

Amendment No. XX
To
Mississauga Official Plan

The Corporation of the City of Mississauga
By-law No. XX

A By-law to Adopt Mississauga Official Plan Amendment No. XX

WHEREAS in accordance with the provisions of Section 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 ("MMAH") authorized the Regional Municipality of Peel (the "Region") as an approval authority, to exempt from MMAH 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. XX in his or her opinion the amendment conforms to the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to the Mississauga Official Plan regarding a change to the land use designation for certain blocks in the subject lands from Office to Downtown Mixed Use; and for the entirety of the subject lands to amend the language of the intended character of the Rathburn District and expand the commercial land use permissions.

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

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

ENACTED AND PASSED this _____ day of _____, 2024

Signed _____

Mayor

Signed _____

Clerk

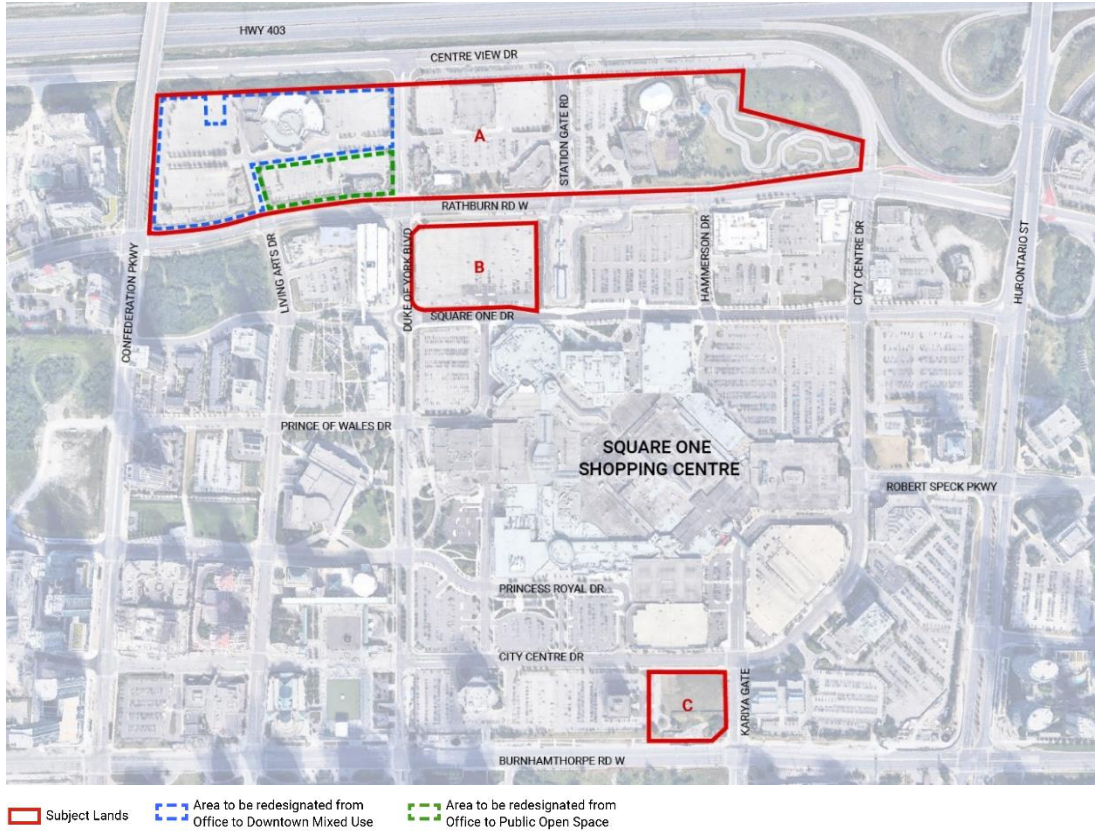
PURPOSE

The purpose of this Amendment is to:

- Amend Schedule 10 to redesignate specific blocks within the subject lands from Office to Downtown Mixed Use to increase the proportion of residential uses permitted;
- Amend Schedule 10 to redesignate a portion of a specific block within the subject lands from Office to Public Open Space;
- Amend Schedule 11j to reflect the amendments to Schedule 10 listed above;
- Expand the land use permissions on the Office designated blocks to allow Scientific and Engineering Research and Development Facilities;
- Introduce a specific provision that identifies certain lands within the subject lands as a potential site for an elementary school; and,
- Introduce and amend certain special site policies to establish minimum non-residential and office space requirements.

