

Amendment No. #
to the
Mississauga Official Plan

By-law No. _____

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

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 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 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 has advised that, with regard to Amendment No. #, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy and mapping modifications within the Official Plan and the Central Erin Mills Major Node;

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

1. The document attached hereto, constituting Amendment No. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. #
to
Mississauga Official Plan

The following text and Maps ("A", "B" and "C") attached constitute Amendment No. XX.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XXXX 2024 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to replace the Mixed Use policies of the Official Plan currently applicable to the Subject Lands to Residential High Density and Public Open Space and to amend the Central Erin Mills Major Node to include the Subject Lands as a Special Site.

LOCATION

The lands affected by this Amendment are located at the northwest quadrant of the Erin Mills Town Centre Mall property and specifically adjacent to and at the southeast corner of Glen Erin Drive and Erin Centre Boulevard. The Subject Lands are located in the Central Erin Mills Major Node Character Area as identified in Mississauga Official Plan.

BASIS

The consolidated Mississauga Official Plan came into effect on March 4, 2024, save and except for the outstanding site-specific appeals to the Local Planning Appeal Tribunal. LPAT appeals specific to the Subject Lands are not applicable to this application pending outcome of the LPAT (the MOPA 115 appeals).

The Subject Lands are currently designated “Mixed Use” by the Official Plan which permits various retail and service commercial uses, overnight accommodation, secondary office and residential uses in combination with other uses permitted in all designations, among others. An Official Plan Amendment is required to change the land use designation of the Subject Lands from Mixed Use to Residential High Density since the proposal is primarily for residential uses. As a public park is proposed, the Official Plan Amendment also proposes to redesignate a portion of the Subject Lands from Mixed Use to Public Open Space. The public park will contribute to the City’s parks and open space network and to the parkland available in the Central Erin Mills Major Node and surrounding area. The proposal also requires an amendment to the Central Erin Mills Major Node to apply site-specific uses and policies reflective of the design envisioned.

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

1. The proposal is consistent with the Provincial Policy Statement (2020) (2024), as applicable, and conforms with and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), as applicable. In addition, the Proposed Development will bring the Region of Peel Official Plan (2022), City of Mississauga Official Plan (2022) and Central Erin Mills Major Node into consistency with the Provincial Policy Statement and into conformity with the Growth Plan, as applicable. The proposal is aligned with and contributes towards the implementation of Provincial housing objectives.
2. The proposal meets the intent, goals and objectives of Mississauga Official Plan.

3. The proposal implements the vision found in the Reimagining the Mall exercise by providing for residential uses complementary to non-residential uses, a diverse built form, animated streetscapes and an attractive, connected public realm including public parkland.
4. Consistent with the Provincial Policy Statement, the proposal represents the reinvestment and intensification of an underutilized plaza and shopping mall site and contributes to population and housing targets.
5. Pedestrian circulation and connectivity and the streetscape experience will be improved through this proposal.
6. An Urban Plaza and new Public Park contribute to the City's objectives for providing interconnected green spaces and pedestrian gathering points.
7. The lands are effectively served and connected to a variety of public transportation options, community services and schools, as well as institutional and existing retail commercial uses including the Erin Mills Town Centre Mall. The proposal optimizes current and future infrastructure investments as well as planned and potential transit upgrades. The proposal can utilize existing servicing and future servicing can be provided in an efficient manner.
8. The lands are suitable for the proposed uses and are compatible with existing and potential future uses.
9. The proposal seeks to diversify the Erin Mills housing stock by introducing apartment units of various sizes and configurations. These unit types and configurations will range in size to appeal to different family sizes and income levels. Introducing housing diversity to the Erin Mills community will allow many families to enjoy and make use of the amenities the Erin Mills community has to offer.
10. The proposal has regard for the surrounding neighbourhoods and context by siting the proposed buildings efficiently and with appropriate separation, providing for an appropriate streetscape, landscape buffers, setbacks, podiums and building articulations
11. Shadow impacts to surrounding areas and to Glen Erin Drive and Erin Centre Boulevard are minimal. An appropriate transition in heights that respects the surrounding community and residential context will be achieved, through the construction of buildings ranging from 20 to 44 storeys.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Mapping Amendments

The Official Plan and Central Erin Mills Major Node, of Mississauga Official Plan, are hereby amended as follows:

1. Mississauga Official Plan Schedule 10 is hereby amended by Subject Lands from Mixed Use to Residential High Density and from Mixed Use to Public Open Space.
2. Mississauga Official Plan Schedule 4 is hereby amended by redesignating a portion of the Subject Lands from Mixed Use to Public and Private Open Space.
3. Map 13-2, Central Erin Mills Major Node Character Area is hereby amended by adding a new Special Site within the Subject Area.

Text Amendments to the Central Erin Mills Major Node of the Mississauga Official Plan

Special Site X

Notwithstanding the policies of the Official Plan, the following policies will apply to Special Site X:

1. Section 13.2.3 Height and Density

- a. A minimum building height of two storeys and a maximum building height of 44 storeys will be permitted and will apply only to the Special Site. (13.2.3.1)
- b. A maximum net floor space index (FSI) of 5.3 will apply. (13.2.3.2)

2. Section 13.2.4 Urban Design

- a. A minimum separation distance of 24 metres will apply and be provided between the tower portions of tall buildings. (13.2.4.4 b.)

3. Section 13.2.10 Implementation

- a. Policies of Section 13.10.2.1 to 13.10.2.6 will not apply to the Special Site.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, 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 March 4, 2024.

INTERPRETATION

The provisions of 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 Mississauga Official Plan.

Map "A"

MAP 'A' - PART OF Schedule 10 Land Use Designations of Mississauga Official Plan



LAND USE DESIGNATIONS

- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Mixed Use | Public Open Space |
| Downtown Mixed Use | Private Open Space |
| Downtown Core Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | |

BASE MAP INFORMATION

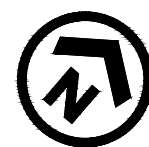
- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exception from LBPIA Operating Area | Transitway Station |
| Natural Hazards | Public School |
| | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS



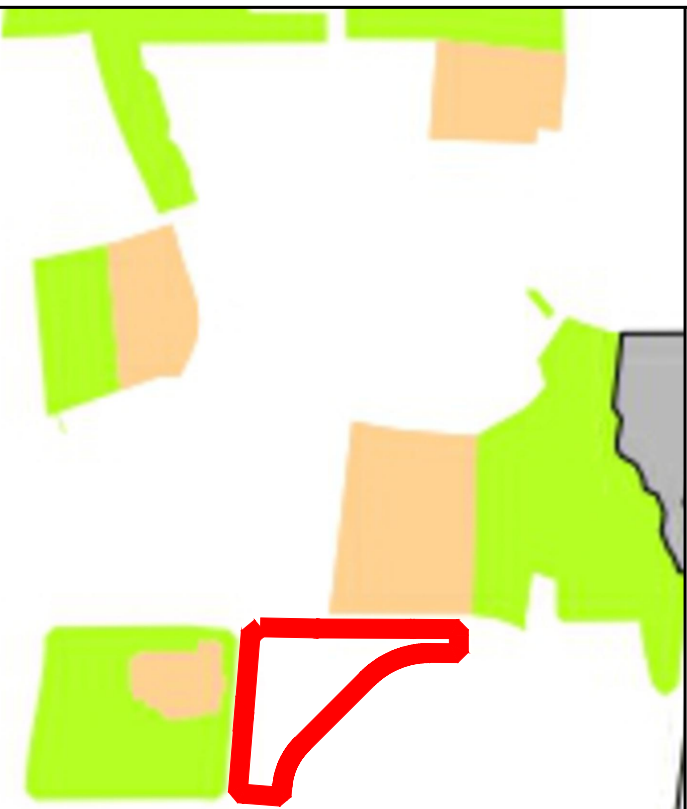
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September 16, 2024



