

Amendment No. ____
to
The City of Mississauga Official Plan (2023)
For the City of Mississauga Planning Area

By-law No. _____

A by-law to Adopt the City of Mississauga Official Plan Amendment No. ____

WHEREAS in accordance with the provisions of sections 17 or 22 of the Planning Act, R.S.O 1990, c. P.13, as amended, Council may adopt an Official Plan or amendment thereto;

AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils after March 1, 2000, provided that they conform with the Region Official Plan and comply with conditions of exception:

AND WHEREAS, the Commissioner of Environment Transportation and Planning Services for the Region of Peel has advised that, with regard to Amendment No. ____, in his opinion, the amendment conforms with the Regional Official Plan is exempted:

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

1. The attached map designated As Schedule "A" and explanatory text, constituting Amendment No. XX to the City of Mississauga Official Plan specifically to the Applewood-Rathwood Community Node Policies of the City of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this _____ day of _____, 20XX.

Signed _____ Mayor

Signed _____ Clerk

Amendment No. ____

to

City of Mississauga Official Plan

For the City of Mississauga Planning Area

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

Schedule “A” of this Amendment is an excerpt from the City of Mississauga Land Use Applewood-Rathwood Community Node Land Use Map and Applewood-Rathwood Community Node Policies of the City of Mississauga Official Plan, with the subject lands designated as a Special Site.

Special Site Policies (Policy 14.7.2) is amended by adding policies:

14.7.2.X Site X

14.7.2.X.1 The lands identified as Special Site X are located north of Silver Spear Road and south of Burnhamthorpe Road.

14.7.2.X.2 Notwithstanding the provisions of this Plan, the maximum floor space index (FSI) permitted for all development will be 2.44.

PURPOSE:

The purpose of this Amendment is to change the floor space index (FSI) of the subject lands from a maximum of “2.25” to “2.44” on the subject site to permit one additional apartment building.

LOCATION:

The lands affected by this Amendment are located at 1315 Silver Spear Road.

BASIS:

The subject lands are located in the Applewood-Rathwood Community Node and form part of the City of Mississauga Official Plan.

The subject lands are designated Residential High Density, which permits apartment dwellings. The subject lands are located in the Applewood-Rathwood Community Node (Map 14-7). Community Nodes are intensification areas (Policy 5.3.3.3). Development in Community Nodes will be in a form and density that complements the existing character and achieves a high-quality urban environment (Policy 5.3.3.11). Community Nodes will also be developed to support and encourage active transportation as a mode of transportation (Policy 5.3.3.13). Under the Council-adopted but not yet approved Mall-based Community Node policies, a minimum building height of three storeys and maximum building height of 15 storeys applies to the site (Policy 14.1.7.2.1). A maximum FSI of 2.25 also applies to the site (Policy 14.1.7.2.3).

This Amendment alters the FSI on the subject site from a maximum of “2.25” to “2.44”.

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

- i. The proposal for an additional apartment building is in keeping with the Official Plan policies that speak to intensification and infill development opportunities within Community Nodes.
- ii. The proposal is compatible with the existing use of the subject lands and establishes an appropriate built form and scale when compared to the surrounding development. The massing, height and built form of the proposed buildings have been oriented to fit within the surrounding context;
- iii. The proposal is compatible with the existing site conditions and surroundings, and enhances the landscape quality and character of the subject lands and surrounding areas, with no unacceptable adverse anticipated impacts in terms of shadow, views, traffic and servicing;
- iv. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the additional apartment uses, and the proposed site-specific Official Plan Amendment meets the criteria for such amendments, as set out in the Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Applewood-Rathwood Community Node (Map 14-7) of the City of Mississauga Official Plan is hereby amended by changing the floor space index from a maximum of “2.25” to “2.44” on the subject site.

2. The Applewood-Rathwood Community Node Special Site Policies (Policy 14.7.2) is amended by adding policies:

14.7.2.X Site X

14.7.2.X.1 The lands identified as Special Site X are located north of Silver Spear Road and south of Burnhamthorpe Road.

