

Appendix I: Draft Official Plan Amendment

Amendment No. XX

to

Mississauga Official Plan

For the City of Mississauga Planning Area

DRAFT

By-law No. 2019

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, (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 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;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to redesignate the subject property to 'Residential Medium Density';

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 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 Official Plan Amendment (the “Amendments”) is to change the land use designation for the lands shown outlined on Schedule A to this Amendment. The Amendments will facilitate the development of a four (4) storey residential building with forty three (43) units and the dedication of natural features outside of the limit of development to the City and Credit Valley Conservation Authority for preservation (Schedule B):

1. Redesignating a portion of 6612-6620 Rothchild Trail from “Residential Low Density II” to “Residential High Density”.
2. Redesignating a portion of 6612-6620 Rothchild Trail from “Residential Low Density II” to “Greenlands”.

LOCATION

The lands subject to this Amendment are located within the Meadowvale neighbourhood on the south side of Rothchild Trail, at the terminus of the cul-de-sac. The subject property has an area of approximately 0.92 ha (2.29 acres) and has a frontage of 13.5 metres (44 feet) on Rothchild Trail. The subject property is legally described as:

CONSOLIDATION OF VARIOUS PROPERTIES: LOT 21, PLAN 43M1710; MISSISSAUGA, S/T EASEMENT IN GROSS OVER PT 2 PLAN 43R30826 AS IN PR1087410; S/T EASEMENT IN GROSS OVER PART 1 PLAN 43R30826 AS IN PR1087412, S/T EASEMENT IN GROSS OVER PT 1 PL 43R30826 AS IN PR1087414; BLK 2 PLAN 43M1476; MISSISSAUGA; S/T EASEMENT IN GROSS OVERPT 2 PL 43R30279 AS IN PR1087416.

BASIS

The subject property is located within the Meadowvale Neighbourhood Character Area and is designated “Residential Low Density II” by the City of Mississauga Official Plan Schedule ‘A’, which permits detached dwellings, semi-detached dwellings, and duplex dwellings. The proposed development seeks to redesignate the land use designation to “Residential High Density” to permit a four storey, forty three (43) unit condominium.

When considering the proposed development, it is important to review the subject property within the surrounding land use context. The subject property is a unique parcel within the neighbourhood in relation to its irregular shape, large size, depth and location backing onto the Fletcher Creek Tributary. As such the subject property represents an opportunity to intensify an underutilized site within an existing neighbourhood, while integrating into the surrounding context.

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

1. The proposed Amendment is consistent with the polices of the Provincial Policy Statement, and conforms with the Growth Plan and the Region of Peel Official Plan

Policies relating to intensifying within settlement areas contributing to a range of housing options and represents an efficient use of land;

2. The proposed Amendment is consistent with the Urban System policies because it provides for growth at the periphery of a neighbourhood and proposes a built form that is sensitive to and compatible with surrounding area;
3. The proposed four (4) storey apartment will provide housing at a density appropriate for the surrounding area and will efficiently utilize existing infrastructure and community services;
4. The proposed development represents a condominium housing type that is underrepresented in the Meadowvale neighbourhood and aligns with the City of Mississauga policies for creating a variety of housing options and tenure;
5. The subject property is well serviced by existing transit service operating within a ten (10) minute walk of the subject property, and is near various trails related to the Fletcher Creek that will facilitate opportunities for sustainable modes of transportation;
6. The subject property is well served by existing community infrastructure such as neighbourhood retail/service commercial, existing educational facilities, as well as public and private recreational facilities;
7. The proposed development is supported by technical studies, including functional servicing and stormwater management, an environmental impact statement, a traffic impact assessment and a noise study.

Details regarding the Amendment to the City of Mississauga Official Plan are contained in the Planning and Building Report dated XXXX, 20XX, attached to this Amendment as Appendix II.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designation, is hereby amended by changing the land use designation for a portion of the lands identified on Schedule B attached hereto from “Residential Low Density II” to “Residential High Density”; and
2. Schedule 10, Land Use Designation, is hereby amended by changing the land use designation for a portion of the lands identified on Schedule B attached hereto from “Residential Low Density II” to “Greenlands”.

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 dated January 10, 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.

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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 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;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to add Special Site 6 within the Downtown Hospital 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 _____, 2018.

MAYOR

CLERK

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 _____, 2019 in connection with this proposed Amendment.

