

Amendment No. XX
To
Mississauga Official Plan

The Corporation of the City of Mississauga
By-law No. XX

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

WHEREAS in accordance with the provisions of Section 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 ("MMAH") authorize the Regional Municipality of Peel (the "Region") an approval authority, to exempt 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 to the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to the Mississauga Official Plan regarding a change in land use designation from Mixed Use to Residential High Density, and a change to the Lakeview Area Local Plan to create a site-specific exemption to Section 10.3.4.

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto constituting Amendment No. ____ to Mississauga Official Plan, is hereby adopted

ENACTED AND PASSED this _____ day of _____, 2022

Signed _____

Mayor

Signed _____

Clerk

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The following text and map attached constitutes Amendment No. XX.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XX, XX, 2022, pertaining to this amendment.

PURPOSE

The purpose of this Amendment is to amend Schedule 10 to redesignate the subject lands from Mixed Use to Residential High Density. In addition, it will permit a ten-storey apartment building through site specific policies to the Lakeview Area Local Plan and Special Site and Exempt Site Policies.

LOCATION

The lands affected by this Amendment are known as 1401 Lakeshore Road East and are located between Ogden Avenue and Strathy Avenue in the Lakeview Area Local Plan, 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 Municipal Board.

An Official Plan Amendment is required to permit the proposed development of a ten-storey apartment building, containing 166 units on the subject lands.

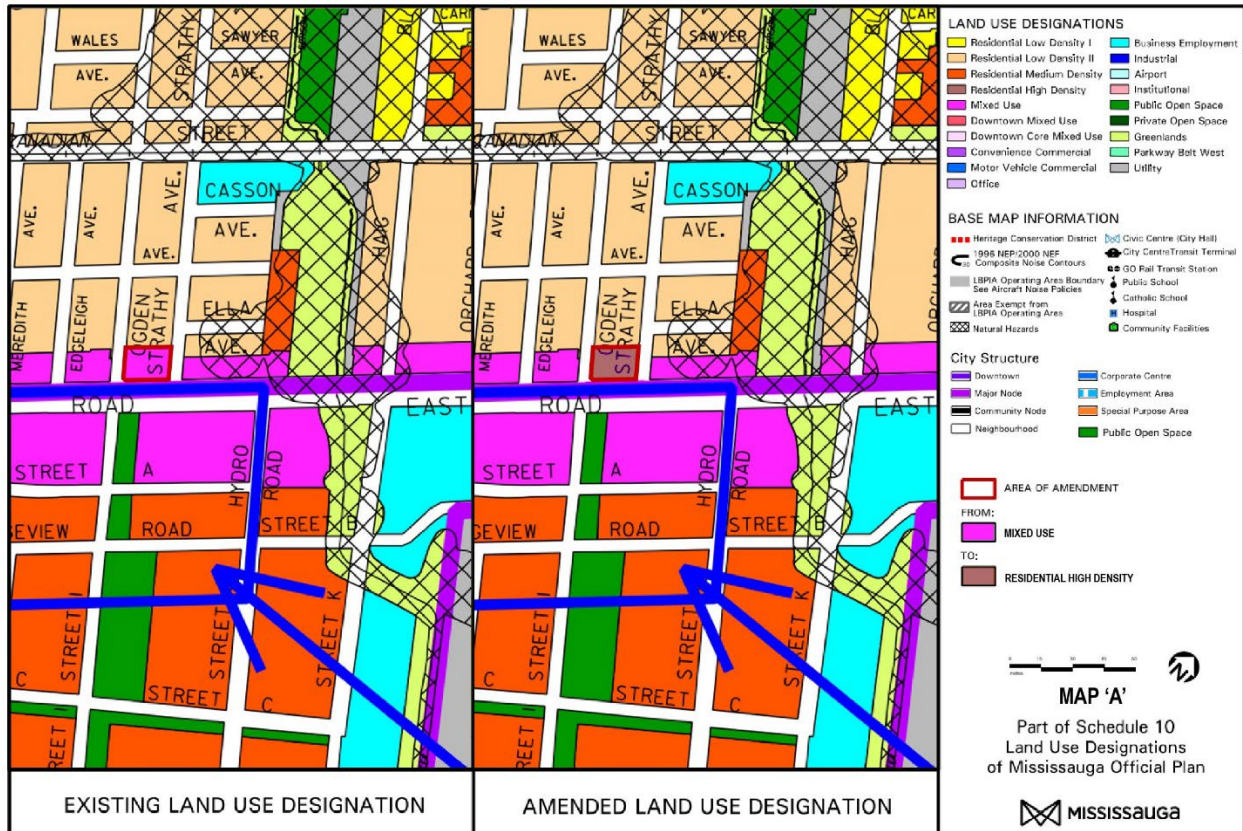
The subject lands are currently designated 'Mixed Use, Lakeshore Corridor Precinct Area – Core'. Permitted uses on the subject lands include commercial parking facility, financial institution, funeral establishment, markerspaces, overnight accommodation, personal service establishment, post-secondary 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 currently located within the Lakeview Area Local Plan of the Mississauga Official Plan. This Amendment proposes to revise the Lakeview Area Local Plan to add the subject lands as a Special Site within the Lakeview Area Plan. This proposed Special Site policy will permit a maximum building height of 10 storeys. 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 (2019). In addition, the proposed development will bring the Peel Regional Official Plan (2018) and the Mississauga Official Plan (2015) 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 a planned Major Transit Station Area on Lakeshore Road and directly adjacent to existing transit stops. Furthermore, the subject lands are located along a Corridor and subject to the Plan's Intensification Area policies.
3. The proposed development will utilize existing servicing in an efficient manner.

