

**Amendment No. 84**  
**to**  
**Mississauga Official Plan**

By-law No. 0180-2018

A by-law to Adopt Mississauga Official Plan Amendment No. 84

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 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. 84, 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 regarding a terminology change from horizontal multiple dwellings to townhouse dwellings;

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

1. The document attached hereto, constituting Amendment No. 84 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 4 day of July, 2018.

Signed Bonnie Conche Signed W. J. [Signature]  
MAYOR CLERK

**Amendment No. 84**  
**to**  
**Mississauga Official Plan**

The following text constitutes Amendment No. 84.

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 May 24, 2018, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to replace all references to horizontal multiple dwellings and stacked townhouse dwellings with the term townhouse dwellings throughout Mississauga Official Plan.

## **LOCATION**

All lands in the City of Mississauga are affected by this Amendment with respect to changes to the General Land Use Designations, and in particular Special Site Policies in the South Common Community Node, Clarkson-Lorne Park, Cooksville, East Credit, Meadowvale and Mineola Neighbourhood Character Areas and in the Downtown Core and Lakeview Local Area Plans, 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 Local Planning Appeal Tribunal.

The terms horizontal multiple dwellings and stacked townhouse dwellings will be replaced by the term townhouse dwellings. Detailed zoning categories will contain regulations to address the various configurations and tenures, but for the purposes of Mississauga Official Plan, the use of the word townhouse is synonymous with most medium density development.

The term street townhouse will remain in the Plan to clarify the instances where a townhouse development is intended to have individual frontages, typically to maintain the characteristics of an existing street or neighbourhood.

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

1. Over time, the built form of townhouses has evolved, so by replacing the term horizontal multiple dwellings with the more general term of townhouse dwellings, Mississauga Official Plan stays current and it is easier for the reader to understand the intended land use.
2. The Amendment ensures conformity between policies in Mississauga Official Plan and pending Zoning By-law regulations.
3. The Amendment does not impact any approved or in process applications, and does not render any existing developments legal non-conforming.

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

1. Section 11.2.5, General Land Use Designations, Residential, of Mississauga Official Plan, is hereby amended by deleting Sections 11.2.5.5 a. and 11.2.5.5 b. and adding the following:  
  
11.2.5.5 a. all forms of townhouse dwellings.
2. Section 11.2.5, General Land Use Designations, Residential, of Mississauga Official Plan, is hereby amended by deleting Section 11.2.5.10.
3. Section 14.10, Special Site Policies, South Common Community Node Character Area, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings" and adding the term "townhouse dwellings" in Section 14.10.1.1.2, Special Site 1.
4. Section 16.5.5, Special Site Policies, Clarkson-Lorne Park Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings" and adding the term "townhouse dwellings" in Section 16.5.5.6.2, Site 6.
5. Section 16.5.5, Special Site Policies, Clarkson-Lorne Park Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings" and adding the term "townhouse dwellings" in Section 16.5.5.10.2, Site 10.
6. Section 16.6.5, Special Site Policies, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings", adding the term "townhouse dwellings", and deleting the words "and townhouse dwellings" in Section 16.6.5.3.2 a., Site 3.
7. Section 16.8.3, Special Site Policies, East Credit Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings" and adding the term "townhouse dwellings" in Section 16.8.3.8.2, Site 8.
8. Section 16.16.3, Special Site Policies, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings" and adding the term "townhouse dwellings" in Section 16.16.3.1.3 a., Site 1.
9. Section 16.18.5, Special Site Policies, Mineola Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings" and adding the term "townhouse dwellings" in Section 16.18.5.1.3, Site 1.
10. Section 12.9, Special Site Policies, Downtown Core Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the term "horizontal multiple dwellings" and adding the term "townhouse dwellings" in Section 12.9.2 a., Site 9.

11. Section 10.5.4, Built Form Types, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the preamble and adding the following:

10.5.4 Townhouses may be developed, subject to, among other things:

12. Section 13.1, Special Site Policies, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the words "other forms of horizontal multiple dwellings" in Section 13.1.3.2 a., Site 3.
13. Section 13.1, Special Site Policies, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the words "and horizontal multiple" from Section 13.1.12.2, Site 12.
14. Section 13.1, Special Site Policies, Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the words "horizontal multiple dwelling units" and adding the words "townhouse dwelling units" in Section 13.1.13.2, Site 13.

## **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 March 21, 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 and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on June 18, 2018 in connection with this proposed Amendment.

No members of the public spoke at the meeting with respect to this Amendment.

City of Mississauga  
**Corporate Report**



<p>Date: May 24, 2018</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: CD.06-HOR</p>
<p>From: Andrew Whittlemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2018/06/18</p>

## Subject

**PUBLIC MEETING INFORMATION and RECOMMENDATION REPORT (ALL WARDS)**  
**Proposed City-initiated Amendment to Mississauga Official Plan for Back to Back and Stacked Townhouses**  
**File: CD.06-HOR**  
**Bill 139**

## Recommendation

That the report dated May 24, 2018, from the Commissioner of Planning and Building recommending approval of the City-initiated amendment to Mississauga Official Plan to replace references to horizontal multiple dwellings throughout the Plan, be adopted in accordance with the following:

1. That notwithstanding the planning protocol, the City-initiated Mississauga Official Plan Amendment to replace references to horizontal multiple dwellings with townhouses throughout the Plan, in conformity with the provisions outlined in Appendix 1, be approved.

## Background

The rise in popularity of back to back and stacked townhouse developments resulted in the need to amend the definitions and regulations in the Zoning By-law to replace both the outdated term horizontal multiple dwelling and the development standards that were associated with that built form. The purpose of this report is to make amendments to Mississauga Official Plan (MOP) to update terminology in MOP to maintain consistency with the proposed Zoning By-law regulations.