At the public meeting, residents stated their concerns with the proposal including:

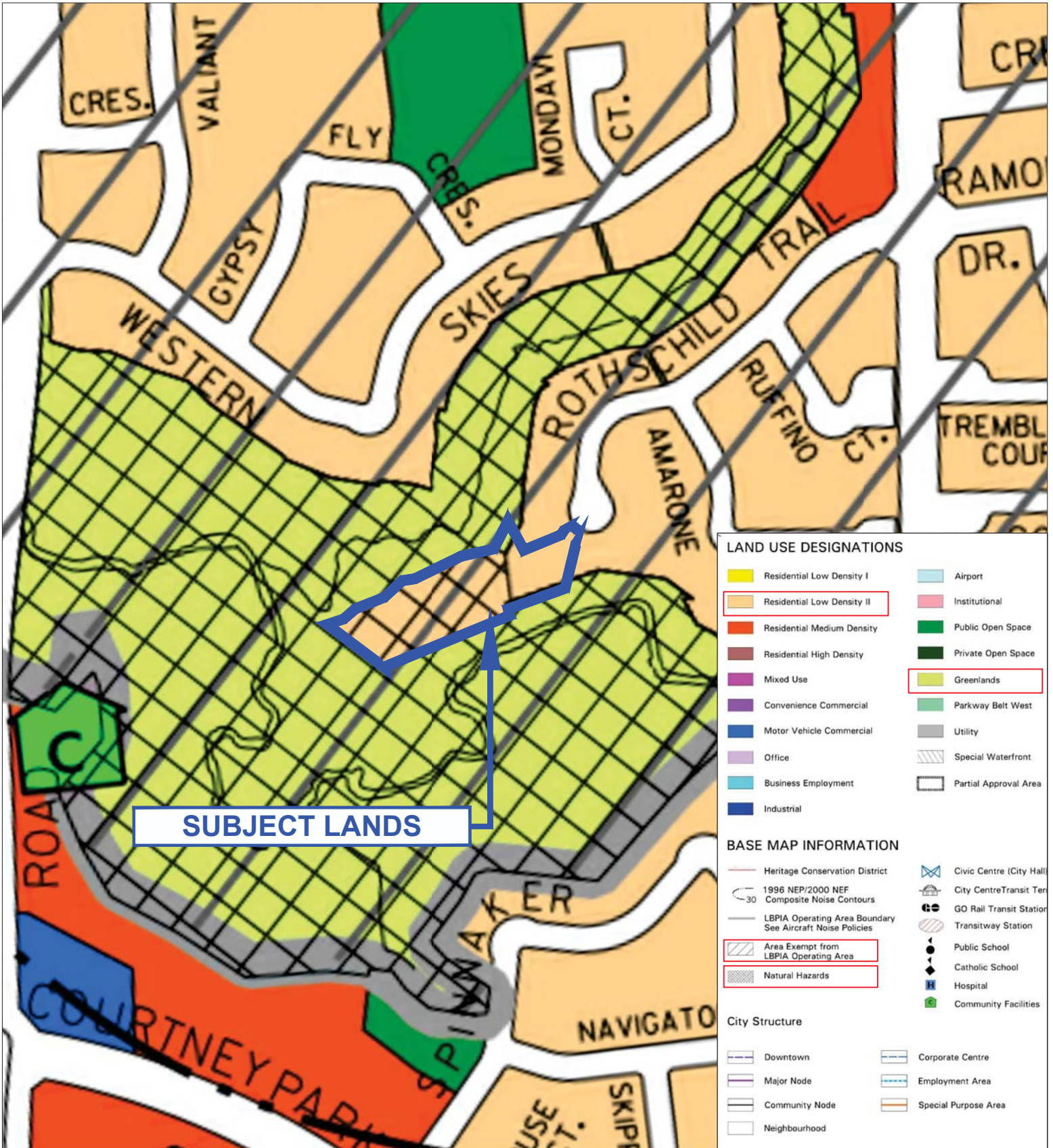
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Appendix II

