

May 31, 2024

Amendment No. XX
to
Mississauga Official Plan

May 31, 2024

By-law No. _____

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

WHEREAS in accordance with the provisions of section 14 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended ("*Planning Act*") Council may Adopt an Official Plan or an Amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), 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 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;

AND WHEREAS, Council desires to adopt certain amendments to the Mississauga Official Plan regarding changes to the policies to reflect the mixed use community identified in the Rangeview Estates Development Master Plan and includes revisions to increase the number of permitted units, the distribution of units by built form, the parks and open space network and other revisions necessary in order to implement the Rangeview Estates Development Master Plan within the Lakeview Waterfront Major Node Character Area;

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

1. The document attached hereto, constituting Amendment No. XX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSES this _____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

May 31, 2024

Amendment No. X

To

Mississauga Official Plan

The following text and Maps “X” to “X” attached constitute Amendment No. X.

Also attached but not constituting part of the Amendment are Appendices I, II and III.

Appendix I is a description of the Public Meetings held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XXX, 2024, pertaining to this Amendment.

Appendix III is a map showing a potential location for an educational facility.

PURPOSE

The purpose of this Amendment is to revise the policies pertaining to the Lakeview Waterfront Major Node Character Area to increase the number of permitted units for Rangeview Estates, revise the distribution of units by built form, revise the parks and open space network and include new policies to implement the Rangeview Estates Development Master Plan within the Lakeview Waterfront Major Node Character Area;

The Amendment further revises the boundaries of the Residential Medium Density, Mixed Use and Public Open Space designations to reflect the amended configuration of the block structure and public open space network on the subject lands, as per the Rangeview Estates Development Master Plan.

LOCATION

The lands affected by this Amendment are located on the south side of Lakeshore Road East, between East Avenue and Hydro Road, and include the properties fronting onto both the north and south sides of Rangeview Road. The subject lands are located in the Lakeview Waterfront Major Node Character Area and identified as the Rangeview Estates Precinct in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site-specific appeals to the Ontario Land Tribunal.

The subject lands are in part designated Residential Medium Density, permitting a range of dwelling types including townhouses to mid-rise apartments as well as apartments in taller buildings. The lands are also designated Mixed Use and Public Open Space, which permit a variety of commercial and residential uses, public parks and areas for conservation and flood control, respectively.

The Official Plan is being amended to reflect the master plan developed through the Rangeview Estates Development Master Plan process. Amendments include revisions to the parks and open space layout, an increase in the total residential unit count to 5,300, revisions to the distribution of units by built form, and the inclusion of new policies appropriate for the implementation of this Amendment.

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

1. The proposal introduces a new 25.7-hectare mixed-use community that is envisioned as a vibrant, liveable and complete residential neighbourhood

that serves as a gateway for the entire Lakeview Waterfront Major Node, from Lakeshore Road east to the shores of Lake Ontario.

2. The proposal realizes an integrated mixed-use community with a strong park network and land allocated for residential and commercial uses as well as new public streets and is in keeping with the Rangeview Estates Development Master Plan. A total of 5,300 units are permitted on the subject lands.
3. The subject lands are identified as a Strategic Growth Area, a Major Node, within a Major Transit Station Area and are adjacent to planned higher order transit, making it an excellent candidate to accommodate greater height and densities.
4. The new, mixed-use community will introduce housing opportunities that will allow residents to take advantage of the planned future Lakeshore Bus Rapid Transit corridor and other regional and local transit opportunities in the surrounding area.
5. A contextually appropriate mix of low, mid-rise and taller buildings are proposed and which are appropriate given Rangeview's proximity to planned higher order transit and its direct relationship with the approved Lakeshore Village development.
6. As part of the commitment to the development, 2.62 hectares of parkland in the form of five new public parks will be dedicated to the City of Mississauga. The provision of parkland and publicly accessible private open spaces will connect Rangeview seamlessly with the approved open space network in the Lakeview Village development.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1 – Urban System, of the Mississauga Official Plan, is hereby amended by changing the boundaries of the Green System, as shown on Map “1” of this Amendment.
2. Schedule 1A – Urban System – Green System, of the Mississauga Official Plan, is hereby amended by changing the boundaries of the Green System, as shown on Map “2” of this Amendment.
3. Schedule 4 - Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by changing the boundaries of the Public and Private Open Spaces as shown on Map “3” of this Amendment.
4. Schedule 8 – Designated Right-of-way Widths, of Mississauga Official Plan, is hereby amended by including Street ‘L’ and Street ‘G’ and associated right-of-way widths as shown on Map “4” of this Amendment.
5. Schedule 10 – Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designations as shown on Map “5” of this Amendment.
6. Section 13.3.6 Complete Communities, of Mississauga Official Plan, is hereby amended by deleting existing Policy 13.3.6.1.
7. Section 13.3.7 Multi-Modal City, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

Development that would result in exceeding the permitted total number of residential units set out in Table 1 in Policy 8. below may be permitted without an amendment to the Mississauga Official Plan provided that studies are undertaken to the satisfaction of City Council demonstrating that the increase in the total number of units can be accommodated by the master servicing plan and the physical infrastructure identified in Policy 13.3.7.1.2 of the Mississauga Official Plan, including the multi-modal transportation network, and the proposed development is generally in keeping with the intent of the Council endorsed Development Master Plan for Rangeview Estates.

8. Section 13.3.8 Desirable Urban Form, of Mississauga Official Plan, is hereby amended by deleting Table 1 as it pertains to Rangeview Estates and replacing it with the following:

Table 1: DISTRIBUTION OF HOUSING AND UNIT TARGETS FOR RANGEVIEW ESTATES							
Precinct	Total Residential Unit	Built Form					
		Townhouses (All Types)**		Mid-Rise Buildings (5 to 8 storeys)		Taller Buildings (9 to 15 storeys)***	
		Maximum Number of Units	% of Townhouses	Maximum Number of Units	% of MidRises	Maximum Number of Units	% of Taller Buildings
Rangeview Estates	5,300*	700	10-15%	1,650	25-40%	3,000	45-60%

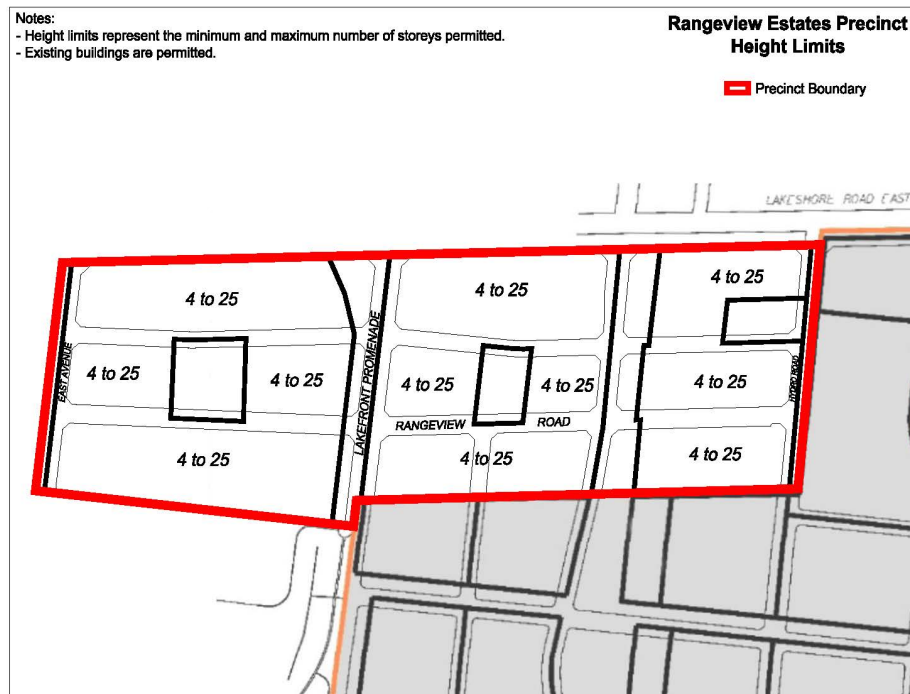
* Development shall be generally in keeping with the intent of the approved Development Master Plan for Rangeview Estates

** Townhouses (all types) and low-rise apartments up to 4-storeys

*** A limited number of taller buildings from 16 to 25 storeys may be considered in Rangeview Estates and Ogden Green Precincts subject to a Height Study.

9. Section 13.3.8.3, Precincts, of Mississauga Official Plan, is hereby amended by deleting existing Figure 7, Distribution of Built Form.
10. Section 13.3.8.3, Precincts, of Mississauga Official Plan, is hereby amended by adding the following, and renumbering the policies thereafter:

13.3.8.3.X Development within the Rangeview Estates Precinct will be in accordance with the minimum and maximum height limits as shown on Map X. The appropriate heights within these ranges will be determined by the other policies of the Lakeview Waterfront Major Node Character Area.



Map X, Rangeview Estates Precinct Height Limit

11. Section 13.3.8 Desirable Urban Form, of Mississauga Official Plan, is hereby amended by adding the following policy and renumbering the policies thereafter:

The Rangeview Waterfront Development Master Plan represents the development master plan for the Rangeview Estates Precinct. Development within the Rangeview Estates Precinct shall be generally in keeping with the intent of the layout, built form and principles outlined in the Rangeview Development Master Plan.