LOCATION

The lands affected by this Amendment are municipally known as 99, 189, 199, 209, 219, 299, 309 Rathburn Road West, 97 City Centre Dr and 100 City Centre Dr. The majority of the lands (“Area A”) are generally located between Rathburn Road West, Confederation Parkway and Centre View Drive, as shown below. A portion of the lands (“Area B”) is generally located between Duke of York Blvd, Rathburn Rd W, Square One Dr and the City Centre Transit Terminal. Another portion of the lands (“Area C”) is generally located between City Centre Dr, Kariya Gate, Burnhamthorpe Rd W, and Duke of York Blvd. The subject lands are located in the Downtown Core Character Area as identified in the Mississauga Official Plan, and the Rathburn District and the Exchange District as identified in the Downtown Core Local Area 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 Municipal Board (now Ontario Land Tribunal).

The subject lands are currently designated *Office*, *Downtown Core Mixed Use*, and *Downtown Mixed Use* in the Mississauga Official Plan. The *Office* designation permits a range of uses including major office, secondary office, retail, accessory uses, hospital, post-secondary educational facility, and overnight accommodation. The *Downtown Core Mixed Use* and *Downtown Mixed Use* designations permit a range of uses including residential, major office, secondary office, retail, post-secondary institution, hospital, and overnight accommodation.

The subject lands are located within the Downtown Core Character Area as identified in the Mississauga Official Plan and are subject to the Downtown Core Local Area Plan (“DLAP”). The DLAP was adopted in 2013 and approved by the Local Planning Appeal Tribunal in 2020.

Within the DLAP, Area A within the subject lands is subject to Special Site Policy 12, which permits apartment dwellings provided that they are part of an office, medical office, hospital, university/college or overnight accommodation development application, to a maximum of 20% of the total gross floor area.

The subject lands are located within the City Centre and Main Protected Major Transit Station Areas as identified in Schedule 11j of the Mississauga Official Plan Amendment 144 which came into effect April 22, 2024.

The Official Plan Amendment is required to increase the existing residential permissions on certain blocks within the subject lands, to designate certain blocks as *Public Open Space*, to establish minimum office floor space requirements on certain blocks, and to expand the commercial land use permissions for specific blocks to permit Scientific and Engineering Research and Development Facilities.

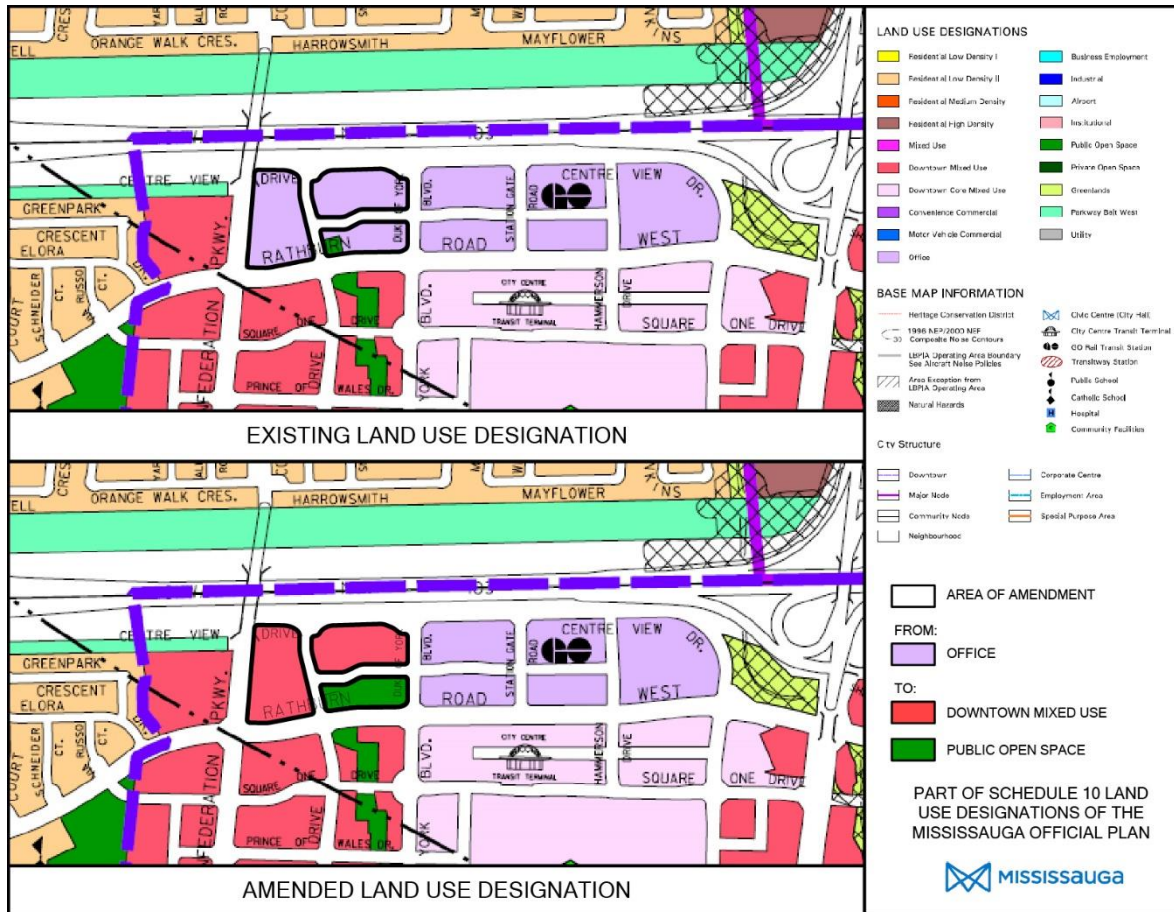
This proposed Amendment would amend Mississauga Official Plan Schedule 10 - Land Use Designations to redesignate certain lands from *Office* to *Downtown Mixed Use* and *Public Open Space*. The proposed Amendment would correspondingly amend the land uses in Schedule 11j to be consistent with Schedule 10. The proposed Amendment would also revise the Rathburn District policies of the DLAP to reflect the range of uses permitted in that district, and to remove the redesignated blocks from the Special Site 12 mapping and policies. This Amendment also proposes the inclusion of “scientific and engineering research and development facilities” as a permitted use in Special Site Policy 12. The proposed amendment would also add new Special Sites within the DLAP. The proposed Special Site Policies identify a potential site for Peel District School Board to locate a new school within Area A of the subject lands and stipulate minimum gross floor areas of non-residential space across each of the proposed Special Site Policy areas.

The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the following reasons:

