



THE CORPORATION OF THE CITY OF MISSISSAUGA  
BY-LAW NUMBER 0194-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 146

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, in accordance with the provisions of subsection 16(16) of the *Planning Act*, as amended, the official plan of an upper-tier municipality may require official plans of the lower-tier municipality to include policies with respect to the authorized uses of land and of buildings or structures in a protected major transit station area;

AND WHEREAS, the approval of Amendment No. 146 to Mississauga Official Plan ("MOPA No. 146") is required from the Regional Municipality of Peel as the criteria to exempt MOPA No. 146 from the Region of Peel's approval are not met;

AND WHEREAS, in the event of a conflict between the policies of the Region of Peel Official Plan as adopted by Region of Peel By-law 20-2022 and MOPA No. 146, the Region of Peel Official Plan will prevail to the extent of the conflict but in all other respects MOPA No. 146 will remain in effect;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding changes and mapping modifications to implement protected major transit station area policies within the Downtown Fairview, Cooksville and Hospital Character Areas;

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

1. The document attached hereto, constituting Amendment No. 146 to Mississauga Official Plan, is hereby adopted.
2. That the Clerk is hereby directed to submit Amendment No. 146 to the Mississauga Official Plan to the Regional Municipality of Peel for approval.

3. The policies of Amendment No. 146 provide that that they will not come into force and effect until the Region of Peel Official Plan adopted by By-law 20-2022 is approved by the Minister of Municipal Affairs and Housing, and Amendment No. 144 to Mississauga Official Plan is in force and effect.

ENACTED and PASSED this 10<sup>th</sup> day of August, 2022.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
<b>MEM</b>
Michal E. Minkowski
Date: August 3, 2022
File: CD.03-DOW

Bonnie Crombie  
MAYOR

LT Bilsen  
CLERK

**Amendment No. 146**  
**to**  
**Mississauga Official Plan**

By-law No. 0194-2022

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AND WHEREAS, in accordance with the provisions of subsection 16(16) of the *Planning Act*, as amended, the official plan of an upper-tier municipality may require official plans of the lower-tier municipality to include policies with respect to the authorized uses of land and of buildings or structures in a protected major transit station area;

AND WHEREAS, the approval of Amendment No. 146 to Mississauga Official Plan ("MOPA No. 146") is required from the Regional Municipality of Peel, as the criteria to exempt MOPA No. 146 from the Region of Peel's approval are not met;

AND WHEREAS, in the event of a conflict between the policies of the Region of Peel Official Plan as adopted by Region of Peel By-law 20-2022 and MOPA No. 146, the Region of Peel Official Plan will prevail to the extent of the conflict but in all other respects MOPA No. 146 will remain in effect;

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1. The document attached hereto, constituting Amendment No. 146 to Mississauga Official Plan, is hereby adopted.
2. That the Clerk is hereby directed to submit Amendment No. 146 to the Mississauga Official Plan to the Regional Municipality of Peel for approval.



3. The policies of Amendment No. 146 provide that that they will not come into force and effect until the Region of Peel Official Plan adopted by By-law 20-2022 is approved by the Minister of Municipal Affairs and Housing, and Amendment No. 144 to Mississauga Official Plan is in force and effect.

ENACTED and PASSED this 10<sup>th</sup> day of August, 2022.

Signed Bonnie Crombie

MAYOR

Signed [Signature]

CLERK

**Amendment No. 146**  
  
**to**  
  
**Mississauga Official Plan**

The following text and Maps "A" to "E2" attached constitute Amendment No. 146.

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

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

Appendix II is a copy of the Planning and Building Department report dated June 10, 2022, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to revise existing policies and add new protected major transit station area policies on heights, densities and uses of land for the Downtown Fairview, Cooksville and Hospital Character Areas.

## LOCATION

The lands affected by this Amendment are located in the Downtown Fairview, Cooksville and Hospital Character Areas, as identified in Mississauga Official Plan.

## BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The amendments to the Downtown Fairview, Cooksville and Hospital Character Areas provide further policies to guide, accommodate and support growth within protected Major Transit Station Areas.

