

Amendment No. XXX  
to  
Mississauga Official Plan

The following text attached hereto constitute Amendment No. XXX

## **PURPOSE**

The purpose of this Amendment is to amend the Applewood Neighbourhood Character Area to include the Subject Lands as a Special Site.

## **LOCATION**

The lands affected by this Amendment are located on the north side of Lakeshore Road East, west of Caven Street. The land is municipally addressed as 579, 619 Lakeshore Road East and 1022,1028 Caven Street. The Subject Lands are located within the Lakeview Neighbourhood, 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. Non-Intensification Areas include Neighbourhoods. Neighbourhoods are identified as appropriate locations for growth and intensification to occur, provided appropriate transitions to the surrounding community are provided. The Subject Lands are located along a Corridor where compact, mixed-use, transit supportive development is to be encouraged.

As per the in-effect Lakeview Local Area Plan policies, a maximum building height of eight storeys is permitted along Lakeshore Road East and a maximum height of fourteen storeys is permitted to the north. Density is not specified. The City requires that a Special Site policy be added to the MOP for the proposed building height: this has been included in the enclosed implementing Official Plan Amendment.

The Subject Lands are currently split designated 'Mixed Use' and 'Residential Medium Density'. 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. All forms of townhouses are also permitted.

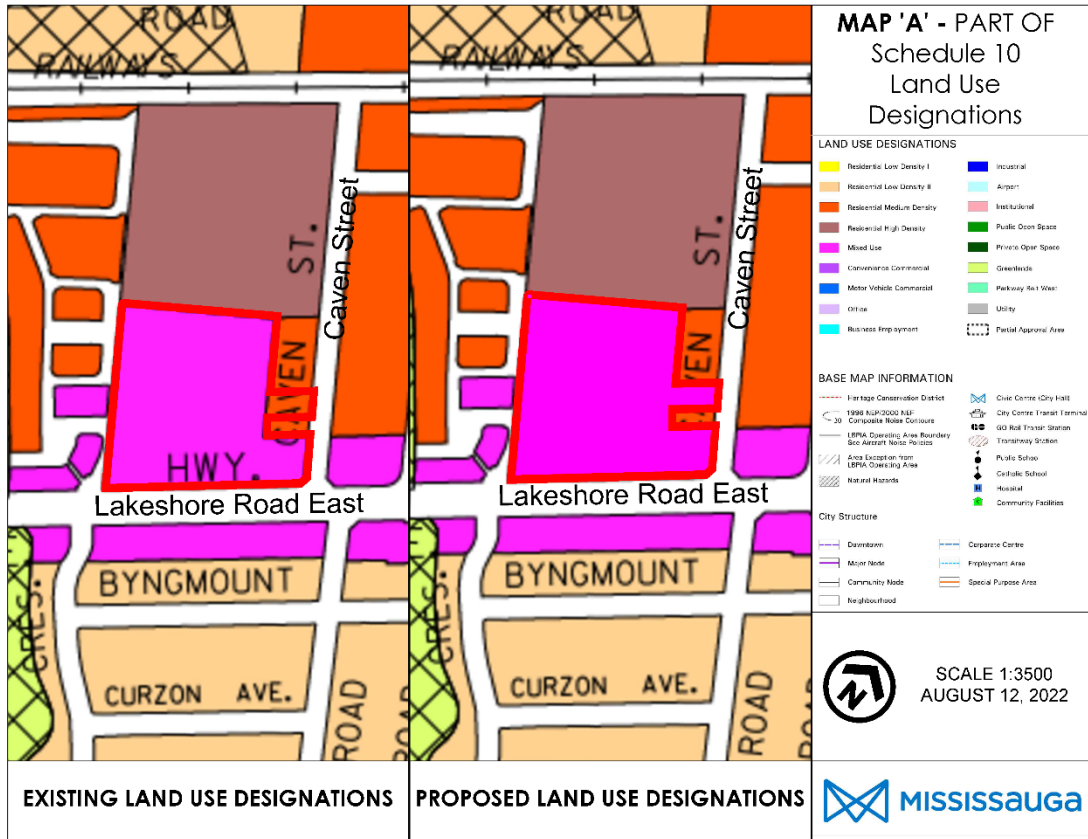
The Official Plan Amendment is required to redesignate the Subject Lands so the Site in its entirety is designated 'Mixed Use' and to revise the Lakeview Local Area Plan to add the Subject Lands as a Special Site. This proposed Special Site policy will permit a ground-related residential uses and a maximum building height of 16 storeys. Overall, the proposed Official Plan Amendment is to further implement City Council's direction as outlined in the Lakeshore Connecting Communities Master Plan and Lakeshore East Corridor

Study. Collectively, these initiatives identify the Subject Lands as an appropriate and desirable location for compact, mixed-use, transit-supportive development to occur. The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the reasons as follows:

