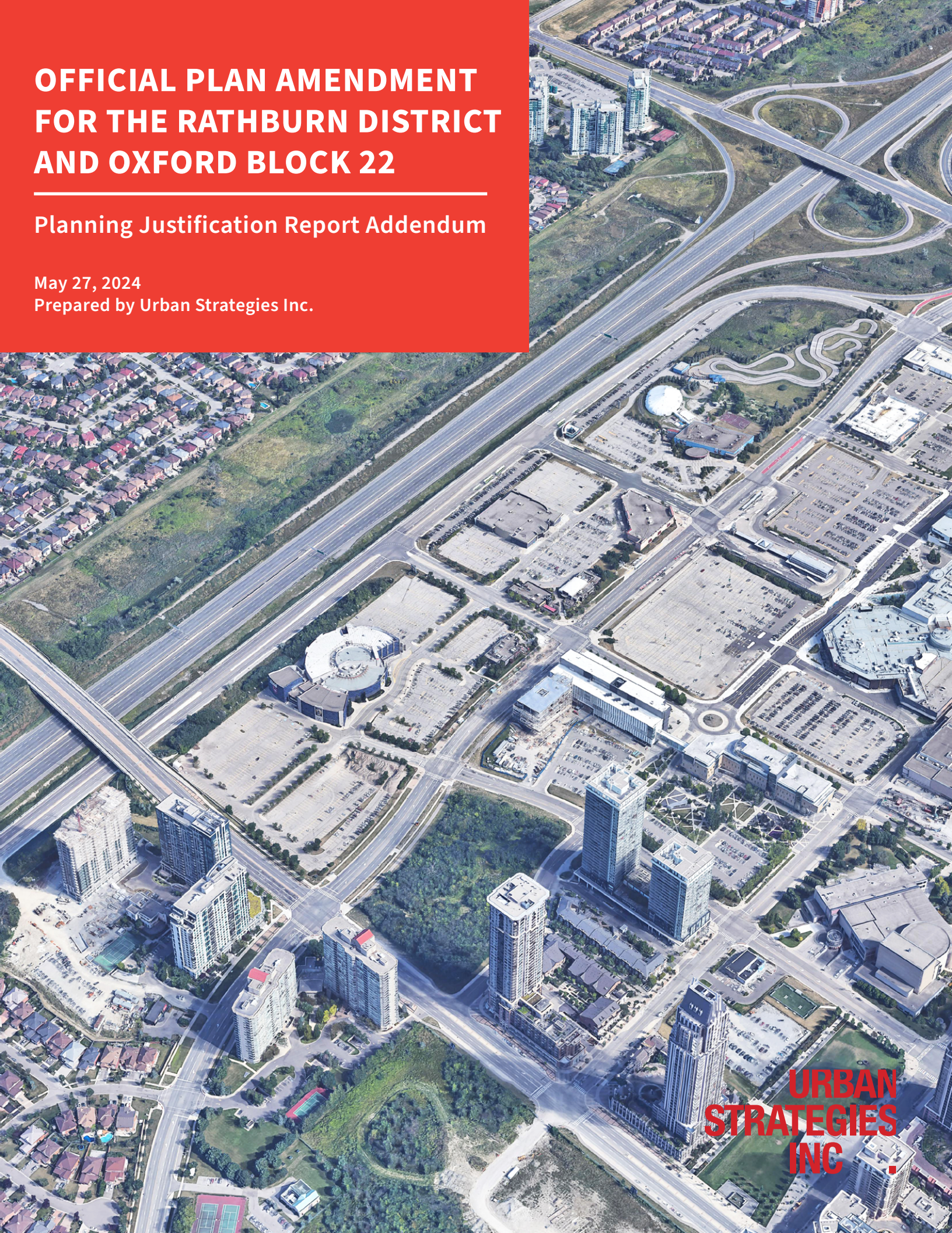


OFFICIAL PLAN AMENDMENT FOR THE RATHBURN DISTRICT AND OXFORD BLOCK 22

Planning Justification Report Addendum

May 27, 2024

Prepared by Urban Strategies Inc.



**URBAN
STRATEGIES
INC.**

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1.0

INTRODUCTION

1.0 INTRODUCTION

This Planning Justification Report Addendum has been produced by Urban Strategies on behalf of Oxford Properties Group in support of a resubmission of an Official Plan Amendment (“OPA”) application relating to lands in the Rathburn District and the surrounding area within Downtown Mississauga.

The OPA for the Rathburn District and Oxford Block 22 is a policy-only application in that only land use policy changes are proposed; no development is proposed at this time. This Addendum focuses on key revisions to the application since the original OPA application (OPA 22-29 W4) was submitted in December 2022 (the “original application”). The changes address feedback received on the original application through both the formal commenting processes and through many productive meetings with City Staff (July 24, 2023; September 8, 2023; November 15, 2023; and March, 27 2024) and the Peel District School Board (January 31, 2024; March 7, 2024). A consolidated summary of responses to all formal comments received on the original application are included in the cover letter and the submission forms.

This Addendum does not address in detail the aspects of the application that have remained unchanged from the original application but provides a summary and planning analysis of the changes since that time. This Addendum complements and should be read in conjunction with the December 16, 2022 Planning Justification Report (the “2022 PJR”), which continues to contain Urban Strategies’ primary planning justification for the application.

The revised application relates to all Oxford-owned lands north of Rathburn Road West (Oxford Blocks 9 – 18). To respond to feedback from City staff, the application now also includes two other blocks in the Downtown Core: Oxford Blocks 5 and 22. The lands subject to the application will collectively be referred to as the “Subject Lands”. The Subject Lands are municipally known as 99, 189, 199, 209, 219, 299, 309 Rathburn Road West, 97 City Centre Dr and 100 City Centre Dr.

As with the original application, the revised application continues to propose expanded residential permissions on certain lands in the Rathburn District by redesignating them from Office to Downtown Mixed Use, while permitting life science uses on the lands that will continue to be designated Office. The revised application continues to require a minimum amount of non-residential space on the lands redesignated to Downtown Mixed Use, and adds new minimum office requirements for certain other blocks. It also introduces the designation of a new open space in the Rathburn District and identifies the location for a potential future elementary school.

In our opinion, the revised application continues to represent good planning and is appropriate for the Subject Lands and the City of Mississauga more broadly. It is consistent with the Provincial Policy Statement (2020), is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan (2022) and conforms with and implements the policy direction of the Mississauga Official Plan (2012). The revised application is also in keeping with the intent of the Downtown Core Local Area Plan (2020).

Overall, the revisions to the original application support a strong economy in the Downtown Core with a diverse mix of employment opportunities. They enhance the ability to provide a broad mix of uses in two Major Transit Station Areas and in Mississauga’s Urban Growth Centre. In particular, the revisions enhance the potential for a range of non-residential and employment-related uses in conjunction with and near mixed-use development and in proximity to transit and an active transportation network. The revised application also provides open space and potential community amenities to support the ongoing creation of a complete community for Downtown residents, workers, and visitors.

2.0

SUMMARY OF REVISIONS

2.0 SUMMARY OF REVISIONS

The revised application maintains the original intent to: allow increased residential permissions and require a minimum amount of non-residential space for certain blocks within the Rathburn District; explicitly permit life science-related uses

within the Rathburn District; and provide the opportunity for community amenities. The application is revised in several significant ways that can contribute to successful city-building in Downtown Mississauga.

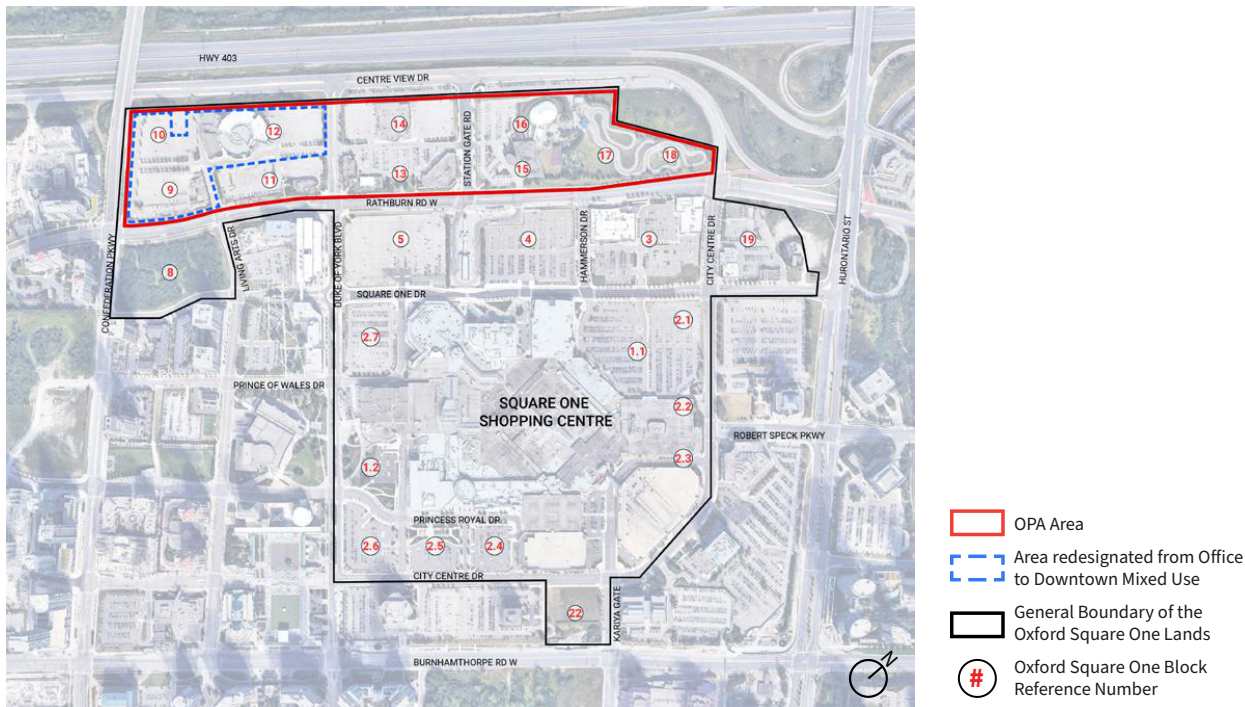


Figure 1. Original Subject Lands

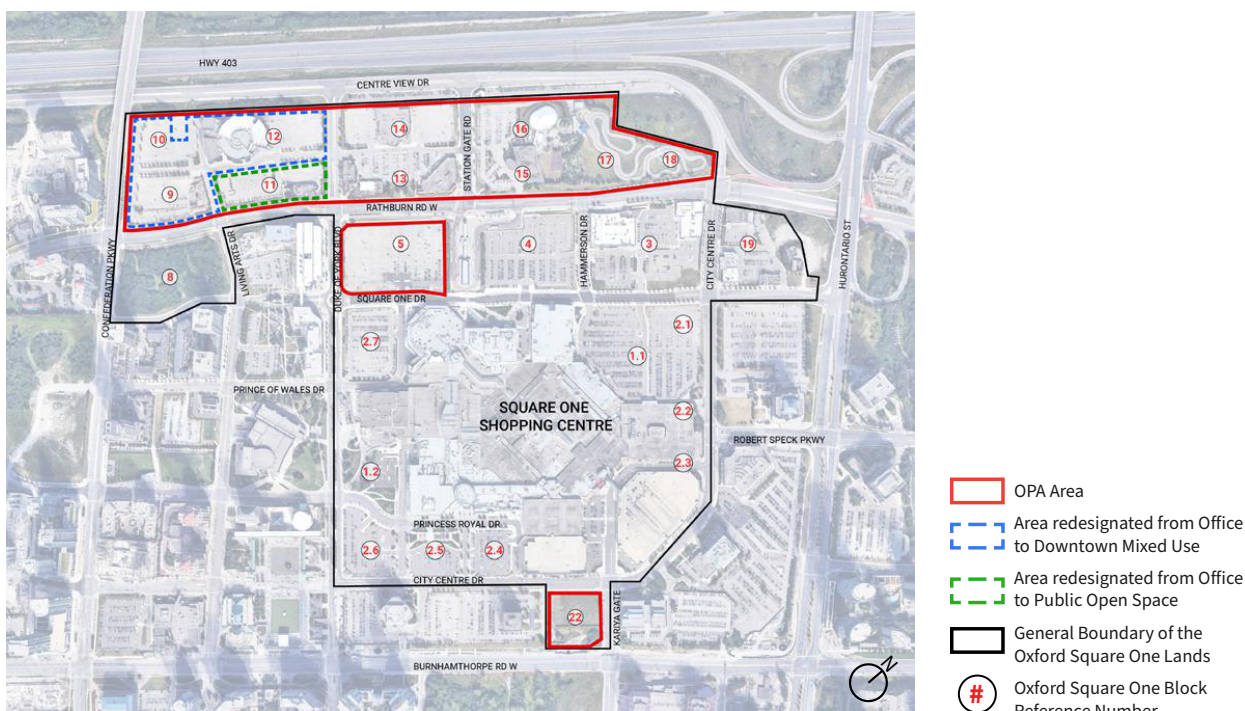


Figure 2. Revised Subject Lands

Original Application	Revised Application
Redesignate three Rathburn District blocks (Oxford Blocks 9, 10, and 12) from Office to Downtown Mixed Use in Mississauga Official Plan Schedule 10 Land Use.	No change.
	Redesignate one Rathburn District block (Oxford Block 11) from Office and Public Open Space to Public Open Space in Mississauga Official Plan Schedule 10 Land Use.
Retain the Office designation on all remaining blocks of the Rathburn District in the Mississauga Official Plan Schedule 10 Land Use.	No change.
Amend Special Site Policy 12 of the Downtown Core Local Area Plan to remove Oxford Blocks 9, 10 and 12.	No change.
Amend Special Site Policy 12 of the Downtown Core Local Area Plan to enhance the commercial land use permissions on all Subject Lands to include permission for Science and Technology Facilities.	Amend Special Site Policy 12 of the Downtown Core Local Area Plan to enhance the commercial land use permissions on all blocks that remain designated as Office within the Rathburn District to include permission for Scientific and Engineering Research and Development Facilities.
Propose a new Special Site Policy in the Downtown Core Local Area Plan to establish a minimum amount of non-residential Gross Floor Area (13,935 m ²) in conjunction with future mixed-use development on the redesignated blocks (Oxford Blocks 9, 10 and 12).	Propose a new Special Site Policy in the Downtown Core Local Area Plan to: <ol style="list-style-type: none"> 1. establish a minimum amount of non-residential Gross Floor Area (GFA) (8,935 m²) in conjunction with future mixed-use development on the blocks redesignated to Downtown Mixed Use (Oxford Blocks 9, 10 and 12), and, 2. identify the southeast portion of Block 12 as a potential location for a new Peel District School Board elementary School.
	Propose new Special Site Policies in the Downtown Core Local Area Plan to establish a minimum amount of office GFA (5,000 m ²) in conjunction with future mixed-use development on Oxford Blocks 5 and 22.
Amend the Downtown Core Local Area Plan description of the intended character for the Rathburn District to better align with the existing land use permissions and the proposed expansion of residential and commercial use permissions.	No change.

2.1 Designation of New Downtown Open Space

The City of Mississauga Official Plan Schedule 10 Land Use Designations designates the majority of the block at the northeast corner of Rathburn Rd W and Living Arts Dr (also referred to as Oxford Block 11) as Office, with a small portion designated Public Open Space. The original application did not propose a land use designation change to this block. The revised application proposes to redesignate all of Block 11 as Public Open Space. While “parkland” is a permitted use in all designations, designating the entirety of Block 11 Public Open Space ensures that the approximately 3 acre block will provide a significant new Downtown open space that will support residents, workers, students and visitors in Downtown Mississauga. The details of the open space design and maintenance will be determined at a later date, but it is envisioned as a privately owned, publicly accessible open space.

2.2 Minimum Non-residential and Office Use Requirements

The original application proposed that the blocks being redesignated from Office to Downtown Mixed Use be required to provide a minimum 13,935 m² (150,000 ft²) GFA of non-residential space. The revised application maintains the general intent of that proposed requirement, but now specifically requires a minimum amount of Office GFA on certain Oxford-owned blocks outside of the Rathburn District, where mixed-use development is likely to occur in the relatively near term. Specifically, the revised OPA proposes that:

- the blocks redesignated from Office to Downtown Mixed Use (Blocks 9, 10 and 12) have a requirement for a minimum of 8,935 m² (96,180 ft²) non-residential GFA;
- a minimum of 3,142 m² (33,820 ft²) Office GFA on Block 5 (at the southeast corner of Rathburn Rd W and Duke of York Boul.); and
- a minimum of 1,858 m² (20,000 ft²) of Office GFA on Oxford Block 22 (at the southwest corner of City Centre Dr and Kariya Gate).

The required Office space could take place within mixed-use development and include Major Office, Secondary Office or Post-Secondary Educational Facilities.

2.3 Permitting Scientific and Engineering Research and Development Facilities

The original application proposed to expand the commercial land use permissions for all lands within the Rathburn District north of Rathburn Rd W to permit life science uses. The revised application maintains the intent to allow life science uses and updates the proposed terminology used to describe these uses based on cooperation with City staff. In particular, life science industry uses previously described as “Science and Technology Facility” have been revised to “Scientific and Engineering Research and Development Facility” in order to align with the terminology in the Official Plan.

The revised application permits Scientific and Engineering Research and Development Facilities only within the lands that remain designated as Office to support land use compatibility with the lands redesignated to Downtown Mixed Use. The types of uses allowed in Scientific and Engineering Research and Development Facilities have also been further refined to permit uses such as pilot plants and prototype production facilities. Pilot plants and prototype production facilities support small scale production for the purposes of testing products.

2.4 Provision of an Option for a School Site

The original application recognized the importance for the Subject Lands to maintain flexibility for Downtown amenities including open space, recreation opportunities and other community infrastructure uses that contribute to a complete community. The revised application maintains the flexibility for these uses and is supportive of the opportunity for a potential school within a portion of the lands redesignated from Office to Downtown Mixed Use. While a school is a permitted use on all of the Subjects Lands, the revised OPA identifies a site on the southeastern portion of Block 12 that is to be made available to the Peel District School Board for purchase or lease. If the School Board obtains the lands, the policies provide for the school building to be constructed in conjunction with an adjacent residential or mixed-use building on the Block.

