

Amendment No. \_\_\_\_  
to  
The City of Mississauga Official Plan (2024)  
For the City of Mississauga Planning Area

By-law No. \_\_\_\_\_

A by-law to Adopt the City of Mississauga Official Plan Amendment No. \_\_\_\_

WHEREAS in accordance with the provisions of sections 17 or 22 of the Planning Act, R.S.O 1990, c. P.13, as amended, Council may adopt an Official Plan or amendment thereto;

AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils after March 1, 2000, provided that they conform with the Region Official Plan and comply with conditions of exception:

AND WHEREAS, the Commissioner of Environment Transportation and Planning Services for the Region of Peel has advised that, with regard to Amendment No. \_\_\_\_, in his opinion, the amendment conforms with the Regional Official Plan is exempted:

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

1. The attached map designated As Schedule "A" and explanatory text, constituting Amendment No. XX to the City of Mississauga Official Plan specifically to the Applewood District Policies of the City of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20XX.

Signed \_\_\_\_\_ Mayor

Signed \_\_\_\_\_ Clerk

Amendment No. \_\_\_\_

to

City of Mississauga Official Plan

For the City of Mississauga Planning Area

The following text and map designated Schedule “A” attached hereto constitutes Amendment No. \_\_\_\_

Schedule “A” of this Amendment is an excerpt from the City of Mississauga Land Use Applewood District Land Use Map, Applewood District Policies of the City of Mississauga Official Plan, with the proposed FSI of 1.5 designated indicated in horizontal lines.

## PURPOSE:

The purpose of this Amendment is to change the floor space index (FSI) of the subject lands from a range of “0.15 to 1.2” to “1.5” to permit one additional apartment building as an additional use.

## LOCATION:

The lands affected by this Amendment are located at 3480 Havenwood Drive and 1485 Williamsport Drive.

## BASIS:

The subject lands are located in the Applewood Neighbourhood Character Area and form part of the City of Mississauga Official Plan.

The subject lands are designated Residential High Density, which permits apartment dwellings. The subject lands are located in the Applewood Neighbourhood Character Area (Map 16-2), and a Floor Space Index (FSI) of 0.5 to 1.2 times is permitted. Policy 16.1.1.2 states that proposals for heights more than four storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City’s satisfaction that: (a) an appropriate transition in heights that respects the surrounding context will be achieved; (b) the development proposal enhances the existing or planned development; (c) the City Structure hierarchy is maintained; and (d) the development proposal is consistent with the policies of this Plan. Policy 16.2.3.1 states that new development in sites designated for High Density Development should not exceed the height of any existing buildings on the property and should be further limited in height so as to form a gradual transition in massing when located adjacent to low density residential development.

This Amendment alters the FSI on the subject lands from a range of “0.15 to 1.2” to “1.5”.

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

- i. The proposal for an additional apartment building is in keeping with the Official Plan policies that speak to intensification and infill development opportunities within Neighbourhoods.
- ii. While the proposed additional apartment building will be one storey taller than the existing buildings on site, the proposal is compatible with the existing use of the subject lands and establishes an appropriate transition to the built form and scale of the surrounding development.
- iii. The proposal is generally consistent with the intent of the policies and is surrounded by existing developments designated Residential Medium Density, Residential High Density and Mixed Use. The proposal does not directly interface with any developments designated Residential Low Density.
- iv. The massing, height and built form of the proposed buildings have been oriented to fit within the surrounding context;
- v. The proposal is compatible with the existing site conditions and surroundings, and enhances the amenity provision and landscape quality and character of the subject lands and surrounding areas, with no unacceptable adverse anticipated impacts in terms of shadow, views, traffic and servicing;
- vi. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the additional apartment uses, and the proposed site-specific Official Plan Amendment meets the criteria for such amendments, as set out in the Official Plan.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Applewood Neighbourhood Character Area (Map 16-2) of the City of Mississauga Official Plan is hereby amended by changing the floor space index from “0.15 to 1.2” to “1.5” on the subject lands.

### IMPLEMENTATION

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

Provisions will be made through the rezoning of the lands, subject to this Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

### INTERPRETATION

The provisions of the City of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of the Mississauga Official Plan.

Upon completion of this Amendment, the various Sections, Applewood Neighbourhood Character Area Map (Map 16-2) and Appendices will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments including changing the numbering, cross-referencing and arrangement of text, tables, schedules and maps, altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance for this Amendment are in no way affected.

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ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

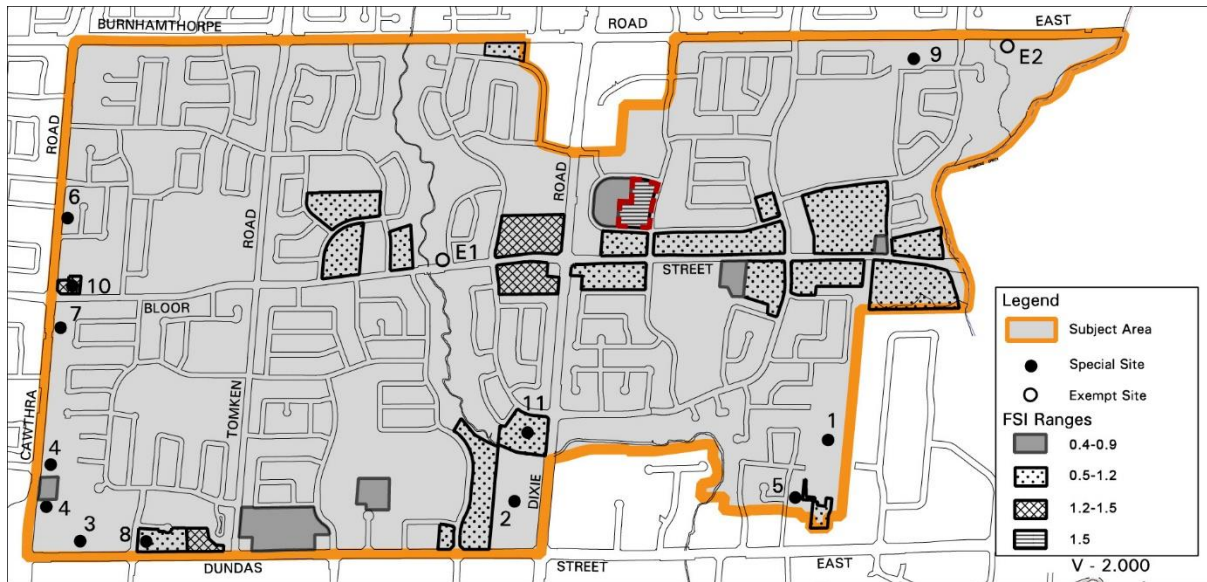
Signed \_\_\_\_\_ Mayor

Signed \_\_\_\_\_ Clerk


Official Plan Amendment to the City of Mississauga Official Plan  
Schedule A

Amend the Applewood Neighbourhood Character Area Map 16-2 for the lands located at 3480 Havenwood Drive and 1485 Williamsport Drive by changing the Floor Space Index (FSI) from “0.15 to 1.2” to “1.5”.

The maximum FSI permitted for all development shall be 1.5.



Map 16-2 Applewood Neighbourhood Character Area

 Subject Lands  
FSI 1.5

Subject Lands:  
**3480 Havenwood Drive and 1485 Williamsport Drive**

Note: proposed FSI on the plan.  
Proposed FSI indicated within the red dashed line  
of the application area.