

Amendment No. #  
To  
Mississauga Official Plan

DRAFT

By-law No. \_\_\_\_\_

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

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (*“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 authorized the Regional Municipality of Peel (*“Region”* or *“Regional”*), an approval authority, to exempt from its approval an 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 from the Region has advised that, with regard to Amendment No. #, 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 policy changes/mapping modifications within the Uptown 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. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed \_\_\_\_\_

Mayor

Signed \_\_\_\_\_

Clerk

Amendment No. #  
To  
Mississauga Official Plan

The following text attached constitute Amendment No. #.

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, pertaining to this Amendment.

DRAFT

## **PURPOSE**

The purpose of this Amendment is to permit a 21-storey and 42-storey apartment building with non-residential floor space located on the ground floor.

This Amendment also amends the designated maximum building height from 30-storeys to 42-storeys (130.68 m excluding mechanical penthouse) and a maximum floor space index from 6.13 to 7.3. Furthermore, to permit a minimum 2,500 sq. m of non-residential and / or live-work unit gross floor area.

## **LOCATION**

The lands affected by this Amendment are located on the northeast corner of Hurontario Street and Armdale Road. The subject lands are located in the Uptown Major Node Character Area, as identified in the 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 subject lands are designated Residential High Density which permits a mix of uses including apartment dwellings with non-residential uses permitted at grade.

An Official Plan Amendment is required to permit the increase the maximum building height permitted from 30 storeys to 42 storeys and increase in floor space index from 6.13 to 7.3. In addition the proposed amendments will permit a minimum of 2,500 sq. m non-residential and / or live-work unit gross floor area.

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

1. The proposal meets the intent, goals and objectives of the Mississauga Official Plan.
2. The site is well served by a variety of existing and planned public transportation and active transportation options, community services, public open spaces, retail, commercial, employment and institutional uses.
3. The proposal supports the affordable housing objectives of the City of Mississauga by providing for affordable ownership housing options on the site.
4. The lands are suitable for the proposed uses and height as they are located in an ideal location for intensification as per the Mississauga Official Plan within a Corridor and in walking distance to planned higher order transit.
5. An appropriate transition in built form that respects the existing and planned surrounding context will be achieved. The proposed massing and height will be compatible with the planned vision for the Hurontario Corridor.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERE TO

### Policy Amendments

1. Amending Policy 13.4.4.2.2 by:

*Notwithstanding the provisions of this Plan, the following additional policies will apply:*

- a. a concept plan will be required to address, among other matters: compatibility of building form and scale with existing and proposed surrounding land uses; and acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive;*
- b. a maximum of 1,260 dwellings units will be permitted collectively on areas identified as 2A;*
- c. a minimum of 2,500 m<sup>2</sup> and a maximum of 6 300 m<sup>2</sup> of retail commercial, live-work and office space will be provided, contained within the first three floors of the apartment buildings within Area 2A;*
- d. notwithstanding the provision of the Residential High Density designation, the lands identified as Area A will be permitted to develop to maximum Floor Space Index (FSI) of 7.3, and have a maximum building height of 42 storeys (130.68 m excluding mechanical penthouse);*

DRAFT

## **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 November 22, 2019.

DRAFT

## **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.

DRAFT