3.0

PLANNING POLICY ASSESSMENT OF THE PROPOSED CHANGES

3.0 PLANNING POLICY ASSESSMENT OF THE PROPOSED CHANGES

3.1 Planning Act, R.S.O. 1990, Chapter P.13

The Planning Act establishes the overall regulatory framework for land use planning in Ontario. Section 2 of the Planning Act lists matters of provincial interest to which municipal planning authorities as well as the Ontario Land Tribunal (“OLT”) shall have regard. The matters of provincial interest relevant to the revised aspects of the application include:

- h) the orderly development of safe and healthy communities;
- i) the adequate provision and distribution of educational, health, social cultural and recreational facilities;
- k) the adequate provision of employment opportunities;
- l) the protection of the financial and economic well-being of the Province and its municipalities;
- p) the appropriate location of growth and development;
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

THE PLANNING ACT SUMMARY OPINION

The revised application has regard to and supports the advancement of the matters of provincial interest listed in Section 2 of the Planning Act. The revised OPA – which includes redesignating a portion of the Subject Lands as Public Open Space, expanding commercial land use permissions to allow life science uses in the areas that remain designated as Office, allocating the appropriate amount and location of non-residential and office space, and identifying the opportunity for a school site – contribute to the orderly development of safe and healthy communities, support the adequate provision of employment opportunities and enhance the provision and distribution of health, social, cultural, educational and recreational facilities.

Like the original application, the revised application supports the City’s vision of transforming the Downtown Core into an urban, high-density, compact, mixed-use area that supports active transportation, transit and a complete and sustainable community that includes not just residential and office uses, but also Scientific and Engineering Research and Development Facilities, open space, and potentially a public school.

3.2 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The current version of the PPS came into effect on May 1, 2020 and applies to planning decisions made on or after that date. The Policies of the PPS are found in Part V. Section 3 of the Planning Act requires all planning decisions to be consistent with the PPS.

Within Part V of the PPS, Section 1.0 Building Strong Healthy Communities provides guidance on matters related to land use planning and development, with the aim of securing the long-term prosperity, environmental health and social well-being of the province. The PPS includes policies to encourage Ontario’s municipalities to build sustainable, healthy, livable and safe communities through efficient land use and development patterns.

SECTION 1.3 EMPLOYMENT

Section 1.3 of the PPS establishes policies for employment that promote economic development. The relevant policies include the following:

- Policy 1.3.1 Planning authorities shall promote economic development and competitiveness by:
 - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) encouraging compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities, with consideration of housing policy 1.4; and
 - e) ensuring the necessary infrastructure is provided to support current and projected needs.

SECTION 1.3 RESPONSE

The revised application is consistent with the policies in Section 1.3 of the PPS. The revisions expand commercial permissions to allow life science-related uses on the Office-designated lands in the Rathburn District, enhancing employment opportunities in the area. The revisions also require a minimum level of non-residential GFA on the blocks in the Rathburn District redesignated to Downtown Mixed Use, and establish a minimum office space GFA for Blocks 5 and 22.

The revised application therefore helps to provide a range and mix of employment opportunities in the Downtown Core, aligned with existing and planned transit infrastructure. The revised application maintains and expands the choice of suitable sites for employment uses and for employment investment. The non-residential space proposed in the revised application is located within areas permissive of compact and mixed-use development that will be supported by the proposed Block 11 open space and other existing amenities, supporting a livable and resilient community in the Downtown Core.

SECTION 1.5 PUBLIC SPACES, RECREATION, PARKS, TRAILS AND OPEN SPACE

Section 1.5 of the PPS relates to planning for the range of community assets that support active and healthy communities. Policy 1.5.1 establishes the means by which healthy, active communities should be promoted, which include the following relevant policy directions:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.

SECTION 1.5 RESPONSE

The revised application proposes the redesignation of Block 11 to Public Open Space. This is consistent with the policies of Section 1.5 of the PPS in that it substantially increases the open space provision in Downtown Mississauga, and enhances the ability to meet the needs of pedestrians, foster social interaction, and allow for active transportation and connectivity. The proposed open space on Block 11 also supports a broader range and equitable distribution of open spaces by expanding the area of a planned open space in the Rathburn District where no other designated open spaces exist.

SECTION 1.7 LONG-TERM ECONOMIC PROSPERITY

Section 1.7 of the PPS provides policies for supporting long-term economic prosperity. The relevant portions of Policy 1.7.1 establish that long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; and
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets.

SECTION 1.7 RESPONSE

The revised application is consistent with the policies in Section 1.7 of the PPS. The revisions more clearly define the range and location of potential life science-related uses, and establish new, appropriately-scaled requirements for office GFA in areas of the Downtown Core where mixed-use development is also planned. The revised application continues to propose a substantial amount of required non-residential GFA within the blocks where a Downtown Mixed Use designation is proposed, facilitating a diversity of non-residential uses that can support economic prosperity. The revised application therefore promotes opportunities for economic development and investment, optimizes the use of Downtown lands and infrastructure, and helps to maintain the vitality and viability of Downtown Mississauga.

PROVINCIAL POLICY STATEMENT SUMMARY OPINION:

The 2022 PJR described the ways in which the application is consistent with the PPS. The revised application continues to be consistent with the PPS and further supports its key policy objectives in several ways, including by:

- Providing a range and mix of employment opportunities in the Downtown Core, aligned with existing and planned transit infrastructure.
- Providing for non-residential space in areas where compact and mixed-use development is permitted that will be supported by the large new open space on Block 11 and other existing amenities in the Downtown Core, supporting a livable and resilient community.
- Substantially increasing the open space provision in Downtown Mississauga, and enhancing the ability to meet the needs of pedestrians, foster social interaction, and allow for active transportation and connectivity.
- Supporting a broader range and equitable distribution of open spaces.
- Establishing new, appropriately-scaled requirements for office GFA in the Downtown Core.
- Continuing to propose a substantial amount of required non-residential GFA within the blocks where a Downtown Mixed Use designation is proposed, facilitating a diversity of non-residential uses that can support economic prosperity.

3.3 Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) is a provincial plan that defines how and where long-term growth and development should occur in the Greater Golden Horseshoe. The Government of Ontario released the Growth Plan in 2006 under the terms of the provincial Places to Grow Act, 2005 and updated the Plan in 2017. The Growth Plan was revised in 2019 and again in 2020, with the current version coming into force on August 28, 2020. Considering the municipalities around Lake Ontario as one region working together, the Growth Plan establishes a vision for regional growth. It includes policies addressing transportation, infrastructure, land use planning, urban form, housing, and natural heritage protection on a regional scale. The Growth Plan sets out the policy direction to guide land-use planning in the Greater Golden Horseshoe (“GGH”) to 2051. All municipal official plans and planning decisions must conform with the Growth Plan.

SECTION 1.2.1 GUIDING PRINCIPLES

Section 1.2.1 of the Growth Plan outlines a series of principles to guide land use planning decisions and public investment in infrastructure. These principles include:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.
- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.
- Integrate climate change considerations into planning and managing growth, such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

SECTION 1.2.1 RESPONSE

The revised application conforms with the guiding principles of the Growth Plan. The revisions support the achievement of complete, sustainable communities that are climate-resilient by providing a public open space, expanding commercial permissions to allow life science uses, and establishing the

potential to develop a public school, alongside retaining and establishing office space in appropriate locations, which would allow people to live and work in proximity to existing and planned transit.

The revisions maintain the potential for high-density intensification within a Strategic Growth Area, which includes the Downtown Urban Growth Centre, that allows for an efficient use of land and infrastructure while supporting active transportation and transit, and provides flexibility to capitalize on new economic and employment opportunities as they emerge, while contributing to the reduction of greenhouse gas emissions.

SECTION 2.2.1 MANAGING GROWTH

Section 2.2.1 of the Growth Plan includes policies that are related to the management and cultivation of growth in Ontario. This section outlines how future population and employment growth will be allocated across the region, primarily directing growth and development to settlement areas. Relevant policies include the following:

- Policy 2.2.1.4 Applying the policies of this Plan will support the achievement of *complete communities* that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. *public service facilities*, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities;
 - e) provide for a more compact built form and a vibrant *public realm*, including public open spaces; and
 - f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability.

SECTION 2.2.1 RESPONSE

The revised application conforms with the policies in Section 2.2.1. The revisions continue to enhance the mix of permitted uses on the Subject Lands, and require the inclusion of office space on Blocks 5 and 22. The revisions also provide opportunities for more convenient access to public service facilities by allowing for a new elementary school in the Rathburn District. The proposed Public Open Space on Block 11 will increase the supply of safe and publicly accessible open space and improve quality of life for people of all ages, abilities and incomes in the Downtown Core, while also supporting a vibrant public realm and providing green space that contributes to climate change adaptation and resiliency.

The revisions therefore support complete communities through a diverse mix of land uses, with convenient access to transit options, a vibrant public realm and a compact urban form. This promotes environmental sustainability by encouraging active transportation and transit use and reducing greenhouse gas emissions from transportation.

SECTION 2.2.3 URBAN GROWTH CENTRES

Section 2.2.3 provides that Urban Growth Centres will be planned:

- a) as focal areas for investment in regional public service facilities, as well as commercial, recreational, cultural, and entertainment uses;
- c) to serve as high-density major employment centres that will attract provincially, nationally, or internationally significant employment uses; and
- d) to accommodate significant population and employment growth.

SECTION 2.2.3 RESPONSE

The revised application conforms with the policies in Section 2.2.3. The revisions expand the commercial permissions on the Subject Lands to allow life science uses, redesignate land for the development of public open space, and retain and allocate appropriate locations for office uses, in conjunction with identifying the opportunity for the development of a public school, in a transit-supportive area with high residential density. The revisions therefore support the role of the Subject Lands and the Downtown Urban Growth Centre (“UGC”) as a central area for investment in regional public service, recreational and commercial facilities and to serve as a high-density major employment centre that will attract significant employment uses, while accommodating population and employment growth.

SECTION 2.2.5 EMPLOYMENT

Section 2.2.5 of the Growth Plan includes policies to align land use planning with the objective of promoting economic development and competitiveness. The policies in section 2.2.5 that are most relevant to the revised application include the following:

- Policy 2.2.5.1 Economic development and competitiveness in the GGH will be promoted by:
 - a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
 - b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
 - c) planning to better connect areas with high employment densities to transit; and
 - d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.
- Policy 2.2.5.2 Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.
- Policy 2.2.5.3 Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

SECTION 2.2.5 RESPONSE

The revised application conforms with the policies of Section 2.2.5 of the Growth Plan. While the Subject Lands are not within a designated employment area, the revisions expand commercial land use permissions in the majority of the Rathburn District to allow life science uses that increase the potential for employment density to be achieved, and aligns land use planning in the Downtown UGC with City's economic development objectives. By retaining a substantial minimum non-residential GFA requirement on Blocks 9, 10 and 12, and adding minimum office GFA policies for Blocks 5 and 22, the revised application ensures the availability of land in appropriate locations for a variety of employment and commercial uses, and locates those uses in locations that support active transportation and existing and planned transit. The required office space and the expanded life science permissions help to direct office spaces to lands within the UGC and within two Major Transit Station Areas in the Downtown Core (Main and City Centre).

SECTION 3.2.8 PUBLIC SERVICE FACILITIES

Section 3.2.8 of the Growth Plan includes policies that guide the provision and implementation of public service facilities to foster growth in the region. The relevant policies in section 3.2.8 include the following:

- Policy 3.2.8.6 New public service facilities, including hospitals and schools, should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.

SECTION 3.2.8 RESPONSE

The revised application conforms with Section 3.2.8 of the Growth Plan. The revised application identifies the opportunity to develop a new public elementary school on a portion of Block 12, easily accessible via existing and planned public transportation.

GROWTH PLAN SUMMARY OPINION

The revised application conforms with the policies of the Growth Plan. The revisions support the achievement of complete communities by enabling the expansion of life science land use permissions in the Rathburn District, designating a substantial new Downtown Core open space, identifying the opportunity for a new elementary school, and expanding the planned locations for office uses to new locations in the Downtown Core.

The expansion of life science land use permissions and the additional office use requirements will help to provide flexibility to capitalize on new economic development and employment opportunities in the Downtown Core. They also support the role of the Downtown Urban Growth Centre as a location for high-density employment activity, and in combination with the proposed expansion of residential permissions on Blocks 9, 10, and 12 will support the ability of the UGC to accommodate significant population and employment growth.

All of the revisions to the application help to align land use planning with infrastructure and transit investments, as they help to continue to focus growth within a strategic growth area that is well-served by existing and planned transit. The expanded mix of uses proposed will also help to support active transportation between various destinations and uses in the Downtown Core, increase the quality of life for all people using the area, and add vibrancy to the public realm. The identification of a potential location for an elementary school supports the provision of public service facilities in the Urban Growth Centre, and the proposed designation of the Public Open Space will increase access to safe and accessible open spaces in the Downtown Core that support a vibrant, mixed-use complete community.

3.4 Region of Peel Official Plan, 2022

The Region of Peel's Official Plan, titled Peel 2051, was approved by Regional Council on April 28, 2022 and was approved by the Province on November 4, 2022. The policies, strategies and long-term vision outlined in the Region's Official Plan ("ROP") support the building of mixed use, compact, transit-supportive, walkable communities through efficient use of lands and services, prioritizing intensification and higher densities in appropriate locations. The ROP establishes that the City of Mississauga Official Plan contains more detailed policies. It is the policy of Regional Council to require that the municipal official plans conform with the Regional Official Plan and its amendments.

SECTION 1.7 GENERAL GOALS

Section 1.7 lists the general goals of the ROP to create healthy and sustainable regional communities, enhance ecosystems and natural areas, recognize the importance of a competitive and diverse economy and support growth and development. The relevant goals in this section include the following:

- 1.7.1 To create healthy, resilient, equitable and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic and social wellbeing; crime prevention, minimizing hunger and homelessness; a recognition and preservation of the Region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community.
- 1.7.4 To recognize the importance of a vital, competitive and diverse economy and a sound tax base, and manage and stage growth and development in accordance with the financial goals and overall fiscal sustainability of the Region.
- 1.7.5 To *support growth and development* which takes place in a sustainable manner, and which integrates the environmental, social, economic and cultural responsibilities of the Region and the Province.

SECTION 1.7 RESPONSE

The revised application conforms with the general goals of the ROP. The redesignation of a portion of the lands to Public Open Space and the identification of a site for a potential school create the opportunity for greenspace, recreation and public service facilities within the Rathburn District and Downtown Core that support healthy and sustainable communities. The revisions also establish a minimum amount of non-residential space on Blocks 9, 10 and 12 in the Rathburn District; expand the life science land use permissions in the remainder of the Rathburn District; and introduce minimum office space requirements on Blocks 5 and 22, in the Rathburn District and Exchange District, respectively. In addition to enabling additional economy-supportive mixed-use density and preserving the majority of the Office-designated lands in the Rathburn District, these revisions will directly support a diverse and competitive economy.

CHAPTER 5 REGIONAL STRUCTURE

Chapter 5 of the ROP sets standards for development in Peel Region's communities and presents a coordinated and integrated approach to growth management and infrastructure delivery. The goal of the Regional Structure is to provide a diversity of healthy complete communities with a wide range of housing, employment, recreational and cultural activities that are connected by a multi-modal transportation system.

SECTION 5.4 GROWTH MANAGEMENT

Section 5.4 Growth Management sets out the policies related to managing growth to support the achievement of compact, vibrant and complete communities through intensification in strategic locations such as Urban Growth Centres, Major Transit Station Areas, Delineated Built-up Areas and Designated Greenfield Areas.

Relevant objectives of this section include the following:

- Objective 5.4.8 To support planning for complete communities in Peel that are compact, well designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.

Relevant policies in this section include the following:

- Policy 5.4.10 Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and public service facilities.

Section 5.4.18 Intensification establishes objectives and policies to encourage intensification and direct new growth to built-up areas. Redevelopment of underutilized lands with a compact urban form will make more efficient use of existing infrastructure and services. Relevant objectives in this section include the following:

- Objective 5.4.18.5 To reduce dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments.
- Objective 5.4.18.8 To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

SECTION 5.4 RESPONSE

The revised application conforms with the objectives and policies of Section 5.4. The revisions help to create a more diverse mix of uses, support a range of jobs, provide community amenities, and support a vibrant neighbourhood in an area planned for compact and transit-supportive development. The revisions to designate a significant new Downtown Core open space and identify lands for a potential future elementary school, in an area where significant residential and non-residential intensification is planned, which will help to create a complete community and pedestrian-friendly environment.

The revisions to further define the location and types of uses permitted as life science uses help create a diverse mix of uses and supports a range of job options in an industry that is growing in Mississauga. The revisions to further define the appropriate amount and locations for non-residential and office space also enhance the ability of Subject Lands to accommodate a diverse mix of uses and a range of job options that contribute to realizing a complete community.

SECTION 5.6 URBAN SYSTEMS

Section 5.6 of the ROP contains policies to achieve sustainable development and accommodate urban growth to the year 2031 on lands within the Urban System, which include lands within the 2051 Regional Urban Boundary, such as Urban Growth Centres, Major Transit Station Areas and Regional Intensification Corridors. Relevant objectives of this section include the following:

- Objective 5.6.2 To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

Section 5.6.17 Strategic Growth Areas establishes a hierarchy of Strategic Growth Areas including Urban Growth Centres, Major Transit Station Areas, Nodes/Centres and Intensification Corridors as major locations of intensification that includes compact forms of development and redevelopment. The section establishes that development in these areas will provide a range and mix of housing, employment, recreation, entertainment, and cultural activities. Relevant objectives in this section include the following:

- Objective 5.6.17.1 To achieve an urban, integrated and connected system of Strategic Growth Areas that supports complete communities and multi-modal transportation options.
- Objective 5.6.17.5 To provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods.

Relevant policies within this section include the following:

- Policy 5.6.17.11 Encourage the local municipalities to evaluate the future potential of intensification opportunities where rapid transit is planned to support compact built forms, multimodal access to jobs, housing and amenities, and connections to major trip generators.

Section 5.6.18 provides policies for Urban Growth Centres and Regional Intensification Corridor as locations for intensification providing a mix of housing options, employment, recreation, entertainment, civic, cultural and other activities. Relevant objectives of this section include the following:

- Objective 5.6.18.1 To achieve Urban Growth Centres that are linked by public transit, and include a range and mix of high intensity compact built forms and activities while taking into account the characteristics of existing communities and services.
- Objective 5.6.18.3 To achieve Urban Growth Centres that incorporate a range and mix of residential and employment opportunities.

