

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 amend Schedule 10 to redesignate the Subject Lands and to amend the Downtown Cooksville Character Area to include the Subject Lands as a Special Site.

LOCATION

The lands affected by this Amendment are located on the east side of Hurontario Street, south of Kirwin Avenue. The land is municipally addressed as 3085 Hurontario Street. The Subject Lands are located within the Downtown Cooksville 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 the outstanding site specific appeals at the Ontario Land Tribunal.

The Mississauga Official Plan ('MOP') 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 Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas. Intensification Areas are the principal location for future growth within the City. The Subject Lands are located within the Downtown, within a Major Transit Station Area and along an Intensification Corridor where transit-oriented development is encouraged.

As per the Downtown Cooksville Character Area, a maximum building height of six storeys is permitted and a density is not specified. The City requires that a Special Site policy be added to the MOP for the proposed building height and density: this has been included in the enclosed implementing Official Plan Amendment.

The Subject Lands are currently designated 'Mixed Use'. Permitted uses on the Subject Lands include commercial parking facility, financial institution, funeral establishment, markerspaces, motor vehicle rental, motor vehicle sales, overnight accommodation, personal service establishment, post-secondary educational facility, residential in conjunction with other permitted uses, restaurant, retail store and secondary office.

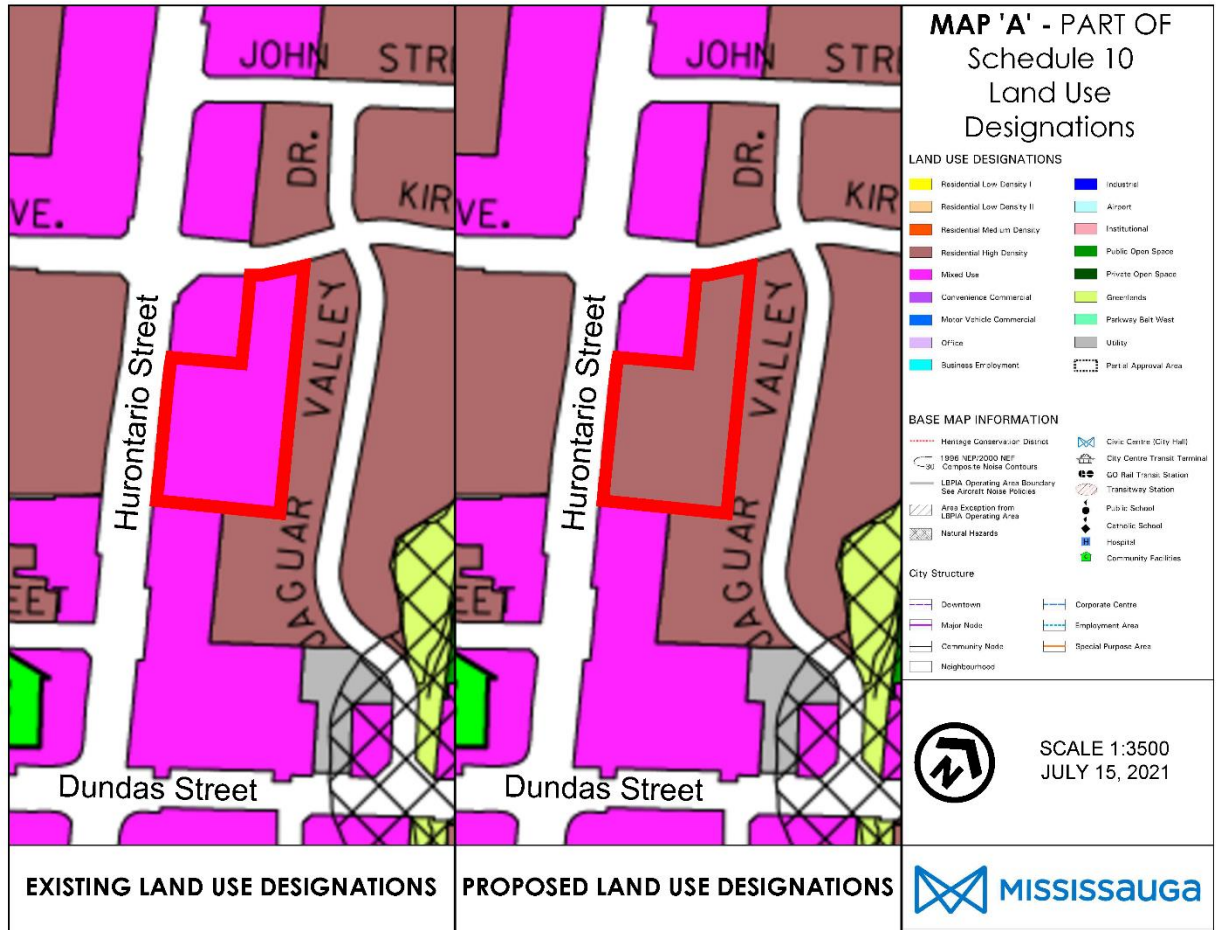
The Official Plan Amendment is required to redesignate the Subject Lands to 'Residential High Density'. As previously stated, the Subject Lands are located within the Downtown Cooksville Character Area of the Mississauga Official Plan. This Amendment proposes to revise the Downtown Cooksville Character Area to add the Subject Lands as a Special Site. This proposed Special Site policy will permit a range of accessory, non-residential uses on the lands, maximum building heights of 9, 35, 33 and 30 storeys,