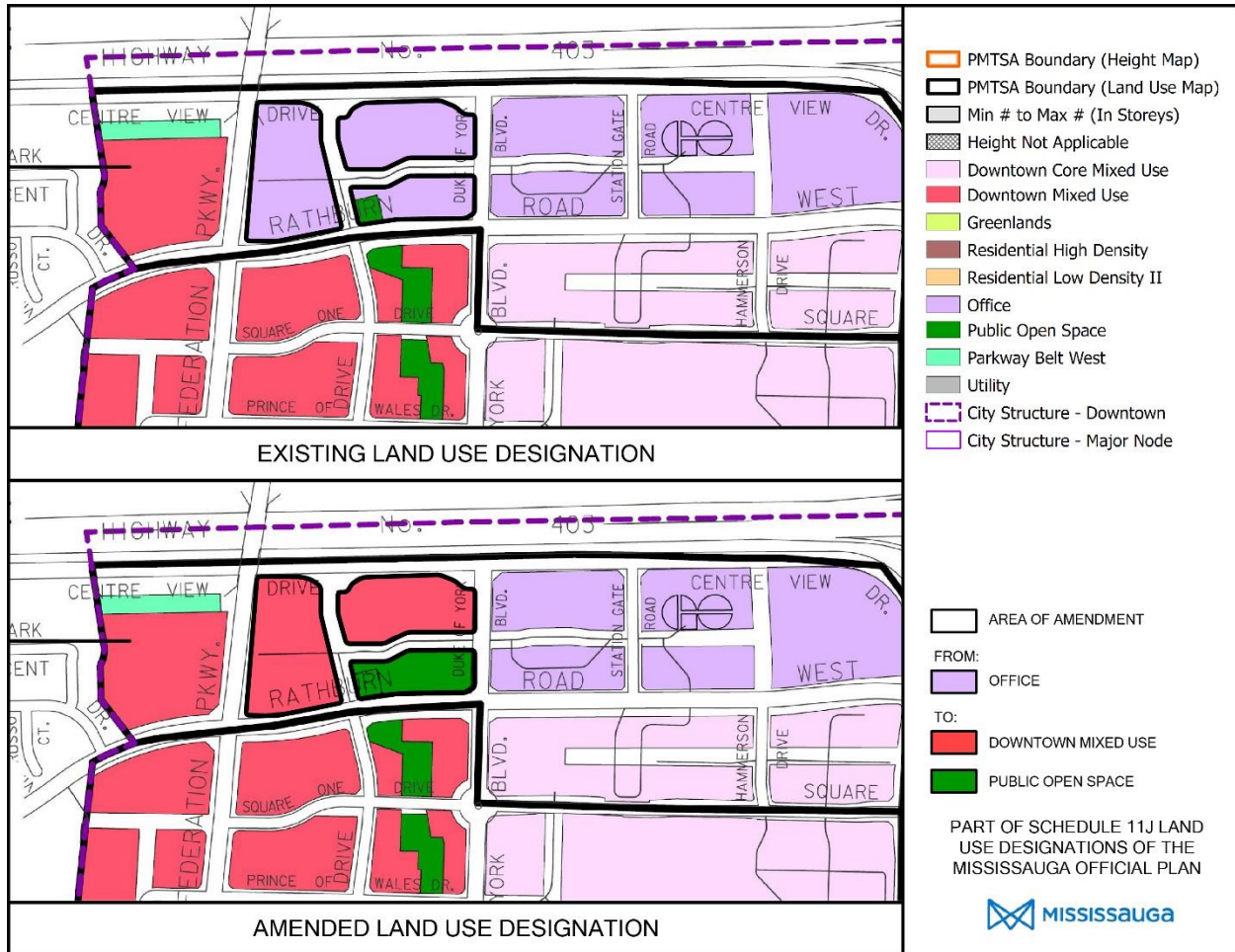
1. The proposed amendments have regard to matters of provincial interest as set out in the *Planning Act*; are consistent with the Provincial Policy Statement (2020); conform with the Growth Plan for the Greater Horseshoe (2020) and the Region of Peel Official Plan (2022); and conform with key policy intentions of the Mississauga Official Plan (2012) and the Downtown Core Local Area Plan (2020).
2. The proposed amendments conform with the general intent of the Mississauga Official Plan and the Downtown Core Local Area Plan to deliver a balance of residents and jobs.
3. The proposed amendments support the policies of the Growth Plan, Region of Peel Official Plan and the Mississauga Official Plan to achieve complete communities with a compact built form, mix of uses and open space in proximity to existing and planned transit.
4. The proposed amendments support the policies of the Growth Plan and Mississauga Official Plan for intensification within Urban Growth Centres and Major Transit Station Areas to meet the minimum density targets.
5. The proposed amendments support the policy directions of the Provincial Policy Statement, Growth Plan, Region of Peel Official Plan and the Mississauga Official Plan to encourage the delivery of a diverse range of housing options and to deliver new housing in proximity to public transit.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by redesignating the lands indicated below to 'Downtown Mixed Use' and 'Public Open Space'.



