

5080, 5054, 5034 Ninth Line

## Draft Official Plan Amendment

August 2021

**EXPLANATORY NOTE TO  
PROPOSED OFFICIAL PLAN  
AMENDMENT NUMBER XX**

**TO THE MISSISSAUGA OFFICIAL PLAN OF  
THE CITY OF MISSISSAUGA  
PLANNING  
AREA**

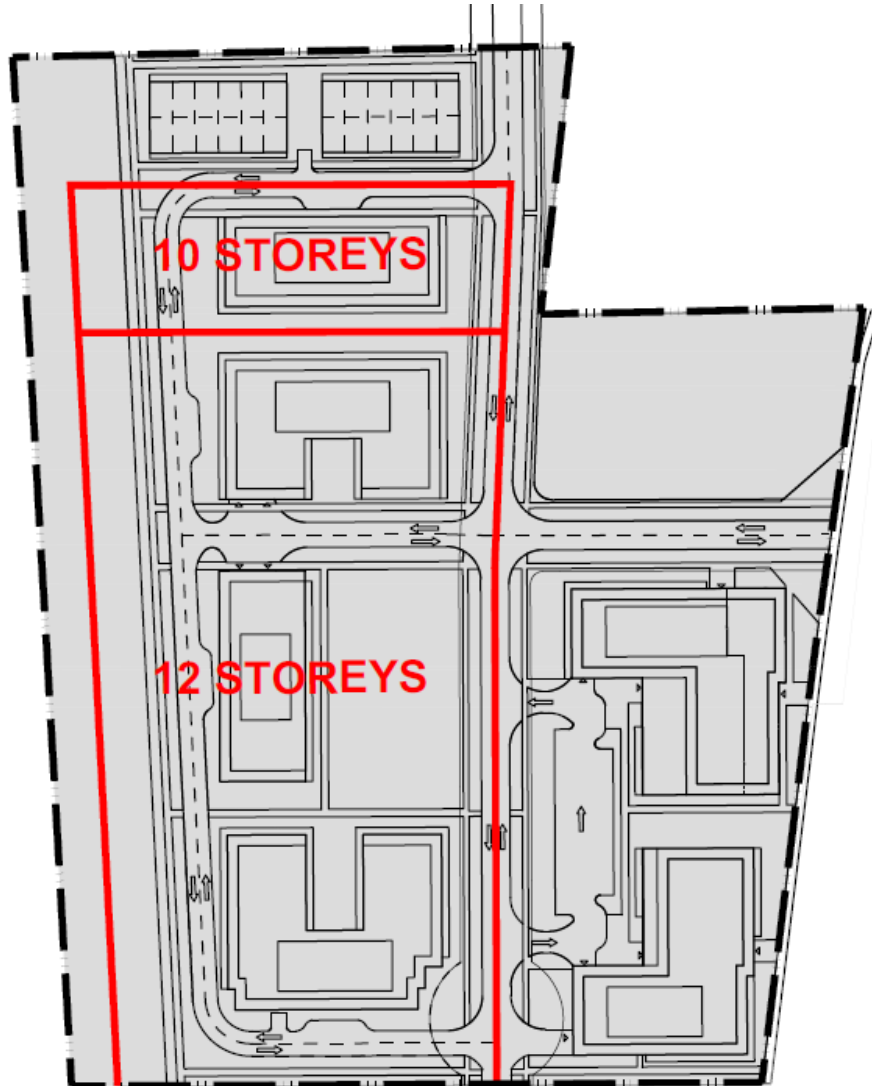
City of Mississauga File No. \_\_\_\_\_

The Proposed Official Plan Amendment applies to lands located west of Ninth Line and north of Eglinton Avenue West, in the City of Mississauga. The lands are legally described as Part of Lot 1, Concession 9, New Survey, Trafalgar, and are known municipally as 5080, 5054, 5034 Ninth Line.

The purpose of the Official Plan Amendment is to amend the height limit applying to the subject site as contained in Map 16-20.1 of the Ninth Line Neighbourhood Character Area. This Official Plan Amendment is to permit a residential apartment building with a height of ten storeys and three residential apartment buildings with a height of twelve storeys.

