

**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 the Mississauga Official Plan regarding a change to the land use designation for certain blocks in the subject lands from Office to Downtown Mixed Use; and for the entirety of the subject lands to amend the language of the intended character of the Rathburn District and expand the commercial land use permissions.

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 \_\_\_\_\_, 2022

Signed \_\_\_\_\_

Mayor

Signed \_\_\_\_\_

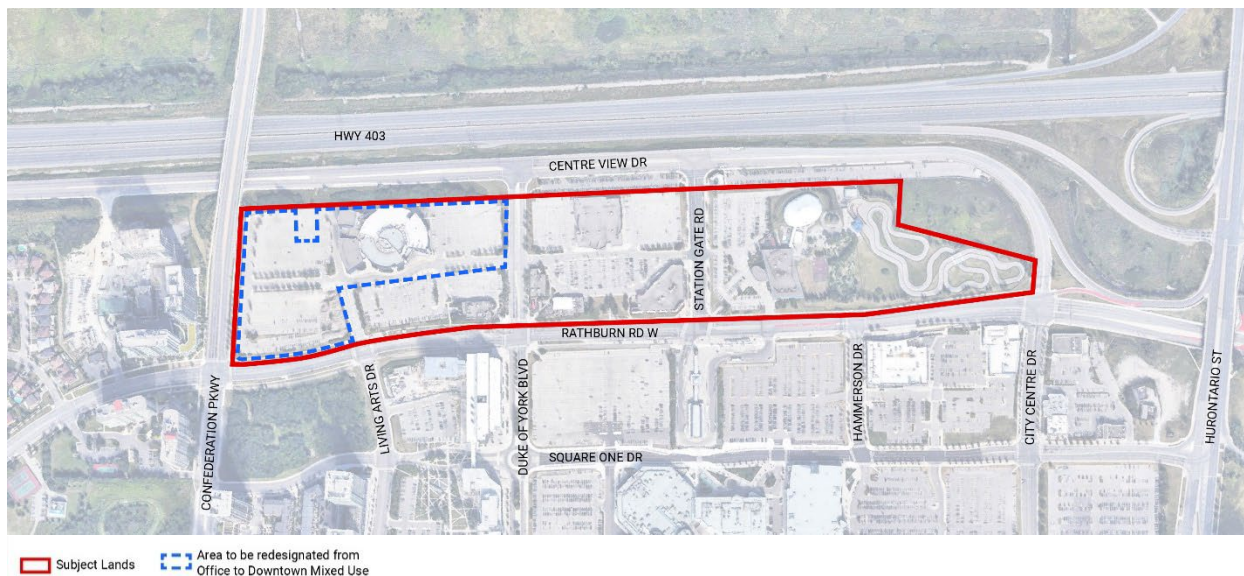
Clerk

## PURPOSE

The purpose of this Amendment is to amend Schedule 10 to redesignate specific blocks within the subject lands from Office to Downtown Mixed Use to allow for an increase in the proportion of residential uses permitted and permit additional uses. In addition, it will expand the land use permissions on all blocks of the subject lands to allow life science uses through the special site policies of the Downtown Core Local Area Plan.

## LOCATION

The lands affected by this Amendment are municipally known as 99, 189, 199, 209, 219, 299 and 309 Rathburn Road West and are generally located between Rathburn Road West, Confederation Parkway and Centre View Drive, as shown below. The subject lands are located in the Downtown Core Character Area as identified in the Mississauga Official Plan, and the Rathburn District as identified in the Downtown Core Local Area 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 currently designated Office in the Mississauga Official Plan. The Office designation permits a range of uses including major office, secondary office, accessory uses, hospital, post-secondary educational facility, and overnight accommodation.

The subject lands are located within the Downtown Core Character Area as identified in the Mississauga Official Plan and are subject to the Downtown Core Local Area Plan. The Downtown Local Area Plan was adopted in 2013 and approved by the Tribunal in 2020.

Within the Downtown Local Area Plan, the subject lands are subject to Special Site Policy 12, which permits apartment dwellings provided that they are part of an office, medical office, hospital, university/college or overnight accommodation development application, to a maximum of 20% of the total gross floor area.

The Official Plan Amendment is required to increase the existing residential permissions on certain blocks within the subject lands and to expand the commercial land use permissions for the entire subject lands to permit life science uses.

