

The Corporation of the City of Mississauga

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 by amending Schedule 10 and adding a Special Site Policy to the Streetsville Neighbourhood 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 _____, 2022.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. XX
to
Mississauga Official Plan

The following text and schedules attached constitute Official Plan Amendment No. XX.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from “Mixed Use” to “Residential High Density” to facilitate the future development of a residential building with at-grade retail having a maximum of 9-storeys plus mechanical penthouse on the subject site.

LOCATION

The subject site affected by this Amendment are located at 21-51 Queen Street North. The subject site is located within the Streetsville Neighbourhood 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 Local Planning Appeal Tribunal (Formerly known as the “Ontario Municipal Board”).

The subject lands are designated “Mixed Use” in the Streetsville Neighbourhood Character Area of the Mississauga Official Plan. Developments that consist primarily of residential uses, with non-residential uses at grade only are currently not permitted on the subject site and buildings with heights above four storeys are currently not permitted within a Neighbourhood.

The proposal to re-designate the subject site to “Residential High Density” to allow for the proposed development 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 and retail uses and provides new private indoor and outdoor amenities, while making efficient use of available and planned infrastructure and public service facilities.
4. The proposed built form does not adversely impact surrounding developments and enhances streetscape of Queen Street North. The building will reinforce a street edge

and create visual interest along Queen Street North through podiums that respect the scale of the street, provide active at-grade uses, create a pedestrian-friendly environment and ensure appropriate separation distances from the surrounding residential buildings.

5. 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 16.24.5, Special Site Policies, Streetsville Neighbourhood Character Area of the Mississauga Official Plan, is hereby amended by adding the following:

16.24.5.X Site X

16.24.5.X.X The subject site identified as Special Site X is located on the east side of Queen Street North, north of Britannia Road West.

16.24.5.X.X Notwithstanding the policies of this Plan, the following additional policies will apply:

- a) one apartment building with a maximum height of 9 storeys plus mechanical penthouse will be permitted; and
- b) ground-floor retail uses will be permitted.

2. Schedule 10 - Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the designation of the subject site from "Mixed Use" to "Residential High Density".

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 site will be rezoned to implement this Amendment.

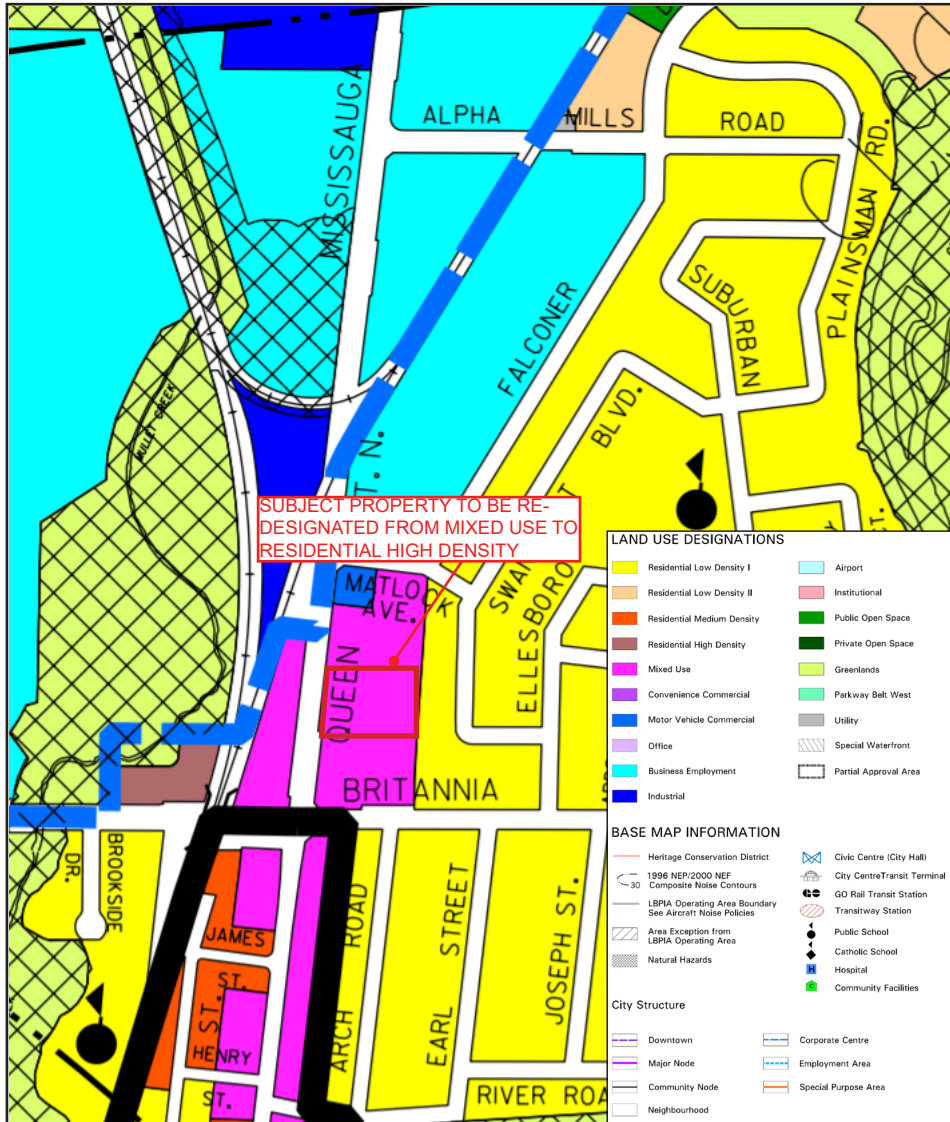
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan October 21, 2021.

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.

SCHEDULE 'A'



*Schedule based on City of Mississauga Schedule 10 - Land Use Designation

— Subject Property



January XX, 2022

Not to Scale

Sajecki →
Planning