

The Corporation of the City of Mississauga

By-law Number _____

A by-law to Adopt Mississauga Official Plan Amendment No. XX

WHEREAS in accordance with the provisions of section 17 or 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 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 ___ day of _____, 202X.

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 north of Floradale Drive, and east of Mimosa Row, in the City of Mississauga. The lands are legally described as LOTS 1 AND 2, REGISTERED PLAN 500, City of Mississauga, Regional Municipality of Peel, and are municipally known as 2463 and 2469 Mimosa Row.

The purpose of the Official Plan Amendment is to amend the permit Street Townhouses which are not currently permitted in the Low Density I Land Use Designation Section (11.2.5.3 or Schedule 10). This Official Plan Amendment proposes to redesignate the lands to Low Density II. A Special Site XX policy is also required to Section 12.5.4 of the City of Mississauga Official Plan in order to permit six (6) townhouse dwellings with an FSI of 1.20 times the area of the lot.

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 Floor Space Index (FSI) and permitted uses applying to the subject lands bounded by Floradale Drive to the south, and Mimosa Row to the west with a Special Site Policy. The Amendment will also permit six (6) street townhouse uses where it is not permitted on the subject lands as per policy 11.2.5.3 of the City of Mississauga Official Plan.

The Amendment will permit the proposed development of six (6) street townhouse units on the subject lands.

LOCATION

The subject lands affected by this Amendment are located at 2463 and 2469 Mimosa Row, located north of Floradale Drive, and west of Mimosa Row, in the City of Mississauga. The subject lands are located within the Downtown Hospital Character Area and the Low Density I Land Use Designation in the City of Mississauga Official Plan.

BASIS

The subject lands are located within the Downtown (Schedule 1) and the Downtown Hospital Character Area (Schedule 9), the Hurontario Intensification Corridor and a MTSA (Schedule 2). The subject lands are designated Low Density I and located within the Downtown Overlay (Schedule 10). The subject lands are within the Downtown Hospital Character Area which currently does not identify the lands with increased density on Map 12-5: Downtown Hospital Character Area. A Special Site policy would need to be added that identifies “Notwithstanding the provisions of the Low Density II designation, townhouses will be permitted at a maximum Floor Space Index (FSI) of 0.5 – 1.5”.

The proposed development for the subject lands consists of six (6) townhouse dwellings. The proposed development includes private rear yard spaces, and front yards that front onto Mimosa Row. The proposal includes six (6) integral garages with dedicated driveways to access each.

This Amendment will add a Special Site policy to Section 12.5.4 of the City of Mississauga Official Plan to permit the proposed six (6) townhouse dwellings. The proposed Official Plan Amendment to permit the street townhouses should be approved for the following reasons:

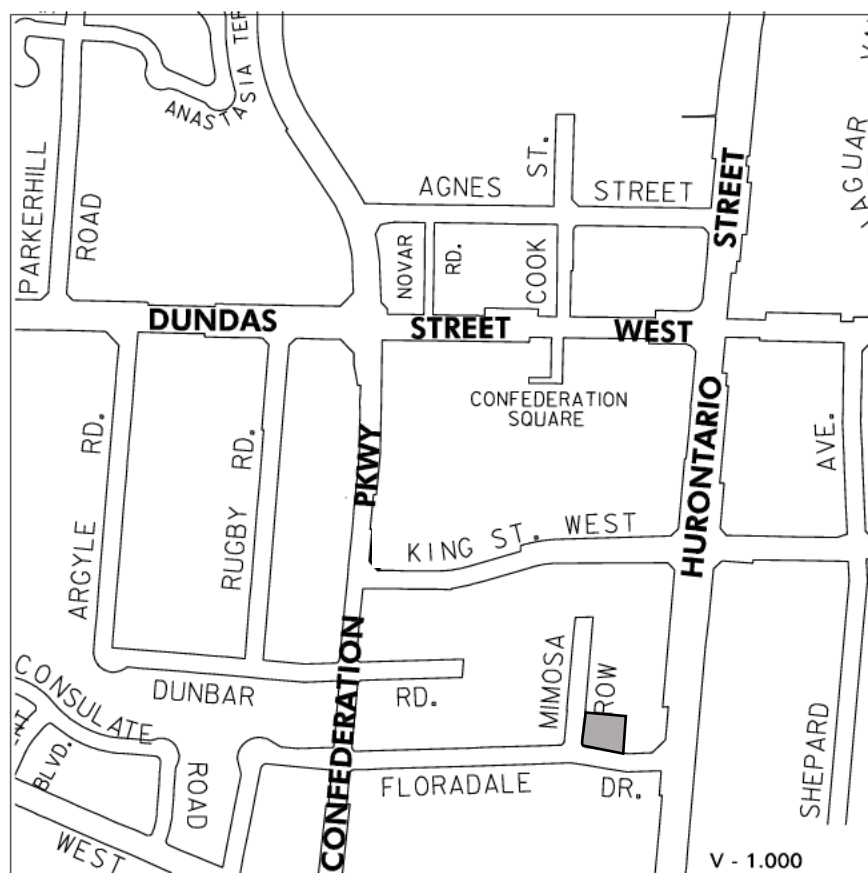
1. This Amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan, all of which promote a range and mix of housing and employment as well as redevelopment of underutilized lands within built up areas that are well served by transit and existing infrastructure.
2. 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; it is compatible from a density, scale and massing perspective; and it efficiently and effectively utilizes existing community infrastructure and facilities.
3. The proposed development represents a compact land use pattern that makes more efficient use of underutilized land with existing infrastructure resources, including nearby transit services. The subject lands are located within MTSAAs, which is recognized in the provincial Growth Plan and in the Mississauga Official Plan as a focus area for higher density, transit-oriented development.

4. The greatest densities within MTSA's are to be located within proximity of the Cooksville GO Transit Station and the Hazel McCallion LRT line. The subject lands are also within proximity to the Dundas Street East / Hurontario Street intersection, where the upcoming Dundas BRT and Hazel McCallion LRT Stations will be located.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.5.4, Special Sites, of the City of Mississauga Official Plan, is hereby amended by adding the following:

17.4.4.X Site X



- 17.4.4.X.X *The lands identified as Special Site X are located on the northeast corner of Mimosa Row and Floradale Drive.*
- 17.4.4.X.X *Notwithstanding the policies of the Low Density II designation, the following additional policies will apply:*
 - a) *Street townhouse units are permitted; and*
 - b) *Will be permitted at a maximum floor space index (FSI) of 0.5 – 1.5.*

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, and architectural 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 to this Amendment.

This Amendment supplements the intent and policies of the City of Mississauga Official Plan as they relate to the Downtown Hospital Character Area.

Upon approval of this Amendment, Section 12.5.4 of the City of Mississauga Official Plan will be amended in accordance with the intent of this Amendment.