

Draft Official Plan Amendment August 18, 2023

Amendment No. XX

to

Mississauga Official Plan

The following text and Map “A” attached constitute Official Plan Amendment No. XX.

PURPOSE

The purpose of this Amendment is to permit the future development of a 14-storey elongated ‘C-shaped’ apartment building above a 4-level above-grade parking structure and retain the two existing 12-storey apartment buildings on the subject lands.

LOCATION

The lands affected by this Amendment are 2570 and 2590 Argyle Road, which are located on the west side of Argyle Road, just south of Dundas Street West. The subject lands are located in the Cooksville Neighbourhood 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 those policies and land use designations which have been appealed to the Local Planning Appeal Tribunal.

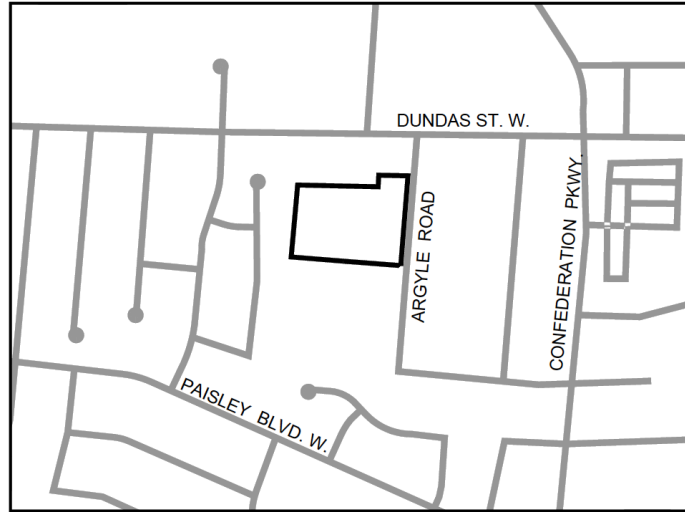
The subject lands are designated Residential High Density which permits apartment dwellings.

This Amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and Mississauga Official Plan, all of which promote a range and mix of housing as well as redevelopment of underutilized lands within built up areas that are well served by transit and existing infrastructure.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- 1) Section 16.6.5, Special Site Policies, Cooksville Neighbourhood Character Area of the Mississauga Official Plan, is hereby amended by adding the following:

16.6.5.X Site X



16.6.5.X.X The lands identified as Special Site X are located on, which are located on the west side of Argyle Road, just south of Dundas Street West, municipally known as 2570 and 2590 Argyle Road.

- 16.6.5.X.X Notwithstanding the policies of this Plan, the following policies will apply:
- a) In addition to the two existing 12-storey apartment buildings, one additional 14-storey apartment building is permitted.*
 - b) The maximum floor space index (FSI) for the entire site shall not exceed 1.9 times the site area;*

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 March 3, 2023.

INTERPRETATION

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.