12. Section 13.3.8 Desirable Urban Form, of Mississauga Official Plan, is hereby amended by adding the following policy and renumbering the policies thereafter:

Notwithstanding Policy 13.3.8.3.9, to increase the amount of public and private amenity space on Rangeview Estates, heights in excess of the limits identified in Table 1 and the policies of this plan as it pertains to Rangeview Estates may be considered subject to demonstration of the following:

- *the total maximum units for the Rangeview Estates Precinct will not exceed 5,300 units, having regard for Policy 7. above;*
- *taller buildings may be combined with mid-rise and/or low-rise buildings on the same block;*
- *townhouses may be located in the base of mid-rise and/or taller buildings;*
and
- *an urban design control document may be required and will include among other things, phasing, height and distribution of buildings.*

13. Section 13.3.8 Desirable Urban Form, of Mississauga Official Plan, is hereby amended by adding additional locations to Policy 13.3.8.3.10 as follows:

- *Along East Avenue*
- *Along Lakefront Promenade*
- *Along Ogden Avenue*
- *Along Ogden Park*
- *Along Hydro Road*

14. Section 13.3.8 Desirable Urban Form, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.8.3.11 and replacing it with the following:

- a. *Mid-rise buildings will be required to front Lakeshore Road East, and may also be located along other street frontages in the Rangeview Estates Precinct.*

15. Section 13.3.8 Desirable Urban Form, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

- a. *Taller buildings set back from Lakeshore Road East may be connected to mid-rise buildings fronting Lakeshore Road East, provided they are set back a minimum of 20 metres.*

16. Section 13.3.8 Desirable Urban Form, of Mississauga Official Plan, is hereby amended by deleting the words “will be required” and replacing them with “will be encouraged” in Policy 13.3.8.3.12.

17. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.10.2.1 and replacing it with the following:

Notwithstanding the Residential Medium Density policies of this Plan, the following uses are permitted:

- *apartment dwellings of a low, mid-rise and taller built form up to 25 storeys;*
- *uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property; and,*
- *uses permitted in the Mixed Use designation are permitted at grade in apartment dwellings.*

18. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.10.3.1 subsection (a) and subsection (b) and replacing it with the following:

Notwithstanding the Mixed Use policies of this Plan, the following will apply:

- a. *commercial uses will be encouraged on the ground level of buildings fronting Lakeshore Road East between Lakefront Promenade and Hydro Road;*

- b. *single use residential buildings may be permitted on lands not fronting Lakeshore Road East between Lakefront Promenade and Hydro Road;*

19. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by adding the following subsections to Policy 13.3.10.3.1 as follows:

Notwithstanding the Mixed Use policies of this Plan, the following will apply:

- a. *Development on Mixed Use sites that includes residential uses will be encouraged to contain a mixture of permitted uses on the ground level of buildings fronting Lakeshore Road East between Lakefront Promenade and Hydro Road;*
- b. *Developments that consist primarily of residential uses, with non-residential uses at grade only, will not be required to submit an Official Plan Amendment;*
- c. *Redevelopment within Mixed Use designated lands that results in a loss of non-residential floor space will not be required to maintain or replace the existing total amount of non-residential floor space as part of the redevelopment.*

20. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

- a) *Educational facilities will be combined with another permitted use in the same building to create compact urban form.*
- b) *Educational facilities are not included in the maximum height and/or calculation of maximum density assigned to any parcel of land that it is constructed on.*
- c) *Where an educational facility is located on a parcel of land within the Rangeview Estates Precinct, additional density may be permitted on that parcel of land through the rezoning process without any requirement for an official plan amendment.*

21. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

- a. *In the event that a site on the Rangeview Estates lands is identified for an education facility in Appendix III and is not needed for that*

use, in whole or in part, such site may alternatively be used for the underlying land use designation without requiring an amendment to the Mississauga Official Plan.

- b. *In the event that a site on the Rangeview Estates lands is identified for an educational facility in Appendix III, it may be re-located without requiring an amendment to the Mississauga Official Plan.*

22. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

- a. *If required, the precise location, size and phasing of an educational facility shall be determined through the subdivision approval process or site plan approval process.*

23. Section 13.3.10 Land Use Designations, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

- a. *Residential development may be permitted in conjunction with the development of an educational facility as a mixed use development without requiring an amendment to the Mississauga Official Plan. For clarity, for the purposes of this policy, the term “mixed use” refers to a building that is designed to provide for an educational facility below, at, or above grade, above which are residential units.*

24. Section 13.3.11.6 Implementation, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.6 and replacing it with the following:

Area wide studies including but not limited to the following will be completed prior to zoning by-law amendment approval:

- a. *Transportation Study (e.g. road network and capacity analysis, active transportation connections and enhanced transit assessment) that addresses the unit count for the Rangeview Estates Lands (5,300 units) in accordance with Table 1 in Policy 8. above, and the unit count for the Ogden Green, Cultural Waterfront lands (8,050 units) in Table 1, Distribution of Housing and Unit Targets by Precinct, in Section 13.3.8 Desirable Urban Form of the Mississauga Official Plan.*

25. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by adding the following to the end of existing Policy 13.3.11.10:

“Proponents of development applications must demonstrate that all site contamination and remediation matters are resolved, to the satisfaction of City staff, prior to full building permit release.”

26. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by adding the following to the end of existing Policy 13.3.11.11:

“Proponents of development applications must demonstrate that all site contamination and remediation matters are resolved, to the satisfaction of City staff, prior to full building permit release.”

27. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by adding the following to the end of existing Policy 13.3.11.12:

“Proponents of development applications must demonstrate that all site contamination and remediation matters are resolved, to the satisfaction of City staff, prior to full building permit release.”

28. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by replacing the words “development application” with “zoning by-law amendment application” in existing Policy 13.3.11.14 so that it reads as follows:

“Land use compatibility assessments are to be undertaken for new residential and other sensitive land uses at the time of a zoning by-law amendment application.”

29. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.15 in its entirety and replacing it with the following:

To ensure the appropriate and orderly development of the site and to ensure that the costs associated with development are equitably distributed among all landowners, the City will require that a cost sharing agreement and/or front end agreement among the landowners has been executed to address distribution of costs and municipal and community infrastructure, lands and facilities associated with development in a fair and equitable manner. Individual developments will not be approved and/or released for final approval or registration until the subject landowner becomes party to the landowners’ cost sharing agreement and the Trustee of said agreement has certified to the City that the landowner is in good standing and has satisfied their

obligations under the landowners cost sharing agreements and related agreement(s). The City will insert this as a condition of subdivision approval, site plan approval and/or other development approval for the subject landowner.

30. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by deleting Policy 13.3.11.18 in its entirety and replacing it with the following:

In accordance with Sections 37(6)(7) and (8) of the Planning Act, the owners of land may provide the municipality with facilities, services or matters required because of development or redevelopment in the area, and the value attributed to such facilities, services or matters shall be deducted from the community benefits charge. Opportunities for increased height and/or density permissions may be considered where such in-kind contributions can be provided.

31. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

13.3.11.X At the time of a zoning by-law amendment application, park boundaries will be confirmed and opportunities for privately-owned publicly accessible space (POPs) shall be provided.

32. Section 13.3.11 Implementation, of Mississauga Official Plan, is hereby amended by adding the following Policy and renumbering the policies thereafter:

13.3.11.X Applicants may propose land for parkland dedication in accordance with Section 42(4.30) of the Planning Act, as amended from time to time, including privately-owned publicly accessible spaces (POPs) and land with encumbrances underneath.

May 31, 2024

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

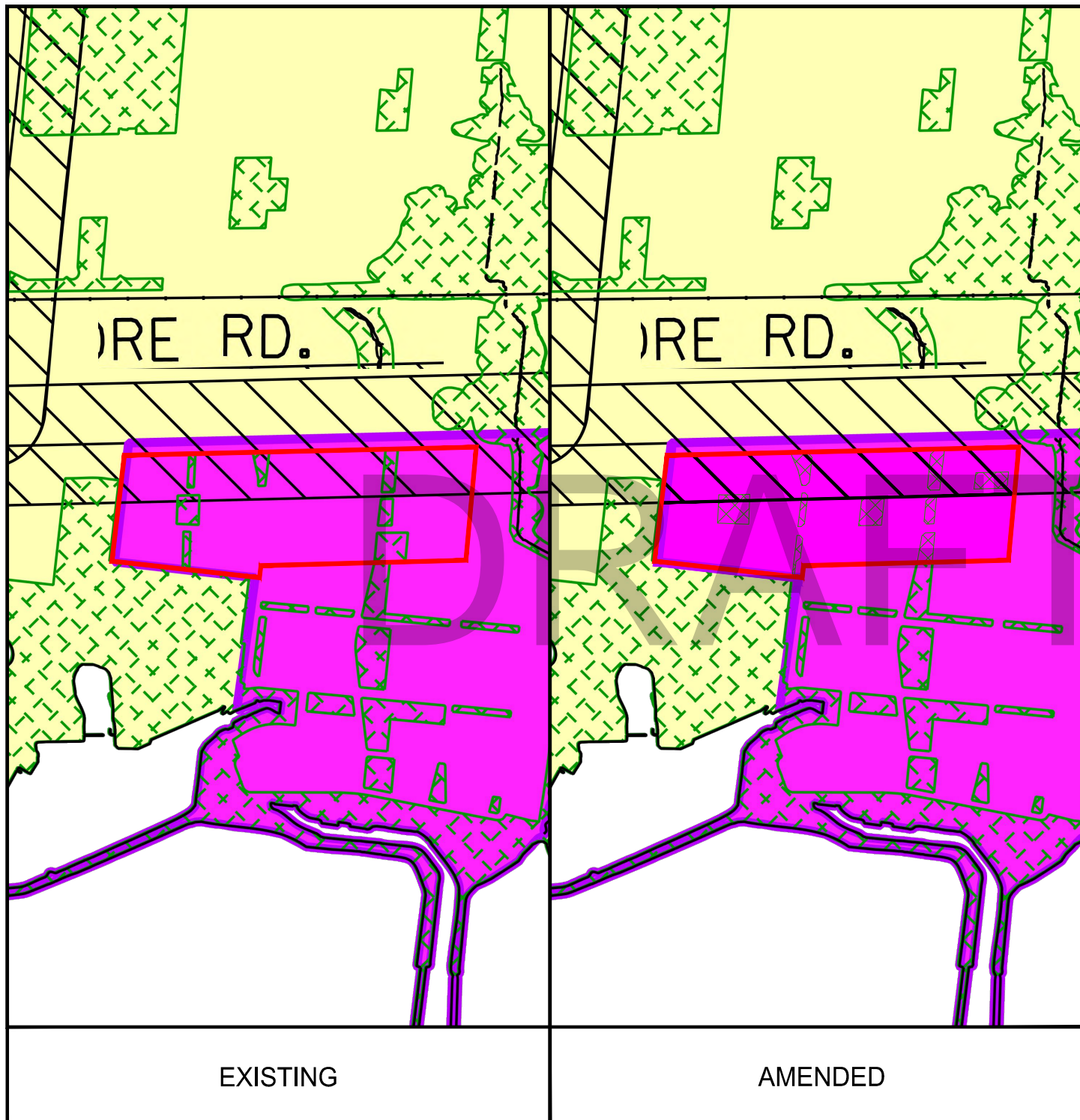
The lands will be rezoned at a later date to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 4, 2024.

INTERPRETATION

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








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



Green System


 Green System

City Structure

 Downtown
 Major Node
 Community Node
 Neighbourhood
 Corporate Centre
 Employment Area
 Special Purpose Area

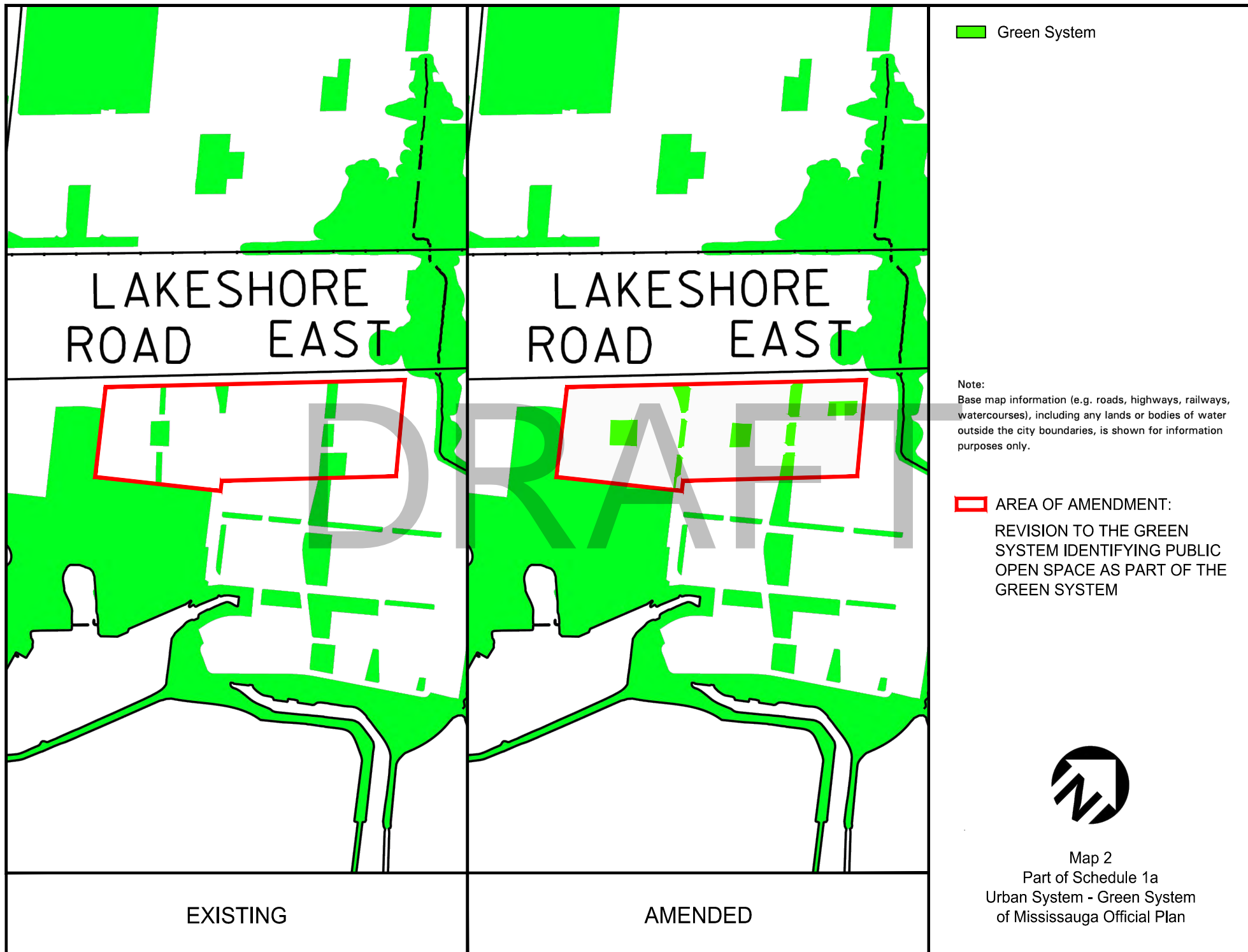
Corridors

 Corridor
 Intensification Corridor

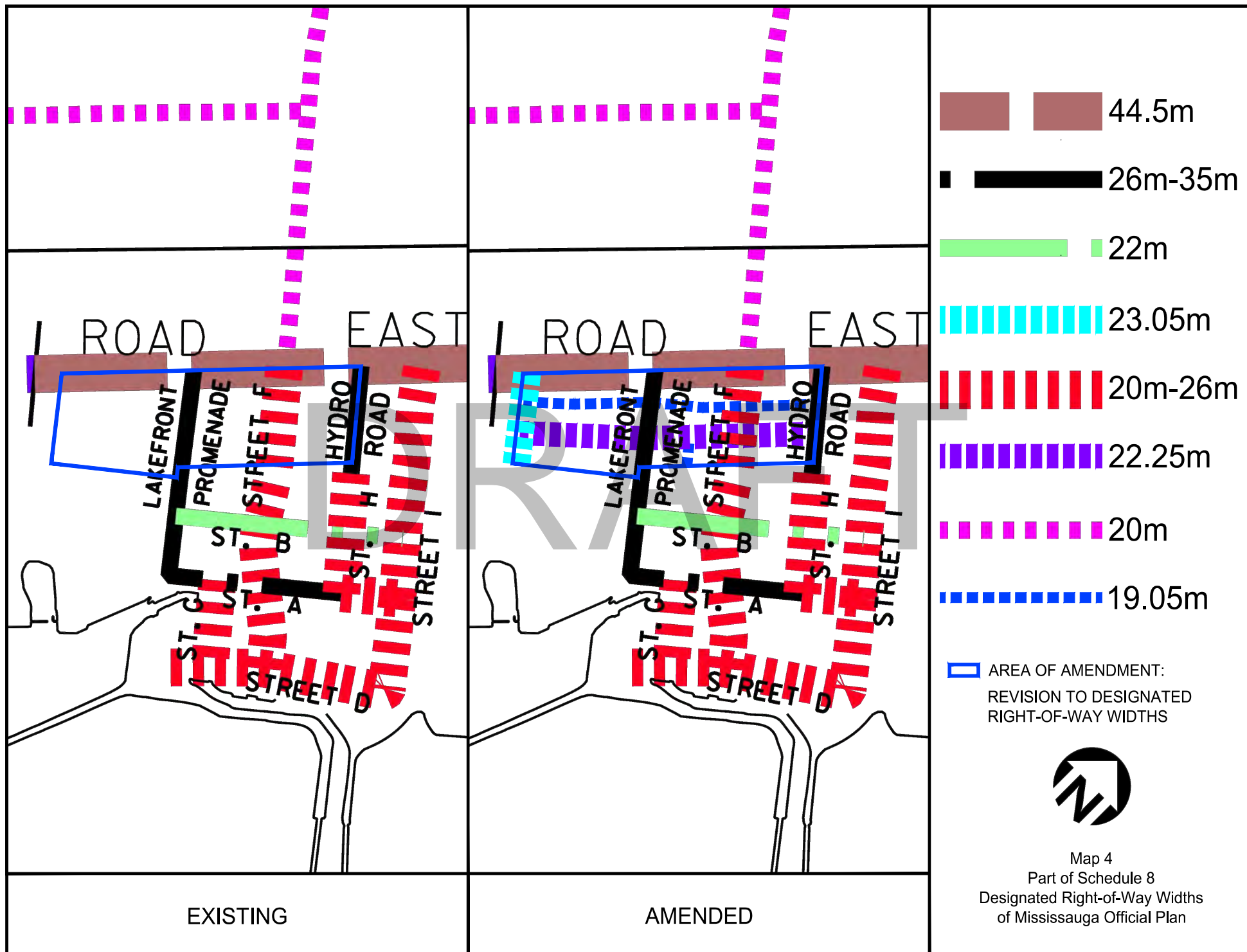
 **AREA OF AMENDMENT:**
 REVISION TO THE URBAN
 SYSTEM IDENTIFYING PUBLIC
 OPEN SPACE AS PART OF THE
 GREEN SYSTEM

