

Draft Official Plan Amendment June 1, 2021

Amendment No. XX
to
Mississauga Official Plan

Proposed Official Plan Amendment – Policy Table

Official Plan Section	Regulation	Proposed
Figure 5-5	Sets out height and density permissions for each of the City Structure elements. Within Major Nodes; the maximum permitted building height is 25 storeys.	The proposal includes nine (9) towers: 28, 30, 36, 36, 36, 36, 36, 42, and 45 storeys.
Map 13-4	The portions of the site that are within the <i>Residential High Density</i> designation on the north and south sides of Trudeau Avenue are subject to a minimum allowable FSI of 1.9 and a maximum allowable FSI of 2.9.	The proposed density on these lands are 5.61 and 3.74 FSI.
Map 13-4	The lands on the east side of Sorrento Drive, north and south of Elia Avenue, are subject to a minimum allowable FSI of 1.0 and a maximum allowable FSI of 1.8.	The proposed density on these lands is 3.85 FSI.

The following text and Schedule “A” and Schedule “B” attached constitute Official Plan Amendment No. XX.

Schedule “A” of this Amendment is an excerpt from the Mississauga Official Plan Land Use Map, Mississauga Official Plan, with the proposed *Office, Residential High Density* and *Public Open Space* designations outlined in red.

Schedule “B” of this Amendment is an excerpt from the Uptown Node Character Area Map, Mississauga Official Plan, with the proposed amendment to Special Site 1 and the proposed additional Special Site 8 location indicated by a red dot and text.

Also attached hereto but not constituting part of the Amendment is Appendix I. Appendix I is a map showing the Existing Land Use of the subject lands and the surrounding area, with the lands affected by this Amendment outlined in red.

PURPOSE

The purpose of this Amendment is to permit the future development of nine (9) towers (28, 30, 36, 36, 36, 36, 36, 42, and 45 storeys) comprised of residential, retail and office uses and a 9,065 square metre public park.

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The purpose of this Amendment is to:

- i) shift the *Office* designation from the southeast corner of Elia Avenue and Hurontario to the northeast corner of Elia Avenue and Hurontario Street, redesignating the southerly portion of the *Mixed Use* designation;
- ii) redesignate the block currently designated *Office* to *Residential High Density*;
- iii) redesignate a portion of *Residential High Density* designation to *Public Open Space*; and
- iv) amend Special Site 1 and the maximum height and density limits to the Uptown Major Node Character Area.

LOCATION

The lands affected by this Amendment are municipally known as 132 Eglinton Avenue East, 4615 Hurontario Street and 25, 35, 55, 105 and 110 Elia Avenue, generally located at the southeast quadrant of Hurontario Street and Eglinton Avenue East. The subject lands are located in the Uptown Node 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 Ontario Land Tribunal, formerly known as the Ontario Municipal Board.

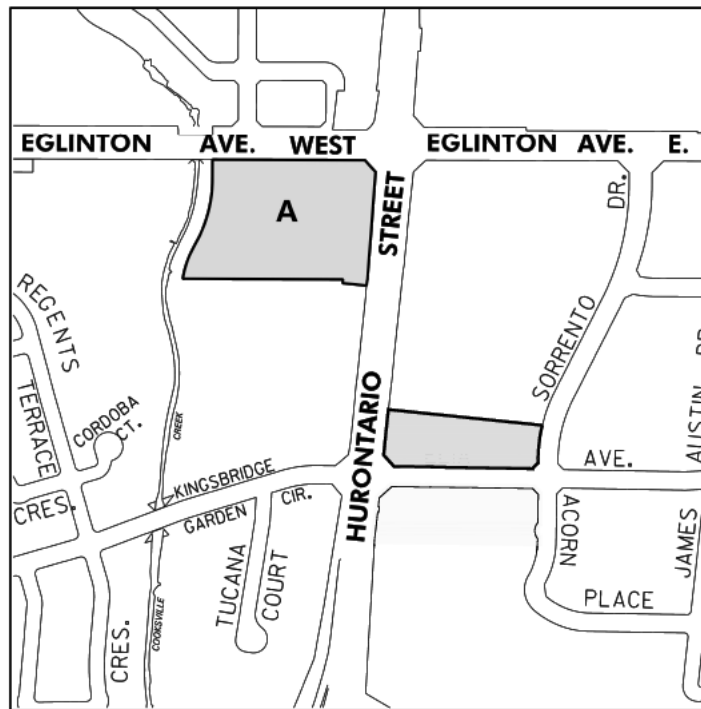
The subject lands are designated *Mixed Use* and *Residential High Density* which permits apartment dwellings. The subject lands are also designated *Office* and subject to Special Site Policy 1 of the Uptown Major Node Character Area, which permits residential high-density development in combination with office uses.

This Amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and Mississauga 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.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- 1) Section 13.2.1, Special Site Policies, Uptown Node Character Area of the Mississauga Official Plan, is hereby amended by adding the following:

- 13.2.1.X The lands identified as Special Site 1 are located on the northeast corner of Hurontario Street and Elia Avenue, municipally known as 25, 35 and 55 Elia Avenue as shown on Map 1 and the Area “A” lands on Map 2 below. Notwithstanding the policies of this Plan, the following policies will apply:
 - a) a 45-storey mixed use building containing a total gross floor area of 52,100 square metres, including 18,100 square metres of office area is permitted at the northeast corner of Hurontario Street and Elia Avenue;
 - b) a 36-storey residential building with a total gross floor area of 42,800 square metres is also permitted.



Map 1
Uptown Major Nodes - Special Site Policy
of Mississauga Official Plan

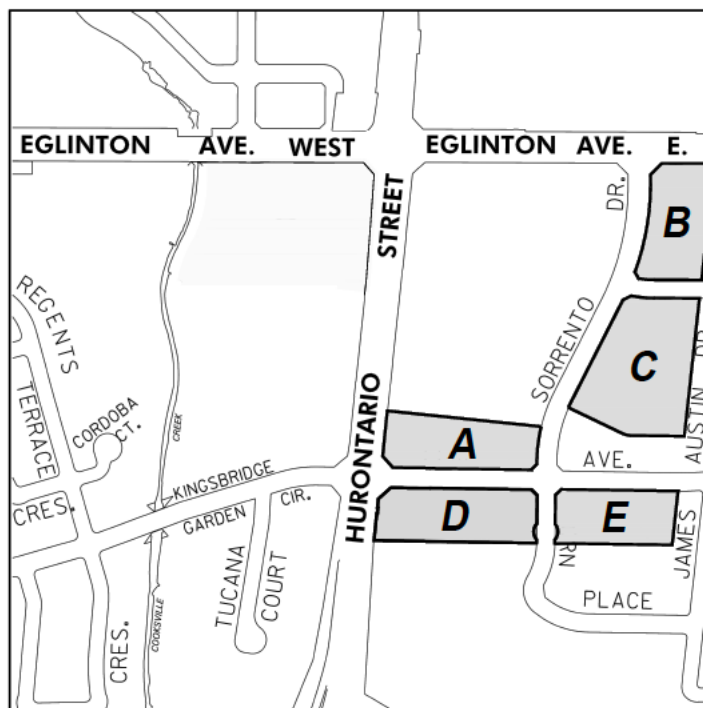
13.2.1.X.X

The lands identified as Special Site 8 on Schedule “B” attached hereto and shown below at Map 2 are located on the northeast corner of Hurontario Street and Elia Avenue, municipally known as 132 Eglinton Avenue East, 4615 Hurontario Street and 105 and 110 Elia Avenue. Notwithstanding the policies of this Plan, the following policies will apply:

- a) on the lands bounded by Eglinton Avenue East, Sorrento Drive and Trudeau Avenue and municipally known as 132 Eglinton Avenue East (Area “B”), a 42-storey mixed use building comprised of a total gross floor area of 42,000 square metres is permitted and a 36-storey residential building with a total gross floor area of 31,500 square metres is also permitted.
- b) on the lands bounded by Trudeau Avenue to the north, Sorrento Drive to the west and the *Public Open Space* lands to the south (Area “C”), a 36-storey residential building comprised of 38,200 square metres of gross floor area is permitted and a 36-storey residential building comprised of 45,000 square metres of gross floor area is permitted.
- c) on the lands bound by Elia Avenue to the north, Hurontario Street to the west and Sorrento Drive to the east and municipally known as 4615 Hurontario Street (Area “D”), a 36-storey mixed use building with a total gross floor area of approximately 38,600 square metres is permitted along the Hurontario Street

frontage and a 30-storey residential building with a total gross floor area of approximately 36,900 square metres of gross floor area is also permitted.

d) on the lands bound by Elia Avenue to the north and Sorrento Drive to the west, municipally known as 110 Elia Avenue (Area “E”), a 28-storey residential building comprised of approximately 44,000 square metres of gross floor area is permitted.



Map 2
Uptown Major Nodes - Special Site Policy
of Mississauga Official Plan

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.

