

Amendment No.

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

By-law No. _____

A by-law to Adopt 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 an 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 exempt 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 Regional Official Plan and comply with conditions of exemption;

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

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

1. The following text attached hereto, constituting Amendment No. *** to Mississauga Official Plan, specifically the Downtown Cooksville Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this _____ day of _____, 2019.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. ***

to

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 Mississauga Official Plan Land Use Map, Mississauga Official Plan and the Special Site provision.

Also attached hereto but not constituting part of the Amendment is Appendix I.

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

PURPOSE

The purpose of this Amendment is to add a Special Site Policy to permit a 29 storey apartment building with commercial uses on the ground floor and to redesignate a portion of the property as “Greenlands”.

The purpose of this Amendment is to add a Special Site Policy to permit an apartment dwelling containing 289 units and building height of 29 storeys and a net floor space index (FSI) of 5.92.

LOCATION

The lands affected by this Amendment are located south of Dundas Street east of Cooksville Creek, Municipally known as 86-90 Dundas Street E.

BASIS

The subject lands are located in the Downtown Cooksville Area, as identified in Mississauga Official Plan. 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 and associated policies are not under appeal to the Ontario Municipal Board.

The subject lands are designated Mixed Use and are within an area subject to specific policies.

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

The proposed amendments to the Official Plan and Zoning By-law are consistent with the Provincial Policy Statement, conform to and implement the Growth Plan, and conform to the Region of Peel Official Plan. The proposed development supports the transit initiatives both existing and planned for the area and will assist the municipality in achieving the planned density target for this urban growth centre.

The overall development layout and architectural design will significantly enhance the pedestrian environment and provide opportunity for additional commercial uses thereby supporting the creation of a complete community. Building location and design are supported by landscaping throughout the site as well as along the street’s edge which will enhance and add a human scale to the development.

The development proposal for 86-90 Dundas Street represents good planning and is supported by provincial, regional, and local planning policies. The development will be highly accessible by pedestrian, cycling, transit and vehicle. Higher order transit service planned for Hurontario and Dundas Streets supports the provision of additional density on these lands.

The proposed development is located within the Cooksville area, an emerging downtown neighborhood that is focused on fostering a built form that is urban, compact and transit supportive. The development proposal has been designed in accordance with the urban design principles of the Mississauga Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.4.3, Downtown Cooksville Character Area Special Site Policies of Mississauga Official Plan, is hereby amended by adding the following:

12.4.3 * Site *



The lands identified as Special Site * are located at 86-90 Dundas Street.

Notwithstanding the provisions of the Land Use Designation, the following additional policies will apply:

Notwithstanding the provisions of the Mixed Use designation an apartment building not exceeding 29 storeys will be permitted and will be permitted to develop to a maximum floor space index (FSI) of 5.92.

2. The lands identified on Schedule "1" along the western property line are to be redesignated as "Greenlands".

IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, 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 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 Mississauga Official Plan. Upon approval of this Amendment, the various Sections, Schedules and Appendices of Mississauga Official Plan will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross-referencing and arrangement of the 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 of this Amendment are in no way affected.

LAND USE DESIGNATIONS

- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

- Notes:**
- The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
 - Base map information (e.g., roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 - Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 5, Long Term Road Network.