Amendment No. XX  
to the Mississauga Official Plan  
for the  
City of Mississauga Planning Area

The following text and map designated Schedule “A” attached hereto constitutes Amendment No. XX



## PURPOSE

The purpose of the Official Plan Amendment is to amend the height limit applying to a 5.82 hectare (143.4 acre) parcel of land located west of Ninth Line and north of Eglinton Avenue West contained in Map 16-20.1 of the Ninth Line Neighbourhood Character Area.

This Amendment will permit the proposed development of one residential apartment building with a height of ten storeys and three residential apartment buildings with a height of twelve storeys, with a combined 937 apartment units for the four buildings on part of the subject site.

## LOCATION

The subject site is located at the south-eastern corner of Port Street East and Helene Street South in the City of Mississauga. The lands are legally described as Part of Lot 1, Concession 9, New Survey, Trafalgar, and are known municipally as 5080, 5054, 5034 Ninth Line.

## BASIS

The subject site is located in the Ninth Line Neighbourhood Character Area. It is currently designated *Multi-Residential Development* and is located within Precinct 5 an area identified as Community Park/Residential area. This area is identified in the Ninth Line Neighbourhood Character permitting a mixture of residential uses including low to mid-rise apartments and all forms of townhouses, and at-grade commercial uses on lands fronting Ninth Line. Building heights of up to 6 and 10 storeys are permitted within Precinct 5. Ninth Line is a 35-metre arterial road and a designated *Corridor*. The Mississauga OP (MOPA 90) establishes a minimum intensification target for Designated Greenfield Areas with a minimum of 82 people and jobs per hectare.

The development concept for the subject site consists of eight low-to-mid-rise residential buildings providing a mix of residential units, commercial/retail area, a Public Park, and a network of two Public and two Private Roads that intersect the site. To accommodate the planned 407 Transitway at the rear, ranging from 12.0 to 13.0 metres in depth will be dedicated to the Ministry of Transportation (MTO). A 14.0 metre building setback is provided to the Transitway Corridor block, limiting the developable area to 4.07 ha.

The proposed development provides for a new 0.44 hectare (1.09 acre) Public Park at the north-west intersection of Ninth Line and Street 'B' to support the proposed medium-density development which consists of two mid-rise apartment buildings fronting Ninth Line at 6-and-8 storeys to the south; three 12-storey buildings at the rear accessed by private roads acting as a window road to the Highway 407 corridor; a 10-storey apartment building that creates a that transition towards the north-west quadrant and three-storey back-to-back townhouse blocks backing on to the future medium-density townhouse development at 5150 Ninth Line. Underground parking will be provided for residents and visitors of all buildings. A mixed-use rental apartment building is proposed along this frontage with approximately 650 square metres of commercial/retail uses at grade.

Map 16-20.1 of the Ninth Line Neighbourhood Character Area prescribes building heights of 4 to 10 storeys towards the south and building heights of 3 to 6 storeys for the remainder of the Precinct. Under the existing Official Plan policies of Ninth Line Neighbourhood Character Area, buildings on the site are required to step down to existing low-density developments east of Ninth Line.

The Official Plan Amendment will seek to allow one ten-storey building on the site stepping down to 6-storeys and transitioning to 3-storeys along the north portion., and three twelve-storey buildings at the rear along Highway 407 that are setback from the existing and future developments. The site is divided by new public roads that will transition the developments in height with two buildings at 6 and 8-storeys with setbacks at the fifth storey as intended in the Ninth Line Urban Design Guidelines. The required technical amendment to the Official Plan is minor, given that the proposed development is in conformity with all other elements of the Mississauga Official Plan, and given that the proposal results in a more enhanced built form with higher building heights for four of the eight buildings located towards the rear of the subject site along the Highway 407 corridor.