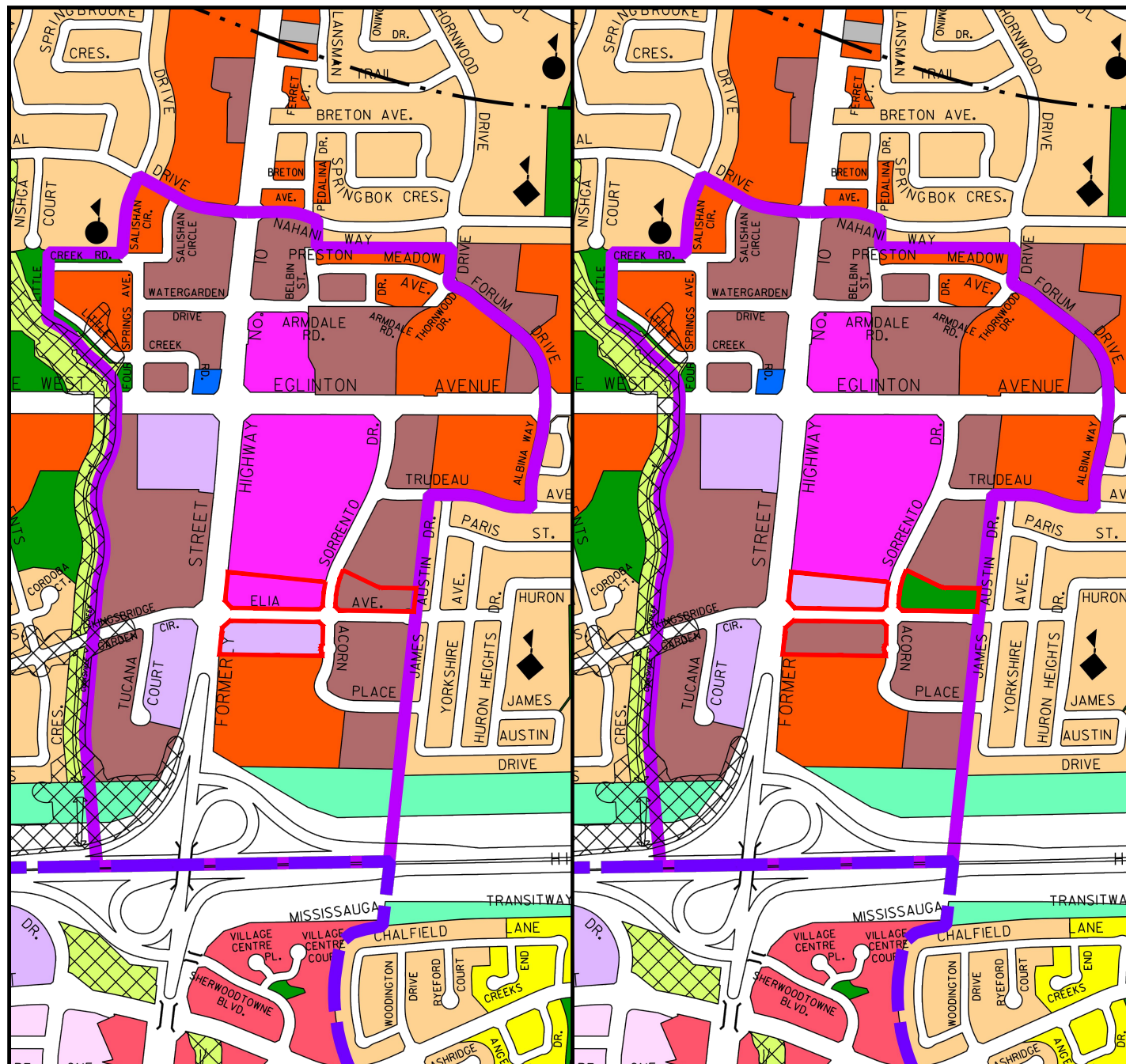
The lands will be rezoned to implement this Amendment.

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



LAND USE DESIGNATIONS

- | | | | |
|---|----------------------------|---|---------------------|
|  | Residential Low Density I |  | Business Employment |
|  | Residential Low Density II |  | Industrial |
|  | Residential Medium Density |  | Airport |
|  | Residential High Density |  | Institutional |
|  | Mixed Use |  | Public Open Space |
|  | Downtown Mixed Use |  | Private Open Space |
|  | Downtown Core Mixed Use |  | Greenlands |
|  | Convenience Commercial |  | Parkway Belt West |
|  | Motor Vehicle Commercial |  | Utility |
|  | Office | | |

City Structure

- | | | | |
|---|----------------|---|----------------------|
|  | Downtown |  | Corporate Centre |
|  | Major Node |  | Employment Area |
|  | Community Node |  | Special Purpose Area |
|  | Neighbourhood | | |

AREA OF AMENDMENT NO. XX

FROM

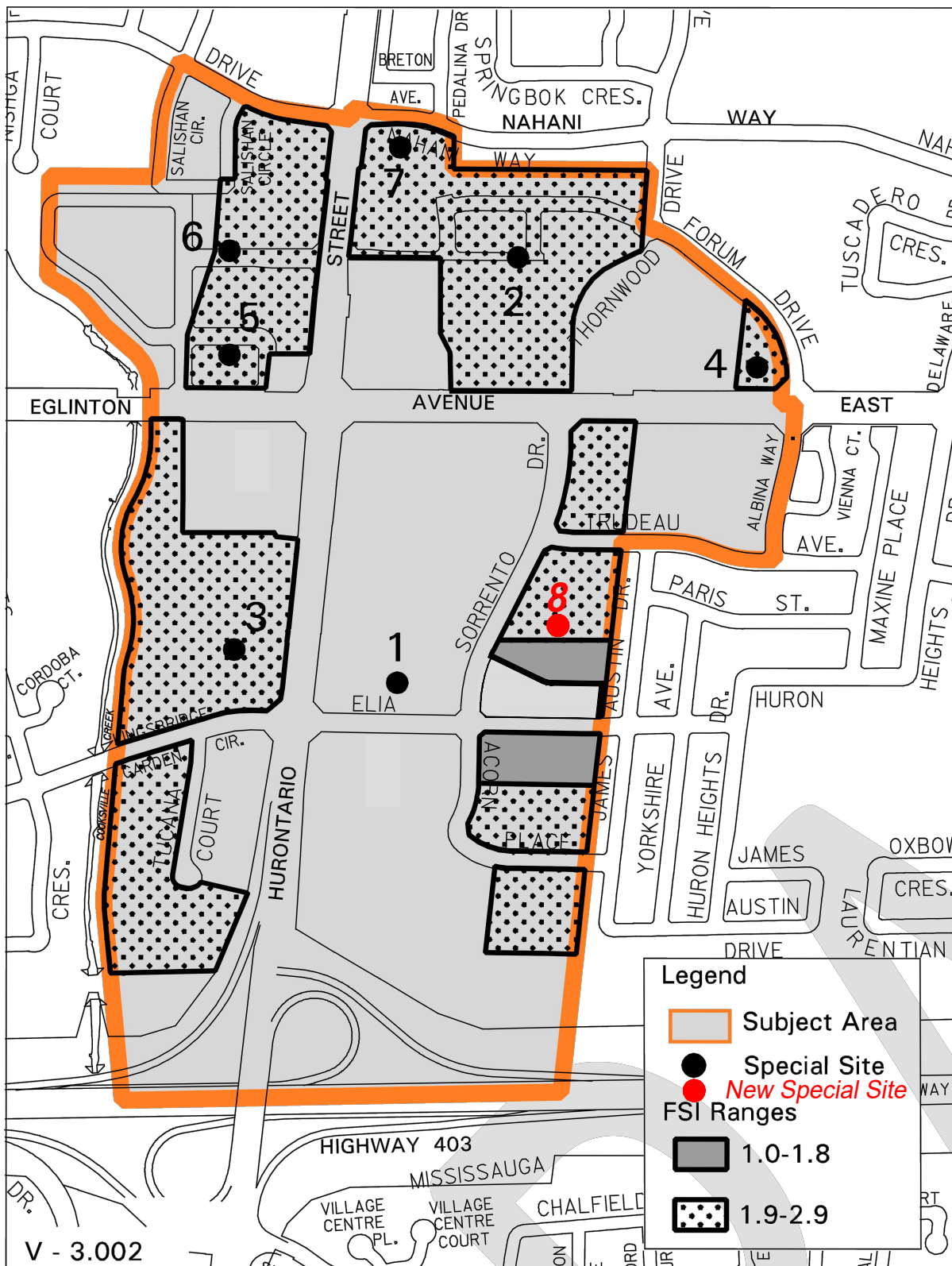
-  **Mixed Use**
 **Office**
 **Residential High Density**

TO

-  Office
 Residential High Density
 Public Open Space



Schedule 'A'
Part of
Schedule 10
Land Use Designations
of Mississauga Official Plan



Schedule 'B'
Uptown Major Node Character Area
of Mississauga Official Plan