respectively and a Floor Space Index of 6.21. The proposed Official Plan Amendment is to redesignate the Subject Lands to 'Residential High Density – Special Site'. The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the following reasons:

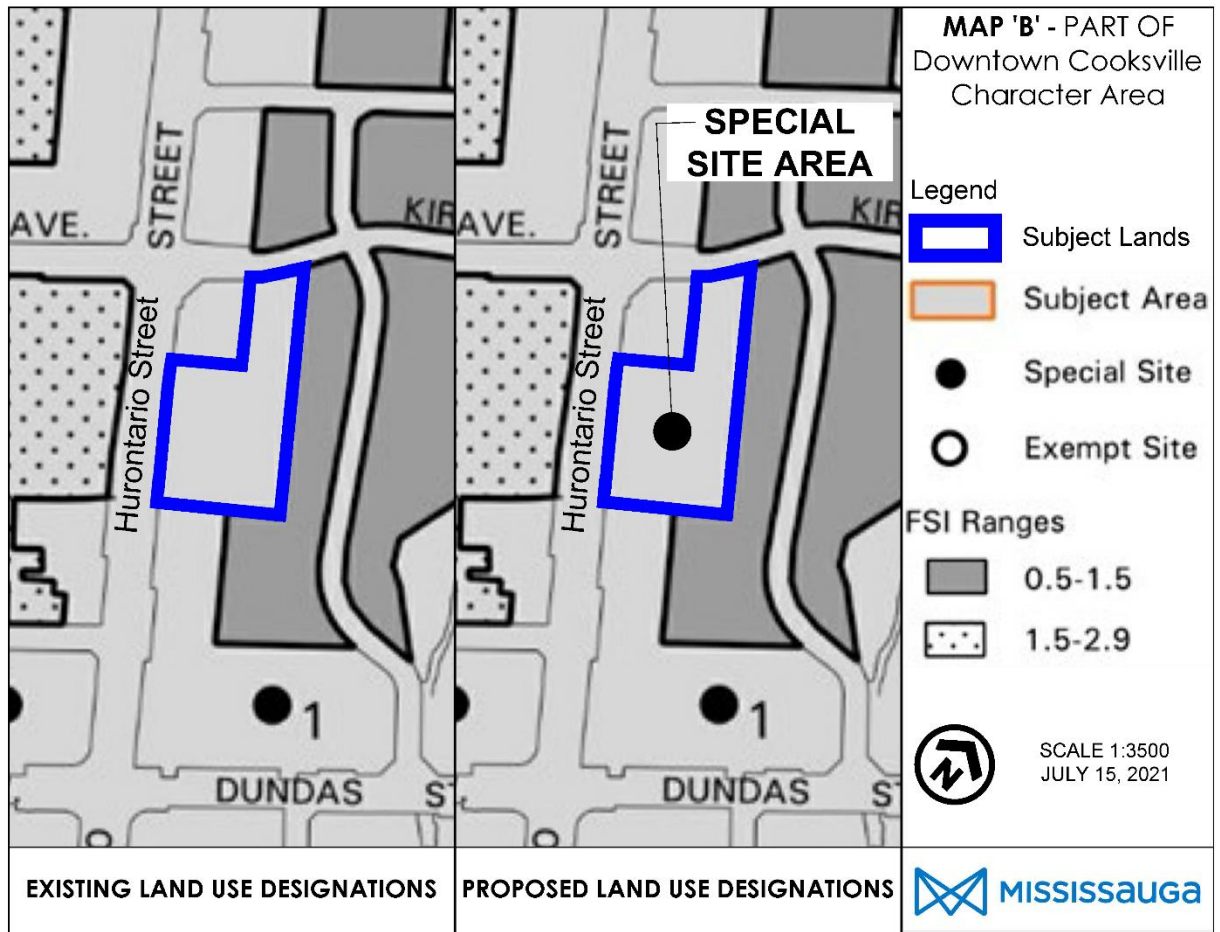
1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). In addition, the proposed development will bring the Peel Regional Official Plan (2018) and the Mississauga Official Plan (2020) into consistency with the Provincial Policy Statement and into conformity with A Place to Grow. The proposed development represents reinvestment and intensification of an underutilized site and will better utilize transit infrastructure investments.
2. The Subject Lands are located within an Urban Growth Centre, within a Major Transit Station Area and within 5-minute walking distance of three higher order transit stops; the Cooksville GO Station, future Hurontario Light Rail Transit (currently under construction) and future Dundas Street Bus Rapid Transit. Furthermore, the Subject Lands are located along an Intensification Corridor and in proximity to the Dundas Street Intensification Corridor. As noted in A Place to Grow, the Peel Regional Official Plan and the Mississauga Official Plan, these are areas for intensification and compact, mixed-use, high density development where transit-supportive development should be directed.
3. The proposed development will utilize existing servicing and future servicing can be provided in an efficient manner.
4. The proposal with buildings heights of 9 – 35 storeys and a Floor Space Index of 6.21 is a transit-supportive development on lands that are incredibly well-served by existing and future transit networks. The Subject Lands are also well-served by existing greenspace and service and retail establishments in the area. Bringing additional residents to this otherwise underutilized parcel will bring families and households within comfortable walking distance to an abundance of retail, services and greenspace, contributing toward the goals of a complete, walkable community.
