

The Corporation of the City of Mississauga
By-law Number _____

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

WHEREAS in accordance with the provisions of section 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 the Regional Municipality of Peel, 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 of Peel 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 Mississauga Official Plan **by amending Schedule 10** and adding a **Special Site Policy to the Downtown Cooksville Character Area**;

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

- 1. The following explanatory text attached hereto, constituting Amendment No. XX to Mississauga Official Plan, specifically the Downtown Cooksville Character Area of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this ____ day of _____, 2025.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. XX
To
Mississauga Official Plan

The following text and schedules attached constitute Official Plan Amendment No. XX.

PURPOSE

The purpose of this Amendment is to permit the development of a 34-storey mixed use building comprised of a single tower atop a seven-storey podium on the subject lands. The development would contain ground floor commercial uses and a total Floor Space Index (FSI) of 8.66.

LOCATION

The subject lands affected by this Amendment are located at 51-55 Dundas Street West, 60, 66, 70, and 78 Agness Street in Ward 7, just west of Hurontario Street. The subject lands are located within the Downtown Cooksville Character Area, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Land Tribunal (formerly known as the “Ontario Municipal Board” and “Local Planning Appeal Tribunal”). The Mississauga Official Plan provides that within the City Structure, Intensification Areas are to be the principal location for future growth within the City. In this regard, the Subject Lands are located within the Downtown, within a Major Transit Station Area and along an Intensification Corridor where transit-oriented development is encouraged.

The subject lands are designated “Mixed Use” (at 51-55 Dundas Street West) and “Residential High Density” (at 60, 66, 70, and 78 Agnes Street) in the Downtown Cooksville Character Area of the Mississauga Official Plan. The Official Plan’s urban design policies restrict building heights to six storeys directly abutting the street line (policy 12.4.1.4.b) and require a minimum setback of ten metres from the street line for buildings exceeding six storeys in height (policy 12.4.1.4.d).

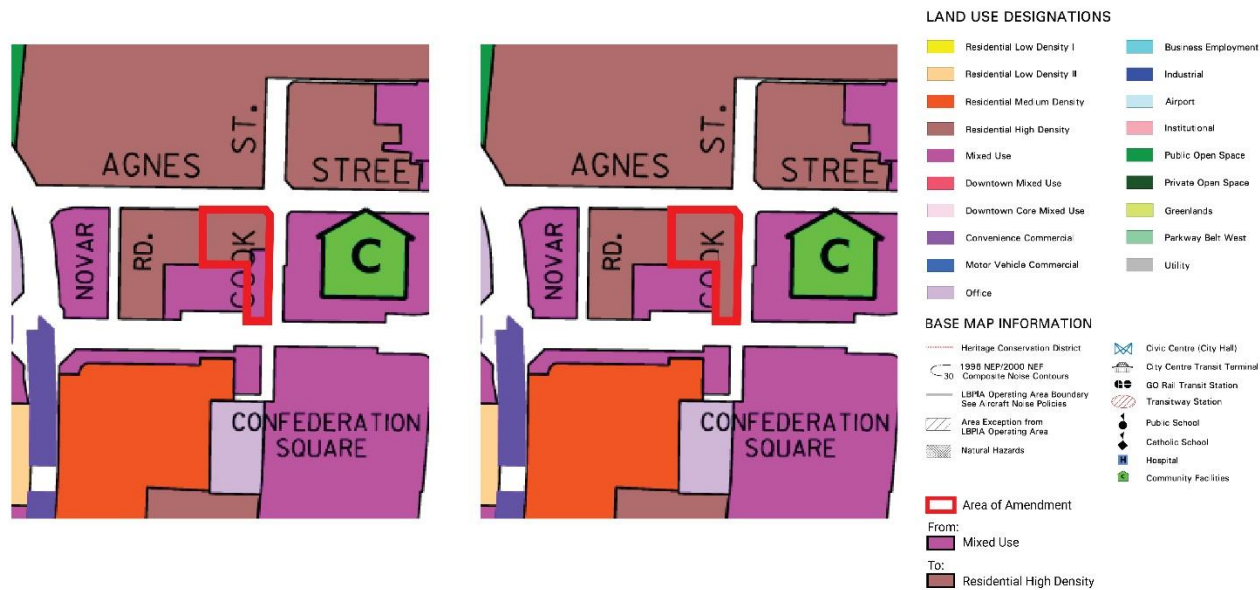
The proposal is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development is supportive of the policy framework expressed in the Provincial Planning Statement and the Region of Peel Official Plan, which promote a range and mix of housing and the redevelopment of underutilized lands within built up areas that are well served by transit and existing infrastructure.
2. The proposed development is consistent with the Urban System and Land Use Designation policies as it provides for appropriate and context-sensitive density within the Downtown Cooksville Character Area.
3. The massing and scale of the proposed built form is compatible with the planned urban character and vision for the Dundas West Corridor.
4. The proposed development provides new housing supply through the intensification of underutilized lands and makes efficient use of available and planned infrastructure and facilities.
5. The proposed development is well served by existing transit service and is in proximity to the Cooksville GO Station, facilitating improved transit connectivity.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

