

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 _____, 2025.

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 10.

PURPOSE

The purpose of this Amendment is to permit 99 stacked townhouse units and to reestablish the boundary between designated Residential and Greenland lands as provided in the 2019 Woodland Enhancement Strategy.

LOCATION

The lands affected by this Amendment are located at the east side of Mississauga Road, south of Eglinton Avenue West on the former municipal road referred to as Thorny Brae Place. The subject lands are located in the Central Erin Mills Character Area, as identified in the Mississauga Official Plan.

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) with the latest office consolidation being August 7, 2024.

The subject lands are designated Residential Low Density I and Greenlands. Residential Low Density I permits only detached, semi-detached, and dwellings. Greenlands permit conservation; electric power distribution and transmission facility; facilities that by their nature must locate near water or traverse watercourses; flood erosion and/or erosion management; passive recreational activity; parkland, piped services and related facilities for water, wastewater and stormwater; and accessory 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 compatible housing options, per the *Planning Act*.

The proposed development will utilize the existing below grade infrastructure completed as part of a previous application through an easement agreement to accommodate the 99 residential dwelling units proposed on the site. In addition to the site being located adjacent to transit and cycling networks, the 99 dwelling units are supported by two (2) vehicular parking spaces per dwelling unit and share twenty six (26) visitor parking spaces. All dwelling units proposed will have their own respective private balcony amenity area in addition to common amenity areas throughout the site. The building heights proposed for the development will be a maximum of 3 storeys..

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 Eglinton Avenue West

and 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 and maintains a low rise residential building form.

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.

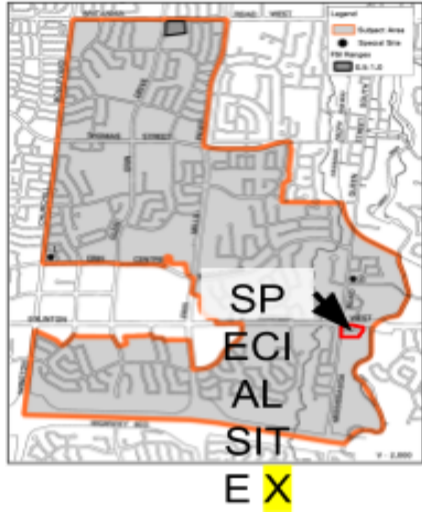
5. The policies and objectives of the City of Mississauga Official Plan are supported by this proposal as it contributes to the range of housing types, sizes, and built form. The proposal provides for residential growth through infill redevelopment of an underutilized and vacant site and will contribute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

6. The proposal seeks to refine the Greenlands boundary currently identified in Schedule 10 to match the delineation provided through the findings of a scoped Environmental Impact Assessment and Slope Stability Study provided in a previous application for townhouse development on the subject site dated March 2019, prepared by WSP Group Ltd and Soil Engineers Ltd, respectively.

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 southeast corner of Eglinton Avenue West and Mississauga Road.

16.3.1.X.2 Notwithstanding the policies of this Plan, the following additional policy will apply:

- a) A maximum of 99 dwelling units in the form of stacked townhouses not exceeding three storeys will be provided;

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.

2. Schedule 10 Land Use Designations of the Mississauga Official Plan is hereby amended by changing the designations of the subject lands from Residential Low Density I and Greenlands to Residential Medium Density, as shown in Map A herein.

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 the Mississauga Official Plan.