

By-law No. _____

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, ("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. 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 regarding Special Site Policy changes within the Uptown Major Node 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 _____, 2021.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. XX
to
Mississauga Official Plan

PURPOSE

The purpose of this Amendment is to permit maximum heights of 45 storeys for Special Site 1, Area 1A.

LOCATION

The subject lands are located at the southwest corner of Hurontario Street and Eglinton Avenue West. The subject lands are located within 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 (LPAT).

The subject lands are designated Office within the Mississauga Official Plan and Special Site 1, Area 1A, within the Uptown Major Node Character Area. The special site provisions permit Residential High Density development in combination with office uses, either within one building or in separate buildings.

An Official Plan Amendment is required to permit an increase in maximum building height from 25 storeys to 45 storeys.

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, residential, commercial, retail and employment uses.
3. The proposed mixed use development incorporates residential, office, retail and commercial uses and provides new open space while retaining an important heritage structure. The proposed development makes efficient use of available and planned infrastructure and public service facilities.
4. The proposed densities are appropriate for the site's location along a Regional Intensification Corridor, a Major Node and a Major Transit Station Area, and is within walking distance of planned higher order transit.
5. The proposed built form is compatible with the planned urban character and vision for the Hurontario Corridor. The proposed buildings will reinforce a street edge and create visual interest along Hurontario Street and Eglinton Avenue West through podiums that respect the scale of the street, provide active at-grade uses and ensure appropriate separation distances from the existing office building and surrounding residential buildings.
6. The proposed mixed use development provides new housing supply through the intensification of underutilized lands.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.4.4, Special Site Policies, Uptown Character Area, Mississauga Official Plan, is hereby amended by adding the following:

13.4.4.1.4 Notwithstanding the policies of this Plan, the following additional policies will apply to the lands identified as Area 1A:

f. three apartment buildings with a maximum height of 45 storeys.

g. total maximum floor space index (FSI) of 4.74 will be permitted (includes the retained office building and heritage building).

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.

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.