

Amendment No. XXX
to
Mississauga Official Plan

The following text and Schedule 'A' attached hereto constitute Amendment No. XXX

Purpose

The purpose of this Amendment is to amend the Streetsville Community Node Character Area 'Special Site Six.' to permit a mixed-use development. The proposed development would alter the policies of Special Site Six, which currently permits a mixed-use building of seven storeys, to permit a mixed-use building of a maximum height of 13 storeys in area A, mixed-use buildings of a maximum height of 15 storeys in areas B and C, and mixed-use building of a maximum height of 8 storeys in area D.

Location

The lands affected by this Amendment (hereafter referred to as the "Subject Property") are located on the west side of Queen Street South, north of Tannery Street, south of Caroline Street, and east of the rail corridor. The land is municipally addressed as 120 Queen Street South, 128 Queen Street South, 142-148 Queen Street South, 150 Queen Street South, 154 Queen Street South, 158 Queen Street South and 169 Crumbie Street.

The Subject Property is also located within the Streetsville Community Node Character Area, as identified in the Mississauga Official Plan.

Basis

The proposed amendment is consistent with the policies provided in the Provincial Policy Statement 2020, as well as conforming to all policies within the Growth Plan, particularly those policies that pertain to directing growth and development to appropriate areas. These Provincial Legislative documents both promote a range and mix of housing options provided through redevelopment and intensification of underutilized lands within the existing built-up area. These areas are already served by existing community infrastructure and engineering services, and therefore make efficient use of existing services. Furthermore, the Growth Plan mandates minimum densities for Major Transit Station Areas. Development on the Subject Property represents an opportunity for the City of Mississauga to ensure that this minimum density is exceeded in order to optimize available infrastructure and services in the Planned Streetsville GO Major Transit Station Area.

The proposal also conforms to the Region of Peel Official Plan "(RPOP)". The policies and objectives of the Region of Peel Official Plan have a particular focus on achieving an urban structure, form, and density that is pedestrian friendly and transit supportive. The proposed development is located approximately 359 metres from a Planned Major Transit Station (Streetsville Go Station) and is directly adjacent to existing public transit service along Queen Street South. The proposed development also provides transit-supportive densities that contribute to the Region's policy objectives of achieving intensification of residential and non-residential development in Strategic Growth Areas and Major Transit Station Areas. In addition, the proposed development features new open space areas and public parkland dedications including a multi-use 'Market Square' area and new pedestrian facilities that directly connect to the existing cyclist and pedestrian networks in the area.

The Mississauga Official Plan (“MOP”) came into effect on November 14, 2012, save and except for site specific appeals at the Ontario Land Tribunal. The Subject Property is designated as ‘Mixed Use’, which permits a variety of commercial uses as well as residential uses.

Furthermore, as per the in-effect Streetsville Community Node Character Area policies that pertain to Special Site Six, a mixed use building with a maximum height of seven storeys is permitted on the Subject Property. This maximum height limit is inconsistent with the policies of the Provincial Policy Statement 2020 and does not conform to the policies in the Growth Plan, the policies and objectives of the Region of Peel Official Plan.

This limitation also does not conform with the City-wide policies and objectives of the MOP.

In particular, the MOP contains a City Structure which outlines areas (“Intensification Areas”) where growth and intensification is to be directed. These ‘Intensification Areas’ are delineated in ‘Schedule 2 – Intensification Areas’ in the MOP and include ‘Community Nodes’ and ‘Major Transit Station Areas’, among others. The Subject Property is within the Streetsville Community Node and is located within a 5 to 10 minute walk from a Major Transit Station (Streetsville Go Station). The policies and objectives of the MOP are also supported by this proposal as it contributes a range and mix housing types within an intensification area on a currently underutilized site. As such, compatible and thoughtful intensification is already contemplated on these lands.

The proposed Official Plan Amendment will also further implement the City Council’s direction to support transit-oriented developments, more affordable housing, nurturing diverse cultures, and developing walkable connected neighbourhoods, as indicated by the Mississauga Strategic Plan.

The proposed Amendment also recognizes the Subject Property's location within 800 m of the Streetsville Go Station, a Station that has been identified as a Planned Major Transit Station within the RPOP, and intended to be protected for transit-supportive densities, uses, and active transportation connections, since the Major Transit Station Area has yet to be delineated through a Regionally initiated Official Plan Amendment following the necessary study and assessment of the area.

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

- The proposed development will contribute towards a more complete community for residents of all ages.
- The proposed residential units will provide affordable housing to the Streetsville area. In addition, although the proposed tenure of the residential units is condominium, and not rental, the proposed development will likely provide a contribution of rental units in the form of secondary market rental units.
- The proposed development is compatible with the surrounding land uses and provides a gentle increase in density relative to the adjacent existing built form.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 14.10.6.6, Streetsville Community Node Character Area Site Six, of the Mississauga Official Plan, is hereby amended by amending Map 14-10-6, Streetsville Community Node Character Area, in accordance Schedule 'A' to this Amendment.

2. Section 14.10.6.6, Site 6 of the Mississauga Official Plan is hereby amended by removing the following policies:

~~14.10.6.6.2 Notwithstanding the provisions of the Mixed-Use designation, lands identified as Area B and Area C will be permitted to develop for a residential apartment building ranging in height from three storeys to seven storeys with ground floor commercial uses.~~

3. Section 14.10.6.6, Site 6 of the Mississauga Official Plan is hereby amended by adding the following:

14.10.6.6.1 The lands identified as Special Site 6 are located on the west side of Queen Street South, north of Tannery Street and east of the rail corridor.

14.10.6.6.2 Notwithstanding the provisions of the Mixed-Use designations, lands identified as Special Site 6, where a building height greater than 15 storeys is proposed in the Mixed-Use designation, the policies of this section apply to the requested increases:

- a. The maximum height that may be considered without an Official Plan Amendment is 15 storeys, subject to meeting the policies of this section, unless Community Node or Character Area policies, or other similar policies, specify alternative building height requirements or until such time as alternative building heights are determined through the review of future Character Area, Community node, MTSA and PMTSA policies or other similar policies.
- b. Additional height above the limitation set out in sub-section a) may be considered through the required concept plan process set out in section 14.10.6.6.8 subject to the preparation of urban design guidelines that establish the appropriate maximum height and density in the context of the site and surrounding existing and planned development, to ensure such buildings will be designed to:
 - i. Be integrated with appropriate transitions to surrounding development particularly uses such as parks and open space;
 - ii. Establish an attractive streetscape with a defined street edge, which contributes to the pedestrian experience;
 - iii. Reduce the perceived building mass through design measures such as the vertical articulation of the facades, building step-backs at the upper floors and the use of a podium;
 - iv. Provide architectural expression which emphasizes the entry area and other special building areas, while screening mechanical penthouses and elevator cores and integrating them with the building design;
 - v. Maximize sunlight as demonstrated, if required by the City, through a sun/shadow analysis; and
 - vi. Establish variations in building materials and design treatments.

14.10.6.6.3 Notwithstanding the provisions of the Mixed-Use designation, lands identified as area A will be permitted to develop for a mixed-use building ranging in height from two storeys to thirteen storeys.

14.10.6.6.4 Notwithstanding the provisions of the Mixed-Use designation, lands identified as area B will be permitted to develop for a mixed-use building ranging in height from four storeys to fifteen storeys.

14.10.6.6.5 Notwithstanding the provisions of the Mixed-Use designation, lands identified as area C will be permitted to develop for a mixed-use building ranging in height from two storeys to fifteen storeys.

14.10.6.6.6 Notwithstanding the provisions of the Mixed-Use designation, lands identified as area D will be permitted to develop for a mixed-use building ranging in height from two storeys to eight storeys.

14.10.6.6.7 Notwithstanding the provisions of the Mixed Use designation, drive-through facilities will not be permitted for lands identified as Special Site Six.

14.10.6.6.8 Prior to development of lands identified as Special Site Six, a concept plan will be required to address among other matters:

- a. a connecting public road network linking Queen Street South with Crumbie Street and William Street; and
- b. the location of additional public open space for recreational and library purposes.

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, and thereafter forms part of the Mississauga Official Plan.

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 March 3, 2023.

