

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: May 16, 2023

CASE NO(S):

OLT-22-003367
(Formerly PL200230)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Plazacorp. Properties Ltd.
Subject: Request to amend the Official Plan – Refusal of request by City of Mississauga
Existing Designation: Residential Low Density
Proposed Designated: Residential Medium Density
Purpose: To permit 101 back-to-back stacked townhomes
Property Address/Description: 2512, 2522 and 2532 Argyle Road
Municipality: City of Mississauga
Approval Authority File No.: OZ 18/017
OLT Case No.: OLT-22-003367
Legacy Case No.: PL200230
OLT Lead Case No.: OLT-22-003367
Legacy Lead Case No.: PL200230
OLT Case Name: Plazacorp. Properties Ltd. v. Mississauga (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Plazacorp. Properties Ltd.
Subject: Application to amend the Zoning By-law No. 225-2007 – Refusal of application by City of Mississauga
Existing Designation: R3
Proposed Designated: RM9 – Exception
Purpose: To permit 101 back-to-back stacked townhomes
Property Address/Description: 2512, 2522 and 2532 Argyle Road
Municipality: City of Mississauga
Approval Authority File No.: OZ 18/017

OLT Case No.:	OLT-22-003369
Legacy Case No.:	PL200231
OLT Lead Case No.:	OLT-22-003367
Legacy Lead Case No.:	PL200230

BEFORE:

G.C.P. BISHOP)	Friday, the 12 th
ALTERNATE-CHAIR)	day of May, 2023
)	

THESE MATTERS, in respect of the lands at 2512, 2522 and 2532 Argyle Road in the City of Mississauga, having come for a public hearing on May 31, 2021 before the Ontario Land Tribunal (the "**Tribunal**") and the Tribunal having issued a Decision and Interim Order on November 3, 2022 allowing the Applicant/Appellant's appeals of the request to amend the City of Mississauga Official Plan and application to amend City of Mississauga Zoning By-law 0225-2007; and

THE TRIBUNAL HAVING BEEN ADVISED by the Parties on May 12, 2023, that the proposed Official Plan Amendment and Zoning By-law Amendment have been reviewed and approved with respect to form and content, and that the City and the Applicant are thus jointly requesting that the Tribunal proceed to issue its Final Order on that basis;

AND THE TRIBUNAL having received, considered and determined the request for the Final Order on Friday, on the 12th day of May, 2023;

AND THE TRIBUNAL BEING SATISFIED that the prior conditions to the Final Orders previously imposed by the Tribunal, upon the consent of the parties, have been satisfied or will now be appropriately addressed and that it is accordingly appropriate that the Tribunal issue its Final Order amending the City's Official Plan and the identified Zoning By-law through the revised instruments now submitted for final approval upon the joint request of the City and the Applicant;

NOW THEREFORE

THE TRIBUNAL ORDERS that the Appeals are allowed in part and:

1. The City of Mississauga Official Plan is amended in accordance with the official plan amendment attached hereto as **Attachment "A"**;
2. Zoning By-law No. 0225-2007 of the City of Mississauga is amended in accordance with the zoning by-law amendment attached hereto as **Attachment "B"**; and

THE TRIBUNAL authorizes the municipal clerk to format, as may be necessary, and assign a number to these by-laws for record keeping purposes.

"Euken Lui"

EUKEN LUI
ACTING REGISTRAR

Attachment A

Amendment No. 156

to

Mississauga Official Plan

Amendment No. 156
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 156.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density to permit back to back stacked townhouse dwellings.

LOCATION

The lands affected by this Amendment are located south of Dundas Street West, west of Confederation Parkway. The subject lands are located in the Cooksville Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings.

An Official Plan Amendment is required to change the designation from Residential Low Density I to Residential Medium Density in order to permit all forms of townhouse dwellings.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Residential Medium Density, as shown on Map "A" of this Amendment.

IMPLEMENTATION

Upon receipt of the Ontario Land Tribunal's Final Order, Mississauga Official Plan will be amended in accordance with the Order.

The lands will be rezoned as part of the same Tribunal Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 3, 2023.

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 Mississauga Official Plan.



EXISTING LAND USE DESIGNATION

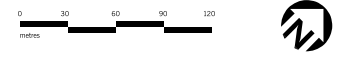
AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Downtown Core Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility

- ### BASE MAP INFORMATION
- Heritage Conservation District
 - 1996 NEP/2000 NEF Composite Noise Contours
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- ### City Structure
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT
- FROM: RESIDENTIAL LOW DENSITY I
- TO: RESIDENTIAL MEDIUM DENSITY



MAP 'A'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan