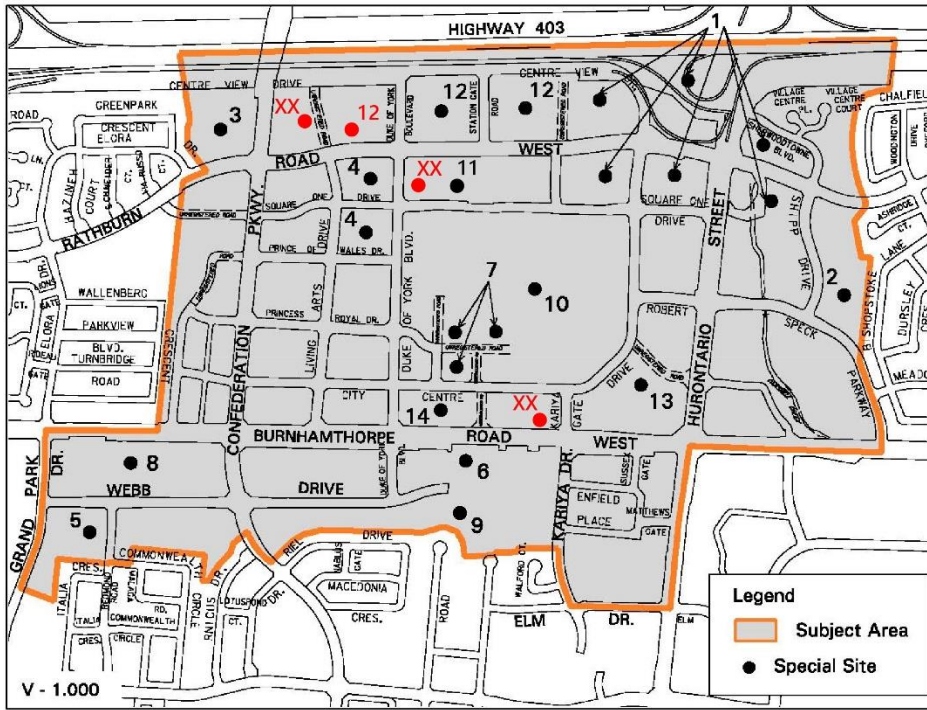
- Schedule 11j Hurontario LRT – Downtown, Protected Major Transit Station Area (PMTSA) of Mississauga Official Plan Amendment 144, is hereby amended by redesignating the lands indicated below to ‘Downtown Mixed Use’ and ‘Public Open Space’.



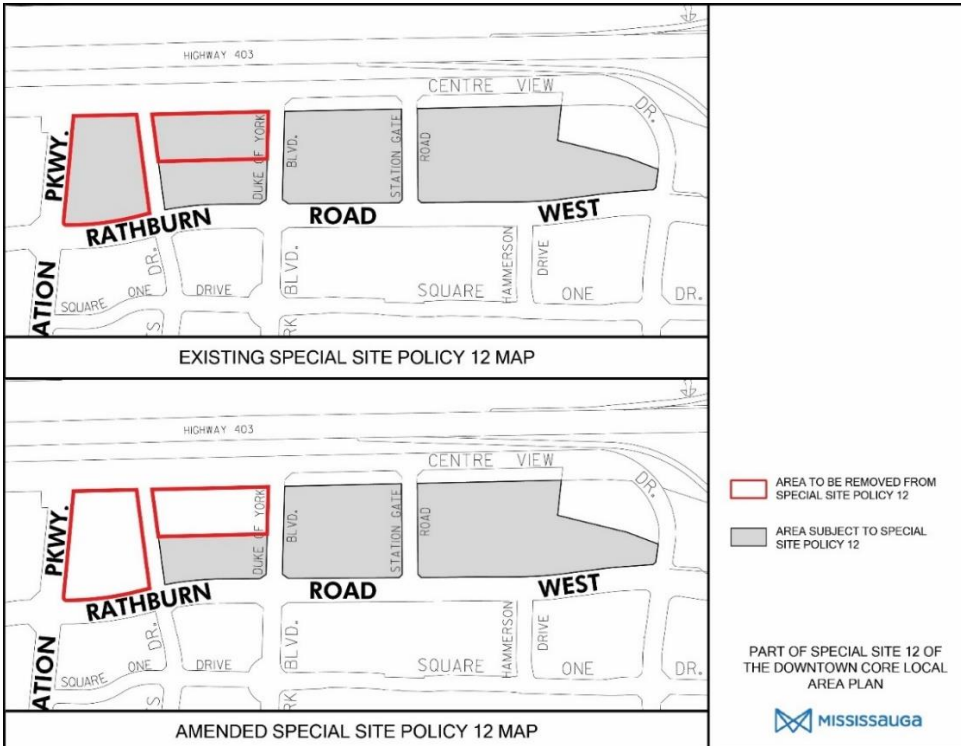
- Section 4.3.4 Rathburn District, of the Downtown Core Local Area Plan is hereby amended by deleting the first paragraph and replacing it with the following:

The Rathburn District is currently a pattern of suburban retail uses and surface parking lots. This district will intensify over the long term with a mix of residential and commercial uses, with an emphasis on office and employment uses that can take advantage of well-designed, efficient, comfortable pedestrian amenities and access to future higher order transit. Visibility and access to Highway 403 and transit make this a prestigious office district with a complementary mix of residential, commercial and open space uses.