## Comments

### Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan)

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

#### Consistency with PPS

Section 1.1.3.4 states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety."

Section 19.4.2 of MOP (Implementation) states that to ensure that the policies of this Plan are being implemented, various controls will be regularly evaluated, including Mississauga Official Plan.

This policy of Mississauga Official Plan is consistent with the PPS. The proposed amendment to MOP for Back to Back and Stacked Townhouses is consistent with the high level policies of the PPS.

#### Conformity with Growth Plan

Section 2.2.2.4 b) and f) in the Growth Plan directs Municipalities to "identify the appropriate type and scale of development and transition of built form to adjacent areas" which will "be implemented through official plan policies and designations, updated zoning and other supporting documents". The proposed amendment to MOP for Back to Back and Stacked Townhouses conforms to the Growth Plan.

#### Region of Peel Official Plan

All of Mississauga is located within the Urban System within the Region of Peel. General Objectives in 5.3.1 and General Policies in Section 5.3.2 directs development and redevelopment to the Urban System to achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services. The proposed amendment to MOP conforms to the Peel Region Official Plan.

#### Official Plan

The proposed MOP amendment is technical, and the intent is to replace references to horizontal multiple dwellings with townhouses throughout the Plan to be consistent with the new terminology in the proposed Zoning By-law for Back to Back and Stacked Townhouses. The terms are not defined in MOP, and this change means that any type of condominium, back to back and/or stacked townhouse development is permitted in the **Residential Medium Density** designation. Only the term street townhouse will remain in the Plan, as it refers to a specific built form with individual frontages on a public road.

There are 14 instances in MOP where the term townhouse will replace references to horizontal multiple (see Appendix 1). There are two additional instances where the use of the term horizontal multiple is in a section that is under appeal, so staff will need to request that the Local Planning Appeal Tribunal make this technical change as part of any settlement or decision. The change in terminology will not change the land use permissions on any of the subject sites, and is being proposed to maintain consistency between the proposed new zoning regulations and the official plan.

Notwithstanding the planning protocol, staff recommends that the City-initiated MOP amendment be approved. Full notice was provided for this report and the broader community, including stakeholders from the development industry, have been consulted on the related proposed Zoning By-law amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses. A second meeting on this technical matter should not be necessary.

## Financial Impact

Not applicable.

## Conclusion

Staff has been working with the development industry to replace outdated terminology and regulations for horizontal multiple dwellings with new Zoning By-law regulations and Urban Design Guidelines for Back to Back and Stacked Townhouses. These changes result in the need to update the terminology in MOP as well. Following the Public Meeting and any comments addressed, an implementing Official Plan amendment will be brought forward to a future Council meeting for consideration and approval.

A second Recommendation Report with respect to the proposed Zoning By-law regulations will also be tabled at this Planning and Development Committee meeting on June 18, 2018, and if endorsed, the zoning amendments should be adopted by Council following consideration of this Official Plan amendment its meeting on July 4, 2018.

## Attachments

Appendix 1: Proposed Mississauga Official Plan Amendment



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Andrew Whittlemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Lisa Christie, Planner

**PROPOSED MISSISSAUGA OFFICIAL PLAN AMENDMENT**

<b>ITEM</b>	<b>SECTION</b>	<b>CHARACTER AREA</b>	<b>PROPOSED AMENDMENT</b>
<b>1.</b>	11.2.5.5	General Land Use Designations – Residential	Replace a. and b. with new a. all forms of townhouse dwellings
<b>2.</b>	11.2.5.10	General Land Use Designations – Residential	Delete policy.
<b>3.</b>	16.5.5.6.2	Clarkson-Lorne Park Neighbourhood – Site 6	Replace "horizontal multiple" with "townhouse"
<b>4.</b>	16.5.5.10.2	Clarkson-Lorne Park Neighbourhood – Site 10	Replace "horizontal multiple" with "townhouse"
<b>5.</b>	16.6.5.3.2a	Cooksville Neighbourhood – Site 3	Replace "horizontal multiple" with "townhouse", and delete "and townhouse dwellings"
<b>6.</b>	16.8.3.8.2	East Credit Neighbourhood – Site 8	Replace "horizontal multiple" with "townhouse"
<b>7.</b>	16.16.3.1.3a	Meadowvale Neighbourhood – Site 1	Replace "horizontal multiple" with "townhouse"
<b>8.</b>	16.18.5.1.3	Mineola Neighbourhood – Site 1	Replace "horizontal multiple" with "townhouse"
<b>9.</b>	12.9.2a	Downtown Core – Site 9	Replace "horizontal multiple" with "townhouse"
<b>10.</b>	10.5.4	Lakeview Local Area Plan	Delete and replace preamble with: "Townhouses may be developed, subject to, among other things:"
<b>11.</b>	13.1.3.2a	Lakeview Local Area Plan – Site 3	Delete "other forms of horizontal multiple dwellings"
<b>12.</b>	13.1.12.2	Lakeview Local Area Plan – Site 12	Delete "and horizontal multiple"
<b>13.</b>	13.1.13.2	Lakeview Local Area Plan – Site 13	Replace "horizontal multiple" with "townhouse"
<b>14.</b>	14.10.1.1.2	South Common Community Node – Site 1	Replace "horizontal multiple" with "townhouse"
<b>UNDER APPEAL</b>			
<b>1.</b>	16.6.5.8.2	Cooksville Neighbourhood – Site 2	No change at this time
<b>2.</b>	11.1.3.1a	Downtown Core	No change at this time