

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 regarding Special Site Policy changes within the Downtown Cooksville Character Area;

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

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

PURPOSE

The purpose of this Amendment is to permit maximum heights of 29 storeys for Special Site 9.

LOCATION

The subject lands are located at the southeast corner of Shepard Avenue and Dundas Street East. The subject lands are located within the Downtown Cooksville Character Area, as identified in the Mississauga Official Plan.

BASIS

Notwithstanding Official Plan Amendment Number 145 and 146 (which are under appeal), the Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site-specific appeals to the Ontario Land Tribunal (OLT). The Mississauga Official Plan provides that within the City Structure, Intensification Areas are to be the principal location for future growth within the City. In this regard, the Subject Lands are located within the Downtown, within a Primary Major Transit Station Area and along an Intensification Corridor where transit-oriented development is encouraged.

As per the Downtown Cooksville Character Area, a maximum building height of six storeys is permitted directly abutting the street line, with additional height permitted 10 metres from the street line. A density is not specified. Residential High Density designated lands are subject to a height limit of 25 storeys. To specifically provide for this development within a Residential High-Density designation, a Special Site policy is proposed to be added to the Official Plan to permit the proposed building height and density. The site-specific permissions are incorporated in the enclosed implementing Official Plan Amendment.

The Subject Lands are currently designated 'Mixed Use' and 'Natural Hazard Lands'. The Official Plan Amendment is required to redesignate most of the Subject Lands to 'Residential High Density' and the eastern edge of the Subject Lands, which is to be conveyed as parkland dedication, to 'Greenlands'. As previously stated, the Subject Lands are located within the Downtown Cooksville Character Area of the Mississauga Official Plan. This Amendment proposes to revise the Downtown Cooksville Character Area to add the Subject Lands as a Special Site. This proposed Special Site policy will permit a range of accessory, non-residential uses on the lands, maximum building heights of 16, 27 and, 29 storeys respectively and a Floor Space Index of 6.05. The policy also addresses the requirement for the floodplain study to be completed to the satisfaction of the City and CVC in accordance with applicable policies.

The proposed Official Plan Amendment is to redesignate the Subject Lands to 'Residential High Density – Special Site' and 'Greenlands'. The proposed Amendment is acceptable from a planning perspective and should be approved for the following reasons:

1. The proposal meets the intent, goals, and objectives of the Mississauga Official Plan.

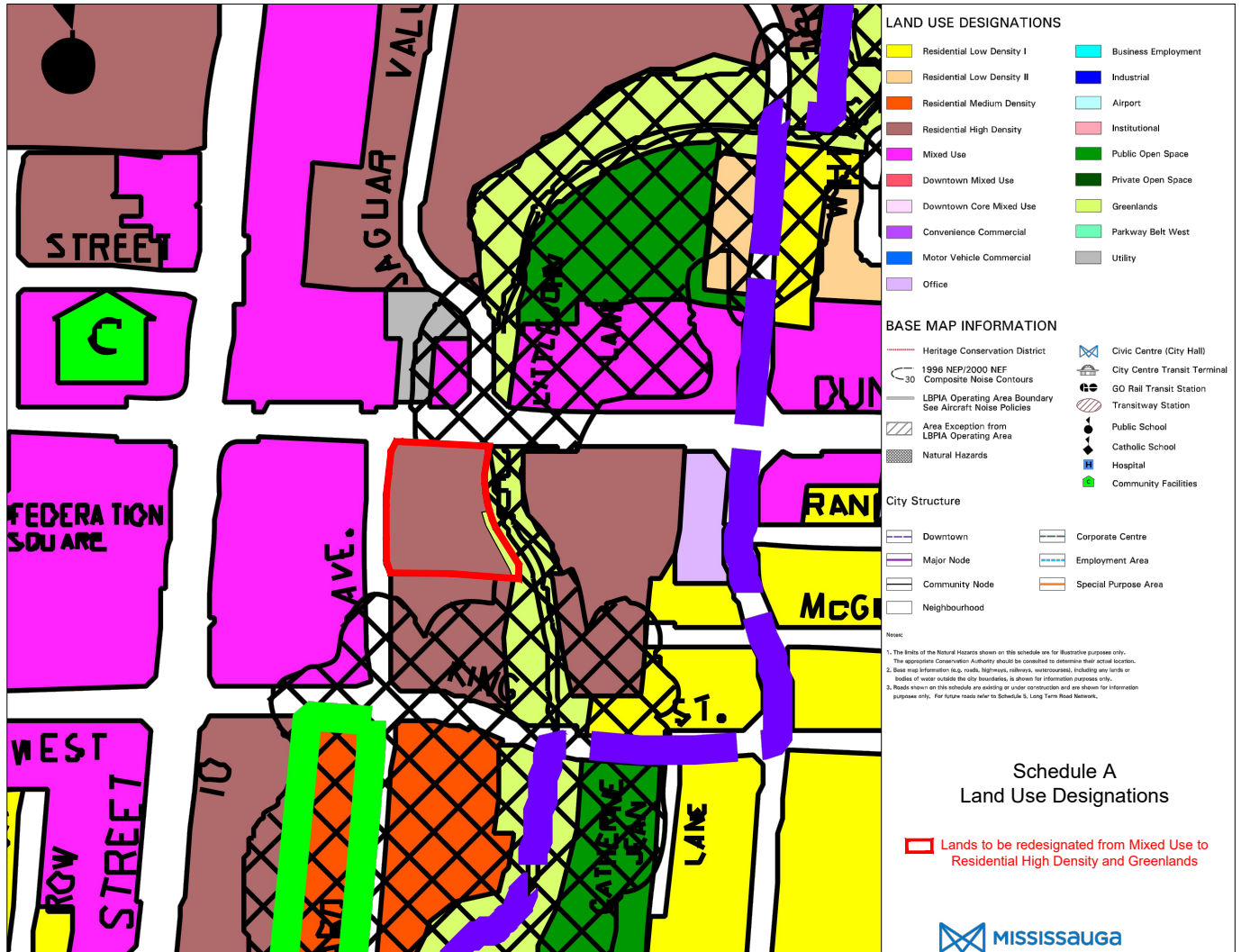
2. The site is well served by a variety of existing and planned public transportation and active transportation options, community services, public open spaces, residential, commercial, retail and employment uses.
3. The proposed development incorporates residential, office, retail and commercial uses and provides new open space. The proposed development makes efficient use of available and planned infrastructure and public service facilities.
4. The proposed densities are appropriate for the site's location along a Regional Intensification Corridor and a Primary Major Transit Station Area and is within walking distance of planned higher order transit.

The proposed built form is compatible with the planned urban character and vision for the Dundas Corridor. The proposed buildings will provide sufficient separation from the street and create visual interest along Shepard Avenue and Dundas Street East through podiums that respect the scale of the street, provide active at-grade uses and provisions adequate landscaped area for resident use and acts to buffer the proposed buildings with the adjacent commercial and residential uses. Development impact will be minimized on lands designated as *Natural Hazard Lands* to ensure appropriate flood mitigation measures can be implemented.

