

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 Mississauga Official Plan regarding a change in the land use designation and to height policies within the Neighbourhood Character Area, 16.1.1, to create a site-specific exemption to Policy 16.1.1.1

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 _____, 2023

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, 2023, pertaining to this amendment.

PURPOSE

The purpose of this Official Plan Amendment is to change the land use designation of the subject lands from 'Mixed Use' to 'Residential High Density' and amend Special Site 2 in the Malton Neighbourhood Character Area to permit a fourteen-storey mixed-use building through site-specific policies to the 'Neighbourhood Character Area' and Special Site policies.

LOCATION

The lands affected by this Amendment are known as 7085 Goreway Drive and are located between Etude Drive and Derry Road East in the Malton 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 Ontario Municipal Board.

The subject lands are designated 'Mixed-Use, Neighbourhood, Special Site 2', which permits residential uses in conjunction with other permitted uses and a maximum height of four storeys. The Special Site 2 policies also state that no parking or driveway areas should be provided between the building and the street line.

The proposed Amendment is required to change the land use designation of the subject lands from 'Mixed Use' to 'Residential High Density' to allow for the proposed built form and to amend the Special Site 2 mapping and policies to include all of the subject lands and allow for the increased height of fourteen storeys. This is to permit the proposed development of a fourteen-storey mixed-use building, containing 228 dwelling units and 388 square metres of commercial space, in addition to eighteen stacked townhouse units.

The proposed Official Plan Amendment is appropriate, represents good planning and should be approved for the following reasons:

1. The proposed development is consistent with and promotes the growth management, housing, transportation and natural environment policies of the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan
2. The proposed development conforms to the overall intent, goals, objectives and policies of the Mississauga Official Plan, as it is located on the edge of a commercial area, contributes to a range of housing types, it efficiently utilizes existing community infrastructure, promotes a desirable urban form and protects the natural features of Mimico Creek

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of the Mississauga Official Plan is hereby amended by changing the land use designations of the subject lands from Mixed Use to Residential High Density
2. Section 16.15.14.2, Special Site Policies, Malton Neighbourhood Character Area of the Mississauga Official Plan, is hereby amended by replacing the Special Site 2 map with the following:



3. Section 16.15.14.2, Special Site 2 Policies, Malton Neighbourhood Character Area of the Mississauga Official Plan, is hereby amended by adding the following.

Notwithstanding Section 16.1.1.1, the lands identified as Area A will have a maximum height of 14 storeys.

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.

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.