

Amendment No. XXX
to
Mississauga Official Plan

The following text and Maps attached hereto constitute Amendment No. XXX

PURPOSE

The purpose of this Amendment is to re-designate a segment of the Subject Lands and to amend the Sheridan Community Node 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 Erin Mills Parkway and west of Fowler Drive. The land is municipally addressed as 2225 Erin Mills Parkway. The Subject Lands are located within the Sheridan Community Node 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 which outlines where growth ought to be encouraged and discouraged within the City. The City Structure is comprised of Intensification Areas and Non-Intensification Areas. Intensification Areas include Downtown, 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 along a Corridor and within an Intensification Area where compact, pedestrian-oriented and transit-supportive development is encouraged.

As per the in-effect Community Node policies, a maximum building height of four storeys is permitted and a density is not specified. The City requires that a Special Site policy be added to the MOP for the proposed building height: this has been included in the enclosed implementing Official Plan Amendment.

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.

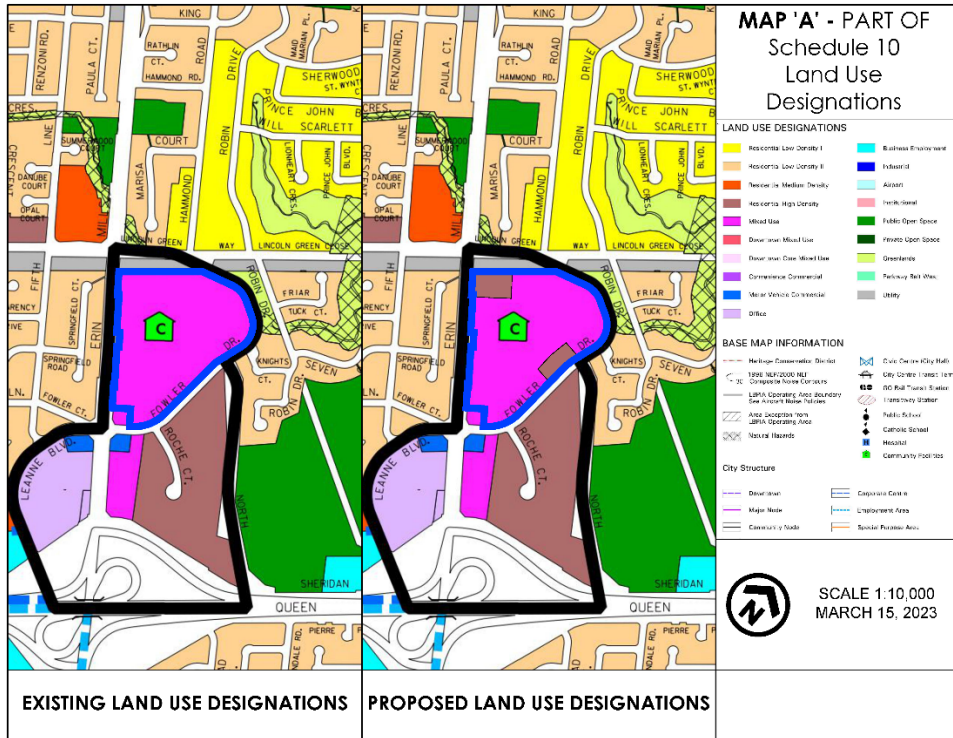
The Official Plan Amendment is required to re-designate a segment of the Subject Lands to 'Residential High Density' and to revise the Sheridan Community Node Character Area to add the Subject Lands as a Special Site. This proposed Special Site policy will permit a maximum building height of 15 storeys. Overall, the proposed Official Plan Amendment is to further implement City Council's direction as outlined in the Reimagining the Mall initiative and the adopted, but not in effect Official Plan Amendment 115. Collectively,

these above-noted items identify the Subject Lands as an appropriate and desirable location for compact, pedestrian-oriented and transit-supportive development to occur with building heights of 15 storeys. The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the reasons as follows:

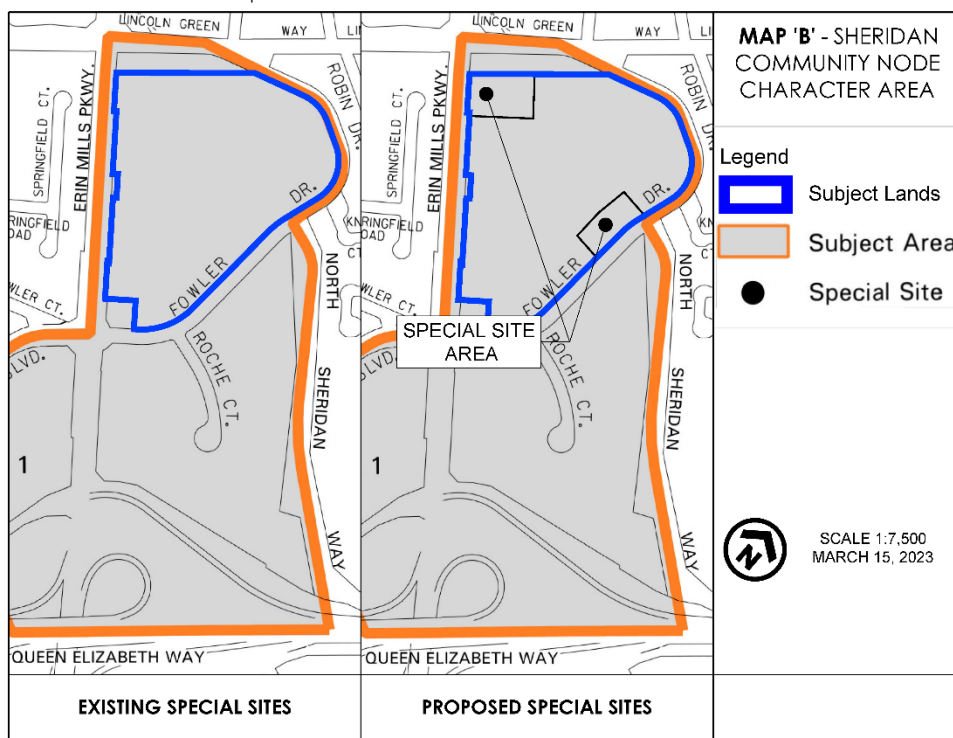
1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Region of Peel Official Plan (2022). In addition, the proposed development will bring the Mississauga Official Plan (2021) into consistency with the Provincial Policy Statement and into conformity with A Place to Grow and the Region of Peel Official Plan. 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 a comfortable walking distance of higher order transit stops – including the planned Dundas Bus Rapid Transit Station at Dundas Street West and Erin Mills Parkway. Furthermore, there is existing street-level transit operating in the surrounding area, including directly in front of the Subject Lands. Furthermore, the Subject Lands is located along an ‘Other Rapid Transit Corridor’. As noted in A Place to Grow, the Peel Regional Official Plan and the Mississauga Official Plan, these are areas for intensification and compact, high density development to occur. Transit-supportive development should be directed to these locations.
3. The proposed development will utilize existing servicing and future servicing can be provided in an efficient, cost-effective manner.
4. The proposal with heights of 15 storeys is a transit-supportive development on lands that are well-served by existing and future transit networks. The Site is also well-served by existing greenspace, active transportation networks and service and retail establishments in the surrounding area. Bringing additional residents to this otherwise underutilized parcel will bring families and households within comfortable walking distance to an abundance of services, facilities and amenities which will support the creation of Sheridan as a complete, walkable community.
5. The proposed development will improve and contribute to the Erin Mills Parkway streetscape by providing built forms that address the public realm and principal entrances that are directly accessible from the public sidewalk. This will enable an active public realm which supports 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 a segment of the Subject Lands to 'Residential High Density'.



- Section 14.8, Sheridan Community Node Character Area, of the Mississauga Official Plan, is hereby amended by adding Special Site X to Map 14-8, Sheridan Community Node Character Area, in accordance with the Special Site Policies.



3. Section 14.8, Sheridan Community Node Neighbourhood Character Area, of the Mississauga Official Plan is hereby amended by adding the following as Special Site X:

14.8..XX The lands identified as Special Site X are located on the east side of Erin Mills Parkway, west of Fowler Drive.

14.8.XX Notwithstanding the policies of this Plan, an apartment building with a maximum height of 15 storeys 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 the Mississauga Official Plan dated August 4, 2022.

INTREPRETATION

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. XXX

WHEREAS in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.. 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 Council 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 desired to adopt certain amendments to the Mississauga Official Plan regarding a change to the land use designation of the Subject Lands, a change to the Sheridan Community Node Character Area and to add a Special Site Policy within the Sheridan Community Node 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 _____, 20XX.

Mayor

Clerk