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 mixed-use building with two 35-storey residential towers on the subject lands.

LOCATION

The subject lands affected by this Amendment are located at 2233-2235 Hurontario Street in Ward 7. The subject lands are located within the Hospital Growth Centre, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan 2051 came into effect on March 24, 2026, as approved with modifications by the Minister of Municipal Affairs and Housing.

The subject lands are designated “Mixed Use” in the Hospital Growth Centre of the Mississauga Official Plan. The subject lands are located within the Queensway Protected Major Transit Station Area, which permits heights up to 35 storeys.

The Official Plan’s Special Site policies require the subject site to provide a minimum of three floors of non-residential uses in buildings adjacent to Hurontario Street (Policy 17.120.2.a). An Official Plan Amendment is required to seek relief from this provision.

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 Hospital Growth Centre.

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 development provides new commercial space within the ground floor of the proposed building, to support retail and employment uses.

5. The size and scale of the proposal is compatible with the immediate and planned context of the area.

6. The City Structure hierarchy is maintained as the height does not exceed the maximum height specified for the Hospital Growth Centre, which is intended for greater density in the City Structure hierarchy.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Chapter 17, Index Map 10, Special Sites of Mississauga Official Plan 2051, is hereby amended by adding Special Site XXX, in accordance with the Special Site Policies.

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2. Chapter 17, Special Sites Policies of the Mississauga Official Plan, is hereby amended by adding the following:

   Special Site XXX (Hospital Growth Centre)

   See Map 'A'

   17.X.1 *The lands identified as Special Site X are located east of Hurontario Street, south of Queensway West.*

   14.8.X.2 *Policy 17.120.2.a of this Plan shall not apply.*

   14.8.X.3 *A minimum of 400 square metres of non-residential space shall be provided.*

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 March 24, 2026.

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.

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Map A



MAP A - Map 13-6.1: Hospital Growth Centre 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