Section 5.6.19 Major Transit Station Areas establishes policies to plan Major Transit Station Areas (“MTSAs”) for compact urban form with a mix of land uses, housing, jobs and amenities that support transit and active transportation. This section establishes that MTSAs are an important part of the Regional growth strategy. The Plan anticipates that a mix of jobs, housing and amenities in these areas will increase transit ridership, create vibrant destinations and contribute to the attractiveness for employment opportunities. Relevant objectives for MTSAs include:

- Objective 5.6.19.2 Encourage a balanced mix of transit-supportive uses, as defined by local municipalities, such as residential, retail, offices, open space, and public uses that supports the needs of employees and residents in a walkable environment



Figure 3. ROP Schedule E-1 Regional Structure

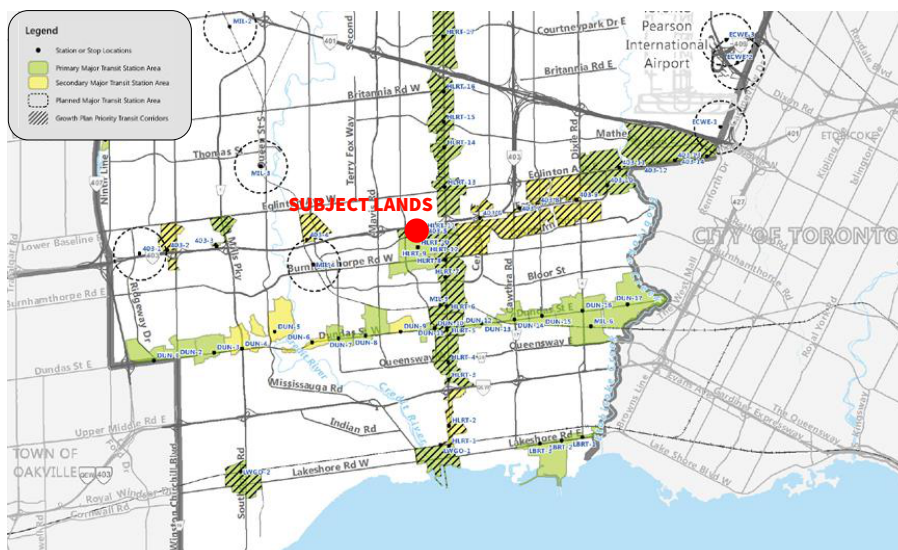


Figure 4. ROP Schedule E5 Major Transit Station Areas

SECTION 5.6 RESPONSE

The revised application conforms with the Urban System policies and objectives in Section 5.6 of the ROP. The revisions enhance the ability to support complete and healthy communities with opportunity for recreation by designating a portion of the lands as Public Open Space. Open space within the Rathburn District will contribute to the range of uses that can comprise a vibrant community where people can live work and recreate within the same area. Open space within the Rathburn District also contributes to the public realm enhancing the ability of the Subject Lands to achieve a pedestrian-friendly environment with multimodal access to a range of uses and transit.

The identification of a potential site for an elementary school likewise supports a mix of uses and amenities that will contribute to a complete community.

The revisions also support a mix of uses, a range of employment opportunities, and jobs within the Urban Growth Centre and within the City Centre and Main MTSAs by establishing a minimum requirement for non-residential space within the redesignated blocks in the Rathburn District and a minimum amount of office space on Blocks 5 and 22. The revisions to better define the location and types of uses related to life sciences in the Rathburn District also support a mix of transit-supportive uses, including a range of employment opportunities and jobs, in the City Centre and Main MTSAs.

PEEL REGION OFFICIAL PLAN SUMMARY OPINION

The revised application conforms with the policies and objectives of the ROP. In particular, the proposed revisions will:

- Contribute to a range of uses, open space, recreational opportunities and community amenities that support the creation of a complete community where people can meet their daily needs within a walkable area that is well served by transit.
- Contribute to achieving a mix of transit-supportive uses in two MTSAs, including uses that support a range of employment opportunities and a diverse economy and job base. This is achieved in part by establishing minimum required amounts of non-residential and office uses that can take place within mixed-use development, and refining permissions for life science industry uses so that they may be attracted to and sustained in the urbanizing Downtown Core.

3.5 Mississauga Official Plan, 2012

The City of Mississauga Official Plan (“MOP”) came into effect on November 14, 2012. The MOP provides policy directions on land use, built form, transportation, urban structure, and environmental matters. These policies provide guidance on where and how the City should grow to 2031. The City of Mississauga is currently undergoing an Official Plan Review to ensure that it conforms with the 2051 planning horizon of Provincial Plans.

CHAPTER 4: VISION

Chapter 4 of the Official Plan provides background and context on how the City of Mississauga has developed since its founding, with Section 4.4 establishing the guiding principles for the MOP. These include a new approach to land use planning to focus on the management of growth in the City through the integration of land use, transportation, and design objectives. The approach involves encouraging growth in areas where it is financially stable and can be developed in a compact form, supported by planned or existing infrastructure. The guiding principles identified in Section 4.4 include:

- promoting a strong, sustainable, and diverse economy that provides a range of employment opportunities to attract lasting investment and increase financial stability;
- planning for a wide range of housing, jobs, and community infrastructure to meet the daily needs of the community through all stages of life; and
- supporting the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness.

Section 4.5 outlines how the MOP implements its guiding principles through strategic actions, addressing growth, complete communities, transportation access, and economic prosperity, among other things. This section encourages the creation of communities containing a range of easily accessible services required to meet the daily needs of residents including housing, employment, recreation, and social services. This section 4.5 also outlines guidance on fostering a strong economy by continuing to have the city be a net importer of talent, supporting existing and future office and commercial businesses, maintaining an adequate supply of employment lands to meet future needs, and promoting new office development in strategic locations.

CHAPTER 4 RESPONSE

The revised application conforms with the policy objectives outlined in Chapter 4. The revisions support a range of employment opportunities, a diverse economy and promote opportunities for attracting lasting investment by establishing a minimum amount of non-residential space within future mixed use development on the redesignated Blocks 9, 10 and 12, and establishing a minimum amount of office space within future mixed-use development on Blocks 5 and 22. The further definition of the location and permitted uses for life science industry also supports these objectives.

The revised application also supports the objectives of creating a complete, distinct, and vibrant community with a community infrastructure to meet the daily needs of the community, including through the provision of a substantial new Public Open Space in a central location within the Downtown Core.

CHAPTER 5: DIRECT GROWTH

Chapter 5 of the MOP describes the Urban System and the policy framework that will be used to achieve sustainable development patterns that can accommodate the forecasted employment and residential growth that is expected in the city by 2031.

SECTION 5.3 CITY STRUCTURE

Section 5.3 describes the various elements and policies that apply to different elements of the City’s Structure including the Downtown, Major Nodes, Corridors, and others. Policies within this section that relate specifically to the Downtown state that major new development is expected to occur in conjunction with the development of transit. Additionally, the Downtown will see the highest densities, tallest buildings, and greatest mix of uses.

SECTION 5.3.1 DOWNTOWN

- Policy 5.3.1.8 The Downtown will support opportunities for residents to work in Mississauga.
- Policy 5.3.1.9 The Downtown will develop as a major regional centre and the primary location for mixed use development. The Downtown will contain the greatest concentration of activities and variety of uses.
- Policy 5.3.1.10 The Downtown will be planned as a focal area for investment in community infrastructure, as well as institutional, commercial, recreational, educational, cultural and entertainment uses.

SECTION 5.3 RESPONSE

The revised application conforms with the policies in Section 5.3 of the MOP. The revisions will help to enhance the Downtown's role as a major regional centre and the primary location for mixed uses. Redesignating a portion of the land as Public Open Space, identifying a potential school site for the Peel District School Board, establishing an appropriate amount and location of non-residential and office space, and expanding commercial land use permissions to include life science industry uses within the Office-designated lands contribute to creating a mix of uses and opportunities for people to work in Mississauga, and support the Downtown's role as a focal area for community infrastructure, recreation opportunities and educational uses.

SECTION 5.5 INTENSIFICATION AREAS

Section 5.5 establishes that future growth will primarily be directed to Intensification Areas, which include the Downtown. It also indicates that Intensification Areas will be mixed use areas with densities sufficient to support transit, as redevelopment of single storey buildings and surface parking lots makes more efficient use of land with multistorey developments. The relevant policies of Section 5.5 include the following:

- Policy 5.5.5 Development will promote the qualities of complete communities.
- Policy 5.5.7 A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas.

SECTION 5.5 RESPONSE

The revised application conforms with the policies for Intensification Areas. The revisions will support the continued evolution of the Downtown Intensification Area as a complete community with high density housing, community infrastructure, employment opportunities and commercial uses in mixed-use development. The proposed designation of the new Public Open Space will help to deliver community infrastructure that will support high-density residential, mixed-use and commercial development. The proposed requirements for minimum non-residential space and office space, as well as the refinements to the proposed expansion of life science land use permissions will enhance opportunities for employment, and support the development of commercial and retail uses that support mixed-use communities.

