

**Amendment No. XX**  
**To**  
**Mississauga Official Plan 2051**

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

**PURPOSE**

The purpose of this Amendment is to add a Special Site to the Sheridan Growth Node Character Area to permit an apartment building with a maximum height of 24 storeys and to permit a floor space index (FSI) of 4.0.

**LOCATION**

The lands affected by this Amendment are located at 1970-1980 Fowler Drive in Ward 8. The subject site is located in the Sheridan Growth Node Character Area, as identified in Mississauga Official Plan 2051.

**BASIS**

Mississauga Official Plan 2051 was approved with modifications by the Ministry of Municipal Affairs and Housing on March 24, 2026.

The subject lands are designated Residential High-Rise in the Sheridan Growth Node of Mississauga Official Plan 2051. The Official Plan's Sheridan Growth Node policies restrict building heights to 18 storeys (Policy 14.2.10.3.2) and the floor space index (FSI) to 3.75 (Policy 14.2.10.3.4), however greater heights may be considered through a site specific Official Plan Amendment subject to criteria being met as per Policy 14.2.10.3.3.

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 of Residential High-Rise lands as it provides for appropriate and context-sensitive density within the Sheridan Growth 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 Growth Centres or Downtown Core Areas which are intended for greater density in the City Structure hierarchy.

#### **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Section 14.2.10, Sheridan, of Mississauga Official Plan 2051, is hereby amended by adding Special Site X on Map XX-X: Sheridan Growth Node Character Area, in accordance with the Special Site Policies.
2. Section 14.2.10, Sheridan Growth Node Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

*14.2.10.X Special Site Policies*

There are sites within the Character Area that merit special attention and are subject to the following policies:

14.2.10.X.X Site X

*See Map "A".*

14.2.10.X.X The lands identified as Special Site X are located southwest of N Sheridan Way and east of Fowler Drive.

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

- a) The lands identified as Proposed Special Site will have one apartment building with a maximum height of 24 storeys; and,
- b) A maximum floor space index (FSI) of 4.0 will be permitted.

#### **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan 2051 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 Mississauga Official Plan 2051, as approved with modifications by the Ministry of Municipal Affairs and Housing, dated March 24, 2026.

**INTERPRETATION**

The provisions of Mississauga Official Plan 2051, 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 Mississauga Official Plan 2051.



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Map "A"



SCHEDULE A - Map 14-2.10: Sheridan Growth Node Character Area

Legend:

-  Subject Area
-  Proposed Special Site

Note:  
All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

Not to Scale



**Sajecki** »  
**Planning**