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Schedule A

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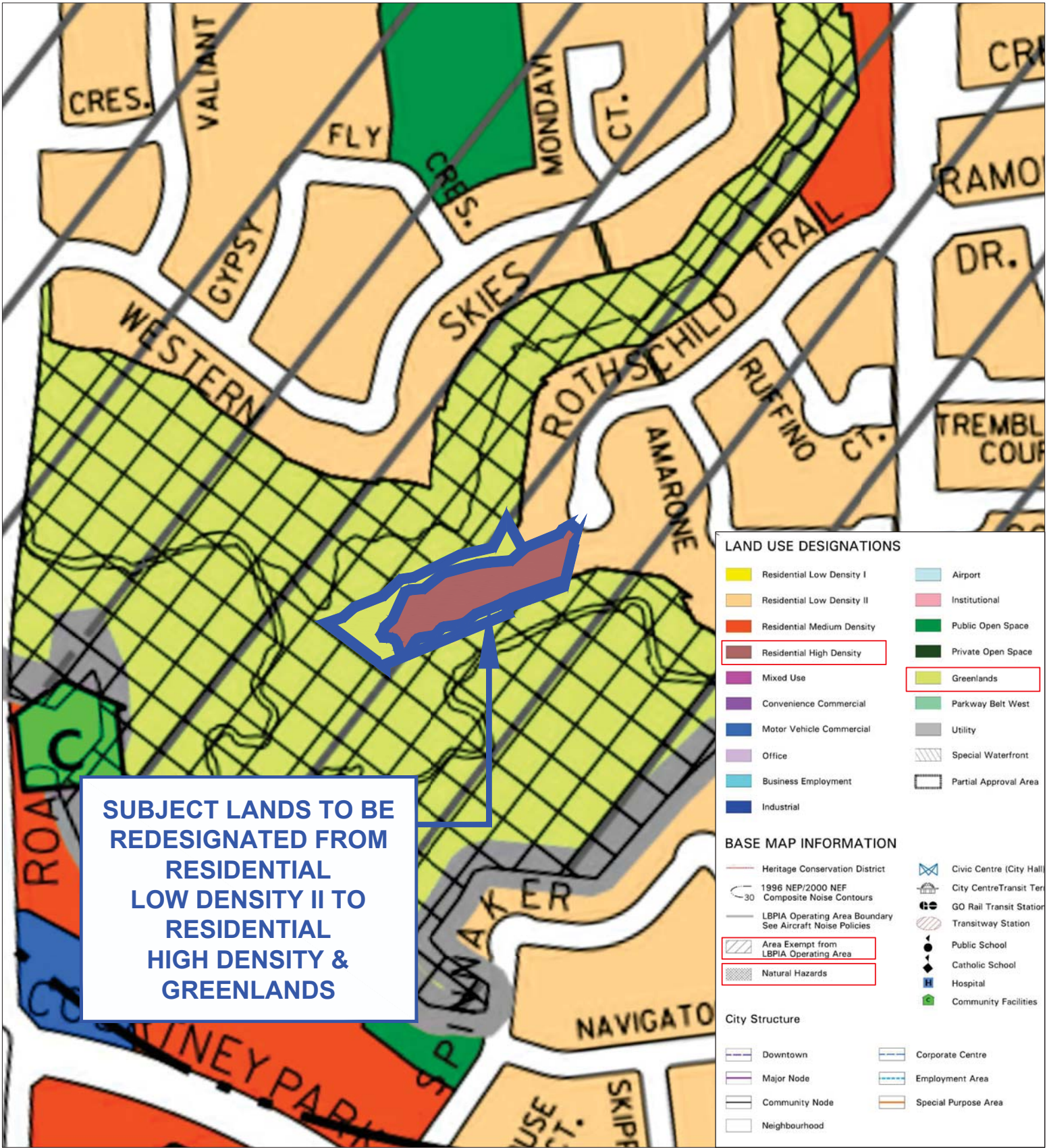
SUBJECT LANDS

SCHEDULE 'A'
EXISTING LAND USE DESIGNATIONS

SUBJECT PROPERTY

Schedule B

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SUBJECT LANDS TO BE REDESIGNATED FROM RESIDENTIAL LOW DENSITY II TO RESIDENTIAL HIGH DENSITY & GREENLANDS

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 Ter
	LBPIA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exempt from LBPIA Operating Area		Transitway Station
	Natural Hazards		Public School
			Catholic School
			Hospital
			Community Facilities

City Structure

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

SCHEDULE 'B'
PROPOSED LAND USE DESIGNATION

SUBJECT PROPERTY

Scale NTS
April 8, 2019