

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 amend Schedule 10 to redesignate the Subject Lands and to amend the Downtown Cooksville Character Area to include the Subject Lands as a Special Site.

LOCATION

The lands affected by this Amendment are located on the east side of Hurontario Street, south of Kirwin Avenue. The land is municipally addressed as 3085 Hurontario Street. The Subject Lands are located within the Downtown Cooksville Character Area, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals at the Ontario Land Tribunal.

The Mississauga Official Plan ('MOP') contains a City Structure comprised of Intensification Areas, where growth is encouraged and Non-Intensification Areas, where growth is discouraged within the City. Intensification Areas include Downtowns, Major Nodes, 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 the Downtown, within a Major Transit Station Area and along an Intensification Corridor where transit-oriented development is encouraged.

The Subject Lands are currently designated 'Mixed Use'. Permitted uses on the Subject Lands include: commercial parking facility, financial institution, funeral establishment, markerspaces, 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 office. The Official Plan Amendment is required to redesignate the Subject Lands to 'Residential High Density'.

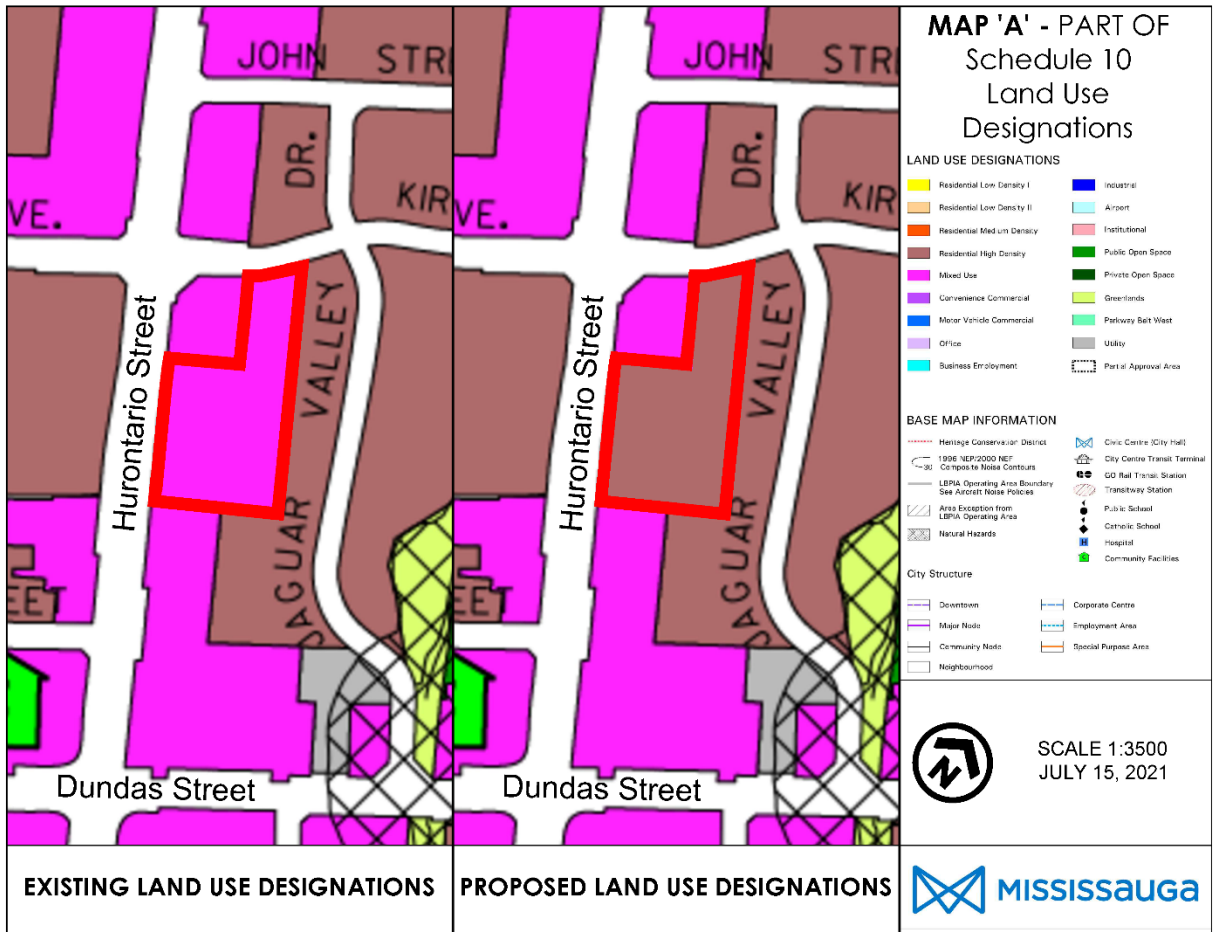
The Subject Lands are located within the Downtown Cooksville Character Area of the MOP. As per the Downtown Cooksville Character Area, a maximum building height of six storeys is permitted on the Subject Lands and a density is not specified. The City requires that a Special Site policy be added to the MOP for increases in proposed building height where intensification is proposed. This Amendment proposes to revise the Downtown Cooksville Character Area to add the Subject Lands as a Special Site. This proposed Special Site policy will permit maximum building heights of up to 39 storeys.

The proposed Official Plan Amendment is to redesignate the Subject Lands to 'Residential High Density – Special Site'. The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the following reasons:

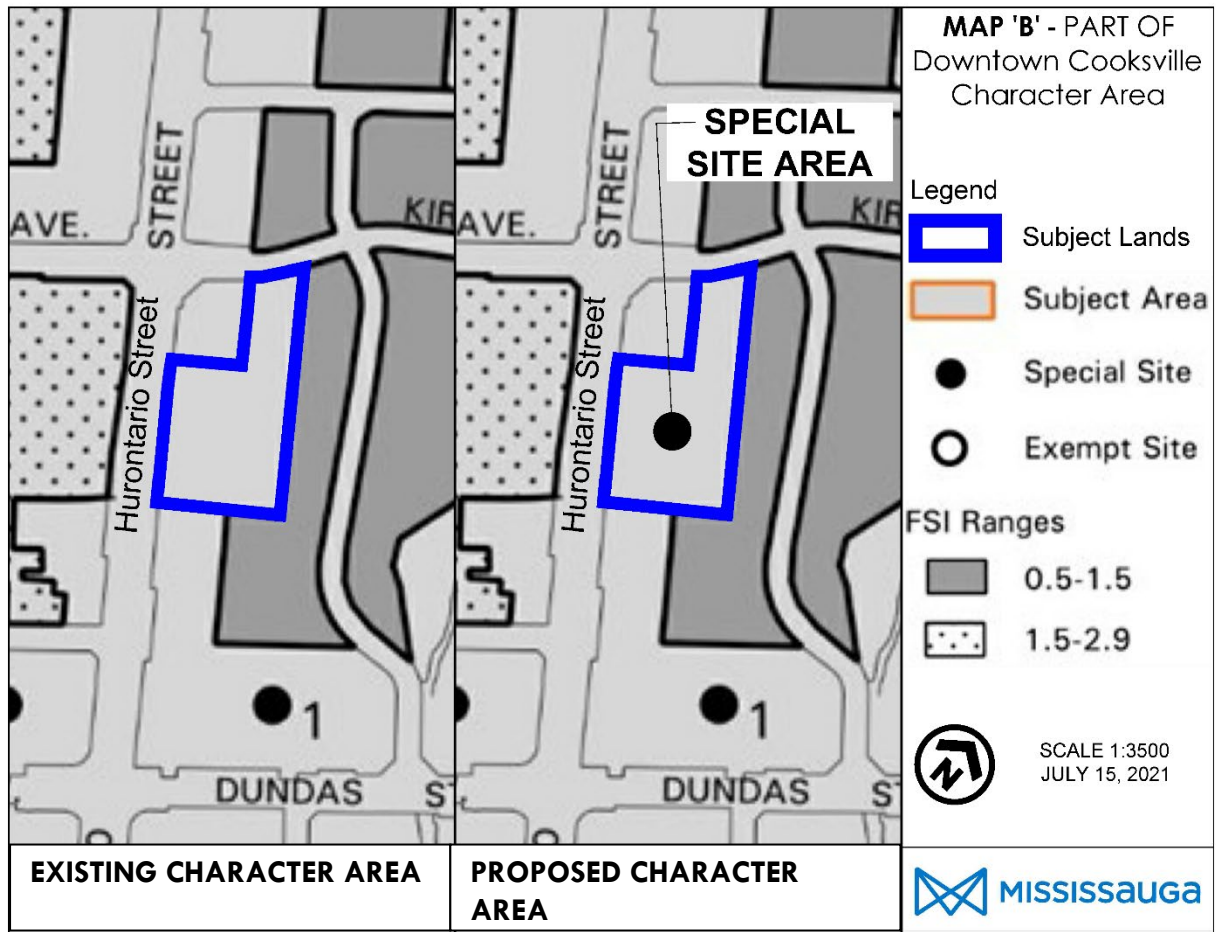
1. The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to and does not conflict with the Region of Peel Official Plan (2022). In addition, the proposed development will bring the Mississauga Official Plan (2024) into consistency with the Provincial Planning Statement and into conformity with the Region of Peel Official Plan as each applies to the Subject Lands. The proposed development represents reinvestment and intensification of an underutilized site and will better utilize transit infrastructure investments.
2. The Subject Lands are located: within an Urban Growth Centre, within a Major Transit Station Area, and within 5-minute walking distance of three higher order transit networks; the Cooksville GO Station, the Hazel McCallion Light Rail Transit Line (currently under construction) network and the future Dundas Street Bus Rapid Transit network. Furthermore, the Subject Lands are located along an Intensification Corridor and a Regional Intensification Corridor. As noted in the Provincial Planning Statement, the Region of Peel Official Plan and the Mississauga Official Plan, Station Areas and Intensification Corridors are areas for intensification and compact, mixed-use, high density development where transit-supportive development should be directed.
3. The proposed development will utilize existing servicing and future servicing can be provided in an efficient manner.
4. With buildings heights of 31 to 39 storeys, the proposal is a transit-supportive development on lands that are well-served by existing and future transit networks, active transportation networks and infrastructure networks. 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 and households within comfortable walking distance to an abundance of retail, services and greenspace, contributing toward the goals of a complete, walkable community.
5. The proposed development will improve and contribute towards the Hurontario Street streetscape by providing an animated podiums situated close to the streetline, with a mixture of uses at-grade, directly accessible from the public sidewalk. This will enable an active, main street with high pedestrian activity.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by re-designating the lands to 'Residential High Density'.



- Section 12.4, Downtown Cooksville Character Area, of the 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.



3. Section 12.4.3, Special Site Policies Downtown Cooksville Character Area, of the Mississauga Official Plan, is hereby amended by adding the following:

12.4.3.XX The lands identified as Special Site X are located on the east side of Hurontario Street, south of Kirwin Avenue.

12.4.3.XX Notwithstanding the policies of this Plan, apartment buildings with a maximum height of 39 storeys will be permitted.

12.4.3.XX Notwithstanding the policies of this Plan, a maximum density of 7.75 FSI will be permitted.

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.

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 4, 2024.

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.

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

WHEREAS in accordance with the provisions of Sections 17 and 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, Council desired to adopt certain amendments to the 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