4. Map 4 of the Downtown Core Local Area Plan is hereby amended as follows:



5. Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by removing certain blocks from the Special Site Policy 12 map, as identified in the figure below.



6. Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by deleting existing policy 12.12.1 and replacing it with the following:

12.12.1 The lands identified as Special Site 12 are generally located north of Rathburn Road West, east of the future Living Arts Drive extension and south of Centre View Drive.

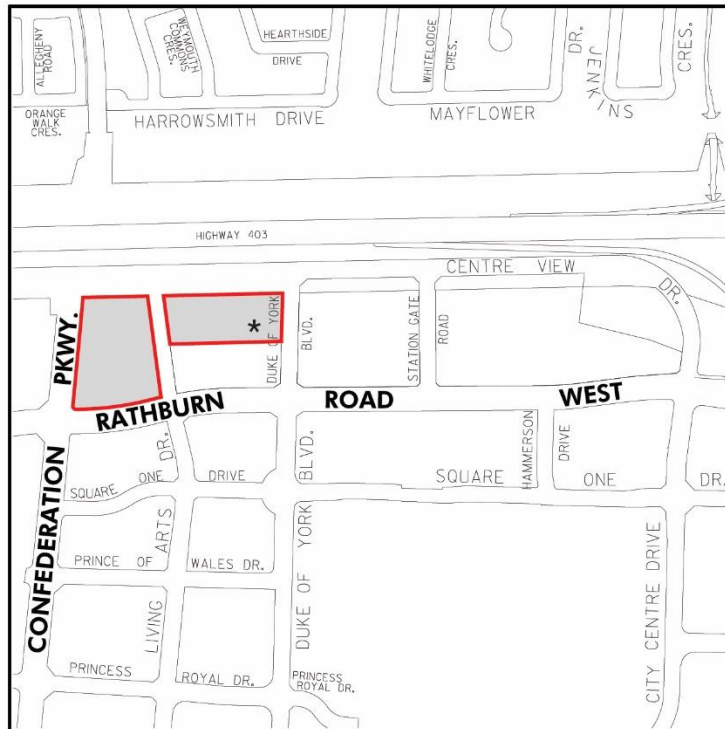
7. Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by adding the following policy:

12.12.XX Notwithstanding the provisions of the Office designation, the following additional policy will apply:

- a. In addition to the uses already permitted in the Office designation, scientific and engineering research and development facilities, including laboratories, pilot plants and prototype production facilities, are permitted.

8. Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is hereby amended by adding Special Site XX, as follows:

12.XX Site XX



12.XX.1 The lands identified as Special Site XX are generally located north of Rathburn Road West, east of Confederation Parkway, south of Centre View Drive and west of Duke of York Boulevard.

