

Amendment No. XX

To the Mississauga Official Plan

The following text and map designated Schedule “A” attached hereto constitutes Amendment No. XX.

Schedule “A” of this Amendment is an excerpt from the Land Use Designations map (Schedule 10) of the Mississauga Official Plan, with the proposed *Residential High-Density* designation outlined in heavy black line.

PURPOSE

The Purpose of the Official Plan Amendment is to delete the “*Residential Low-Density II*” designation applying to a 0.867 ha (2.14 acre) parcel of land located north of the intersection of Victory Crescent and Airport Road (the “subject lands”) as contained on the Land Use Designations map (Schedule 10) of the Mississauga Official Plan and replace it with a *Residential High-Density* designation.

This Amendment will permit the development of the subject lands for a six-storey residential building containing 125 units with Retail and Secondary Office uses on the ground floor.

LOCATION

The subject lands are located at north of the intersection of Victory Crescent and Airport Road, in the City of Mississauga. The subject lands are legally described part of Lots 12 PT 1, 2 and 3 Registered Plan 25518, and are known municipally as 7233 and 7211 Airport Road.

BASIS

The development concept for the subject lands consists of a six-storey seniors rental building with 125 units with Retail/Secondary Office uses on the ground floor. The proposed development will have 88 underground parking spaces, 27 surface level parking spaces, and 7 handicapped parking spaces for a total of 118 parking spaces. Access to the site will be from Airport Road and Collette Road. Mid-rise development is not permitted within the *Residential Low-Density II* designation.

The Official Plan Amendment is appropriate from a planning standpoint for the following reasons:

- Promoting development within an existing settlement area making efficient use of land and existing infrastructure within proximity to transportation contributing to the development of complete communities.
- Intensification of underutilized lands within the built boundary appropriate to the site’s location on a Regional Arterial Road and Corridor.
- Promoting a development pattern which respects the existing and planned character of the area allowing for additional housing choices within the Malton Community Area.

- The proposal is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and Mississauga Official Plan, all of which promote intensification within built-up urban areas, particularly in locations which are well-served by municipal infrastructure, including public transit.
- The filed Mississauga Official Plan Amendment and Regional Official Plan Amendment

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Land Use Designations map (Schedule 10) of the Mississauga Official Plan is hereby amended by deleting the *Residential Low-Density II* designation on the subject lands and replacing it with a *Residential High-Density* designation as shown on Schedule “A” attached hereto.
2. Malton Neighbourhood Character Area (Section 16.15) of the Mississauga Official Plan is hereby amended by adding the following section to the Land Use policies:

“16.15.4.3 Notwithstanding the policies of this plan, a six (6) storey mid-rise seniors rental building with ground level retail/secondary office uses at grade are permitted on the lands legally described as Part of Lots 12 PT 1, 2 and 3 Registered Plan 25518, and are known municipally as 7233 and 7211 Airport Road.

IMPLEMENTATION

Provisions will be made through the rezoning of the lands subject to this Amendment for development to occur subject to approved site development, architectural and landscaping plans.

INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of the Mississauga Official Plan.

Upon approval of this Amendment, the various Sections, Land Use Maps and Appendices will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross- referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.