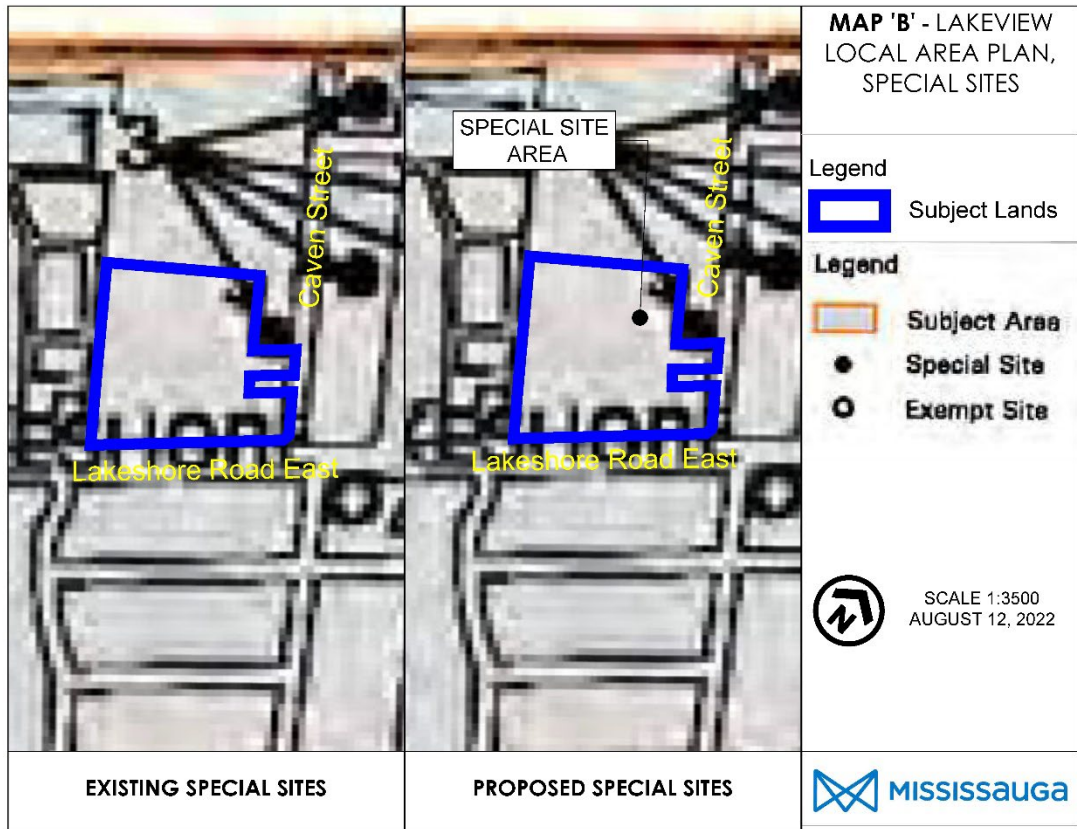
1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). In addition, the proposed development will bring the Peel Regional Official Plan (2021) and the Mississauga Official Plan (2021) 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 to be located within a comfortable 5-minute walking distance of higher order transit stops – including the planned Lakeshore Bus Rapid Transit network. Furthermore, the Subject Lands is located along a 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 development to occur. Transit-supportive development should be directed to these locations.
3. The proposed development will utilize existing servicing and future servicing can be provided in an efficient, cost-effective manner.
4. The proposal with heights of 6 and 16 storeys is a transit-supportive development on lands that are well-served by existing and future transit networks. The Site is also well-served by existing greenspace, active transportation networks and service and retail establishments in the surrounding area. Bringing additional residents and local employment opportunities to this otherwise underutilized parcel will bring families and households within comfortable walking distance to an abundance of services, facilities and amenities which will support the creation of Lakeview as a complete, walkable community.
5. The proposed development will improve and contribute to the Lakeshore streetscape by providing a human-scaled development situated close to the street, with a mixture 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 of the Mississauga Official Plan, is hereby amended by re-designating the Subject Lands in its entirety to 'Mixed Use'.



- Section 13 of the Lakeview Local Area Plan, is hereby amended by adding Special Site X to Figure 18, in accordance with the Special Site Policies.



3. Section 13.1, Special Site Policies, of the Lakeview Local Area Plan is hereby amended by adding the following:

13.1..XX The lands identified as Special Site X are located on the north side of Lakeshore Road East, west of Caven Street.

13.1..XX Notwithstanding the policies of this Plan, ground-related residential units shall be permitted.

13.1..XX Notwithstanding the policies of this Plan, an apartment building with a maximum height of 16 storeys 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 the Mississauga Official Plan dated October 21, 2021.

## **INTREPRETATION**

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. XXX

WHEREAS in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.. 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 change to the Land Use Designation Schedule of the Mississauga Official Plan and to add a Special Site Policy within the Lakeview Local Area Plan;

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 \_\_\_\_\_, 20XX.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk