

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 24-storey residential apartment building on the subject lands.

LOCATION

The subject lands affected by this Amendment are located at 1970-1980 Fowler Drive in Ward 8. The subject lands are located within the Sheridan Community Node, 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 subject lands are designated “Residential High Density” in the Sheridan Community Node of the Mississauga Official Plan. The Official Plan’s “Mall-Based Community Node” policies restrict building heights to 18 storeys (policy 14.1.7.2.2), however greater heights may be approved through a site specific Official Plan Amendment subject to criteria being met as per policy 14.1.7.2.3.

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, 2024 which promotes a range and mix of housing options and residential intensification on underutilized lands within built up areas that are well served by 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 Sheridan Community Node.
- 3. The proposed development provides new housing supply through the intensification of underutilized lands and makes efficient use of available and planned infrastructure and facilities.
- 4. The size and scale of the proposal is compatible with the immediate and planned context of the area.
- 5. The City Structure hierarchy is maintained as the height does not exceed the maximum height specified for Major Nodes or Downtown Character Areas which are intended for greater density in the City Structure hierarchy.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- 1. Section 14.8, Sheridan Community Node, of the Mississauga Official Plan, is hereby amended by adding the following:

14.8.X

Site X

14.8.X.X

The lands identified as Special Site X are located on the south side of N Sheridan Way.

14.8.X.X *Notwithstanding the policies of this Plan, the following additional policies will apply:*

a) One apartment building with a maximum height of 24 storeys plus mechanical penthouse and elevator machine room will be permitted, in addition to two existing 14-storey apartment buildings; and

b) A total combined FSI of 2.01 will be permitted.

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 May 15, 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.

Schedule “A”

