

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 the Streetsville Community Node Character Area to include the Subject Lands as a Special Site.

LOCATION

The lands affected by this amendment are located on the west side of Queen Street South, south of Britannia Road West. The lands are municipally addressed as 6, 10 and 12 Queen Street South, 16 James Street and 2 William Street. The Subject Lands are currently located in the Streetsville Community Node Character Area, as identified in the City of 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 principal location for future growth within the City. The Subject Lands are located within a Community Node where intensification is encouraged.

As per the Streetsville Community Node Character Area, a maximum building height of four storeys is permitted and the Subject Lands are currently permitted an FSI of 0.3-1.0. The City requires that a Special Site policy be added to the MOP for the proposed FSI: this has been included in the enclosed implementing OPA.

The Subject Lands are currently subject to two land use designations. 16 James Street and 2 William Street (the western portion of the lands), are currently designated "Residential Medium Density" and properties 6, 10 and 12 Queen Street South (along Queen Street) are designated "Mixed Use". Lands designated as "Residential Medium Density" permit all forms of townhouse dwellings. Permitted uses for lands designated "Mixed Use" include commercial parking facility, financial institution, funeral establishment, makerspaces, motor vehicle rental, motor vehicle sales, overnight accommodation, personal service establishment, post secondary facility, residential (in conjunction with other permitted uses), restaurant, retail store and secondary office.

The Proposed Development of stacked townhouses conforms to the "Residential Medium Density" designation on the western portion of the lands, however, does not conform with the "Mixed Use" designation on the eastern portion of the lands. The Proposed Development includes live/work units in Block 2, with potential for retail along Queen Street South, however as per the Official Plan's definition of "Mixed Use":

"11.2.6.4 Residential uses will be permitted in the same building with another permitted use but dwelling units will not be permitted on the ground floor."

The proposed live/work units in Block 2 include retail in the front, along Queen Street and a residential dwelling unit behind. As residential units are proposed on the ground floor, the Proposed Development does not meet the above-noted definition of "Mixed Use". We are therefore proposing for 6, 10 and 12 Queen Street South to be redesignated as "Residential Medium Density" consistent with the balance of the lands, to permit the Proposed Development. A Special Site policy is proposed for the Subject Lands in their entirety permitting an FSI up to 1.12 and permitting live/work units.

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 (2020). In addition, the Proposed Development will bring the Region of Peel Official Plan (2018), City of Mississauga Official Plan (2020) into consistency with the Provincial Policy Statement and into conformity with the Growth Plan. The Proposed

Development represents the reinvestment and intensification of an underutilized site and will utilize transit infrastructure investments.

2. The Subject Lands are within a Community Node, which is an Intensification Area in the Mississauga Official Plan. The lands are situated at the intersection of two Corridors (Britannia Road West and Queen Street), and are located 1.6 kilometres away from the Streetsville GO Station.

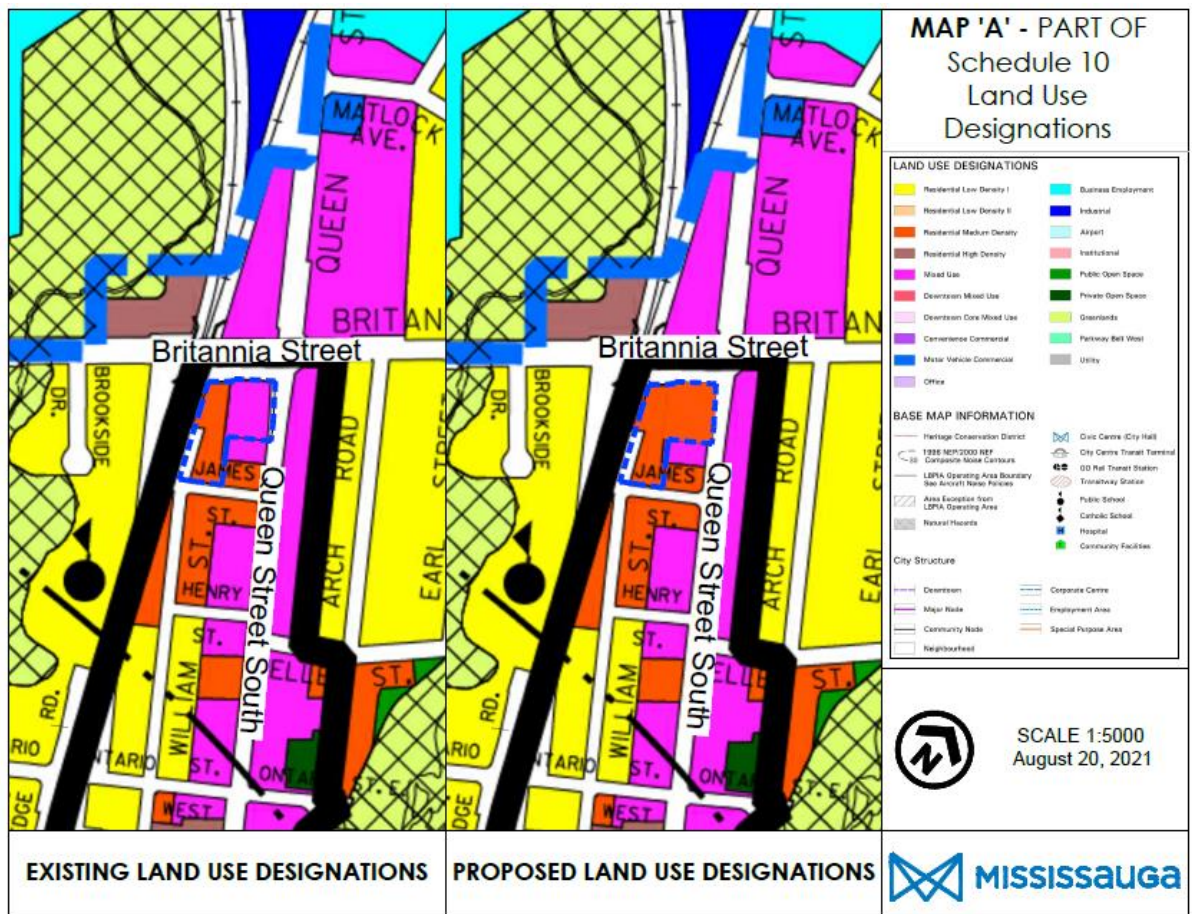
3. The Proposed Development will utilize existing servicing and future servicing can be provided in an efficient manner.

4. The Proposed Development with building heights of 13 metres (3 storeys) and a Floor Space Index of 1.10 is a prime example of gentle intensification for lands that are predominantly already designated for medium density residential. 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 within walking distance to an abundance of retail, services and greenspace, contributing towards goals of a complete, walkable community.

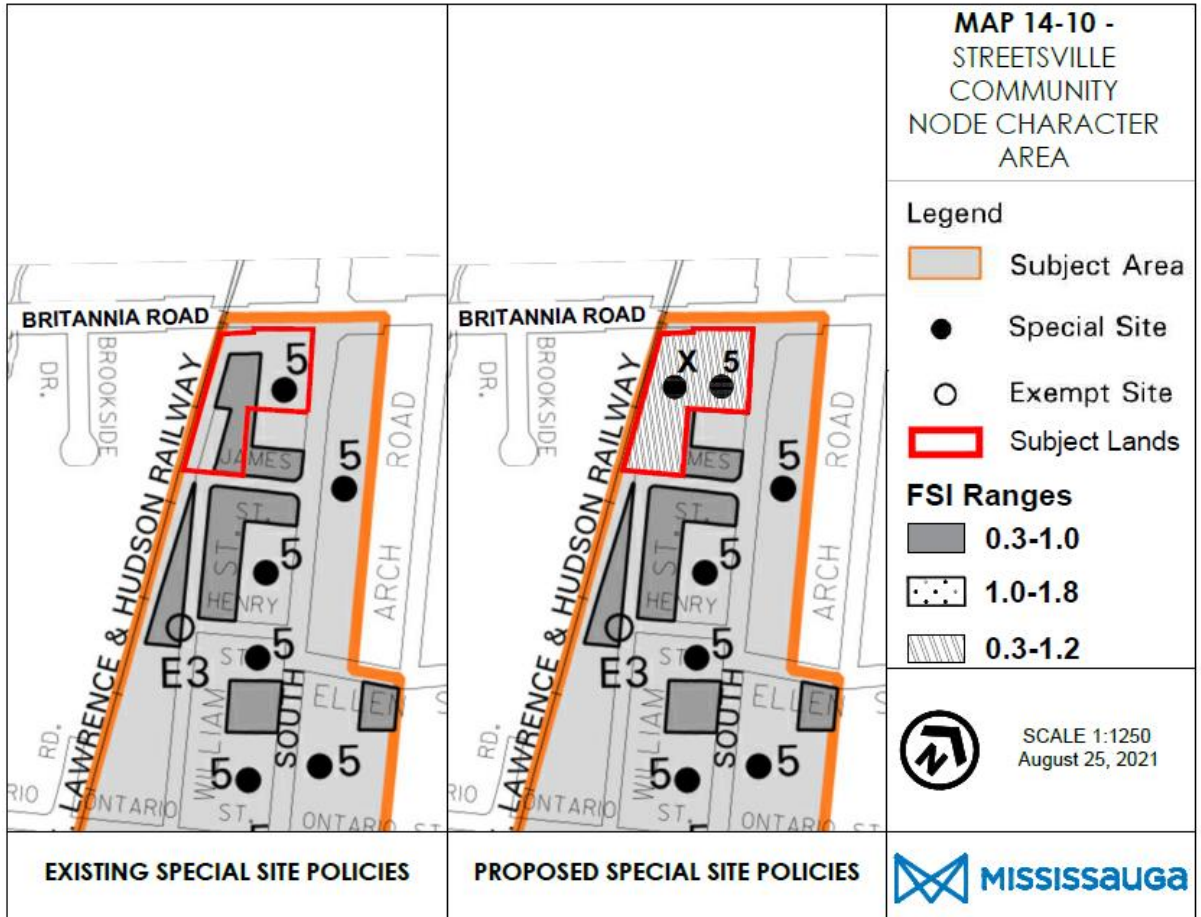
5. The Proposed Development will improve and contribute towards the Queen Street streetscape by proposing new built form with space for future retail contributing towards an active main street with pedestrian activity.

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 portion of the Subject Lands currently designated as “Mixed Use” to “Residential Medium Density”. The Subject Lands in their entirety will be designated as “Residential Medium Density”.



2. Section 14.10, Streetsville Community Node Character Area, of Mississauga Official Plan, is hereby amended by amending by adding the following:



14.10.6.XX The lands identified as Special Site X are located on the west side of Queen Street South, south of Britannia Road W.

14.10.6.XX Notwithstanding the policies of this Plan, a maximum Floor Space Index (FSI) of 1.2 will be permitted.

14.10.6.XX Notwithstanding the policies of this plan, live/work units will be permitted.

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 September 3, 2020.

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 _____, 2021.

MAYOR

CLERK