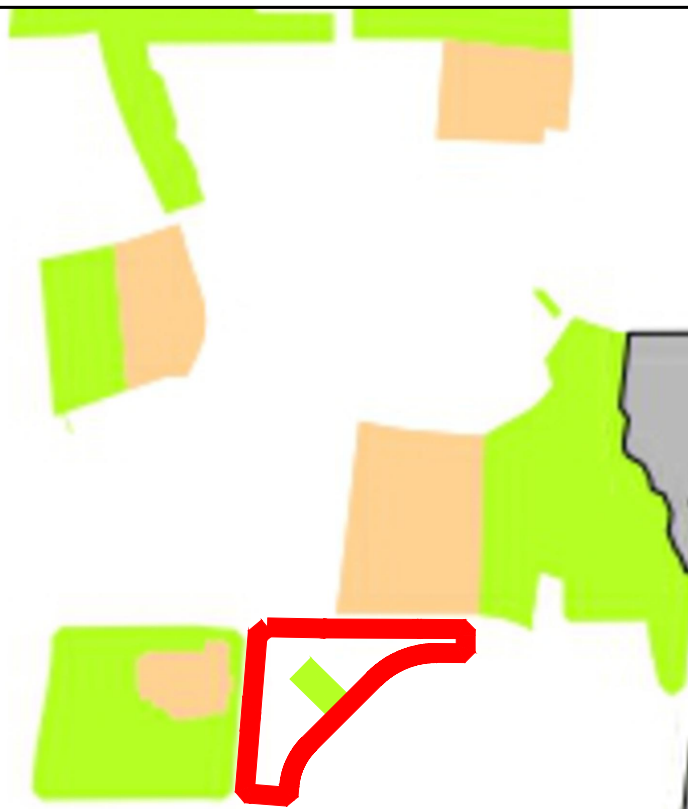
Map "B"