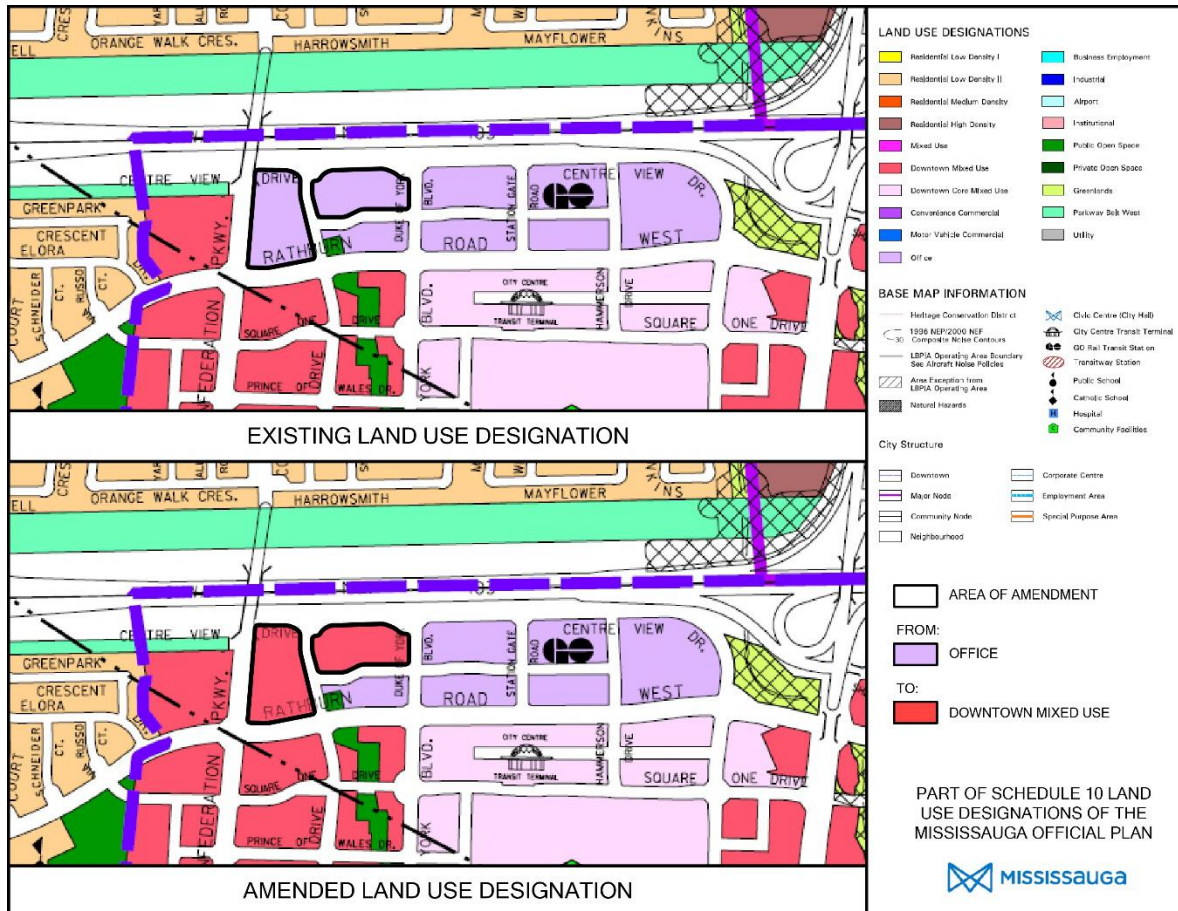
This proposed Amendment would amend Mississauga Official Plan Schedule 10 Land Use to redesignate certain lands from Office to Downtown Mixed Use. The proposed Amendment would also revise the Rathburn District policies of the Downtown Core Local Area Plan to reflect the range of uses permitted in that district, and to remove the redesignated blocks from the Special Site 12 mapping and policies. This Amendment also proposes the inclusion of “science and technology facilities” as a permitted use in Special Site Policy 12. This Amendment proposes to add a new Special Site within the Downtown Core Local Area Plan, which would apply to the blocks redesignated to Downtown Mixed Use. This proposed Special Site Policy stipulates that mixed-use development would, at full build-out, include a minimum of 150,000 square feet of non-residential gross floor area across the entirety of the proposed Special Site Policy area. The Special Site Policy also proposes to include “science and technology facility” as a permitted use on those blocks.

