

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 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 Dundas Street East, west of Haines Road. The land is municipally addressed as 805 Dundas Street East. The Subject Lands are located within the Applewood 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 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. Intensification Areas include Downtown, Major Nodes, 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 along an Intensification Corridor where transit-oriented development is encouraged and are identified as being located within the Cawthra Protected Major Transit Station Area (PMTSA) where compact, mixed-use growth is to be encouraged.

As per the in-effect Applewood Neighbourhood Character Area policies, a maximum building height of three storeys is permitted and a 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 designated 'Mixed Use'. 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.

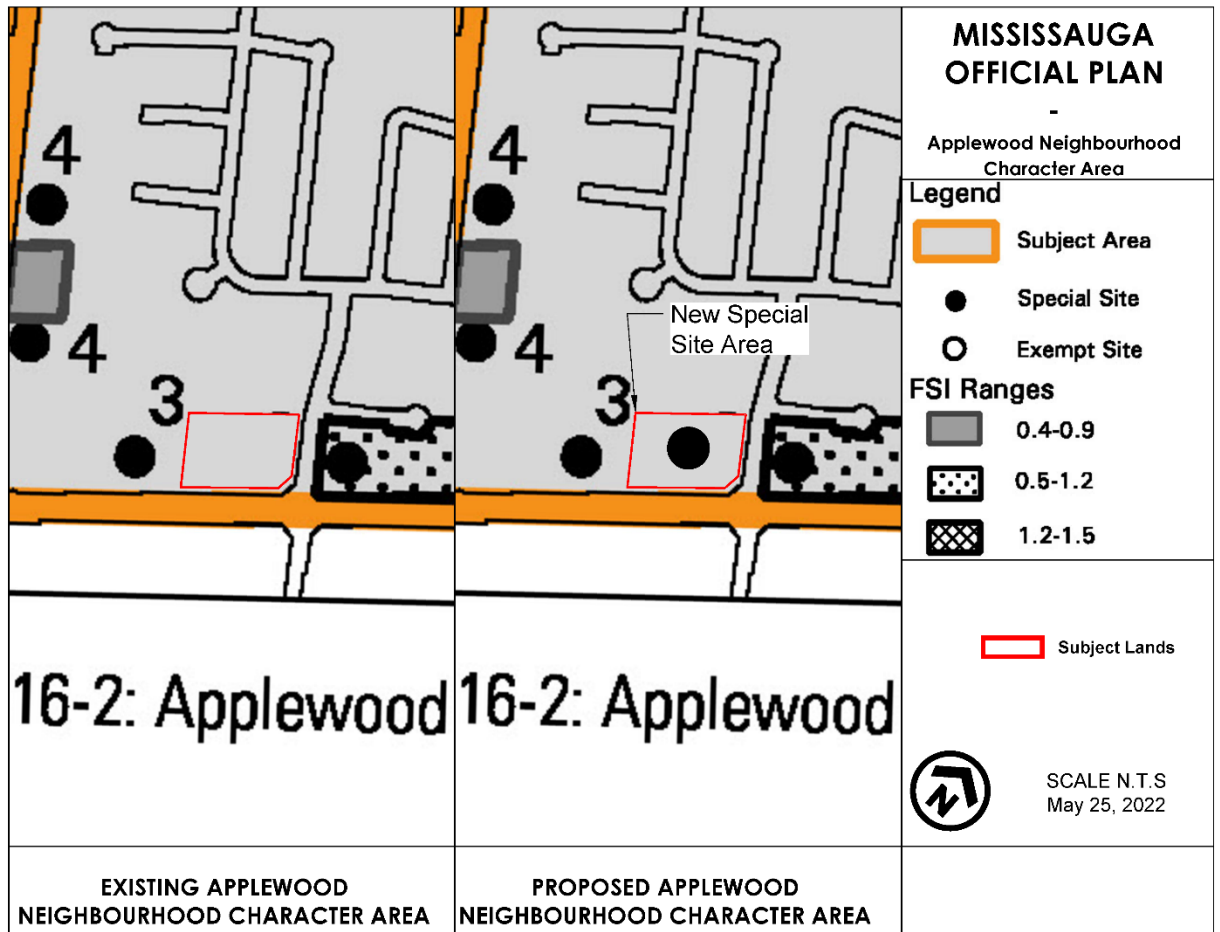
The Official Plan Amendment is required to revise the Applewood Neighbourhood Character Area to add the Subject Lands as a Special Site. This proposed Special Site policy will permit a range of accessory uses on the lands and a maximum building height of 12 storeys. Overall, the proposed Official Plan Amendment is to further implement City Council's direction as outlined in the draft Major Transit Station Area Official

Plan Amendment, dated May 2022 and the draft Dundas Corridor Policy Implementation Official Plan Amendment, dated July 2022. Collectively, these draft City-initiated Official Plan Amendments identify the Subject Lands as an appropriate and desirable location for compact, mixed-use, transit-supportive development to occur with building heights of 3 – 12 storeys. 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 Protected Major Transit Station Area and within a comfortable 5-minute walking distance of higher order transit stops – including the planned Dundas Bus Rapid Transit Station at Dundas Street East and Cawthra Road as well as the planned Dundas Bus Rapid Transit Station at Dundas Street East and Tomken Road. Furthermore, the Subject Lands is located along an Intensification 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, high density 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 3 and 12 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 Applewood as a complete, walkable community.
5. The proposed development will improve and contribute to the Dundas Street streetscape by providing an animated podium situated close to the streetline, 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

- Section 16.2, Applewood Neighbourhood Character Area, of the Mississauga Official Plan, is hereby amended by adding Special Site X to Map 16-2, Applewood Neighbourhood Character Area, in accordance with the Special Site Policies.



- Section 16.2.4, Special Site Policies Applewood Neighbourhood Character Area, of the Mississauga Official Plan is hereby amended by adding the following:

16.2.4..XX The lands identified as Special Site X are located on the north side of Dundas Street East, west of Haines Road.

12.4.3.XX Notwithstanding the policies of this Plan, an apartment building with a maximum height of 12 storeys will be permitted.

12.4.3.XX Notwithstanding the policies of this Plan, townhouse dwellings with a maximum height of 3 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 Applewood Neighbourhood Character Area and to add a Special Site Policy within the Applewood 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. XXX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 20XX.

Mayor

Clerk