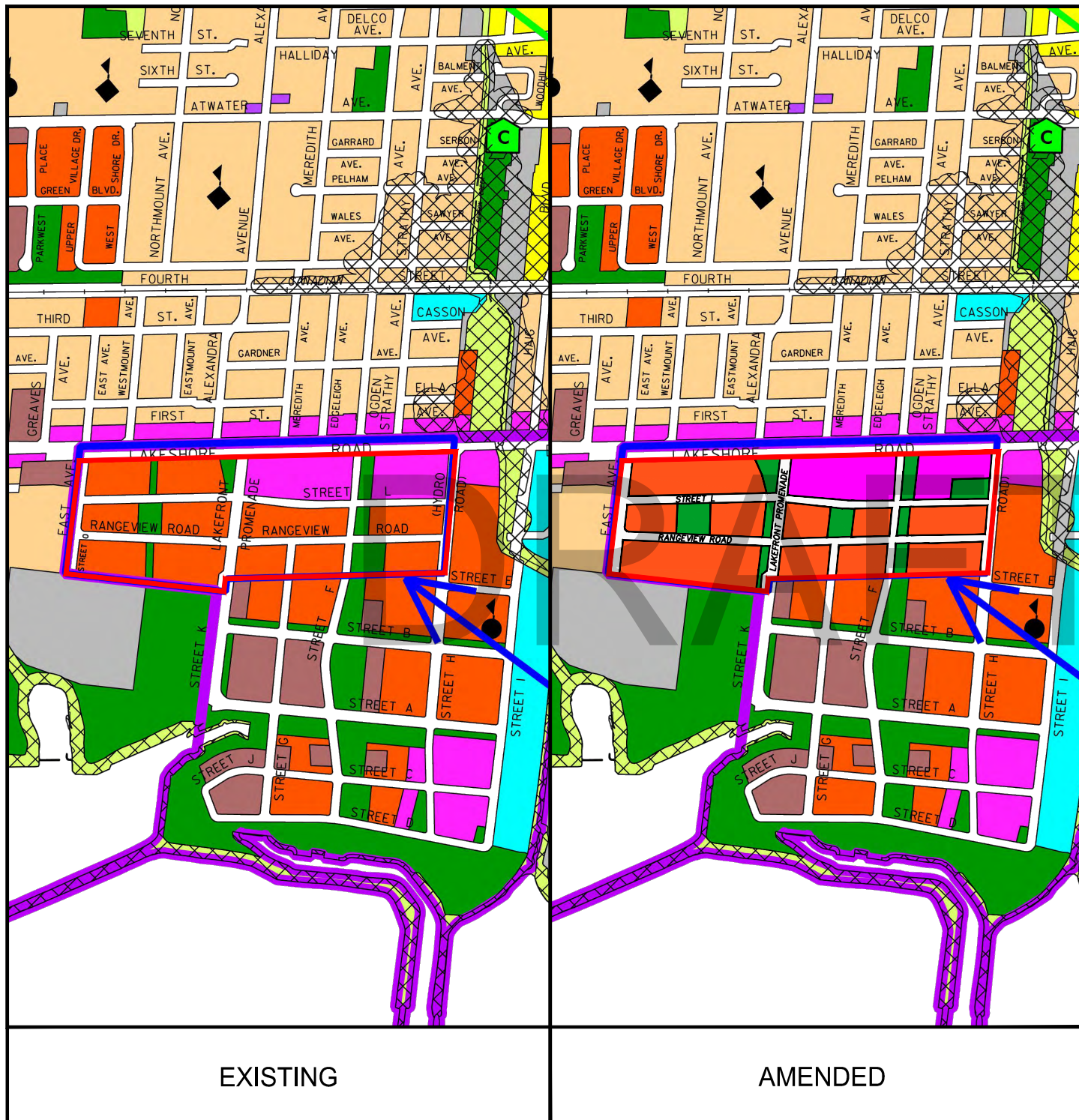


Map 1
 Part of Schedule 1
 Urban System
 of Mississauga Official Plan









LAND USE DESIGNATIONS

- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Mixed Use | Public Open Space |
| Downtown Mixed Use | Private Open Space |
| Downtown Core Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exception from LBPIA Operating Area | Transitway Station |
| Natural Hazards | Public School |
| | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