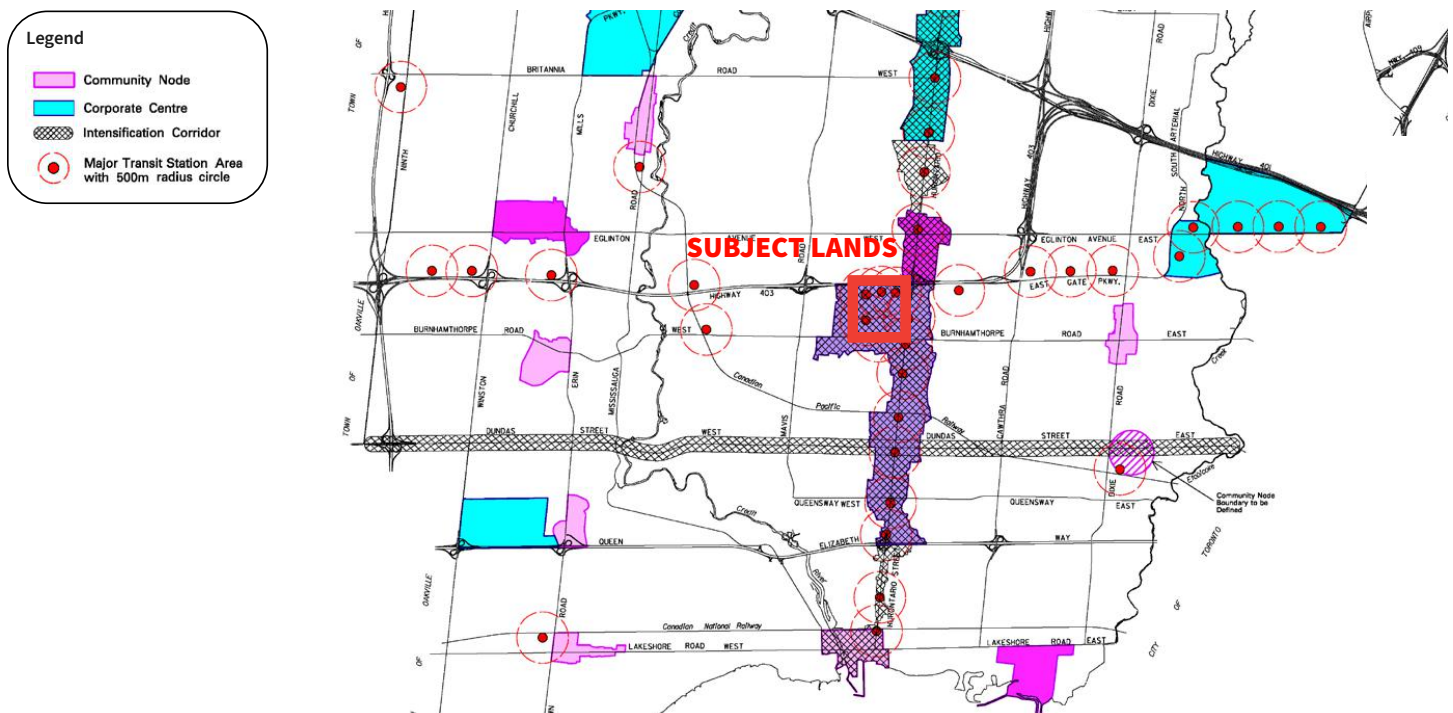


Figure 5. MOP Schedule 2 Intensification Areas

CHAPTER 7: COMPLETE COMMUNITIES

The policies in Chapter 7 of the MOP establish the key components of creating complete communities, which is one of the Strategic Pillars of the MOP. The Chapter introduction specifies that complete communities are designed to contain a wide assortment of housing choices, employment opportunities, and numerous commercial and social venues to meet the day-to-day needs of people throughout all stages of their life. The relevant policies within Section 7.1 for Complete Communities include the following:

- Policy 7.1.1 Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.
- Policy 7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will:
 - a) encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
 - c) encourage environments that foster incidental and recreational activity; and
 - d) encourage land use planning practices conducive to good public health.

SECTION 7.3 COMMUNITY INFRASTRUCTURE

Section 7.3 of the MOP establishes that community infrastructure is a vital part of complete communities that contribute to the quality of life and well being of residents. The Section clarifies that in addition to the services provided by the City, community infrastructure is also provided by other agencies, levels of government, and the private sector. The relevant policies relating to community infrastructure include:

- Policy 7.3.2 The preferred location for community infrastructure will be within the Downtown, Major Nodes, Community Nodes and Corridors. Where appropriate, community infrastructure may also be located within Neighbourhoods and Corporate Centres.

- Policy 7.3.5 Community infrastructure will generally be:
 - a) in proximity to transit facilities;
 - b) on Corridors, major and minor collector roads, preferably at intersections;
 - c) connected to trails, cycling facilities, where possible;
 - d) in proximity to other community infrastructure and places of gathering, where possible.

CHAPTER 7 RESPONSE

The revised application conforms with the complete communities policies of the MOP. The revised application proposes to designate a portion of the lands as Public Open Space, identifies a potential school site, establishes a minimum amount of non-residential and office space to be built as part of mixed use developments, and expands the permitted uses on the retained Office-designated lands to include life science uses. All of these revisions enhance the completeness of the Downtown Core community and contribute to a wider mix of uses near transit, and in a manner that would either take place within compact development or be supportive of the viability of compact development by enhancing amenities and work opportunities. The revisions therefore support integrated land uses contributing to the creation of a complete community where people can live, work, and recreate. The proposed mix of uses combined with convenient access to transit and an active transportation network reduces travel needs and allows people to meet their daily needs within the community.

CHAPTER 10: FOSTER A STRONG ECONOMY

Chapter 10 of the MOP provides policies that encourage the continued economic growth of the economy and labour force in Mississauga. The Chapter notes that the Downtown and Corporate Centres are particularly well located for future office development as they have excellent access to existing and planned higher order transit services and several 400 series highways. The relevant policies include:

- Policy 10.1.1 Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force.
- Policy 10.1.5 Mississauga will provide for a wide range of employment activities including office and diversified employment uses. To this end Mississauga will:
 - a) strive to increase office employment;
 - b) encourage the establishment of knowledge based industries and support their growth.

SECTION 10.2 OFFICE

This section of the OP notes that current office development is concentrated within the Corporate Centres, and that the Downtown and Employment Areas also have considerable office development. It notes that promoting office development in the Downtown is of particular importance to the City to support higher order transit and create a lively mixed use live/work area. The relevant policies include:

- Policy 10.2.1 Major office development will be encouraged to locate within the Downtown, Major Nodes, Corporate Centres and Intensification Corridors.

CHAPTER 10 RESPONSE

The revised application conforms with the policies relating to fostering a strong economy in Mississauga. The revisions support a wider range and diversified of employment opportunities by refining the proposed life science permissions for the retained Office-designated blocks; requiring minimum non-residential space in conjunction with mixed use development in Blocks 9, 10, and 12; and requiring minimum office space in conjunction with mixed use development on Blocks 5 and 22. The latter revision directly supports the policies encouraging office development in the Downtown.

MISSISSAUGA OFFICIAL PLAN SUMMARY OPINION

The revised application conforms with the policies and objectives outlined in the MOP. As outlined above, the revised application will:

- enhance the ability to create a complete community by supporting a broader range of uses that allow people to live, work and recreate in an area planned for high-density mixed-use development with convenient access to transit and active transportation;
- conform to the policies relating to economic growth in the City as the revisions enhance the ability to accommodate a range of employment opportunities including office;
- enable the provision of community infrastructure and amenities that support the needs of people living and working in the Downtown Core; and
- support the role of the Urban Growth Centre and the Downtown Intensification Area as primary areas for mixed-use intensification and investments in commercial activity and community infrastructure.

3.6 Downtown Core Local Area Plan

The Downtown Core Local Area Plan (“DLAP”) provides policies for the lands located in Central Mississauga known as the Downtown Core, as delineated on Map 1 of the DLAP and identified in the Official Plan City Structure as the Downtown Core. The DLAP elaborates on or provides exceptions to certain policies and schedules of the parent Official Plan. In the event of a conflict, the policies of the DLAP take precedence.

4.0 VISION

Section 4 provides an overall vision and guiding principles for the purpose and outcomes of the DLAP. A key objective of the City’s Strategic Plan is to create a vibrant downtown that is the civic, cultural, and economic centre of the city. The objective of these policies is to encourage and create a high quality, pedestrian friendly environment to attract lasting public and private investment in the Downtown to support existing and future planned infrastructure, particularly higher order transit. The DLAP vision also refers to the need to ensure a balance between residential and employment uses, including retail, to achieve a sustainable downtown core.

SECTION 4.1 GUIDING PRINCIPLES

Section 4.1 of the DLAP includes guiding principles and objectives for the Downtown Core which include the following, among others:

- a) strengthen the Core’s role as the primary location for major office, highest concentration of regional serving retail, commercial, mixed use, civic and cultural uses;
- c) attract new jobs, particularly in the office sector to balance population and employment;
- e) develop an integrated urban place that achieves design excellence in buildings, the public realm and a distinctive, memorable character in mixed use districts.

This section also describes the vision for the Downtown Core, which is “to be a mixed use urban centre, with a balance of residential, office and retail employment uses, complemented by civic and cultural uses.” The plan states that office development in the Downtown Core is important to achieve a strong employment base for the Downtown. The policies of the plan will direct development to, “achieve a stronger economic base, strengthen the transportation systems, create linkages and access, improve urban design and enhance the pedestrian experience resulting in a more vibrant and active mixed use Downtown Core.”

SECTION 4.2 COMMUNITY CONCEPT

Section 4.2 provides that the focus of the DLAP policies is to enhance the image of Downtown Core as an urban mixed use centre in the Greater Toronto Area. It further provides that the “Downtown Core’s position as an employment, retail commercial, civic and cultural centre will be balanced by residential development, education, entertainment, and facilities for business visitors and tourists.” It notes that each district will develop with its own character, mix of uses, function and scale, and the policies of the DLAP are intended to facilitate the dynamic growth and change of the Downtown Core as it matures.

SECTION 4.3.1 THE EXCHANGE DISTRICT

Section 4.3.1 establishes that the Exchange District is the heart of the Downtown Core and is envisioned as walkable, vibrant at all times of day and with a broad mix of uses including retail, restaurants, cafes, patios and entertainment uses.

Oxford Block 22 is located within the Exchange District.

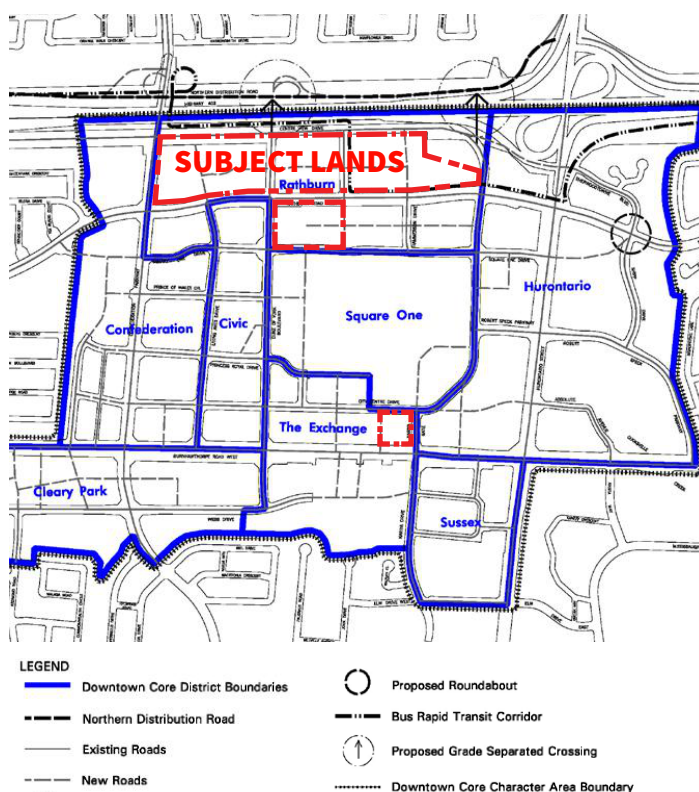


Figure 6. DCLAP Schedule 1 Downtown Core Districts

Section 4.3.1 provides several key objectives for the Exchange District, including:

- a) to create at its heart a “main street” that connects from Square One Shopping Centre across Burnhamthorpe Road West to the larger residential communities to the south of Burnhamthorpe Road West;
- b) to incorporate a broad mix of uses and users that would contribute to make this a vibrant part of the city fabric;
- c) to create a critical mass of at least 5,000 residents, 5,000 employees, with neighbourhood-oriented retail/restaurant uses; and
- d) to realize this vision in a relatively short time horizon.

SECTION 4.3.4 RATHBURN DISTRICT

Section 4.3.4 establishes that the Rathburn District is currently a pattern of suburban retail uses and surface parking lots. It provides that the district will intensify over the long term with an emphasis on office and employment uses that can take advantage of pedestrian amenities and access to future higher order transit. The Section further indicates that visibility and access to Highway 403 and transit also make the Rathburn District a prestigious employment district. Policy 4.3.4.1 specifies that the Rathburn Station Area is served by the LRT and Bus Rapid Transit and is adjacent to the City Centre Transit Terminal. It notes that the area around the station is characterized as an office district, with some entertainment uses.

All of the Subject Lands are located within the Rathburn District, with the Exception of Block 22.

SECTION 4 RESPONSE

The revised application conforms with and will support the achievement of the policies in Section 4. The revisions will strengthen the role of the Downtown Core as the primary location for major office and mixed use development in the City while improving quality of life by supporting a walkable, complete community. The revisions support the dynamic growth of the Downtown Core and its transformation from suburban to vibrant urban environment. Within the Rathburn District in particular, the refinement of the life science land use permissions and the minimum office requirement on Block 5 will help to maintain emphasis on office and employment uses, while also introducing a significant new open space and the potential for an elementary school. In combination with the expanded residential permissions proposed in the original application, these elements of community infrastructure can support the attraction, retention and viability of non-residential uses in the District. In the Exchange District, the inclusion of a minimum office requirement within future mixed use development on Block 22 will help to realize the vision for job and population growth, the establishment of a vibrant new “main street” along Kariya Gate, and provide a mix of uses to make this District a vibrant part of the city.

5.0 DIRECT GROWTH

The introductory text in Section 5.1 of the DLAP establishes that the Downtown Core, which is one of four Character Areas within the City's Downtown Urban Growth Centre, is intended to contain the highest densities, tallest buildings and greatest mix of uses.

The introductory text also notes that, on average, the entire Downtown is planned to achieve an average population to employment ratio of 1:1 and explains that the unlimited height and density permitted in the Downtown Core and prevailing market conditions has led to a predominance of high density residential development, and acknowledges that there will be a challenge to meet the employment targets in order to achieve a sustainable balance between residents and employees. The introductory text adds that additional employment which includes retail, office, public sector, institutional and other jobs will be required to provide more opportunities to live and work in the City and to support transit and other investments. Policy 5.1.2 states that increases in employment opportunities will be accommodated on lands designated mixed use, office and the non-residential component of high density residential development where applicable.

SECTION 5 RESPONSE

The revised application conforms with the vision and policies as they pertain to growth within the Downtown Core. The revisions support opportunities to live and work in the City, in an area well-served by existing and planned transit. While the Downtown Community Improvement Plan (2017) and the Official Plan recognize the challenges of building office in the Downtown, the policies providing for minimum non-residential space and office space, and permitting life science uses, will contribute to job growth and employment opportunities in the Downtown Core. The significant new public open space will complement and help create supportive conditions for employment growth and a vibrant, mixed-use Downtown Core consistent with the policy direction in the DLAP.

6.0 VALUE THE ENVIRONMENT

Section 6 of the DLAP includes policies regarding parks and open space within the Downtown Core. Policy 6.1.2.1 states that public open space within the Downtown Core should be situated along public roads to ensure they are open and not considered as private spaces.

Policy 6.1.2.2 states that public open spaces will be connected and continuous to form an 'Emerald Necklace' throughout the Downtown Core and connect the Downtown to existing adjacent parkland such as Zonta Meadows Park, John Cleary Park, Civic View Walk and Kariya Park, and to Greenlands such as Bishopstoke Walk along Cooksville Creek.

SECTION 6 RESPONSE

The revised application conforms with the policies related to parks and open space in the DLAP. The revisions redesignate a portion of the Subject Lands as Public Open Space. The lands to be redesignated are located along existing and planned streets at the northeast corner of Rathburn Rd W and Living Arts Dr, with frontage on Rathburn Rd W, the future Living Arts Dr extension, Duke of York Blvd, and the future private street to the north or and parallel to Rathburn Rd W.

7.0 COMPLETE COMMUNITIES

Section 7.0 establishes that the Downtown Core has many elements of a complete community. Policy 7.1.1. further provides that to achieve a complete community in the Downtown Core, Mississauga will guide development toward:

- a compact urban form that is walkable and provides convenient access to a variety of land uses and public transit;
- a range of housing options;
- additional cultural resources, community infrastructure and educational institutions; and
- opportunities for enhancing the public realm.

SECTION 7 RESPONSE

The revised application supports the creation of complete communities and conforms with the policies outlined in Section 7, providing for policy direction that will support a mix of residential and non-residential uses, with supportive community infrastructure including a substantial new open space, combining to create a complete, walkable community.

10.0 FOSTER STRONG ECONOMY

Section 10 of the DLAP establishes that the Downtown Core is important to the economy of the City of Mississauga, with the Square One Shopping Centre playing a key economic role. It also indicates that further development of post-secondary education, cultural, entertainment, tourist and business activities including retail and major offices in the Downtown will contribute to the economic success and sustainability of this area. It further provides that higher order transit initiatives will support the development of the Downtown as the economic centre of the city. Relevant policies in this section include the following:

- Policy 10.1 Mississauga will promote collaboration through public private partnerships to achieve office development, post-secondary educational institutions and higher order transit infrastructure within the downtown.
- Policy 10.2 Mississauga will consider a range of planning tools to achieve these objectives.
- Policy 10.3 Mississauga will encourage development and other activities that will expand business opportunities and tourism in the region.

SECTION 10 RESPONSE

The revised application conforms with the policies outlined in Section 10 and supports the overall policy directions. The revisions support office development by establishing a minimum required office space of 5,000 m² in conjunction with mixed-use development on Blocks 5 and 22. The required non-residential space within a mixed use development on Blocks 9, 10, and 12 and the expanded commercial permissions to support life science uses on the Office-designated blocks will support a diverse economy and a range of employment opportunities.