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

1. The proposed Amendment supports the Hurontario/Main Street Corridor Master Plan and Dundas Connects Master Plan by facilitating transit-supportive development and it supports Vision Cooksville to achieve a complete community.
2. The proposed Amendment implements Mississauga Official Plan key guiding principles that promote a strong and sustainable diversified economy; plan for more housing and jobs; and support the creation of a distinct, vibrant, and complete community.
3. The proposed Amendment permits redevelopment of the subject lands as an intensification area or strategic growth area where growth is directed and planned for as a complete community including a mix of housing, retail, office, institutional and community uses.
4. The proposed Amendment supports uses that create a healthier community; and proposes land uses for the Mississauga Hospital in accordance with the Minister's Zoning Order issued by the Province on April 1, 2022.
5. The policies include appropriate heights and land uses that will meet the required minimum densities for protected Major Transit Station Areas and supports mixed use transit-supportive development.

This Amendment implements policies in accordance with the provisions of subsection 16(16) of the *Planning Act* for protected **major transit station areas**

in the Downtown Fairview, Cooksville and Hospital Character Areas identified with a text box around the policy.

Notes included throughout this Amendment are for information purposes only and do not form part of this Amendment.



## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.1, Introduction, Downtown, of Mississauga Official Plan, is hereby amended by adding new paragraphs after the first two paragraphs as follows:

Policies shown in a text box are Protected **Major Transit Station Area** policies in accordance with the *Planning Act*. The Protected **Major Transit Station Area** policies of this section will not come into force and effect until the Major Transit Station Area policies of the Region of Peel Official Plan adopted by Region of Peel By-law 20-2022 is approved by the Minister of Municipal Affairs and Housing, and Mississauga Official Plan Amendment No. 144 is in force and effect.

In the event of a conflict between the policies of the Region of Peel Official Plan as adopted by Region of Peel By-law 20-2022 and the policies of Mississauga Official Plan Amendment No. 146, the Region of Peel Official Plan policies will prevail.

The Downtown includes 10 Protected **Major Transit Station Areas** as shown on Schedule 2: Intensification Areas, and identified on Schedule 11: Protected Major Transit Station Areas.

NOTE: Schedule 11 - see Mississauga Official Plan Amendment Number 144.

- Burnhamthorpe;
  - City Centre;
  - Cooksville GO;
  - Duke of York;
  - Dundas;
  - Fairview;
  - Robert Speck;
  - Main;
  - North Service; and
  - Queensway.
2. Section 12.1.1, General, Downtown, of Mississauga Official Plan, is hereby amended by deleting Policies 12.1.1.2, 12.1.1.3 and 12.1.1.5.
  3. Section 12.1.1, General, Downtown, of Mississauga Official Plan, is hereby amended by adding a text box to Policy 12.1.1.6.

4. Section 12.1.2, Residential, Downtown, of Mississauga Official Plan, is hereby amended by deleting Policy 12.1.2.2.
5. Section 12.1.2, Residential, Downtown, of Mississauga Official Plan, is hereby amended by adding a text box to Policy 12.1.2.1.
6. Section 12.1.3, Mixed Use, Downtown, of Mississauga Official Plan, is hereby amended by adding a text box to Policy 12.1.3.1.
7. Section 12.1.4, Office, Downtown, of Mississauga Official Plan, is hereby amended by adding a text box to Policy 12.1.4.1.
8. Section 12.1.5, Motor Vehicle Commercial, Downtown, of Mississauga Official Plan, is hereby amended by adding a text box to Policy 12.1.5.1.
9. Section 12.1.6, Business Employment, Downtown, of Mississauga Official Plan, is hereby amended by adding a text box to Policy 12.1.6.1.
10. Section 12.1.7, Industrial, Downtown, of Mississauga Official Plan, is hereby amended by adding a text box to Policy 12.1.7.1.
11. Section 12.3, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by deleting the **floor space index (FSI)** ranges, deleting Special Sites 1 to 4 and adding Exempt Site 1 on Map 12-3: Downtown Fairview Character Area, in accordance with the changes to the Special Site and Exempt Site Policies.
12. Section 12.3, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by deleting Sections 12.3.1 and 12.3.2.
13. Section 12.3, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by adding Sections 12.3.3 and 12.3.4 and adding a text box to the Policies as follows:

### **12.3.3 Building Height**

12.3.3.1 The greatest building heights will be located at the existing and planned buildings at Elm Drive West and Hurontario Street as shown on Schedule 11k: Protected Major Transit Station Area Building Heights Schedule. Heights beyond this intersection should transition down to ensure the prominence of the Downtown Core.