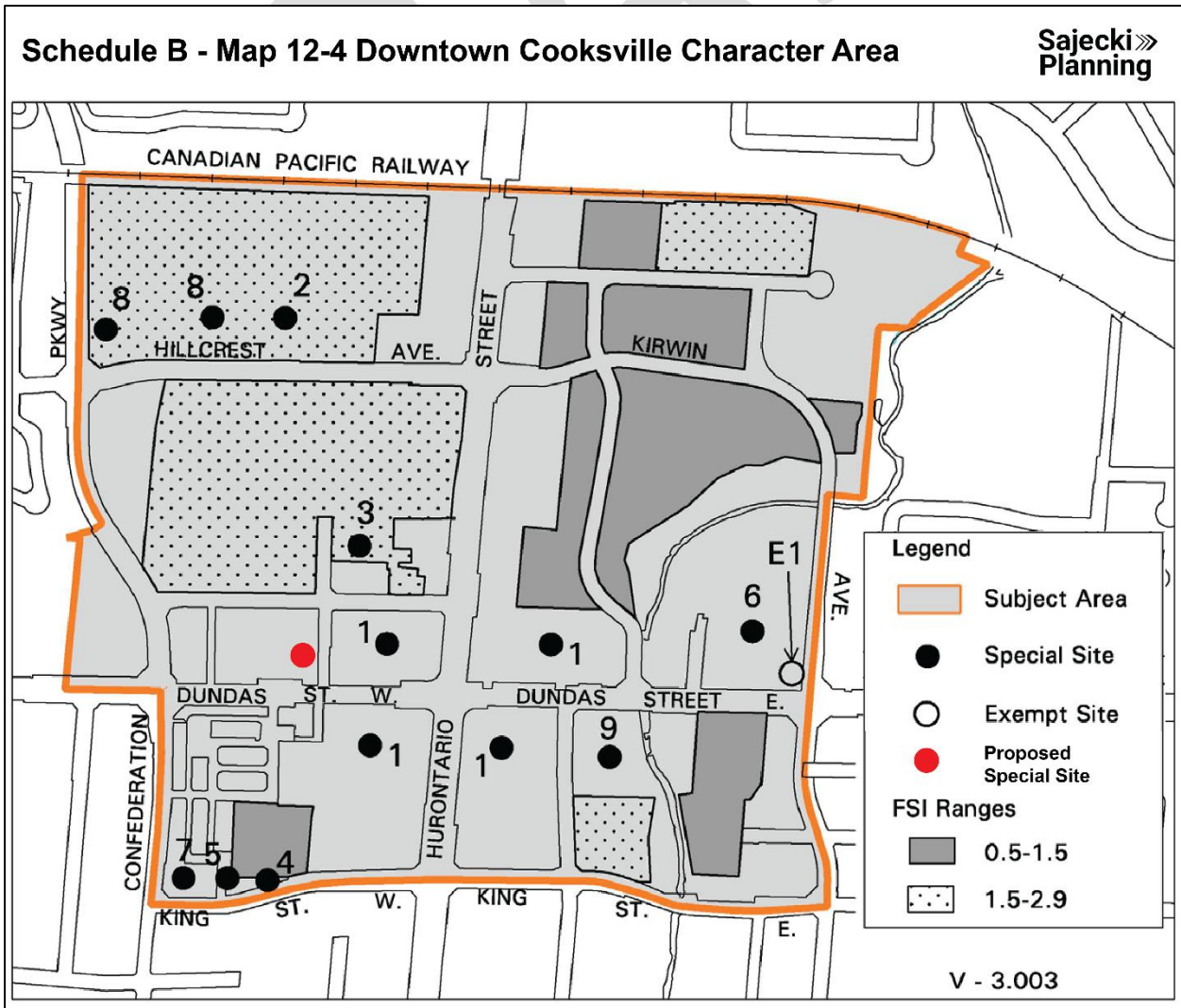
1. Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by re-designating the subject lands to ‘Residential High Density’

Schedule A - Land Use Designations

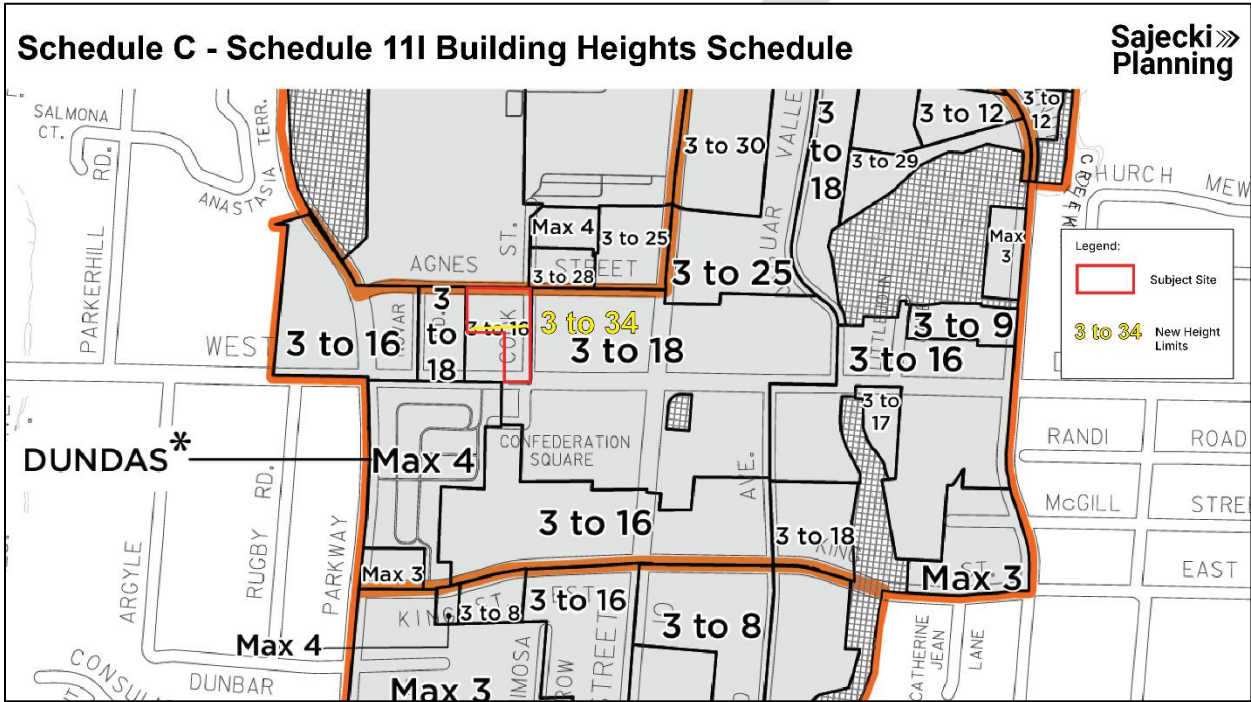


2. Section 12.4, Downtown Cooksville Character Area, of the Mississauga Official Plan, is hereby amended by adding Special Site X on Map 12-4, Downtown Cooksville Character Area, in accordance with the Special Site Policies, as shown in Schedule B of this Amendment.

Schedule B - Map 12-4 Downtown Cooksville Character Area



3. Section 12.4.3, Special Site Policies, Downtown Cooksville Character Area of the Mississauga Official Plan, is hereby amended by adding the following:
- 16.2.4.X *Site X*
- 16.2.4.X.X *The lands identified as Special Site X are located on the north side of Dundas Street West, west side of Cook Street, and south side of Agnes Street.*
- 16.2.4.X.X *Notwithstanding the policies of this Plan, the following additional policies will apply:*
- a) One (1) apartment building with a maximum height of 34 storeys plus mechanical penthouse will be permitted; and*
- b) A total combined FSI of 8.66 will be permitted.*
4. Schedule 11I (Hurontario LRT – Cooksville GO, Dundas, Queensway, North Service) Building Heights Schedule, is hereby amended by increasing the height limit in the Dundas PMTSA from 16 storeys to 34 storeys, as shown in Schedule C of this Amendment.



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 subject lands will be rezoned concurrently to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan, dated XX 2025.

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.