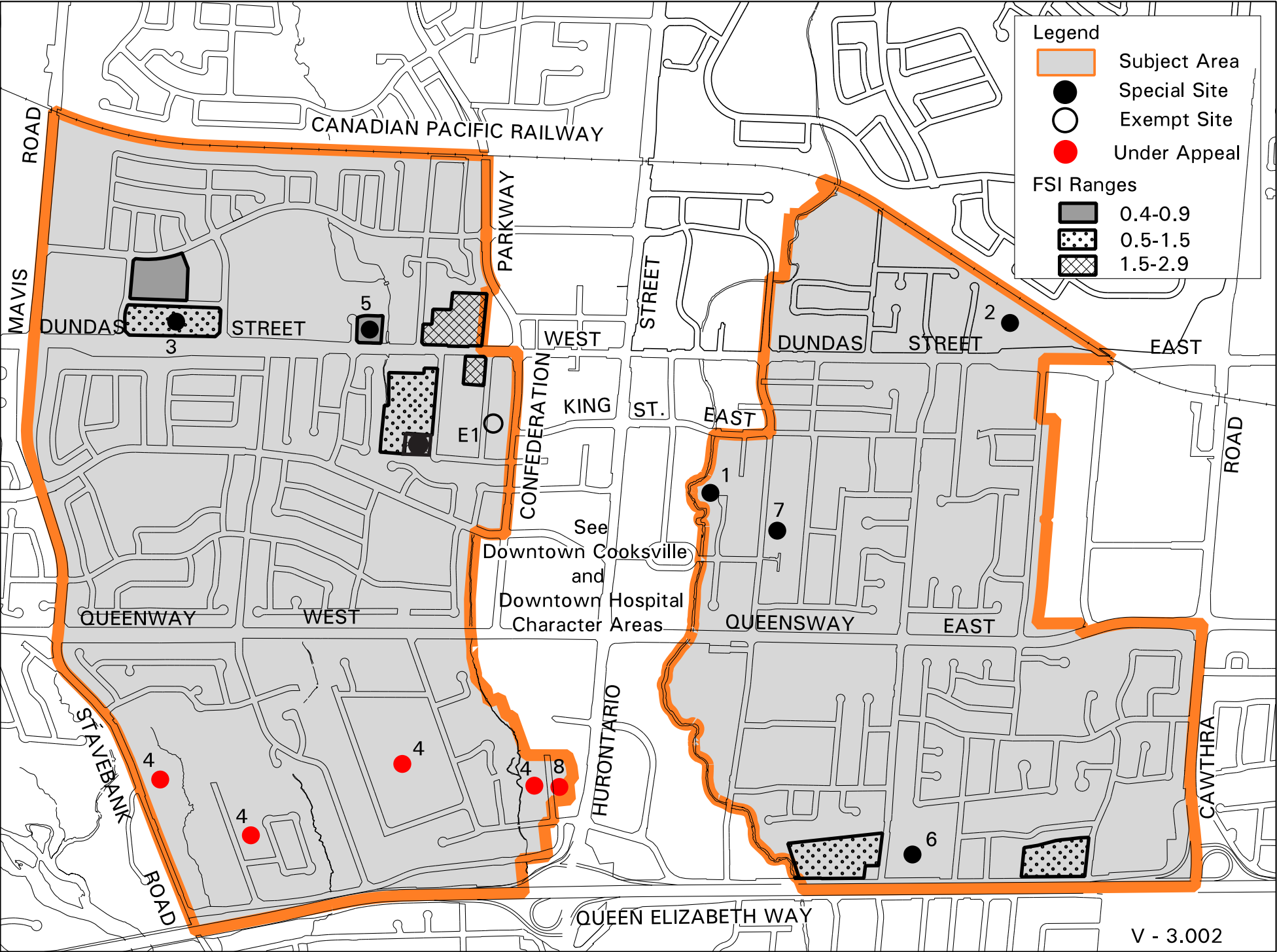
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan *Month XX, 2018*.

#### 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.

OPA ??? - SCHEDULE A  
2512-2532 ARGYLE ROAD, MISSISSAUGA





OPA ??? - SCHEDULE B  
2512-2532 ARGYLE ROAD, MISSISSAUGA

