

**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;

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

1. The following explanatory text and schedule attached hereto, constituting Amendment No. XX to Mississauga Official Plan, specifically the Mineola Neighbourhood Character Area of Mississauga Official Plan, of the City of Mississauga Planning Area, is hereby adopted.

ENACTED and PASSED this \_\_\_\_ day of \_\_\_\_\_, 2022

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

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

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

**PURPOSE**

The purpose of this Amendment is to amend the land use designation of the subject lands from “Residential Low Density II” to “Residential High Density” to facilitate the future development of a 26-storey residential building.

**LOCATION**

The subject site is municipally known as 49 South Service Road, Mississauga. It is located in Ward One at the northern edge of the Mineola neighborhood and adjacent to the under construction Hazel McCallion Light Rail Transit (LRT) line. Located at the southeast corner of the Queen Elizabeth Way (QEW) and Hurontario Street interchange, it is bordered by the South Service Road to the east and south, Hurontario Street and the QEW onramp to the west, and the QEW to the north.

**BASIS**

The subject lands are designated “Residential Low Density II” in the Mineola Neighbourhood Character Area of the Mississauga Official Plan. High density residential development is currently not permitted on the subject lands.

The proposed development for the subject lands consists of one 26-storey residential building that will provide 352 units. A total residential gross floor area (GFA) of 21,348 m<sup>2</sup> (229,786 ft<sup>2</sup>) is proposed resulting in a total FSI of 4.88. The proposed development includes private indoor and outdoor amenity spaces, at-grade landscaping, and 137 parking spaces in three levels of underground parking.

This Amendment will re-designate the subject lands to “Residential High Density” and establish special site policies that will permit the proposed development. Amending the Official Plan to permit “Residential High Density” on the subject lands represents good planning and should be approved for the following reasons:

1. This amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan. Provincial and regional policies promote a range and mix of housing options and redevelopment of underutilized lands within built up areas that are well served by transit and existing infrastructure.
2. The proposed amendment is consistent with the Urban System policies as it provides for appropriate growth along the Hurontario Intensification Corridor and within the existing North Service Major Transit Station Area and proposed Mineola Protected Major Transit Station Area.
3. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes to the range of housing options, is compatible from a density, scale and massing perspective and efficiently and effectively utilizes existing and future community infrastructure and facilities.
4. The proposed development is well served by transit and is in close proximity to the planned Hazel McCallion LRT line facilitating opportunities for sustainable and active modes of transportation.

5. The massing and scale of the proposed built form is compatible with the planned urban character and vision for the Hurontario Corridor.

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

1. Section 16.18.6, Special Site Policies, Mineola Neighbourhood Character Area of the Mississauga Official Plan, is hereby amended by adding the following:

16.18.6.X            Site X

16.18.6.X.X        The lands identified as Special Site X are located at the south east corner of the Hurontario Street and Queen Elizabeth Way intersection, north and west of South Service Road, south of Queen Elizabeth Way and east of Hurontario Street.

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

- a) a maximum floor space index (FSI) of 4.9 will be permitted; and
- b) the maximum apartment building height will be twenty six storeys.

2. Schedule 10- Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the designation on the subject lands from “Residential Low Density II” to “Residential High Density” and removing the “Community Facilities” symbol, as shown on Schedule “A” 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, and thereafter forms part of the Mississauga Official Plan.

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 October 21, 2021.

#### **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'

