

The Corporation of the City of Mississauga

By-Law Number XXXX

A By-Law to Adopt Mississauga Official Plan Amendment No. XX

WHEREAS in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, 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 may authorize 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 councils in the Region after March 1, 2000, provided that they conform with the Regional Official and Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. XX, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The following explanatory text attached hereto, constituting Amendment No. XX to Mississauga Official Plan of the City of Mississauga Planning Area are hereby adopted.

ENACTED and PASSED this XX day of XXXX, 2024

Signed _____

MAYOR

Signed _____

CLERK

EXPLANATORY NOTE TO PROPOSED
OFFICIAL PLAN AMENDMENT
NUMBER XX

TO THE MISSISSAUGA OFFICIAL PLAN OF THE
CITY OF MISSISSAUGA PLANNING AREA

City of Mississauga File No. _____

The Proposed Official Plan Amendment applies to lands located at the northwest corner of Rathburn Road East and Westminster Place, in the City of Mississauga. The lands are legally described as BLK 29 PLAN M-367, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, and are municipally known as 4150 Westminster Place.

The purpose of the Official Plan Amendment is to amend the height limit and restrictions on Floor Space Index (FSI) applying to the subject lands as contained within Section 16.1.1.1 and Section 16.22 of the Mississauga Official Plan. This Official Plan Amendment proposes to introduce Special Site XX to Section 16.0 of the in-force Mississauga Official Plan in order to permit an affordable seniors rental apartment building with a height of 8-storeys and an FSI range of 1.1-1.8.

Amendment No. XX
To
Mississauga Official Plan

The following text and schedules attached constitute Official Plan Amendment No. XX.

PURPOSE

The purpose of this Amendment is to amend the height and Floor Space Index (FSI) limits applying to the subject lands located at the northwest corner of Rathburn Road East and Westminster Place as contained in Section 16.22 of the Mississauga Official Plan, with a Special Site policy.

The Amendment will permit the development of a proposed 8-storey residential building on the subject lands with an FSI in the range of 1.1-1.8.

LOCATION

The subject lands affected by this Amendment are located at 4150 Westminster Place, located at the northwest corner of Rathburn Road East and Westminster Place. The subject lands are located within the Rathwood Neighbourhood Character Area in the Mississauga Official Plan.

BASIS

The subject lands are located within the Rathwood Neighbourhood Character Area in the Mississauga Official Plan. The subject lands are designated Residential High Density. Permitted building heights for the subject lands range are limited to 4 storeys. Permitted Floor Space Index (FSI) on the subject lands ranges from 0.5-1.0.

The proposed development for the subject lands consists of an 8-storey seniors affordable rental apartment building. The proposed development includes private indoor and outdoor amenity spaces, at-grade landscaping, 49 underground parking spaces and a bicycle room.

The proposed Official Plan Amendment to permit additional height and density on the subject lands is appropriate from a planning perspective and should be approved for the following reasons:

1. The proposed Amendment is supportive of the planning policy framework provided in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and

the Region of Peel Official Plan, which promote a range and mix of housing options across type, tenure and price. In addition, the above policy framework is supportive of infill development on underutilized lands within the existing built-up area which are served by existing transit and infrastructure.

2. The policies and objectives of the Region of Peel Official Plan are supported by the proposal as it contributes to achieving an urban structure, form, and densities which are pedestrian-friendly and transit-supportive. The proposal is located along a bus route, and provides for transit-supportive densities which contribute to the Region's goals of achieving intensification of residential development to support a higher level of transit service.
3. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes to the range of housing types, sizes, and tenure, and provides for a compatible built form. The proposal provides residential growth and will contribute to a livable and accessible complete community.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Mississauga Official Plan Special Site Policies are hereby amended by adding the following schedule and text to Section 16.22 as Special Site XX:

16.22.3.XX Notwithstanding the provisions of the Rathwood Neighbourhood Character Area policies, a building with a maximum height of 8-storeys and a Floor Space Index (FSI) of 1.1-1.8 is permitted.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan and the Zoning By-Law applicable to the subject lands will be amended to the appropriate classification, in accordance with the intent of this Amendment.

Provisions will be made through the rezoning and site development plan approval process of the lands subject to the Amendment, for development to occur subject to the approved site development plan, to ensure that development occurs in accordance with the intent of the 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 landscape plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

INTERPRETATION

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

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

Upon approval of this Amendment, Section 16.0 of the Mississauga Official Plan will be amended in accordance with the intent of this Amendment.