

Amendment No. XXX
to
Mississauga Official Plan

The following text and Map "A" attached hereto constitute Amendment No. XXX.

PURPOSE

The purpose of this Amendment is to change the land use designation from “Mixed Use” to “Residential High Density” and to add a Special Site to the Applewood Neighborhood Character Area policies to permit a 12-storey apartment building development including non-residential at-grade uses.

LOCATION

The lands affected by this amendment are located on the north side of Dundas Street East, between Arena Road and Dixie Road. The land is municipally addressed as 1225 Dundas Street East. The Subject Lands are currently located in the Applewood Neighborhood Character Area, as identified in Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The Mississauga Official Plan contains a City Structure which outlines where growth ought to be encouraged and discouraged within the City. The City Structure is comprised of Intensification Areas and Non-Intensification Areas. Intensification Areas include Downtowns, Major Modes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas. Intensification Areas are the principal location for future growth within the City. The Subject Lands are located within a Major Transit Station Area, along an Intensification Corridor where transit-oriented development is encouraged.

As per the Applewood Neighborhood Character Area, a maximum building height is of five storeys is permitted. As such, the proposed built form respects this interface proposing a maximum height of 12 storeys (41.0 metres) along Dundas Street East, achieving desirable streetwall and streetscape objectives, and terraces at the rear, respecting the 45 degree angular plane and providing back to back townhouses to provide adequate separation to the adjacent residential dwellings. The Subject Property is also located along a Higher Order Transit Corridor, and as such, transit-supportive development is encouraged. The City requires that a Special Site policy be added to the MOP for the proposed building height and FSI: this has been included in the enclosed implementing OPA.

The subject lands are currently designated “Mixed Use”. Permitted uses on the Subject lands include a commercial parking facility, financial institution, funeral establishment, makerspaces, motor vehicle rental, motor vehicle sales, overnight accommodation, personal service establishment, post-secondary educational facility, residential, in conjunction with other permitted uses, restaurant, retail store, and secondary offices. However, the proposed development consists primarily of residential uses, with non-residential uses at grade only, so an Official Plan Amendment to redesignate the subject lands to “High Density Residential” is required to permit the development.

The Official Plan Amendment is required to redesignate the subject lands to “Residential High Density”. The proposed Official Plan Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). In addition, the Proposed Development will bring the Region of Peel Official Plan (2018), City of Mississauga Official Plan (2020) into consistency with the Provincial Policy Statement and into conformity with the Growth Plan. The Proposed Development represents the reinvestment and intensification of an underutilized site and will utilize transit infrastructure investments.
2. The Subject Lands are within a (draft) Major Transit Station Area, within 10-minute walking distance of 500 metres of a higher order transit station. Furthermore, the Subject Lands are located along an Intensification Corridor, and are immediately adjacent to a future Bus Rapid Transit Line. As noted in the Growth Plan, Region of Peel Official Plan and City of Mississauga Official Plan,

these are areas for intensification and compact high-density uses and where transit-oriented development should be directed.

3. The Proposed Development will utilize existing servicing and future servicing can be provided in an efficient manner.

4. The Proposed Development with a building height of 12 storeys and a Floor Space Index of 3.66 is a transit-oriented development for lands that are incredibly well-served by existing and future transit. The Subject Lands are also well-served by existing greenspace and service and retail establishments in the area. Bringing additional residents to this otherwise underutilized parcel will bring families within walking distance to an abundance of retail, services, and greenspace, contributing towards goals of a complete, walkable community.

5. The Proposed Development will improve and contribute towards the Dundas Street East streetscape by providing an animated streetscape sited close to the street, with commercial/mixed uses at grade to liven the street.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by deleting the land use designation of the subject lands from “Mixed Use” to “Residential High Density”, as shown on Map "A" of this Amendment.
2. Section 16.2.4. XX, Special Site Policies, Applewood Neighborhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.2.4. XX The lands identified as Special Site X are located at the northeast corner of Dundas Street East and Arena Road.

16.2.4. XX Notwithstanding the policies of this Plan, a maximum height of 12 storeys will be permitted.

16.2.4. XX Notwithstanding the policies of this plan, a maximum Floor Space Index (FSI) of 3.66 will be permitted.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

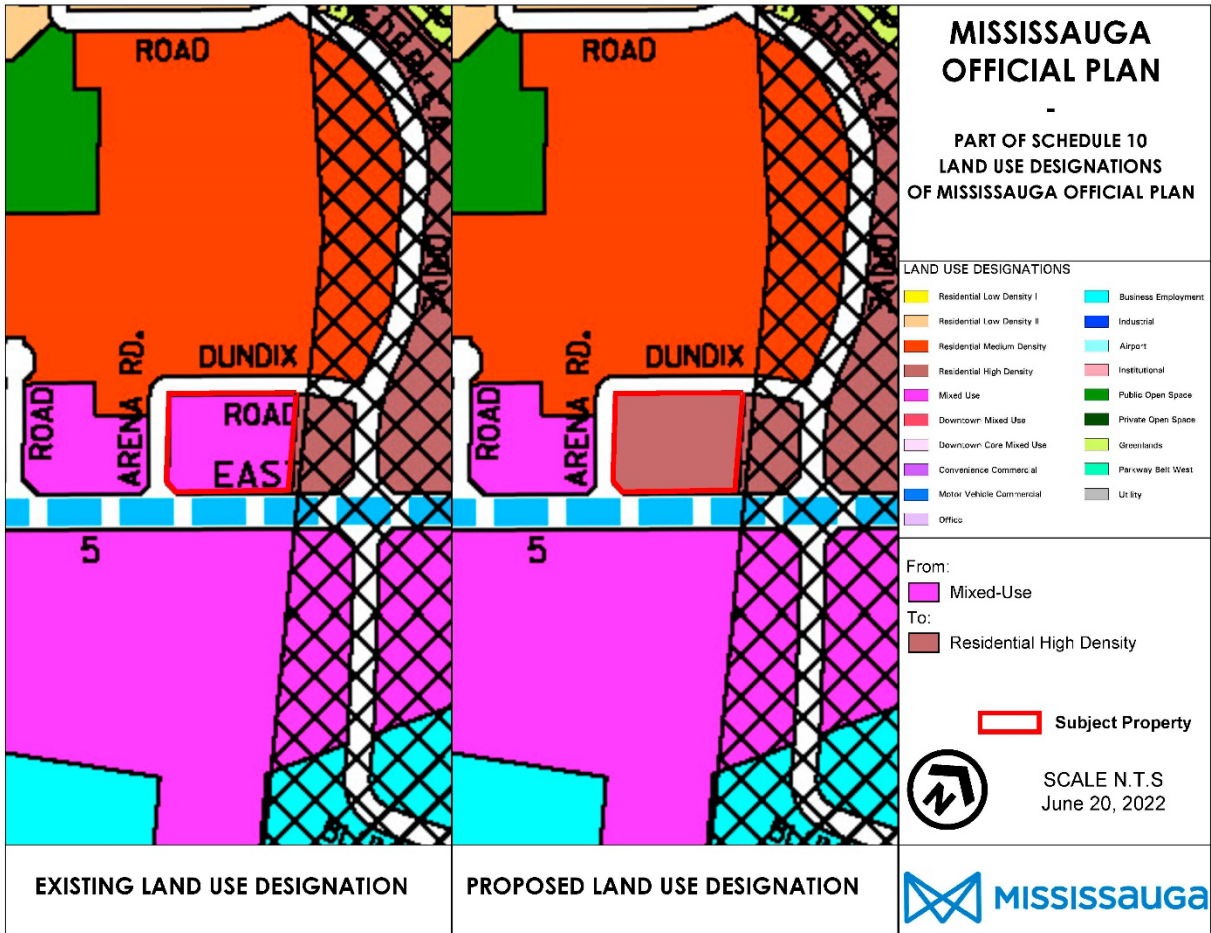
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated September 3, 2020.

INTERPRETATION

The provisions of 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 Mississauga Official Plan.



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

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") 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 authorized the Regional Municipality of Peel, ("Region" or "Regional") 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 has advised that, with regard to Amendment No. XXX, 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 regarding a land use designation change within the Dixie-Dundas Community Node Character Area;

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

1. The document attached hereto, constituting Amendment No. XXX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2021.

MAYOR

CLERK