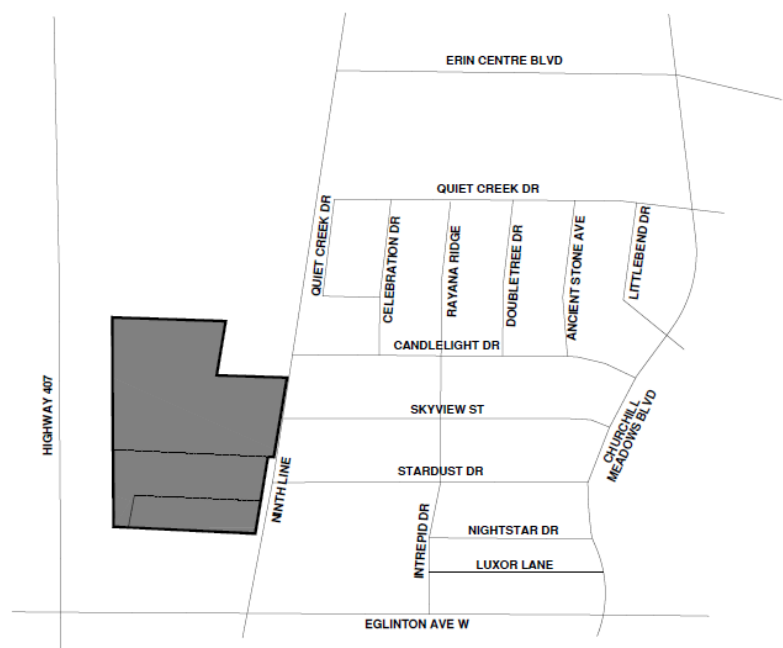
This Amendment would introduce Special Sites XX to Section 16.0 of the Ninth Line Neighbourhood Character Area in order to permit the proposed residential buildings of ten and

- 12 storeys. The Official Plan Amendment is appropriate from a planning standpoint for the following reasons:
- i. The site is an underutilized property located within the Ninth Line Neighbourhood Character Area which is a designated *Corridor*. The subject site is also located within a Strategic Growth Area recognized in the provincial Growth Plan and in the Mississauga Official Plan appropriate for medium-density transit-oriented development.
  - ii. The proposed development represents a compact land use pattern that makes more efficient use of land and existing and planned infrastructure resources, including nearby planned transit services at the Churchill Meadows Community Centre.
  - iii. The proposed development has been carefully designed to respond to the built form and scale of the surrounding Ninth Line Neighbourhood Character Area context. The proposal provides the highest heights and densities at the rear of the site, adjacent to the 407 Transitway corridor, and transitions to a medium density built form as you approach the northern and eastern edge of the site with building setbacks to ensure compatibility with the surrounding neighbourhood. The massing, height and built form of the proposed buildings have been oriented to fit appropriately within the surrounding context, and strategically designed to minimize impacts on surrounding uses.
  - iv. The proposed development is consistent with local and provincial planning policy directions; is aligned with the evolving character and built form for the precinct, and is compatible with the surrounding context.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- 1. The Ninth Line Neighbourhood Character Area height policies are hereby amended by adding the following key map and text to Section 16.XX as Special Site XX:

16.XX Site XX



The lands identified as Special Site XX are located west of Ninth Line and north of Eglington Avenue West.

Notwithstanding the provisions of the Desirable Urban Form policies, one residential building with a maximum height of 10 storeys is permitted along the north-west portion and three residential buildings with a maximum height of 12 storeys are permitted along the south-west portion of the subject site.

## IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, the Zoning By-law applicable to the subject lands will be amended to the appropriate classification, in accordance with the intent of this Amendment.

Provisions will be made through the rezoning and site development plan approval process of the lands subject to the Amendment, for development to occur subject to the approved site development plan, to ensure that development occurs in accordance with the intent of the Amendment.

Provisions will be made through the rezoning of the lands subject to this Amendment, for development to occur subject to approved site development, architectural and landscape plans, to ensure that site access, buildings, parking, setbacks, stepbacks, and landscaping are satisfactorily located and designed.

## INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of the Local Area Plan.

Upon approval of this Amendment, Section 16.0 of the Official Plan for the Ninth Line Neighbourhood Character Area will be amended in accordance with the intent of this Amendment.