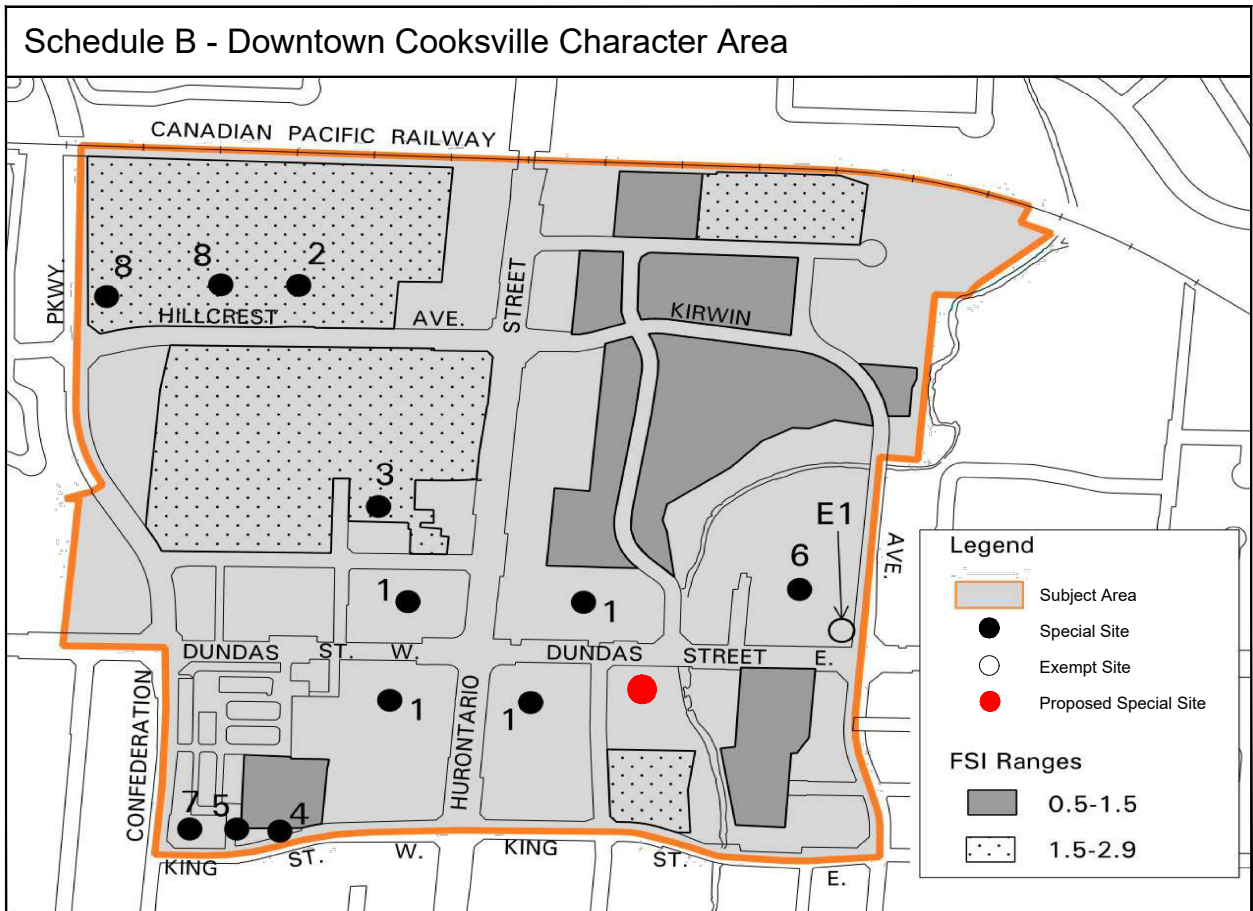
The proposed development provides new housing supply through the intensification of underutilized lands.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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



- Section 12.4, Downtown Cooksville Character Area, of the Mississauga Official Plan, is hereby amended by adding Special Site 9 on Map 12-4, Downtown Cooksville Character Area, in accordance with the Special Site Policies
- Section 12.4.3, Special Site Policies Downtown Cooksville Character Area, of the Mississauga Official Plan, is hereby amended by adding the following:



12.4.3.9.1 The lands identified as Special Site 9 are located on the east side of Shepard Avenue, south of Dundas Street East.

12.4.3.9.2 Notwithstanding the provisions of the Residential High-Density designation, the Urban Design Policies, and other provisions of this Plan, the following additional policies will apply:

- a. three apartment buildings with a maximum height of 29 storeys.
- b. total maximum floor space index (FSI) of 6.05 will be permitted.
- c. development shall be permitted subject to a flood study acceptable to the Credit Valley Conservation Authority and the City of Mississauga.

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 lands 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.