

Amendment No. X
to
Mississauga Official Plan

By-law No. _____

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

WHEREAS in accordance with the provisions of sections 17 and 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) if the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" of "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendment;

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. X, 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 changes to the policies to remove the subject lands from the boundary of the Dixie Employment Area Character Area and add the subject lands to the Applewood Neighbourhood Character Area and establishes a Special Site Policy that permits a 25-storey building and requires a minimum FSI of 1.0;

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

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

ENACTED and PASSED this _____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. X
to
Mississauga Official Plan

The following text and Maps “1” to “3” attached constitute Official Plan Amendment No. X.

PURPOSE

The purpose of this Amendment is to bring the subject lands into the Applewood Neighbourhood Character Area to reflect Council-adopted OPA 141 (not yet in force), and to add a Special Site Policy to require a minimum density of 1.0 FSI to be consistent with OPA 144, which introduced density minimums in Protected Major Transit Station Areas, and to permit increased height to 25 storeys.

LOCATION

The lands affected by this Amendment are located at the northwest corner of Dundas Street East and Universal Drive, and are municipally known as 1995 Dundas Street East.

The subject site is currently located within the Dixie Employment Area Character Area as shown on Schedule 9: Character Areas, and is proposed to form part of the Applewood Neighbourhood Character Area, as amended by the Council-adopted OPA 141 Map 'D1', which is under appeal and not yet in force.

The subject lands are located within the Wharton Protected Major Transit Station Area, as shown on Schedule 11g of the Mississauga Official Plan (as introduced by OPA 144). For the Wharton Protected Major Transit Station, Table 5-2 requires a minimum of 160 residents and jobs combined per hectare and a minimum floor space index of 1.0 FSI.

BASIS

The Mississauga Official Plan was adopted by City Council on September 29, 2010 and was approved by the Region of Peel on September 22, 2011. The Mississauga Official Plan was appealed in its entirety; however, the appeals were scoped, and a number of appeals were withdrawn. As such, the Mississauga Official Plan is now in force and effect, except for appeals applying to specific lands.

The subject lands are designated Mixed Use Limited, with a small portion in the northeast corner identified with a Natural Hazards overlay on Schedule 10: Land Use Designations, as amended by OPA 142 Map 'B9'. The Mixed Use Limited designation permits the retail uses proposed, and permits the residential uses proposed subject to meeting a variety of criteria outlined in Policy 11.2.7.4.

The subject lands are located within the Wharton Protected Major Transit Station, as shown on Schedule 11g of the Mississauga Official Plan (as introduced by OPA 144). Schedule 11g permits a range of heights from 2 to 12 storeys on the subject lands. This Official Plan Amendment is required to permit a maximum height of 25 storeys.

The subject lands are currently located within the Dixie Employment Area Character Area as shown on Schedule 9: Character Areas. Through Council-adopted OPA 141 Map 'D1', which is not yet in force, the subject lands are proposed to be added to the Applewood Neighbourhood Character Area. This Official Plan Amendment is required to bring the subject lands into the Applewood Neighbourhood Character Area, consistent with Council-adopted OPA 141, and to require a minimum FSI of 1.0, consistent with the minimum density requirement in the Wharton Protected Major Transit Station Area.

