

DRAFT OFFICIAL PLAN AMENDMENT – SEPTEMBER 2023

The Corporation of the City of Mississauga

By-law Number _____

A by-law to Adopt Mississauga Official Plan Amendment No. XX

WHEREAS in accordance with the provisions of section 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, 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 may authorize the Regional Municipality of Peel, 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 of Peel 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;

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

1. The following explanatory text attached hereto, constituting Amendment No. XX to the Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this ____ day of _____, 2023.

Signed _____

MAYOR

Signed _____

CLERK

DRAFT OFFICIAL PLAN AMENDMENT – SEPTEMBER 2023

**EXPLANATORY NOTE TO PROPOSED
OFFICIAL PLAN AMENDMENT
NUMBER XX**

**TO THE MISSISSAUGA OFFICIAL PLAN OF THE
CITY OF MISSISSAUGA PLANNING AREA**

City of Mississauga File No. _____

The Proposed Official Plan Amendment applies to lands located at the south-western corner of Rathburn Road and Tomken Road, in the City of Mississauga. The lands are legally described as Pcl Block 100-3 Sec M361, Pt Blk 100 Pl M361, Pt 3, 43r15132 ; S/t Lt334158 Mississauga and Pt Lt 9 Con 2 Nds Toronto Pts 13, 14, 15 & 18 43r18354 ; Mississauga, and are municipally known as 4094 Tomken Road and 924 Rathburn Road.

The purpose of the Official Plan Amendment is to create a site-specific exception to permit residential buildings to be constructed to a maximum proposed height of 12 storeys and an FSI of 1.9.

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**AMENDMENT NO. XX
TO THE
MISSISSAUGA OFFICIAL PLAN**

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



PURPOSE

The purpose of this Amendment is to create a site-specific exception to permit a maximum height of 12 storeys and a density of 1.9 FSI on the Subject Lands, as shown on Schedule “A” where 4 storeys and 0.5-1.0 FSI is currently permitted.

The Amendment will facilitate the development of two 12-storey residential apartment buildings

and the retention of the existing place of worship and 7-storey apartment building on the Subject Site.

LOCATION

The Subject Site is located at the south western corner of Rathburn Road and Tomken Road. The lands are municipally known as 4094 Tomken Road & 924 Rathburn Road East, located in the Rathwood Neighbourhood in the City of Mississauga.

BASIS

The Subject Site is located within the Rathwood Neighbourhood of the City of Mississauga, and is designated *Residential High Density* in accordance with Schedule 10 of the Mississauga Official Plan. The Residential High Density designation permits apartment dwellings as proposed. The Rathwood Neighbourhood policies of the Official Plan further restrict the maximum building height to 4 storeys, and the maximum density to 0.5-1.0 FSI.

The proposed development for the Subject Site consists of two 12-storey residential apartment buildings and retention of the existing 7-storey apartment building and place of worship. The proposed development includes indoor and outdoor amenity spaces, at-grade landscaping, vehicular and bicycle parking spaces. All of the proposed residential units are to be of rental tenure, with 30% of the units proposed targeted to be affordable rental units at 80% of Median Market Rent as defined by CMHC.

In accordance with the policies for Neighbourhoods and for the Rathwood Neighbourhood, the Official Plan permits a maximum building height of 4 storeys and density 0.5-1.0 FSI. The proposed Official Plan Amendment seeks to permit a maximum building height of 12 storeys and density of 1.9 FSI. The proposed Official Plan Amendment to permit additional height and density on the Subject Site is appropriate from a planning standpoint, and should be approved for the following reasons:

1. The proposed amendment is supportive of the policy framework provided in the Provincial Policy Statement, the Growth Plan, and the Region of Peel Official Plan, which each promote a range and mix of housing options as well as the redevelopment of underutilized lands within the existing built-up area that are served by existing transit and infrastructure.
2. The policies and objectives of the Region of Peel Official Plan are supported by the proposal as it contributes to achieving an urban structure, form, and densities which are pedestrian-friendly and transit-supportive. The proposal is located in proximity to existing transit service and infrastructure, and provides for transit-supportive densities which contribute to the Region's goals of achieving intensification of residential and non-residential development along corridors and mobility hubs to support a higher level of transit service.
3. The policies and objectives of the Region of Peel Official Plan regarding the supply of affordable housing are supported by this proposal as new rental dwelling units are proposed, of which 30% are targeted to be affordable rental units at 80% of MMR. This proposal represents a significant contribution to the supply of affordable housing within Peel Region and the City of Mississauga.
4. The policies and objectives of the Mississauga Official Plan are supported by this proposal as it contributes to the range of housing types, sizes, tenure, and built

form, as well as affordable housing. The proposal provides for residential growth through the intensification of a currently underutilized site, and will contribute to a livable and accessible complete community.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.22.3 of the Mississauga Official Plan, regarding the Rathwood Neighbourhood Special Site Policies, is hereby amended by adding the following key map and text as Special Site XX:

16.22.3.X.XX Site XX



16.22.3.X.XX The lands identified as Special Site XX are located at the south-west corner of Rathburn Road and Tomken Road.

16.22.3.X.XX Notwithstanding the provisions of the Neighbourhoods designation, a maximum building height of 12 storeys is permitted on the entirety Subject Lands identified as Special Site XX.

16.22.3.X.XX Notwithstanding the provisions of the Rathwood Neighbourhood, a floor space index (FSI) of 1.9 will be permitted on the entirety Subject Lands identified as Special Site XX.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of

Mississauga, the Mississauga Official Plan and the Zoning By-law applicable to the Subject Site will be amended to the appropriate classification, in accordance with the intent of this Amendment.

Provisions will be made through the rezoning and site development plan approval process of the lands subject to the Amendment, for development to occur subject to the approved site development plan, to ensure that development occurs in accordance with the intent of the Amendment.

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 landscape plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

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.

Upon approval of this Amendment, Section 16.22.3 of the Mississauga Official Plan will be amended in accordance with the intent of this Amendment.