5. The proposed development will improve and contribute towards the Hurontario Street streetscape by providing an animated podium situated close to the streetline, with a mix of uses at-grade, directly accessible from the public sidewalk. This will enable an active, main street with high pedestrian activity.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by re-designating the lands to 'Residential High Density'.



2. Section 12.4, Downtown Cooksville Character Area, of the Mississauga Official Plan, is hereby amended by adding Special Site X on Map 12-4, Downtown Cooksville Character Area, in accordance with the Special Site Policies.
3. Section 12.4.3, Special Site Policies Downtown Cooksville Character Area, of the Mississauga Official Plan, is hereby amended by adding the following:



- 12.4.3.XX The lands identified as Special Site X are located on the east side of Hurontario Street, south of Kirwin Avenue.
- 12.4.3.XX Notwithstanding the policies of this Plan, apartment buildings with a maximum height of 35 storeys will be permitted.
- 12.4.3.XX Notwithstanding the policies of this Plan, a maximum Floor Space Index of 6.21 will be permitted.

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 Mississauga Official Plan dated September 3, 2020.

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.

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

WHEREAS in accordance with the provisions of Sections 17 and 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 council 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 desired to adopt certain amendments to the Mississauga Official Plan regarding a land use designation change and to add a Special Site Policy within the Downtown Cooksville 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 _____, 2021.

MAYOR

CLERK