The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the following reasons:

1. The proposed amendments have regard to matters of provincial interest as set out in the *Planning Act*; are consistent with the Provincial Policy Statement (2020); conform with the Growth Plan for the Greater Horseshoe (2020) and the Region of Peel Official Plan (2022); and conform with key policy intentions of the Mississauga Official Plan (2012) and the Downtown Core Local Area Plan (2020).
2. The proposed amendments conform with the general intent of the Mississauga Official Plan and the Downtown Core Local Area Plan to deliver a balance of residents and jobs.
3. The proposed amendments support the policies of the Growth Plan, Region of Peel Official Plan and the Mississauga Official Plan to achieve complete communities with a compact built form and mix of uses in proximity to existing and planned transit.
4. The proposed amendments support the policies of the Growth Plan and Mississauga Official Plan for intensification within Urban Growth Centres and Major Transit Station Areas to meet the minimum density targets.
5. The proposed amendments support the policy directions of the Provincial Policy Statement, Growth Plan, Region of Peel Official Plan and the Mississauga Official Plan to encourage the delivery of a diverse range of housing options and to deliver new housing in proximity to public transit.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

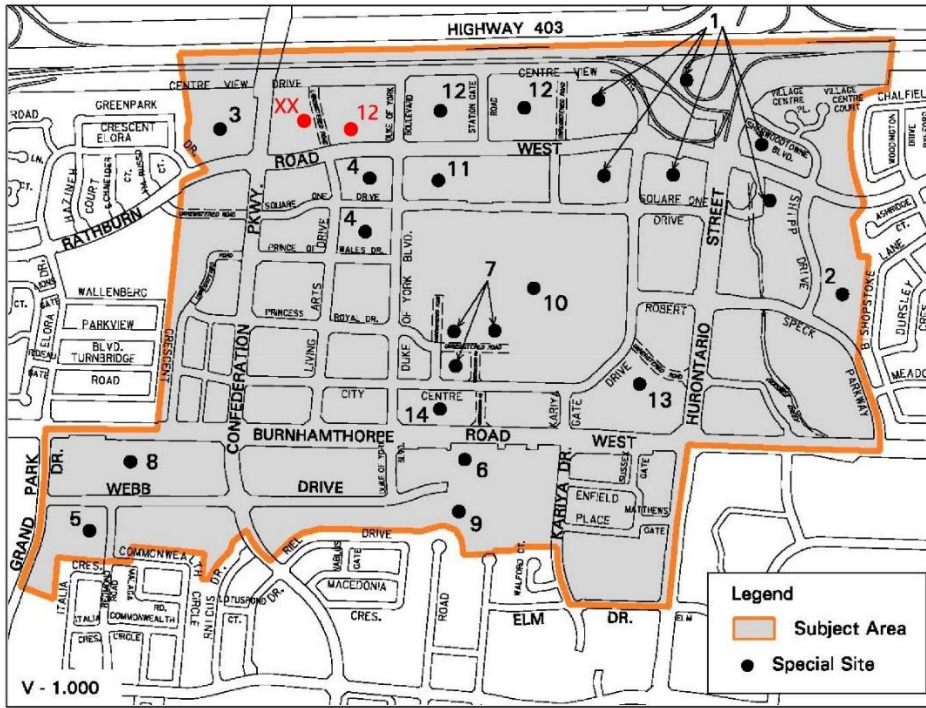
- Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by redesignating the lands indicated below to 'Downtown Mixed Use'.



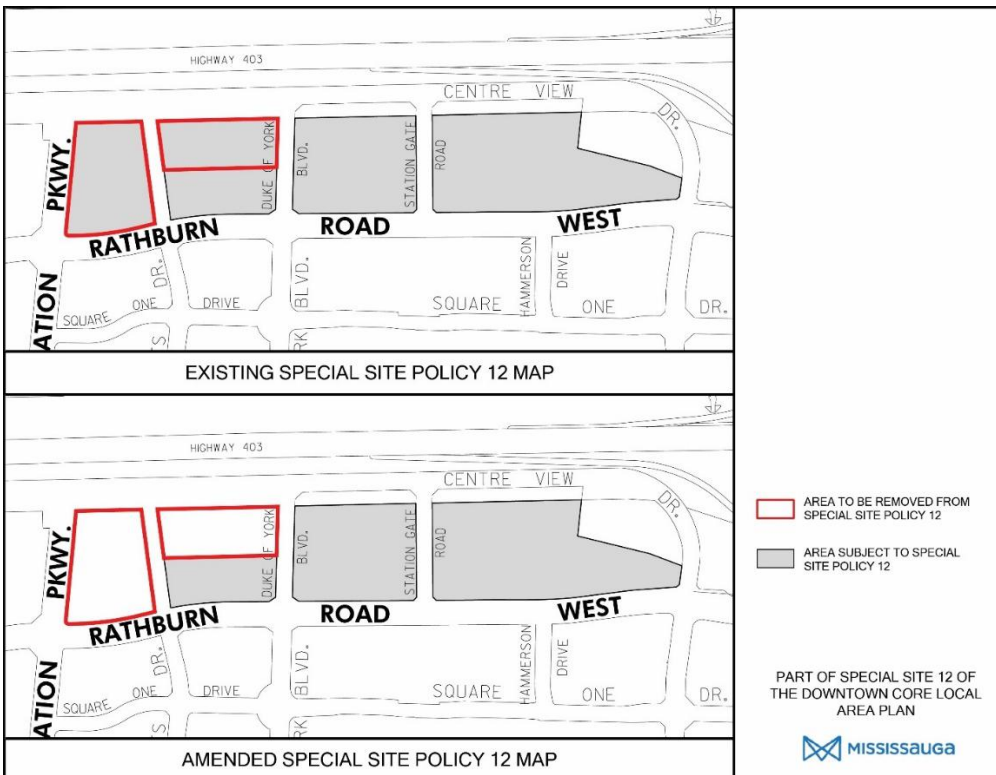
- Section 4.3.4 Rathburn District, of the Downtown Core Local Area Plan is hereby amended by deleting the first paragraph and replacing it with the following:

The Rathburn District is currently a pattern of suburban retail uses and surface parking lots. This district will intensify over the long term with a mix of residential and commercial uses, with an emphasis on office and employment uses that can take advantage of highly designed, efficient, comfortable pedestrian amenities and access to future higher order transit. Visibility and access to Highway 403 and transit make this a prestigious office district with a complementary mix of residential and commercial uses.

3. Map 4 of the Downtown Core Local Area Plan is hereby amended as follows:



4. Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by removing certain blocks from the Special Site Policy 12 map, as identified in the figure below.



5. Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by deleting existing policy 12.12.1 and replacing it with the following:

12.12.1 The lands identified as Special Site 12 are generally located north of Rathburn Road West, east of the future Living Arts Drive extension and south of Centre View Drive.

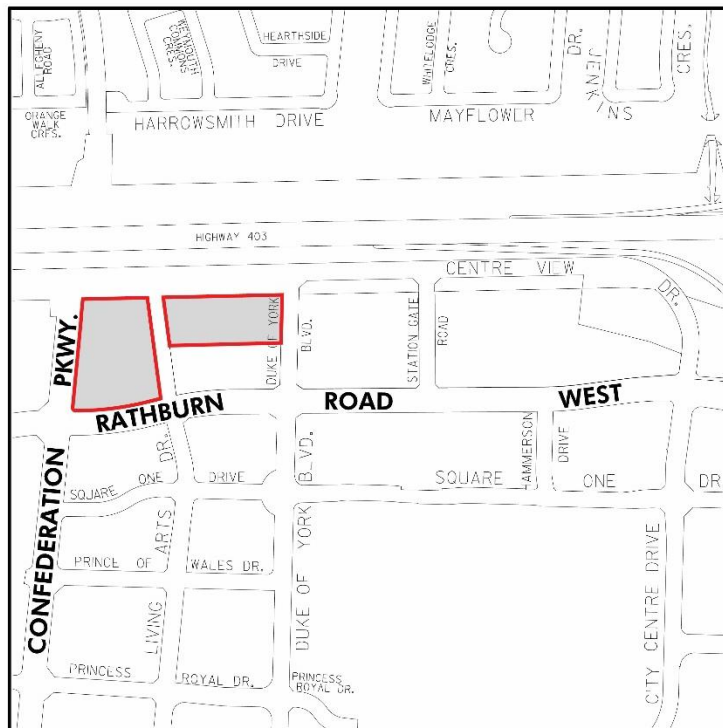
6. Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by adding the following policy:

12.12.XX Notwithstanding the provisions of the Office designation, the following additional policy will apply:

- a. Science and technology facilities will be permitted on the entire site.

7. Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is hereby amended by adding Special Site XX, as follows:

**12.XX Site XX**



12.XX.1 The lands identified as Special Site XX are generally located north of Rathburn Road West, east of Confederation Parkway, south of Centre View Drive and west of Duke of York Boulevard.

12.XX.2 Notwithstanding the provisions of the Downtown Mixed Use designation, the following additional policies will apply:

- a. Science and technology facilities will be permitted on the entire site.
- b. Redevelopment of the Site will include, at full build-out, a minimum non-residential GFA of 150,000ft<sup>2</sup>, which may be incorporated in mixed-use buildings or within separate buildings.

## **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.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated October 2021.

## **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.