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

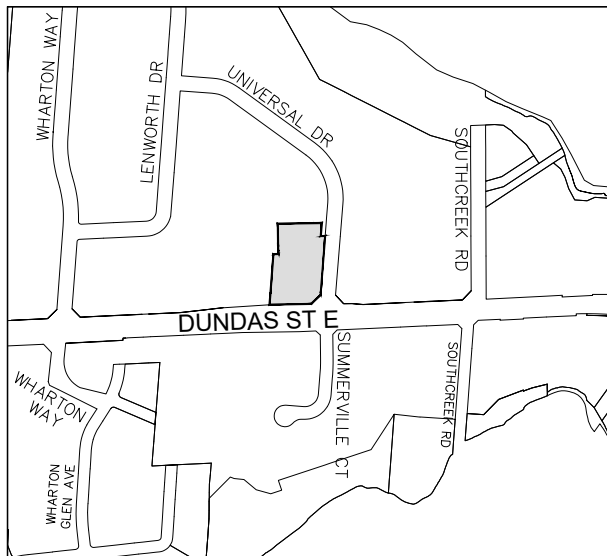
1. The proposed amendment will bring the site into the Applewood Neighbourhood Character Area, which is consistent with the Council-adopted OPA 141 and the future vision for mixed-use intensification of the subject lands, and will update the density requirements to reflect the minimum density required within the Wharton Protection Major Transit Station Area.
2. The application contributes new housing and will intensify a site within a Protected Major Transit Station Area along an Intensification Corridor.
3. The proposal adds to the range of housing types available along the Dundas Street corridor, while maintaining commercial uses at the ground level along Dundas Street.
4. The proposal will provide a mix of uses including residential and retail uses, and will introduce a privately-owned publicly accessible space (POPS) along the Dundas Street frontage.
5. The proposal will contribute a portion of a new public street which will increase porosity and pedestrian accessibility throughout the area.
6. The proposal will contribute to the revitalization and transformation of the Dundas Street corridor in support of the vision established by the Dundas Connects Master Plan Study, by redeveloping an underutilized property with a transit-supportive development that optimizes the use of land and infrastructure and enhances the public realm.

This amendment is supportive of the policy framework established through the Provincial Planning Statement (2024), the Region of Peel Official Plan, and Mississauga Official Plan, all of which promote mixed-use intensification and the optimization of underutilized lands within Protected Major Transit Station Areas, and promote the provision of a range and mix of housing options to support the achievement of complete communities.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 9, of the Mississauga Official Plan, is hereby amended by adding the lands identified on Map 1 of this by-law to the Applewood Neighbourhood Character Area.
2. Section 16.2, Applewood Neighbourhood Character Area, of the Mississauga Official Plan, is hereby amended by adding the subject lands to the Applewood Neighbourhood Character Area on Map 16-1 and Map 16-2 as shown on Map 2 and Map 3, and identifying the lands as Special Site **XX** as shown on Map 3.
3. Section 16.2.4, Special Site Policies, Applewood Neighbourhood Character Area, of the Mississauga Official Plan, is hereby amended by adding the following:

16.2.4.**XX** Site **XX**



16.2.4.**XX**.1 Notwithstanding the policies of this Plan, the following policies will apply:

- a. The maximum permitted height is 25 storeys.
- b. A minimum FSI of 1.0 is required.

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

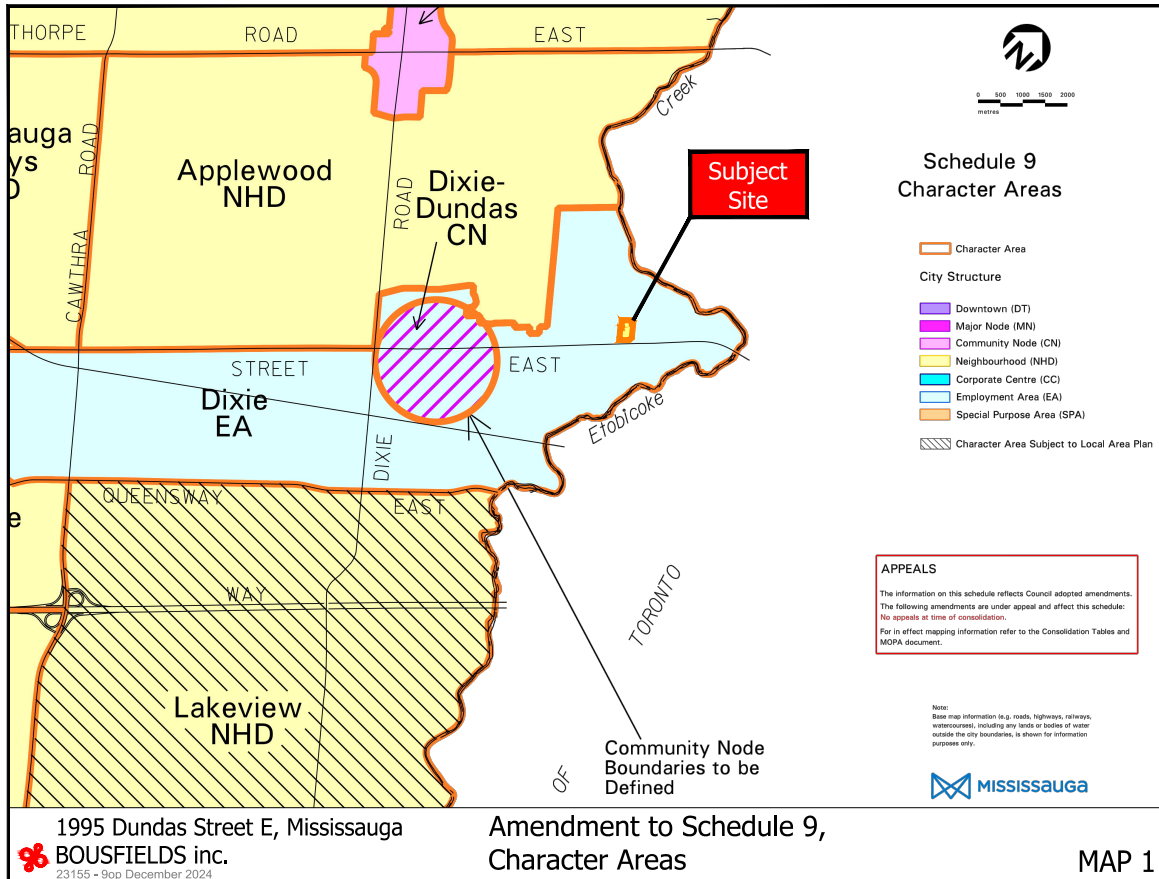
This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated March 4, 2024.