DOWNTOWN CORE LOCAL AREA PLAN SUMMARY OPINION

The revised application supports the overall policy direction and objectives in the DLAP. In particular, the revisions will:

- support the continued transformation of the Downtown Core from a suburban character to vibrant urban environment while maintaining emphasis on office and employment uses;
- support the creation of complete communities composed of compact, mixed-use development with open space and the potential for community amenities; and
- support the appropriate amount and location of non-residential uses to contribute to a diverse economy and range of employment opportunities.

3.7 Mississauga Official Plan Amendments 143 & 144

Mississauga Official Plan Amendments (“MOPAs”) 143 & 144 were prepared by the City of Mississauga to align with the Peel 2051 Region of Peel Official Plan. The two MOPAs were adopted by City Council on August 10, 2022, and approved by Regional Council on April 11, 2024. The original application was submitted before the approval of MOPAs 143 & 144 therefore the application is to be reviewed against the policies in force at the time.

The MOPAs establish a new policy framework to accommodate future growth and guide transit-supportive development within MTSAs. For Mississauga’s 54 Protected MTSAs, the MOPAs identify delineated boundaries, land uses, densities, and building heights, and provide direction on land use compatibility, urban form, connectivity and community infrastructure. The MTSA policies enable the implementation of inclusionary zoning.

The MTSA policies are split between OPA 143 & 144. MOPA 143 includes general policies related to compatibility, urban design, community infrastructure, parks and open spaces, servicing, and Planned MTSAs. MOPA 144 includes the Protected Major Transit Areas (“PMTSAs”) and policies related to land use, minimum density and building heights within these PMTSAs.

MOPA 143

MOPA 143 provides updated general policies regarding compatibility, urban design, connectivity, community infrastructure, parks and open spaces, and Planned MTSAs. The most relevant policy updates are summarized here.

MOPA 143 introduces a new Mississauga Official Plan Section specifically relating to Major Transit Station Areas. The new Section 5.7 is to be included in Chapter 5, Direct Growth and establishes that MTSAs are to be developed to accommodate future growth with a balance of residents and jobs through a diverse mix of land uses, housing options, tenures and affordability, employment, and amenities that support existing and planned transit and active transportation infrastructure.

With respect to open space and community infrastructure, Policy 5.7.8.3 establishes that new or expanded community infrastructure, parks, and open spaces will be provided to meet the anticipated community needs resulting from development.

MOPA 144

MOPA 144 includes updated policies and objectives pertaining to the Protected Major Transit Areas and policies related to land use, minimum density and building height requirements within these PMTSAs. The relevant policies are included below.

Policy 5.7.1.3 establishes that all delineated MTSAs are PMTSAs, and that the boundaries are as shown on the new Schedule 11: Protected Major Transit Station Areas (including Schedules 11a-11r) and as summarized in Table 5-2 Protected Major Transit Station Areas. Schedule 11 shows the Subject Lands as being located within the City Centre PMTSA and the Main PMTSA, and Schedule 11j mirrors the existing 3 storey height minimum and existing land use designations for the Subject Lands as currently established in the in-force MOP and DLAP.

While Schedule 11j retains the existing land uses in the Rathburn District, Policy 5.7.2.4 establishes that development will contribute towards the creation of transit-supportive complete communities by including a broad range and balanced mix of land uses, with a range of residential and non-residential uses, as well a mix of housing options and a range of employment uses. The policy also recognizes that some PMTSAs will have limited opportunities to accommodate a mix of uses due to existing and planned contexts.

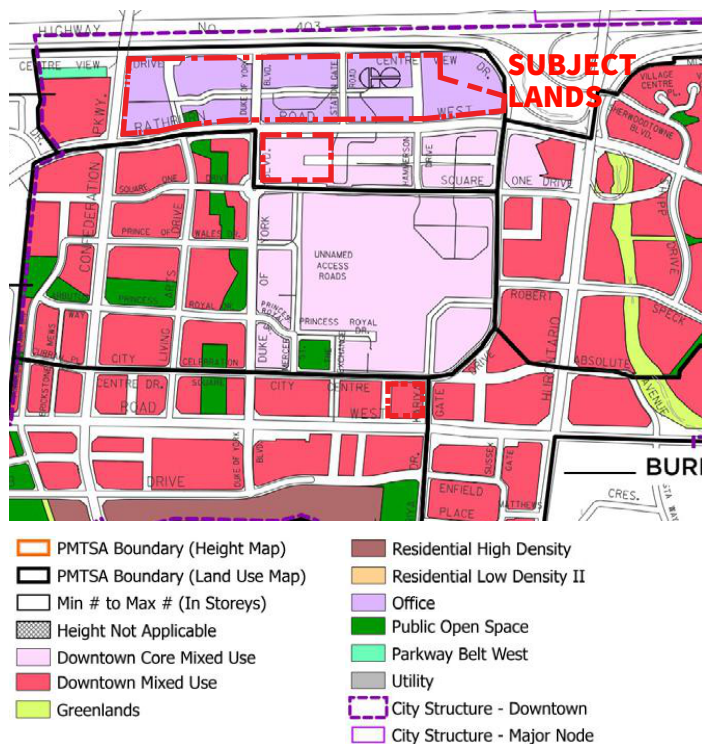


Figure 7. OPA 144 Schedule 11j

MOPAS 143 & 144 RESPONSE

The original application was submitted and deemed complete prior to Regional approval of MOPAs 143 and 144. The newly-approved MOPAs are therefore not applicable to the application. As City staff confirmed in materials provided to City Council and Regional Council, applications submitted before MOPAs 143 and 144 take effect are to be reviewed against policies in force at the time of application. Accordingly, this application is not to be reviewed against the newly-approved MOPAs.

Nonetheless, the application aligns with the overall directions in MOPA 143 and 144. The revised application aligns with recently-approved policy that new or expanded community infrastructure, parks and open space be provided to meet the anticipated community needs resulting from development.

The revised application also aligns with new policies that the MTSA be developed to accommodate a mix of uses, a balance of people and jobs, housing options, employment options and amenities that support a complete community in proximity to transit and active transportation infrastructure. The revisions to permit life science industry uses within the office designated lands, and provide a site for a potential school supports employment options by creating an opportunity for potential jobs in life sciences and education while also contributing to a broader mix of uses. The revised application further defines the appropriate amount and locations for non-residential and office uses that are permitted within mixed-use development, creating an opportunity for potential new jobs while also contributing to a complete community with a mix of uses in an area planned for high-density development in proximity to transit.

While the application is not to be evaluated against MOPA 143 and 144, an amendment to new Schedule 11j is included the OPA as a housekeeping item to ensure that all land use maps in the City's Official Plan reflect the land use redesignations proposed through this application. MOPA 144 makes clear that the land use designations in the Schedule 11 maps are intended to correspond with land uses designations in Schedule 10 of the Official Plan. Since this application proposes to redesignate certain lands within Schedule 10, it is appropriate to also amend Schedule 11j to correspond.

4.0

SUMMARY OPINION

4.0 SUMMARY OPINION

This Planning Justification Addendum has described how the revisions to the original application 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).

It is our opinion that the revised application continues to represent good planning for the reasons described in the December 16, 2022 Planning Justification Report, and includes new and refined amendments that strengthen the application and will result in significant benefits for Mississauga and the Downtown Core.

The original application proposed to expand existing residential permissions on a portion of the subject lands (Blocks 9, 10 and 12) through a redesignation from Office to Downtown Mixed Use, and to expand the commercial land use permissions for all Office-designated lands in the Rathburn District to enable life science uses. The original application also proposed a minimum amount of non-residential GFA on the blocks redesignated to Downtown Mixed Use. The revised application continues to propose the redesignation of Blocks 9, 10 and 12, along with a revised minimum amount of non-residential GFA on those blocks, while also:

- Designating the entirety of Block 11 as Public Open Space to establish a significant new open space amenity in the Downtown Core in a location that can support the quality of life for residents, visitors and employees and help to attract successful investments.
- Adding minimum office space requirements for Blocks 5 and 22, ensuring that mixed use development on those blocks will support the role of the Downtown UGC and the Downtown Core as mixed use intensification areas that also retain a focus on office investment. These revisions to the application align with the objectives maintaining employment focus in the Rathburn District and establishing a vibrant, mixed use main street in the Exchange District, among other things.

- Refining the types and locations of expanded life science land use permissions. This will enhance the opportunity to attract employment activity investment to the Urban Growth Centre and Downtown Core for land uses that align with Mississauga's economic development objectives. It also ensures that the range of permitted life science uses is compatible with the ongoing urbanization of the Downtown Core, and located on blocks where employment-related uses are the primary focus.
- Identifying a location that can be made available to the Peel District School Board for a new elementary school in the Downtown Core. This provides the potential to establish community infrastructure in a location that is directly accessible by transit, and within walking distance to the planned Office and Downtown Mixed Use blocks, helping to create a complete community.

Overall, these revisions further support a strong economy in the Downtown Core with a diverse mix of uses in locations planned for high-density mixed-use development in proximity to transit and an active transportation network. The revisions support employment opportunities and local amenities that support the ongoing creation of a complete community for Downtown residents, workers, and visitors.

In our opinion the proposed amendments are appropriate, represent good land use planning and are in the public interest. We recommend approval of the proposed Official Plan Amendments.

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