

Amendment No. XXX
to
Mississauga Official Plan

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

PURPOSE

The purpose of this Official Plan Amendment is to amend Schedule 10 – Land Use Designations to redesignate the subject lands from “Mixed Use” to “Residential High Density”, as well as to include the subject lands as a Special Site Area within the Downtown Cooksville Character Area.

LOCATION

The lands affected by this Amendment are located near the southeast corner of Hurontario Street and Kirwin Avenue. The subject site is located within the Downtown Cooksville Character Area and within an Intensification Area, as identified in the City of Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect in 2012, with the most recent Office Consolidation, including all Local Planning Appeal Tribunal (LPAT) decisions and Official Plan Amendments, dated October 21, 2021. On April 11, 2024, the Council of The Regional Municipality of Peel approved the Official Plan Amendments to the City of Mississauga Official Plan Numbers 142, 143, 144 and 146 under Sections 17(34) of the Planning Act, R.S.O. 1990 c. P. 13, as amended, related to Major Transit Station Area Official Plan Amendments.

Schedule 2 and 9 of the Official Plan currently identify the subject lands as being located within an Intensification Area and the Downtown Cooksville Character Area, respectively, where growth and intensification are encouraged. The site is located within 500 metres of the Cooksville GO Station, along the under construction Hurontario Light Rail Transit (LRT) system, and near the proposed Dundas Street Bus Rapid Transit (BRT).

The Official Plan Amendment is required to redesignate the subject site to “Residential High Density” and to add site specific policies to permit a maximum building height of 42 storeys and Floor Space Index of 12.6. The proposal is to redesignate the subject site to “Residential High Density – Special Site”. 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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). In addition, the proposed development is consistent and conforms with the policies of the Region of Peel Official Plan (2018), City of Mississauga Official Plan (Office Consolidation 2021) and Downtown Cooksville Character Area. The proposed development represents the reinvestment and intensification of an underutilized site.
2. The proposed development further meets the policies outlined in the applicable policy documents by providing greater densities where there is a large amount of existing and planned infrastructure such as the Milton GO Train Line, the Hurontario Light Rail Transit, and the Dundas Bus Rapid Transit.
3. The proposed development will improve and contribute towards the City’s vision for the Hurontario Corridor by providing setbacks that are in keeping with the surrounding development applications to ensure a seamless pedestrian realm that is inviting, walkable, and complementary to the existing and planned Corridor.
4. The proposed development is in keeping with other development applications in the area and introduces new housing options in the Cooksville Area, while providing new commercial space at grade and expanding the presence of the existing Charity use.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.4, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site X on Map 12-4, Downtown Cooksville Character Area in accordance with the Special Site Policies.



2. Section 12.4.3 Special Site Policies Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by adding the following:
 - 12.4.3.XX The lands identified as Special Site X are located at the southeast corner of Hurontario Street and Kirwin Avenue.
 - 12.4.3.XX Notwithstanding the policies of this Plan, apartment buildings with a maximum height of 42 storeys will be permitted.
 - 12.4.3.XX Notwithstanding the policies of this Plan, apartment buildings with a Maximum Floor Space Index of 12.6 will be permitted.
3. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by revising the land use designation of the subject lands from "Mixed Use" to "Residential High Density – Special Site", as shown on Map "A" of this Amendment.

Map "A":



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 March 4th 2024. Further refinements to the Amendment may be required as a result of OPA 146.

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 and to add a Special Site Policy within the Downtown Cooksville 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 _____, 2024.

MAYOR

CLERK