

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 the Streetsville Community Node Character Area to include the Subject Lands as a Special Site.

## LOCATION

The lands affected by this Amendment are located on the west side of Rutledge Road, north of Tannery Street. The land is municipally addressed as 150 Rutledge Road. The Subject Lands are located within the Streetsville 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 within the Community Node component of the City Structure where compact, transit-oriented development is encouraged.

As per the Streetsville Community Node Character Area, a maximum building height of seven storeys is permitted and a density is not specified. Additionally, Special Site 3 of the Streetsville Community Node Character Area policy further limits the maximum number of residential dwelling units to 397 dwelling units and maximum building heights to up to six storeys. The City requires that the Streetsville Community Node Character Area Special Site 3 policy be modified to permit the proposed building height and density: this has been included in the enclosed implementing Official Plan Amendment.

The Subject Lands are currently designated 'Residential High Density'. Permitted uses on the Subject Lands include apartment dwelling, uses permitted in the Residential Medium Density designation and uses permitted in the Convenience Commercial designation at-grade in apartment dwellings.

As previously stated, the Subject Lands are located within the Streetsville Community Node Character Area of the Mississauga Official Plan. This Amendment proposes to revise the Streetsville Community Node Character Area Special Site 3 provisions. This proposed, amended Special Site 3 policy will permit a maximum building height of 10 storeys, a maximum of 517 dwelling units on all lands subject to the policy and a maximum density of 3.61 FSI. The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the reasons as follows:

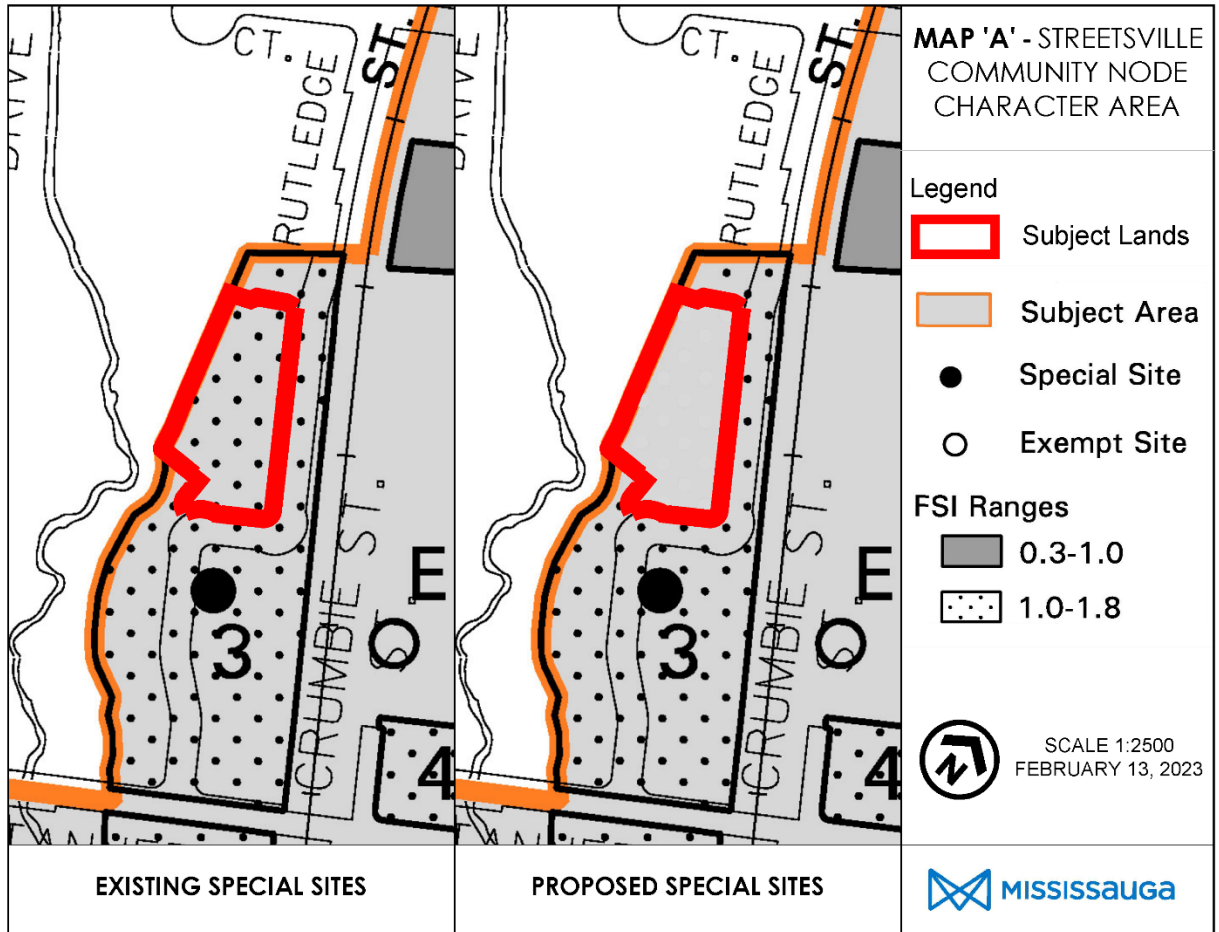
1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). In addition, the proposed development will bring the Mississauga Official Plan (2022) into consistency with the Provincial Policy

Statement and into conformity with A Place to Grow and the Region of Peel Official Plan (2022). The proposed development represents reinvestment and intensification of an underutilized site and will better utilize land and infrastructure.

2. The Subject Lands are located within a comfortable 5-minute walking distance of higher order transit stops – including the Streetsville GO Station. Furthermore, the Subject Lands are located within a comfortable walking distance of existing street-level transit services and an extensive retail area. As noted in A Place to Grow, the Region of Peel Official Plan and the Mississauga Official Plan, lands with such locational attributes are where intensification and compact development ought to be directed. Transit-supportive development should also 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 a height of 10 storeys and a Floor Space Index of 3.61 is a transit-supportive development on lands that are well-served by existing transit networks. The Site is also well-served by existing greenspace, active transit 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 Streetsville as a complete, 15-minute, walkable community.
5. The proposed development will allow for the appropriate completion of the Special Site 3 area. The provision of 305 additional residential dwelling units on a portion of the Special Site 3 area is appropriate and desirable.
6. The proposed development will improve and contribute to the Rutledge Road streetscape by providing a built form that frames the street and has principal entrances that are directly accessible from the public sidewalk. This will enable an active, main street with pedestrian activity.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 14.10, Streetsville Community Node Character Area, of the Mississauga Official Plan, is hereby amended by modifying Map 14-10, Streetsville Community Node Character Area to remove a maximum density limit of 1.0 – 1.8 FSI.



2. Section 14.10.6.3, Special Site 3, Streetsville Community Node Character Area, of the Mississauga Official Plan is hereby amended by modifying Special Site 3 policy provisions as follows:

14.10.6.3.2. Notwithstanding the provisions of the Residential High Density designation, the following additional policies will apply:

- a. the determination of the area suitable for redevelopment will have regard for the extent of the 'regulatory storm' floodplain and the erosion hazards associated with Mullet Creek, to the satisfaction of City Staff.
- b. a maximum of 517 dwelling units are permitted in an apartment built form.
- c. Notwithstanding the policies of this Plan, an apartment building with a maximum height of 10 storeys will be permitted.

- d. Notwithstanding the policies of this Plan, an apartment building with a maximum density of 3.61 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 the Mississauga Official Plan dated July 23, 2023.

## **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 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