MAP 'B' - PART OF
Schedule 4
Parks and Open Spaces
of
Mississauga Official Plan

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities



EGLINTON AVENUE



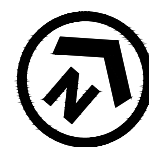
EGLINTON AVENUE



**EXISTING PARKS AND
OPEN SPACES**



**PROPOSED PARKS AND
OPEN SPACES**





SCALE 1:12000
September 16, 2024

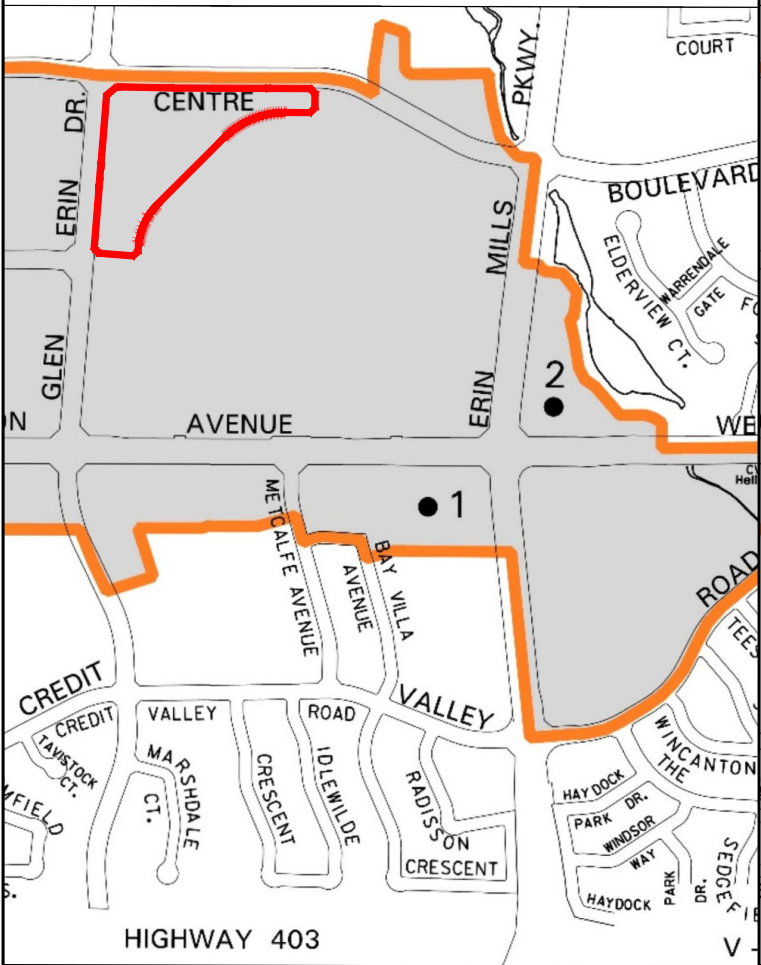


Map "C"

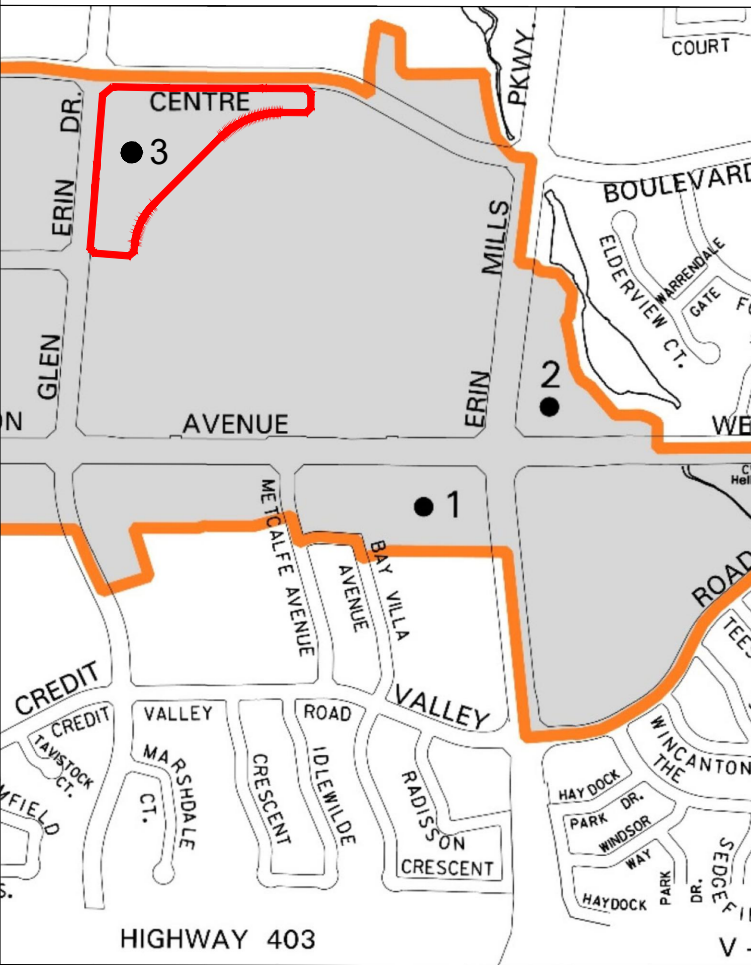
MAP 'C' - PART OF
 Map 13-2
 Central Erin Mills
 Node Character Area

Legend

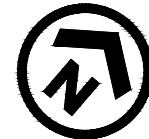
-  Subject Area
-  Special Site



EXISTING SPECIAL SITES



PROPOSED SPECIAL SITE



SCALE 1:12000
 September 16, 2024



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the Subject Lands were invited to attend a Public Meeting of the Planning and Development Committee held on _____ 2024 in connection with this proposed Amendment.

APPENDIX II

**City Planning and Development Committee Report – Dated
_____, 2024**

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WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

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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 has advised that, with regard to Amendment No. #, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes/mapping modifications within the Lakeview Local Area Plan;

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

1. The document attached hereto, constituting Amendment No. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

MAYOR

CLERK