INTERPRETATION

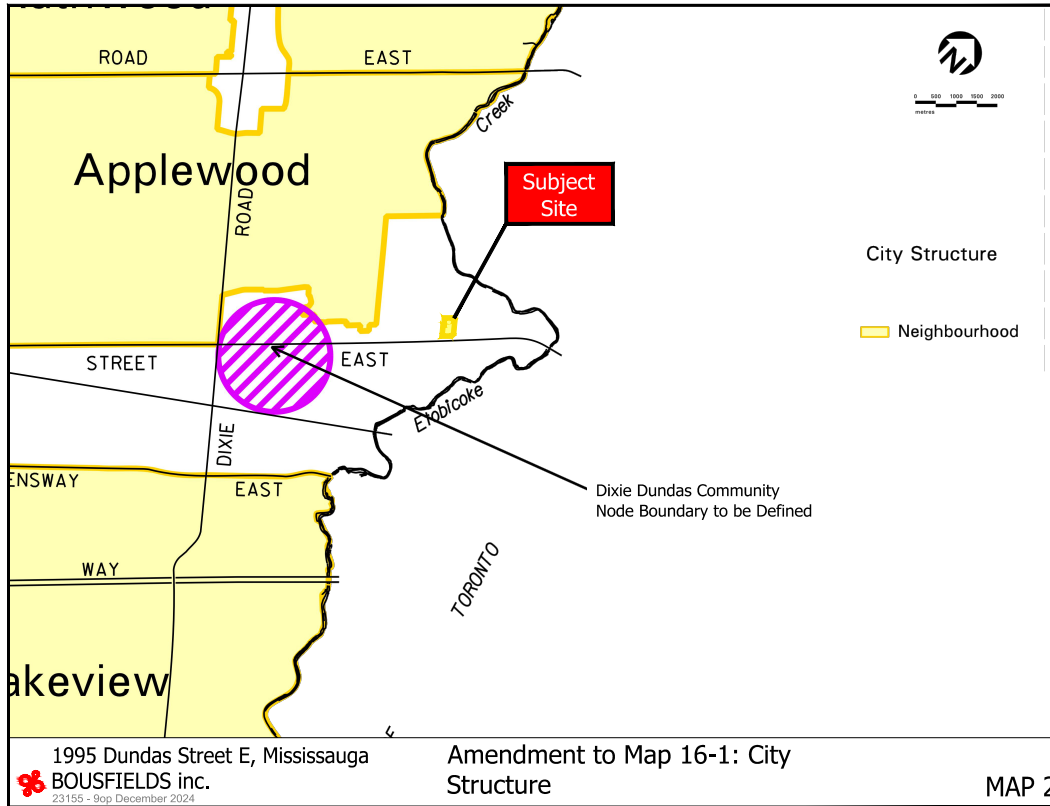
The provisions of the Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

Map 1



Map 2



Map 3