MOPAs Appealed to the Ontario Municipal Board

Original Appeal

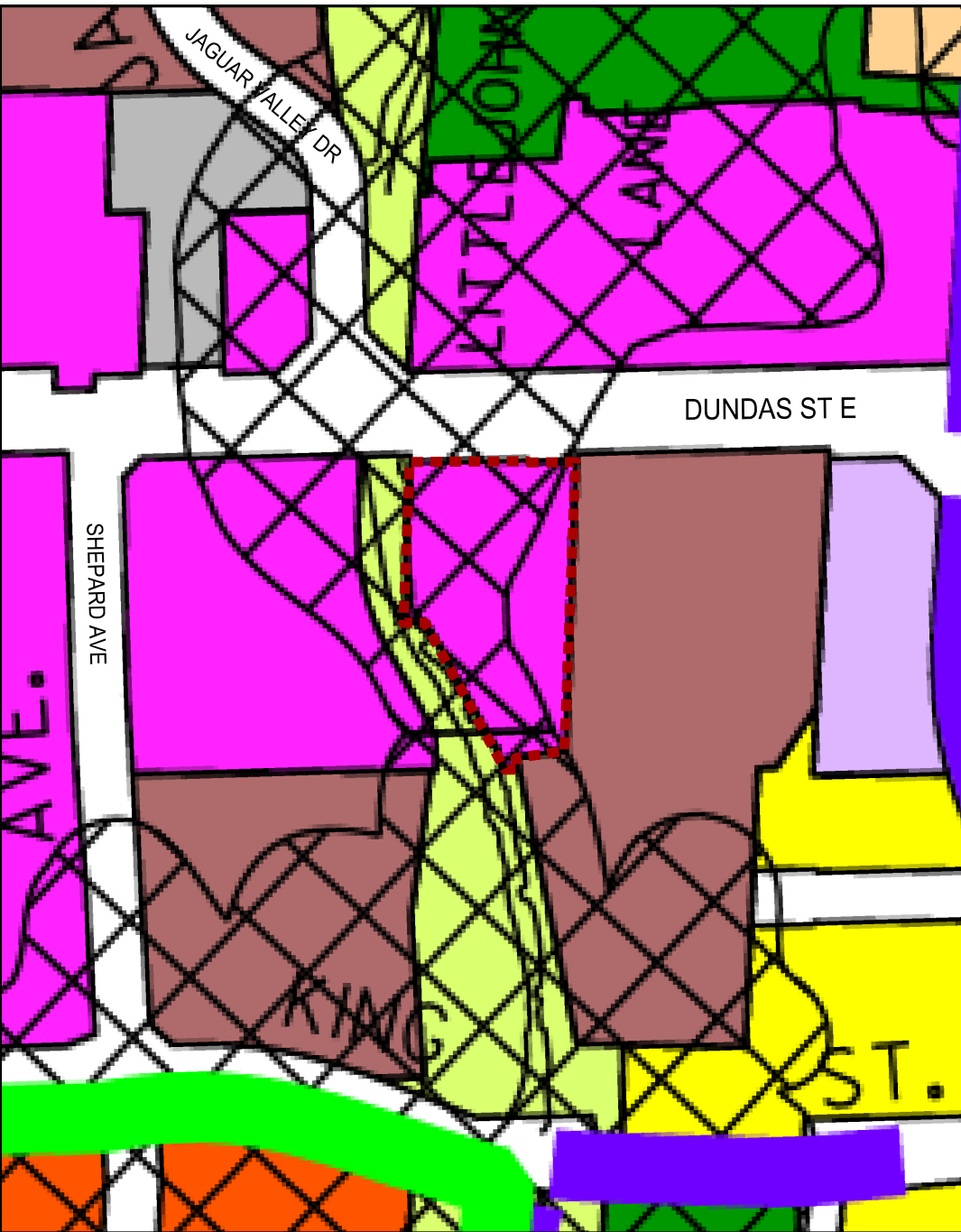
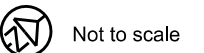
The information on this schedule reflects Council adopted amendments. Areas of this schedule are under appeal. For in effect mapping information refer to the Consolidation Tables and MOPA document.

**Schedule 10
Land Use Designations**

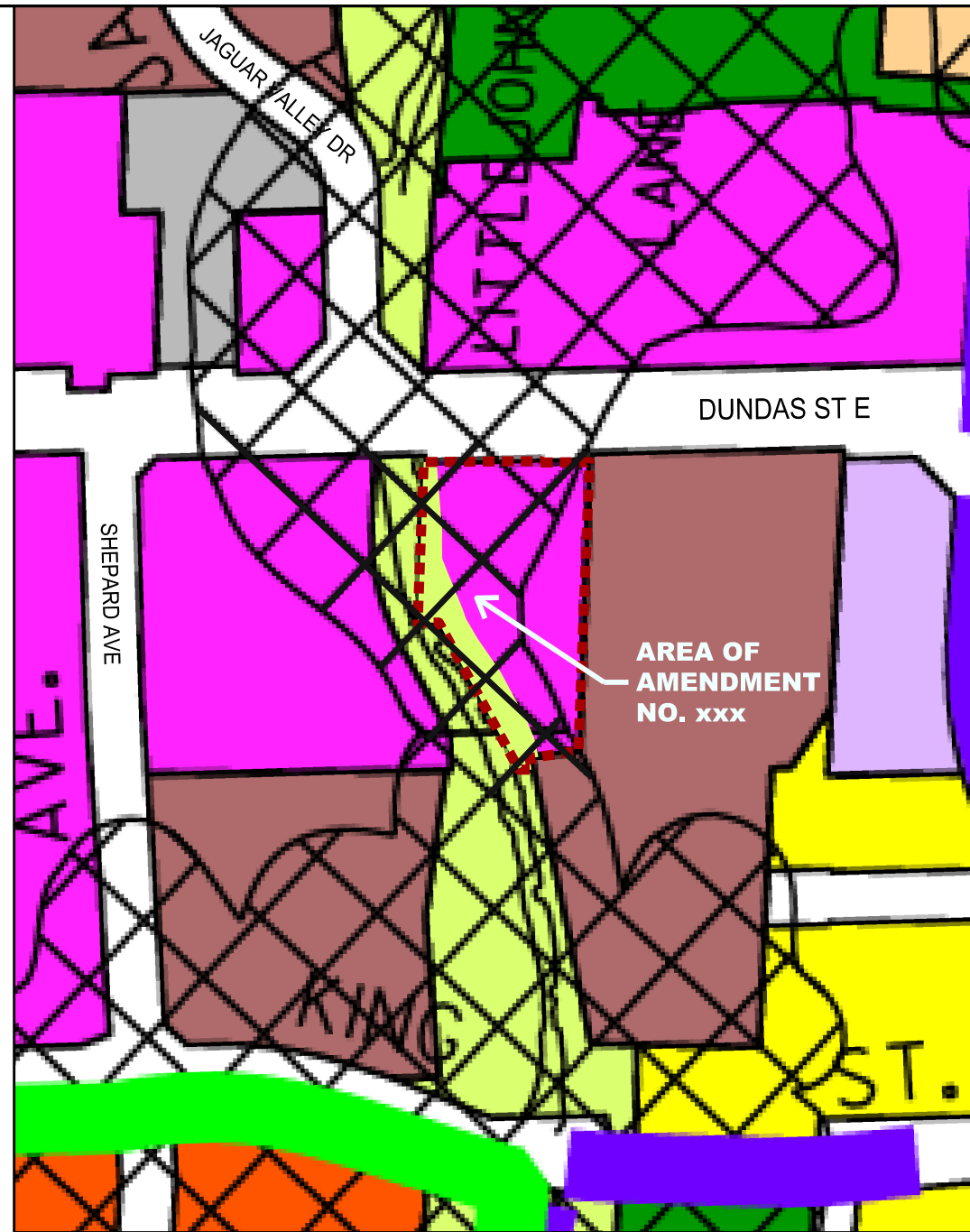


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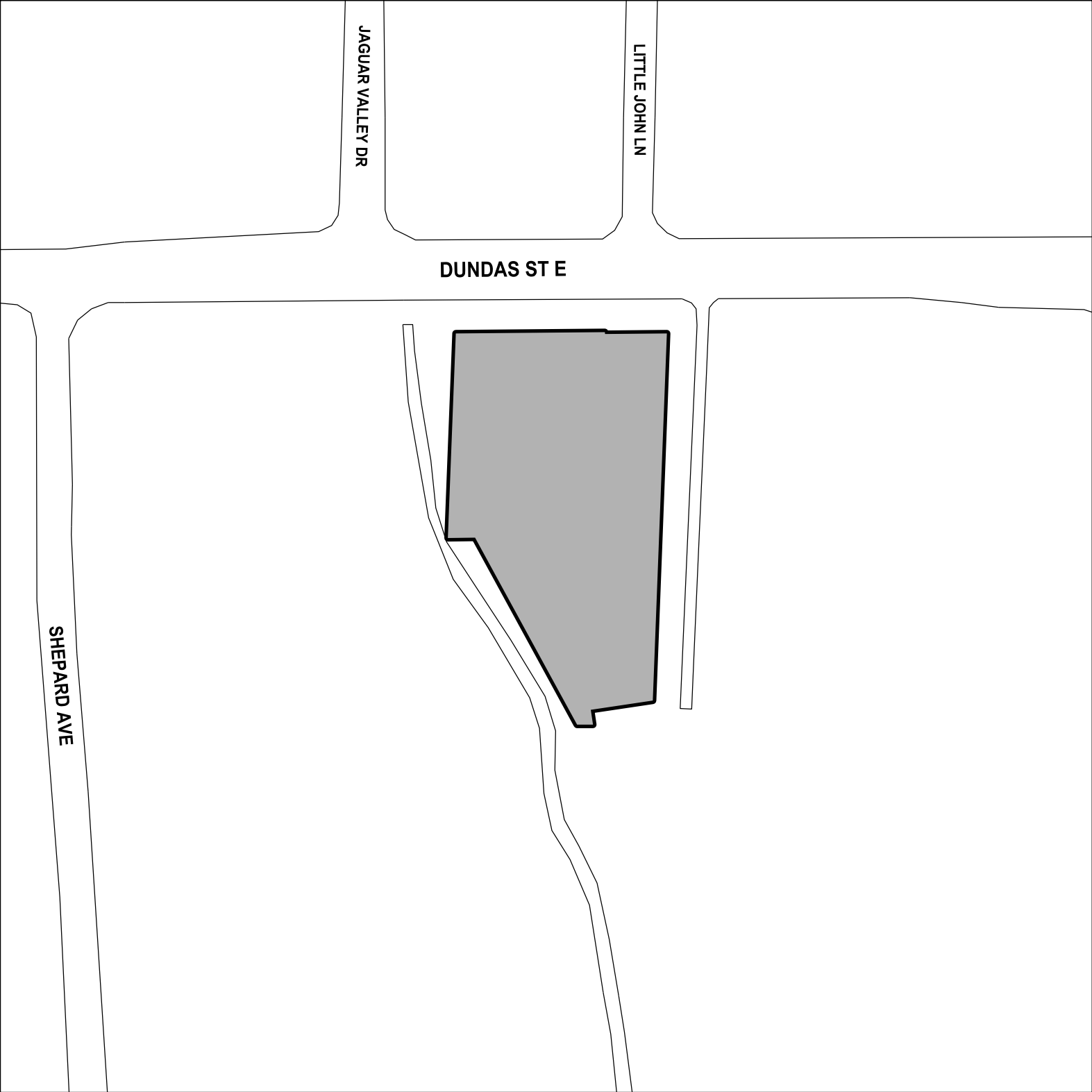
- AREA OF AMENDMENT NO. xxx**
- FROM**
Mixed Use
- TO**
Mixed Use & Greenlands



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS



JAGUAR VALLEY DR

LITTLE JOHN LN

DUNDAS ST E

SHEPARD AVE