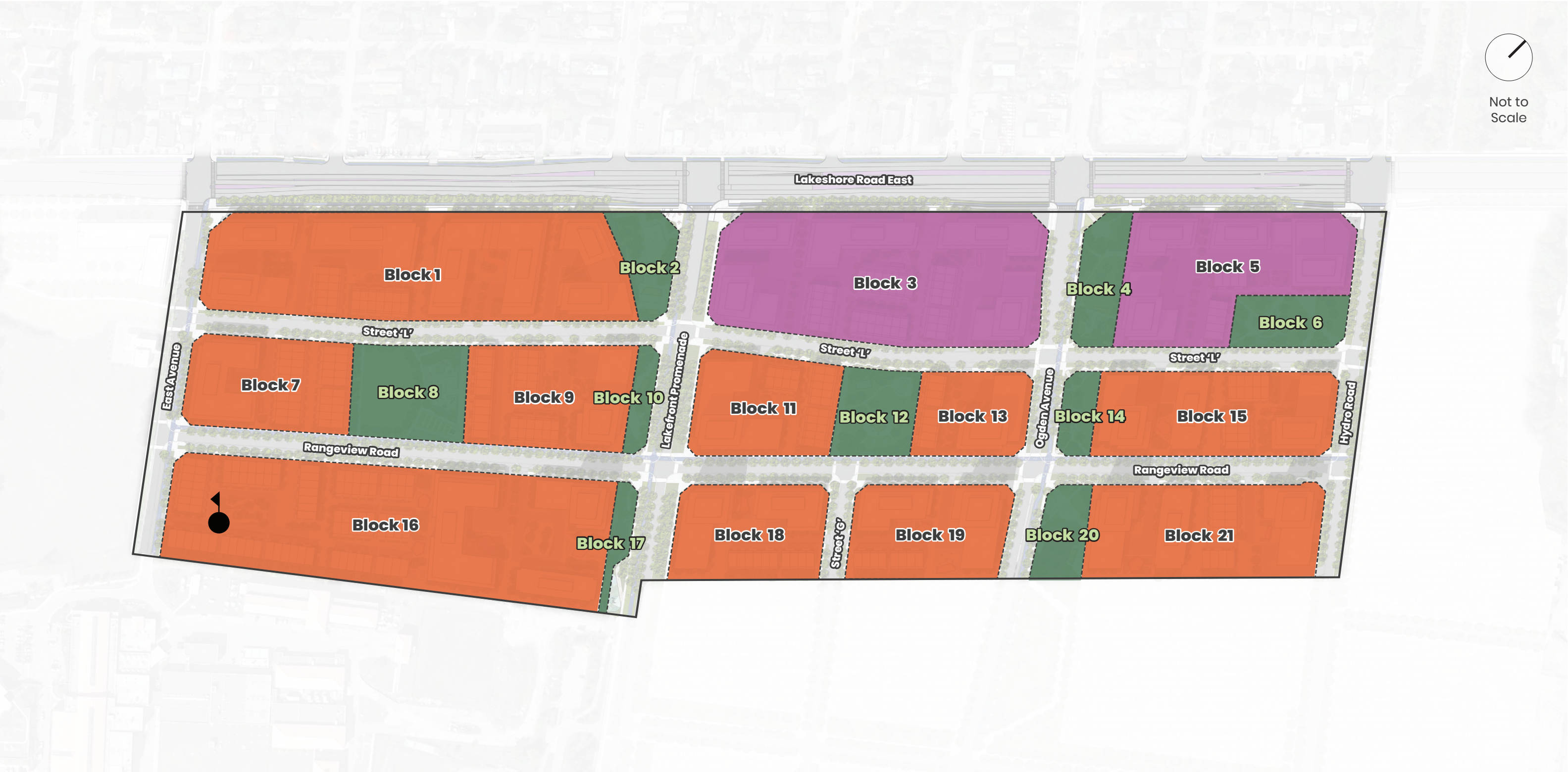
- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

AREA OF AMENDMENT:
 REVISION TO LAND USE DESIGNATIONS TO CHANGE THE LOCATION OF PUBLIC OPEN SPACE, RESIDENTIAL MEDIUM DENSITY AND MIXED USE AREAS



Map 5
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan

APPENDIX III



Legend

Rangeview Estates Precinct

Development Block Boundaries

Public Open Space

Residential Medium Density

Mixed Use

Potential Educational Facility