4. The proposal with a building height of 10 storeys is a transit supportive development on lands that are 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's design responds to the width of Lakeshore Road East and the envisioned mid-rise character of that corridor, providing building massing that is close to the streetline, is sufficiently tall to establish a sense of enclosure along the wide corridor, and establishes a pedestrian-friendly 4-storey streetwall condition.
6. The proposed development will improve and contribute towards the Lakeshore Road 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

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



- Section 13.1 Special Site Policies, Lakeview Area Local Plan of the Mississauga Official Plan is hereby amended by adding Special Site X, as identified in the Figure below

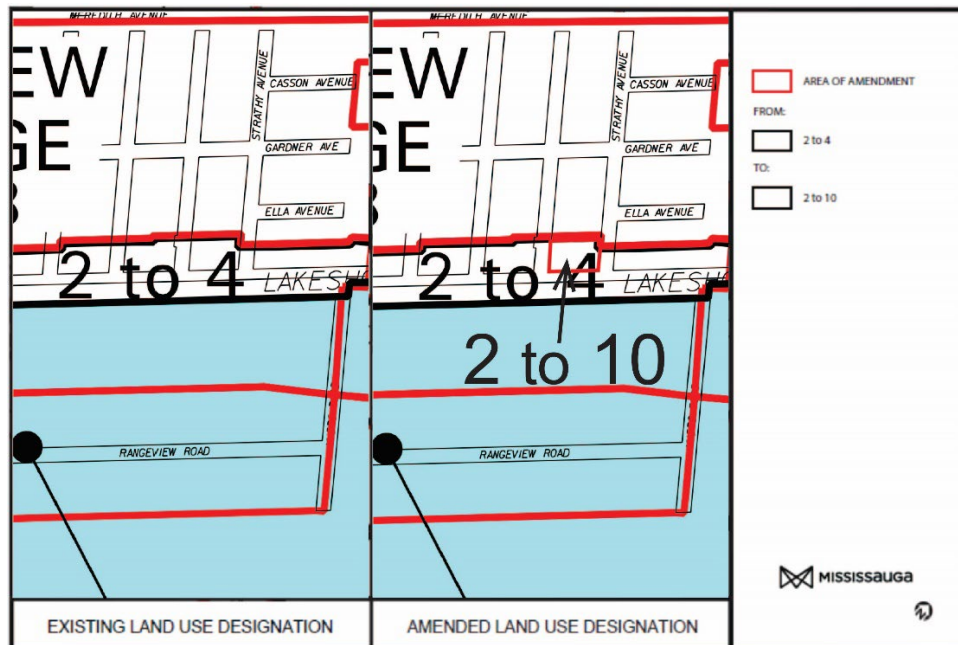


- Section 13.1 Special Site Policies, Lakeview Area Local Plan of the Mississauga Official Plan is hereby amended by adding the following:

13.1.XX The lands identified as Special Site X are located at the north side of Lakeshore Road East between Ogden Avenue and Strathy Avenue.

13.1.XX Notwithstanding the policies of the Lakeview Area Local Plan, the lands identified as Special Site X will have a maximum height of ten storeys.

- Map 3 of the Lakeview Area Local Plan of the Mississauga Official Plan is hereby amended by replacing the mapping with the following:



IMPLEMENTATION

Upon the approval of this Amendment by 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 April 2021.

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 the Mississauga Official Plan.