14.7.2.X.2 Notwithstanding the provisions of this Plan, the maximum floor space index (FSI) permitted for all development will be 2.44.

IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, the City of Mississauga Official Plan will be amended in accordance with this 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 landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

INTERPRETATION

The provisions of the City of 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 completion of this Amendment, the various Sections, Applewood-Rathwood Community Node (Map 14-7) and Appendices will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments including changing the numbering, cross-referencing and arrangement of 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 for this Amendment are in no way affected.

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

1. The attached map designated As Schedule “A” and explanatory text, constituting Amendment No. XX to the City of Mississauga Official Plan specifically to the Applewood-Rathwood Community Node Policies of the City of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

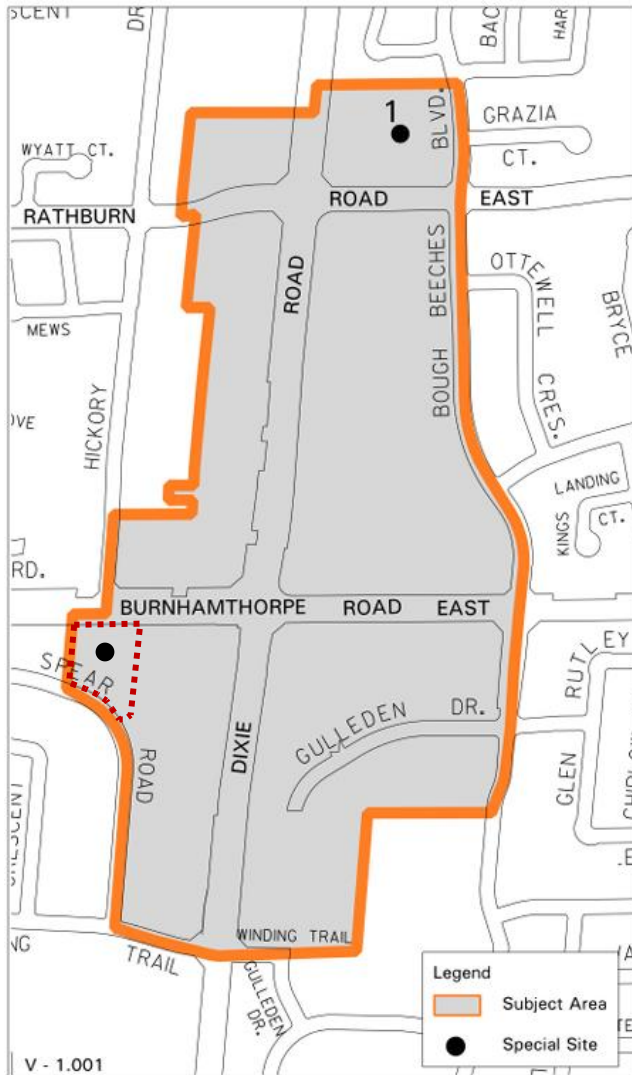
ENACTED and PASSED this _____ day of _____, 2024.

Signed _____ Mayor


Signed _____ Clerk

Official Plan Amendment to the City of Mississauga Official Plan
Schedule A

Amend the Applewood-Rathwood Community Node (Map 14-7) for the lands located at 1315 Silver
Spear Road by designating the lands as a Special Site.



Map 14-7 Applewood-Rathwood Community
Node

 Subject property
FSI 2.44

Subject property:
1315 Silver Spear Road

Amend Special Site Policies (Policy 14.7.2) by adding policies:

14.7.2.X Site X

14.7.2.X.1 The lands identified as Special Site X are located north of Silver Spear Road and south of Burnhamthorpe Road.

14.7.2.X.2 Notwithstanding the provisions of this Plan, the maximum floor space index (FSI) permitted for all development will be 2.44.