

**Amendment No. #**

**to**

**Mississauga Official Plan**

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By-law No. \_\_\_\_\_

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

WHEREAS in accordance with the provisions of sections 17 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. #, 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 Mississauga Official Plan regarding policy changes/mapping modifications within the Lakeview Neighbourhood 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. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

**Amendment No. #**  
**to**  
**Mississauga Official Plan**

The following text and Map ("A") attached constitute Amendment No. XX.

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

Appendix I is a description of the Public Meeting 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.

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## **PURPOSE**

The purpose of this Amendment is to amend Section 12.4 Downtown Cooksville to include the subject lands as a Special Site to accommodate proposed residential development.

## **LOCATION**

The lands affected by this Amendment are located in the northern portion of the Cooksville community at the north side of the intersection of John Street and Little John Street Lane. The subject lands, currently designated Residential High Density in the Downtown Cooksville section of the City's Downtown, as identified in the Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan (MOP) came into effect on August 4, 2022, save and except for the outstanding site-specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Residential - High Density which permits apartment dwellings, uses permitted in Residential – Medium Density accessory to apartment dwellings, and uses permitted in the Convenience Commercial designation with some exceptions.

The proposed development includes revisions to the land use designation to Residential – High Density for various building regulations and commercial uses. Additional amendments to MOP mapping are proposed for the parkland block but the use is not being added as it is permitted in Residential – High Density in accordance with policy 11.2.1.1 g.

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

1. The proposal is consistent with the Provincial Policy Statement (2020) and conforms with and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposal is aligned with and contributes towards the implementation of Provincial housing objectives and targets.
2. The proposal meets the intent, goals, and broader and specific housing objectives of Mississauga Official Plan.
3. The proposal represents the intensification of an underutilized site in consideration of its current zoning and as a vacant site. Streetscape, commercial opportunities, and pedestrian connectivity and experience will be vastly improved by the development proposal. This will not only benefit residents of the future development but also current residents in neighbourhood areas.
4. The site is adequately served and connected to a variety of existing and future significant public transportation options, community services and schools, as well as institutional, retail commercial, and open spaces. The proposed development optimizes current and past investments in transit infrastructure including upgrades to the GO Transit Cooksville station as well as the under-construction Hazel McCallion LRT line along Hurontario Street. The proposed development can utilize existing servicing in an efficient manner.
5. The lands are suitable for the proposed uses and are compatible with existing and potential future uses. The main land use while currently permitting residential, is proposed to be revised with a residential designation to allow primarily residential built form on the site at higher densities.
6. The proposal seeks to diversify the Downtown Cooksville housing stock by introducing new apartment units, which may have various tenancies, and which will satisfy applicable inclusionary zoning requirements. This then allows for affordability for a portion of the project within Cooksville. Furthermore, unit sizes will range in size (and therefore subsequently cost) to appeal to different household sizes and income levels.
7. The proposed development has regard for the surrounding neighbourhoods, both within and outside of Downtown Cooksville, and context by including appropriate buffers, setbacks, stepping of building heights, and considering shadow impacts. An appropriate transition in heights that respects the surrounding existing residential context will be achieved, through the construction of buildings with a maximum proposed height of 31 storeys.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

### Mapping Amendments

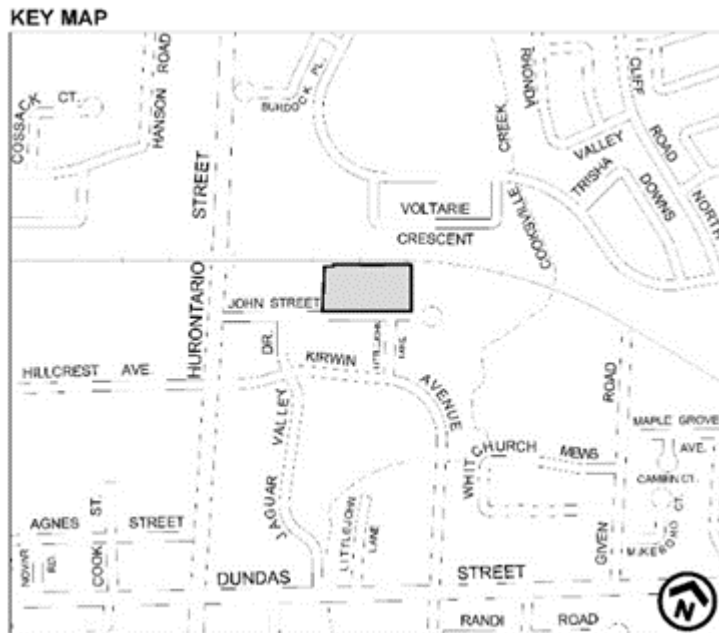
The Mississauga Official Plan is hereby amended as follows:

1. Schedule 1, Urban System: add a Green System overlay to the Downtown City Structure element to the most easterly part of the site as shown on Map "A" of this Amendment.
2. Schedule 1A Urban System – Green System: add green to the most easterly part of the site as shown on Map "B" of this Amendment.
3. Schedule 4, Parks and Open Space: add Public and Private Spaces to the most easterly part of the site as shown on Map "C" of this Amendment.
4. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by replacing the most easterly portion of the site's Residential High Density designation with Public Open Space as shown on Map "D" of this Amendment.

### Text Amendments to Downtown Cooksville, of Mississauga Official Plan

1. Section 12.4.3, Downtown Cooksville, Special Sites Policies of Mississauga Official Plan, is hereby amended by adding a new Special Site #9 referenced as 12.4.3.9 with location map as shown on Map "E" of this Amendment and the following policies:

## 2. Site 9



- a. 12.4.3.9 Site 9
- b. 12.4.3.9.1 The lands identified as Special Site 9 are located at the north side of the intersection of John Street and Little John Lane.
- c. 12.4.3.9.2 Notwithstanding Map 12-4: Downtown Cooksville Character Area, the maximum cumulative FSI of all uses on lands identified as Site 9 will be 5.44.
- d. Notwithstanding the policies of this Plan including policy 12.1.2.2, maximum building height permitted shall be 31 storeys on lands identified as Site 9;
- e. Residential uses including live work units shall be permitted on all storeys of the proposed development;
- f. In order to create a desirable street frontage, podium buildings containing non-residential uses shall be encouraged to minimize setbacks from John Street.



## **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 to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan August 4, 2022.

## **INTERPRETATION**

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

(File OZ 24/XX W7)

Maps

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**APPENDIX I**  
**PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on XXX 2024 in connection with this proposed Amendment.

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**APPENDIX II**

**City Planning and Development Committee Report – Dated XXX, 2024**

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AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. #, 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 Mississauga Official Plan regarding policy changes/mapping modifications within the Lakeview Local Area Plan;

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

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

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK