

Amendment No. XXX
to
Mississauga Official Plan

The following text and Map "A" attached hereto constitute Amendment No. XXX.

PURPOSE

The purpose of this Amendment is to change the land use designation from “Residential High Density” and “Office” to “Residential High Density” and to add a Special Site to the Downtown Fairview Character Area.

LOCATION

The lands affected by this amendment are located at the southwest corner of Hurontario Street and Central Parkway West. The subject lands are located in the Downtown Fairview Character Area, as identified in Mississauga Official Plan.

BASIS

The 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 Mississauga Official Plan contains a City Structure which outlines where growth ought to be encouraged and discouraged within the City. The City Structure is comprised of Intensification Areas and Non-Intensification Areas. Intensification Areas include Downtowns, Major Modes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas. Intensification Areas are the principle location for future growth within the City. The Subject Lands are located within a “Downtown” and within a Major Transit Station Area, along an Intensification Corridor where transit-oriented development is encouraged.

As per the Mississauga Official Plan General Downtown policies, a maximum building height of twenty-five storeys is permitted for lands designated as Residential High Density in Downtown Areas. The City requires that a Special Site policy be added to the MOP for the proposed building height: this has been included in the enclosed implementing OPA.

The subject lands are currently designated “Residential High Density” and “Office” and are located within the Downtown Fairview Character Area of the Mississauga Official Plan. Permitted uses on the portion of the Subject lands designated as “Residential High Density” include an apartment building, uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property, and uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive-through facilities. Permitted uses on the portion of the Subject Lands designated as “Office”, include major office, secondary office and accessory uses.

The Official Plan Amendment is required to redesignate the subject lands to “Residential High Density” and to add a Special Site to permit a maximum building height of 36 storeys and a Floor Space Index of 7.4. The proposal is to redesignate the subject lands to “Residential High Density – Special Site”. The proposed Official Plan Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

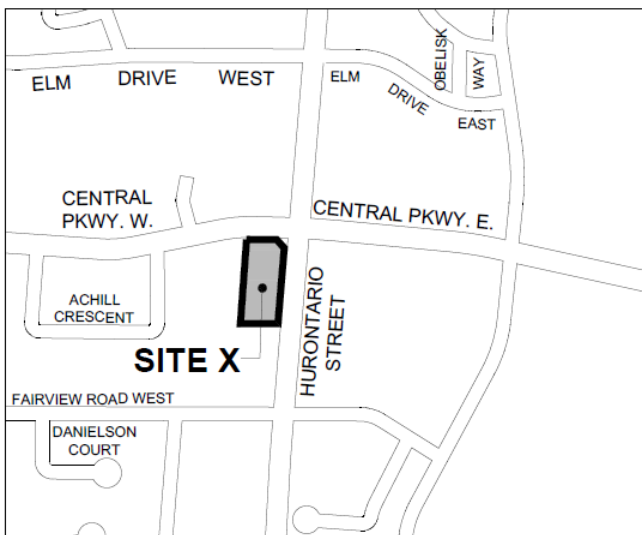
1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). In addition, the Proposed Development is consistent and conforms with the policies of the Region of Peel Official Plan (2018), City of Mississauga Official Plan (2019) and Downtown Fairview Character Area (2019). The Proposed Development represents the reinvestment and intensification of an underutilized site.
2. The policies and objectives of the Mississauga Official Plan are supported by the proposal as the Subject Lands are within the “Downtown” element of the City Structure where the City directs intensification and growth. Furthermore, the Subject Lands are also located along an Intensification Corridor and within a Major Transit Station Area, and as noted in the Growth Plan, Region of Peel Official Plan and City of Mississauga Official Plan, these are areas for intensification and compact high-density uses.
3. The Proposed Development will utilize existing servicing and future servicing can be provided in an efficient manner.
4. The Proposed Development with building heights of 30-36 storeys and a Floor Space Index of 7.4 is a transit-oriented development for lands that are incredibly well-served by existing

and future transit. The Subject Lands are also well-served by existing greenspace and service / retail establishments in the area.

5. The Proposed Development will improve and contribute towards the City's vision for the Hurontario streetscape by providing podiums sited close to the street, with upgraded façade to create an interesting street wall and active and animated (commercial and/or office) at grade. The Proposed Development supports urban design policies and objectives of the Mississauga Official Plan with respect to Downtown Areas and high density built form.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.3, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site X on Map 12-3, Downtown Fairview Character Area in accordance with the Special Site Policies.
2. Section 12.3.2 Special Site Policies Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by adding the following:



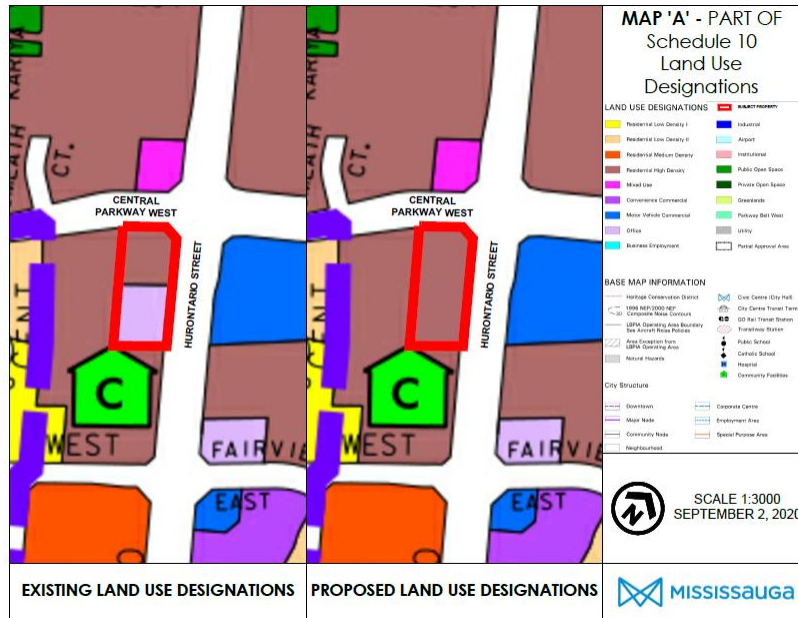
12.3.2.XX The lands identified as Special Site X are located at the southwest corner of Hurontario Street and Central Parkway West.

12.3.2.XX Notwithstanding the policies of this Plan, apartment buildings with a maximum height of 36 storeys will be permitted.

12.3.2.XX Notwithstanding the policies of this plan, a maximum Floor Space Index (FSI) of 7.4 will be permitted.

3. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting the land use designation of the subject lands from "Residential High Density" and "Office" to "Residential High Density – Special Site", as shown on Map "A" of this Amendment.

Map "A"



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 November 22, 2019.

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.

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 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. XXX, 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 land use designation change and to add a Special Site Policy within the Downtown Fairview 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. XXX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2020.

MAYOR

CLERK