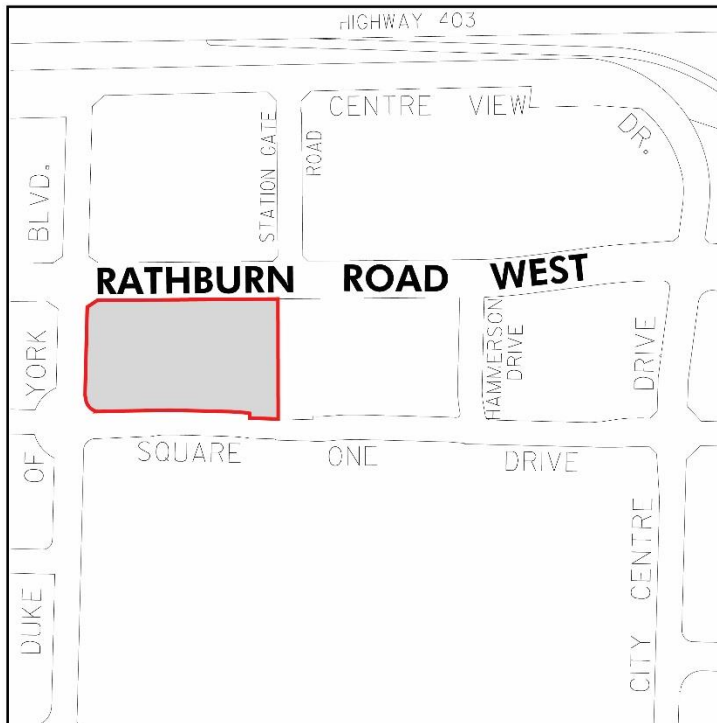
12.XX.2 Notwithstanding the provisions of the Downtown Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum non-residential GFA of 8,935 m² (96,180 ft²), which may be incorporated in mixed-use buildings or within separate buildings.

12.XX.3 The lands denoted with an asterisk (“*”) shall be made available for purchase or lease by the Peel District School Board for an approximately 40,000 square foot elementary school, with any such school building:

- a. to be constructed in conjunction with an adjacent residential or mixed use building; and
- b. contributing to the minimum non-residential GFA requirements outlined in 12.XX.2a.

- 9. Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is hereby amended by adding Special Site XX, as follows:

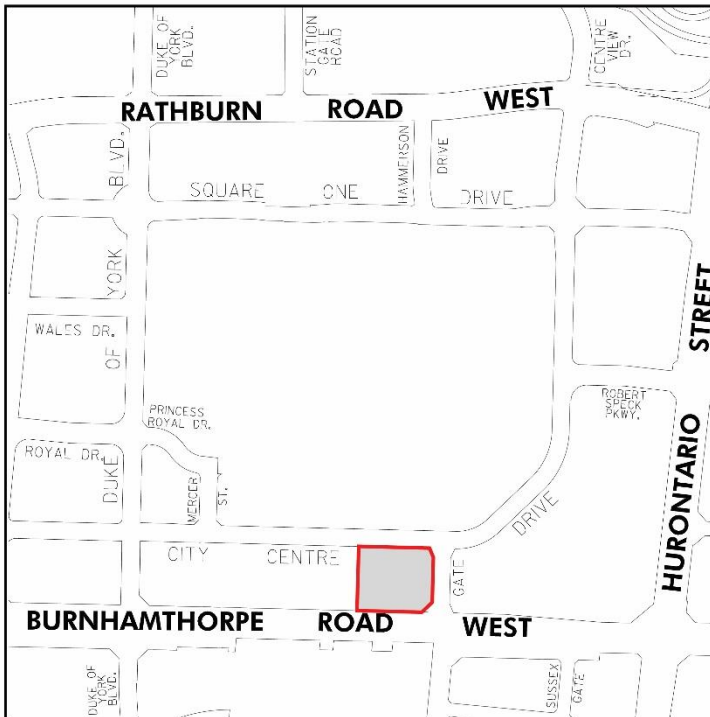


12.XX.1 The lands identified as Special Site XX are generally located south of Rathburn Road West, east of Duke of York Boulevard, north of Square One Drive and west of the City Centre Transit Terminal.

12.XX.2 Notwithstanding the provisions of the Downtown Core Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum office GFA of 3,142 m² (33,820 ft²) which may be incorporated in mixed-use buildings.
- b. The minimum required office space may include Major Office, Secondary Office or Post-Secondary Educational Facilities uses.

10. Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is also hereby amended by adding Special Site XX, as follows:



12.XX.1 The lands identified as Special Site XX are generally located south of City Centre Dr, west of Kariya Gate, north of Burnhamthorpe Rd W and east of Duke of York Boulevard.

12.XX.2 Notwithstanding the provisions of the Downtown Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum office GFA of 1,858 m² (20,000 ft²) which may be incorporated in mixed-use buildings.
- b. The minimum required office space may include Major Office, Secondary Office or Post-Secondary Educational Facilities.

IMPLEMENTATION

Upon the approval of this Amendment by 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 March 2024.

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 the Mississauga Official Plan.