

Amendment No. _____

to

The City of Mississauga Official Plan

By-law No. ____

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

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

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

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

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

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. ____, 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 a change in permitted land uses in the Central Erin Mills Character Area;

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

1. The following explanatory text and map designated Map “A” attached hereto, constituting Amendment No. ____ to the City of Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Signed _____

Signed _____

MAYOR

CLERK

Amendment No. _____

to

The City of Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. _____.

Map "A" of this Amendment is an excerpt from the City of Mississauga Land Use Designations Schedule.

PURPOSE

The purpose of this Amendment is to establish a site specific exception to permit a mix of townhouses and semi-detached dwellings on a common element condominium road located on the subject lands.

LOCATION

The lands affected by this Amendment are located at the east side of Mississauga Road, further south of the southeast corner of the Mississauga Road and Eglinton Avenue West intersection. The subject lands are municipally referred to as 1786 Polaris Way.

BASIS

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

The subject lands are designated Residential Low Density I, which permits only detached and semi-detached residential uses. The subject lands are also along the Mississauga Road Scenic Route, which restricts the permitted uses to only being a detached residential use on a lot that is a minimum of 40 metres in depth.

An Official Plan Amendment is required to permit additional residential uses, to allow an adequate provision of a range of housing options, per the *Planning Act*.

The proposed development will utilize the existing private street that has been constructed with below grade infrastructure in-place to accommodate the 36 residential dwelling units proposed on the site. In addition to the site being located directly adjacent to transit and cycling networks, the 36 dwelling units are supported by two (2) vehicular parking spaces per dwelling unit and share five (5) visitor parking spaces. All semi-detached and townhouse dwelling units proposed will have their own respective private rear yard amenity areas. The building heights proposed for the development will be a maximum of 3 storeys, in conformity with the policy intent for uses within the Residential Low Density I land use designation.

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

1. The proposal represents an appropriate infill development along Mississauga Road that differs from the balance of the Scenic Route. Accordingly, the proposal generally adheres to the applicable Mississauga Road Scenic Route and Built Form Standards regarding compatibility of new development within existing neighbourhoods.
2. The subject site is located directly adjacent to existing transit routes, existing cycling infrastructure, in proximity to a Major Transit Station Area (MTSA) associated with the Streetsville GO Station and the Eglinton Avenue Priority Transit Corridor.

3. The proposed amendment is supportive of the upper policy framework provided in the *Planning Act*, Provincial Planning Statement, Regional Transportation Plan, and the Region of Peel Official Plan, which promote a range and mix of housing options as well as the efficient use of underutilized lands, servicing infrastructure, and transit investment.

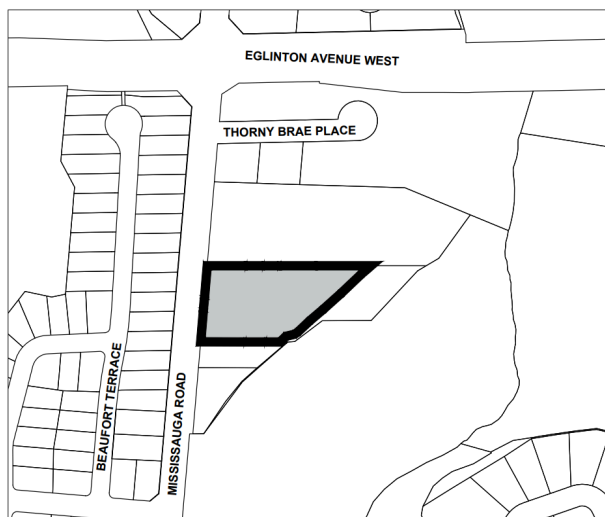
4. The policies and objectives of the Region of Peel Official Plan are supported by the proposal as it contributes to achieving an urban structure, form, and density which are pedestrian-friendly and transit-supportive. The proposal is located in proximity to existing transit service and infrastructure, and provides for transit-supportive densities, which contribute to the Region's residential intensification goals while maintaining compatibility with the surrounding context.

5. The policies and objectives of the City of Mississauga Official Plan are supported by this proposal as it contributes to the range of housing types, sizes, and built form. The proposal provides for residential growth through infill redevelopment of an underutilized and vacant site and will contribute to a livable and accessible complete community.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.3.1 of the City of Mississauga Official Plan, regarding the Central Erin Mills Neighbourhood Special Site Policies, is hereby amended by adding the following key map and text as Site X:

16.3.1. X Site X



16.3.1.X.1 The lands identified as Special Site X are located on the east side of Mississauga Road, south of Eglinton Avenue West.

16.3.1.X.2 Notwithstanding the policies of this Plan, townhouses on a common element

condominium (CEC) road will also be permitted.

16.3.1.X.3 Notwithstanding the policies in Section 9.3, Policy 9.3.3.11 shall not apply to the lands identified as Special Site X.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the City of 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 the City of Mississauga Official Plan dated August 7, 2024.

INTERPRETATION

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

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