Interpretation

The provisions of the Mississauga Official Plan, 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 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 the 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 land use designation change, to modify the Streetsville Community Node Character Area and to modify a Special Site Policy within the Streetsville Community Node Character Area;

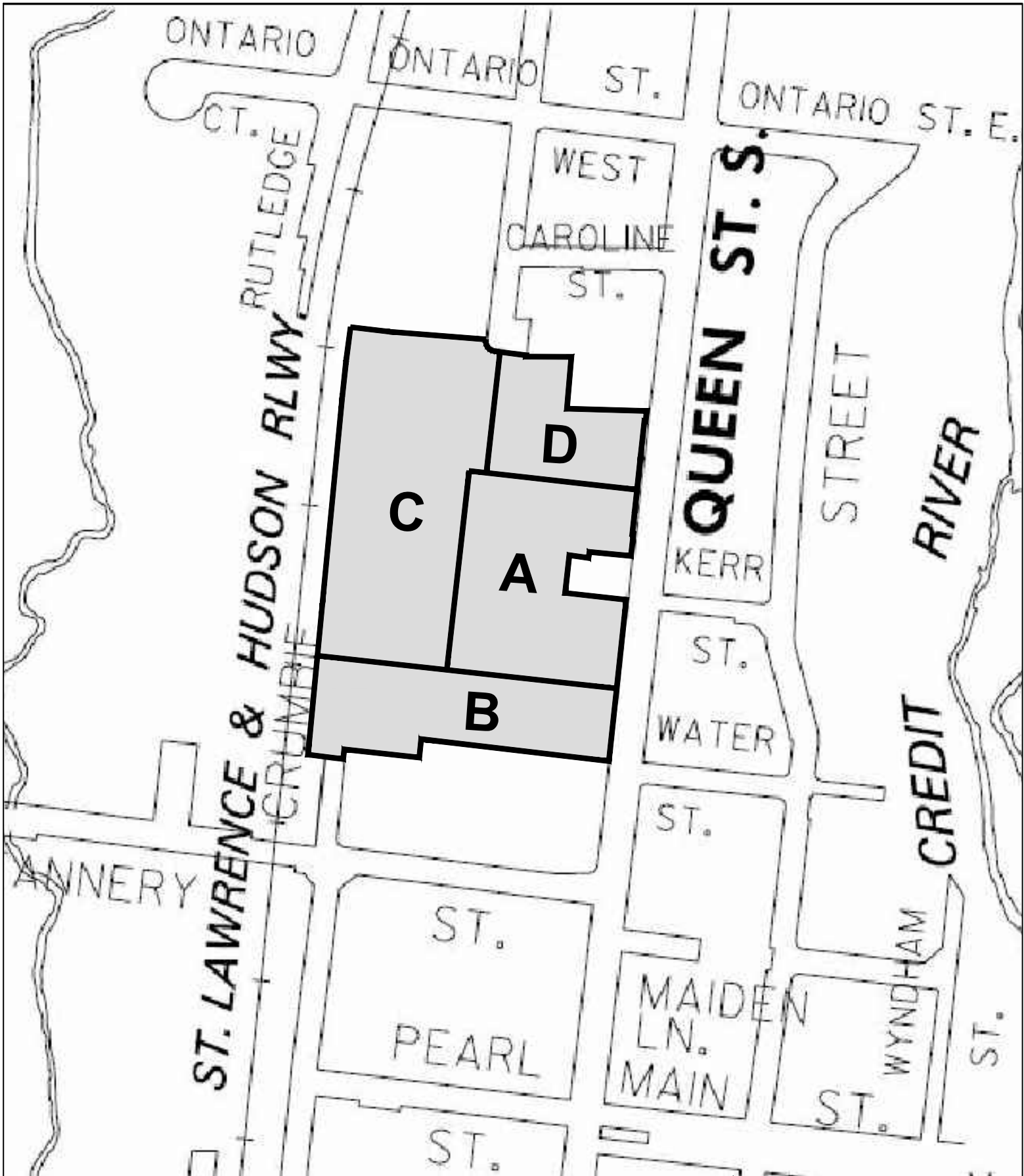
NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows;

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



Official Plan Amendment Schedule 'A'
 142-148 Queen Street South, Mississauga

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NTS	March 15, 2024	22168-SC3			JD
Scale	Date	Draw Number	Rev.	Draw	Design