

The Corporation of the City of Mississauga

By-law Number _____

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

WHEREAS in accordance with the provisions of section 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 subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize the Regional Municipality of Peel, 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;

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

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

ENACTED and PASSED this ___ day of _____, 2020

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. XX

To

Mississauga Official Plan

The following text and schedules attached constitute Official Plan Amendment No. XX.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from “Office” to “Residential High Density” to facilitate the future development of a 34-storey residential building with at-grade retail uses on the subject lands.

LOCATION

The subject lands affected by this Amendment are located at 1 Fairview Road East at the north east corner of the Hurontario Street and Fairview Road intersection. The subject lands are located in the Downtown Fairview 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 Local Planning Appeal Tribunal (Formerly known as the “Ontario Municipal Board”).

The subject lands are designated “Office” in the Downtown Fairview Character Area of the Mississauga Official Plan. Residential development is currently not permitted on the subject lands.

The proposal to re-designate the subject lands to “Residential High Density” to allow for the proposed development is acceptable from a planning standpoint and should be approved for the following reasons:

1. This amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Region of Peel 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.
2. The proposed amendment is consistent with the Urban System policies as it provides for appropriate growth along an Intensification Corridor and within the Downtown, specifically the Downtown Fairview Character Area.
3. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes to the range of housing types, sizes and tenure; it is compatible from a density, scale and massing perspective; and it efficiently and effectively utilizes existing community infrastructure and facilities.
4. The subject property is well served by existing transit service and is adjacent to the planned Hurontario LRT line facilitating opportunities for sustainable modes of transportation.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.3.2, Special Site Policies, Downtown Fairview Character Area of the Mississauga Official Plan, is hereby amended by adding the following:

12.3.2.X Site X

12.3.2.X.X The subject lands identified as Special Site X are located at 1 Fairview Road East, which are located in the north east corner of the Hurontario Street and Fairview Road intersection.

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

a) one apartment building with a maximum height of 34 storeys will be permitted; and

b) ground-floor retail uses will be permitted.

2. Schedule 10- Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the designation on a portion of the subject lands from “Office” to “Residential High Density”, as shown on Map “X” of this Amendment.

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, and thereafter forms part of the Mississauga Official Plan.

The subject lands will be rezoned concurrently to implement this Amendment.

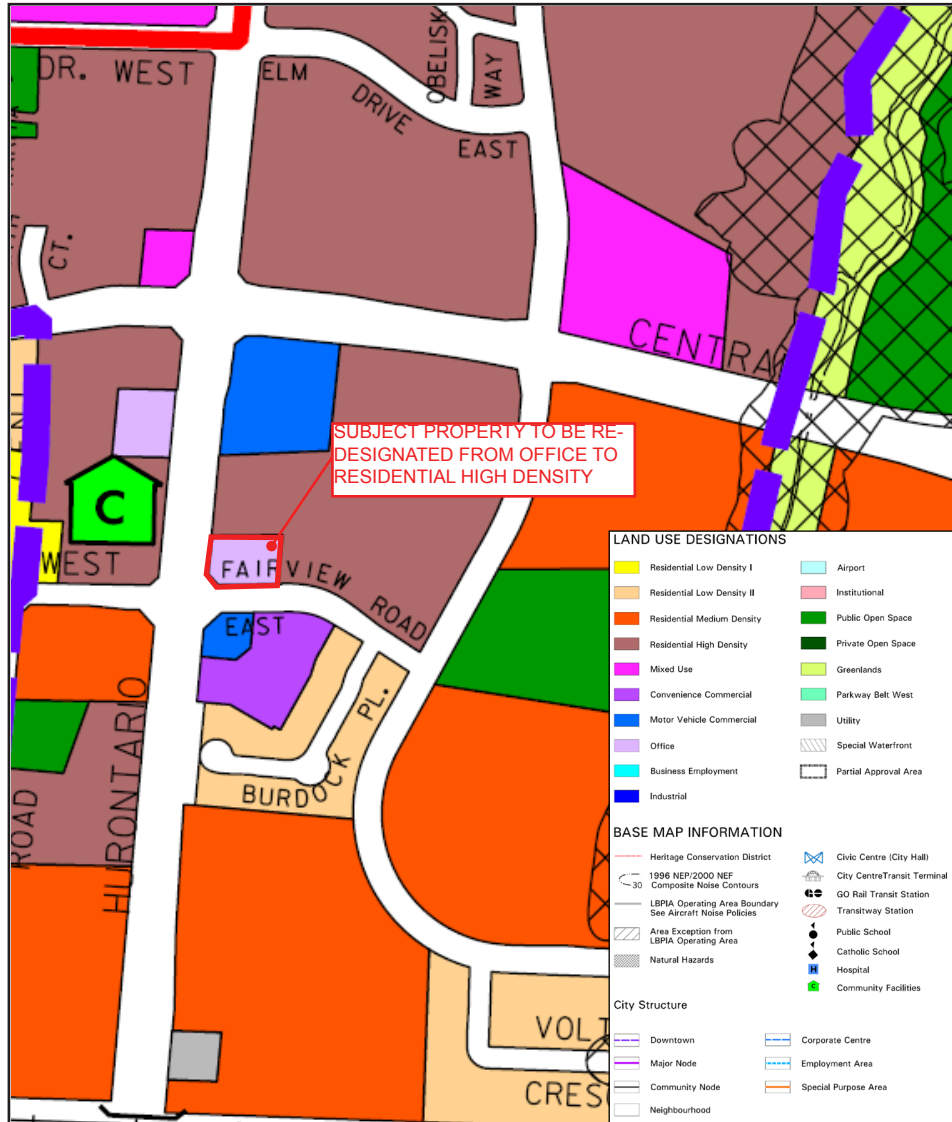
This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan, dated March 13, 2019.

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.

SCHEDULE 'A'



*Schedule based on City of Mississauga Schedule 10 - Land Use Designation

— Subject Property



September XX, 2020

Not to Scale

Sajecki →
Planning