12.3.3.2 On lands designated Residential High Density and Mixed Use, the maximum permitted building height as shown on Schedule 11k may be exceeded by up to three storeys without an amendment to this Plan, subject to meeting the building transition policies of this Plan, where a development provides additional non-residential uses, including community infrastructure. One additional storey in building height may be permitted for every 900 square metres of non-residential gross floor area (GFA) provided above the

first storey. This does not include amenity space, above grade parking or ground floor non-residential uses, where required by the policies of this Plan.

#### **12.3.4 Land Use**

##### **12.3.4.1 Residential High Density**

12.3.4.1.1 Notwithstanding the policies of this Plan, development along Hurontario Street will provide non-residential uses on the ground floor where the building is immediately adjacent to the Hurontario Street right-of-way.

##### **12.3.4.2 Mixed Use**

12.3.4.2.1 Notwithstanding the policies of this Plan, development along Hurontario Street:

- a. will provide non-residential uses on the ground floor where the building is immediately adjacent to Hurontario Street; and
- b. may consist of primarily residential uses above the ground floor.

##### **12.3.4.3 Office**

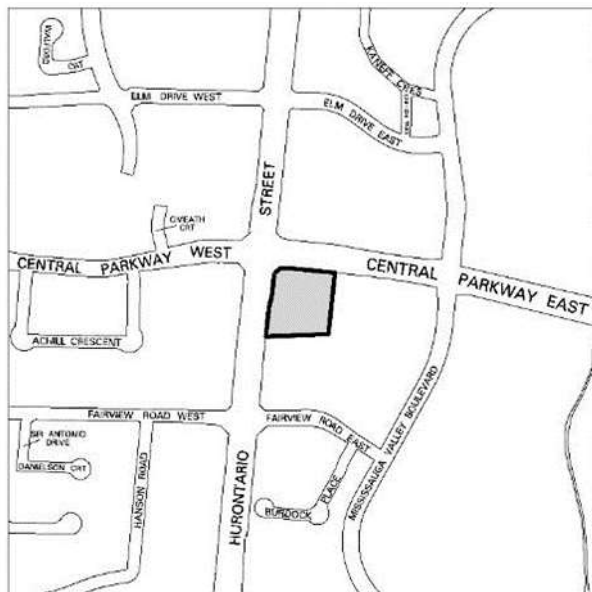
12.3.4.3.1 Redevelopment of existing office buildings that results in the loss of office floor space will not be permitted, unless the same amount of office space is retained or replaced through new development.

14. Section 12.3, Downtown Fairview Character Area, of Mississauga Official Plan is hereby amended by adding Section 12.3.5 and a text box to Policy 12.3.5.1.2 as follows:

##### **12.3.5 Exempt Site Policies**

There are sites within the Character Area that merit special attention and are subject to the following policies.

#### 12.3.5.1 Site 1



12.3.5.1.1 The lands identified as Exempt Site 1 are located on the southeast corner of Hurontario Street and Central Parkway East.

12.3.5.1.2 Notwithstanding the policies of this Plan, motor vehicle commercial uses will also be permitted.

15. Section 12.4, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by deleting the **floor space index (FSI)** ranges, deleting and replacing Special Site 2, and deleting Special Sites 6 and 8 on Map 12-4 Downtown Cooksville Character Area in accordance with the Special Site Policies.
16. Section 12.4, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by adding Section 12.4.5 and adding a text box to policies 12.4.5.1 and 12.4.5.2 as follows:

#### 12.4.5 Building Height

12.4.5.1 The greatest building heights will be located in proximity to the Cooksville GO station as shown on Schedule 11I: Protected Major Transit Station Area Building Heights Schedule.

12.4.5.2 On lands designated Residential High Density and Mixed Use and located outside of Special Site 1 in Downtown Cooksville, the maximum permitted building height as shown on Schedule 11I may be exceeded by up to three storeys without an amendment to this Plan, subject to meeting the building transition policies of this Plan, where a development provides additional non-residential uses, including community infrastructure. One additional storey in building height may be permitted for every 900 square



metres of non-residential gross floor area (GFA) provided above the first storey. This does not include amenity space, above grade parking or ground floor non-residential uses, where required by the policies of this Plan.

17. Section 12.4, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by adding section 12.4.7 and adding a text box to the policies as follows:

#### **12.4.7 Land Use**

##### **12.4.7.1 Residential High Density**

12.4.7.1.1 Notwithstanding the policies of this Plan, development will provide non-residential uses on the ground floor where the building is immediately adjacent to any of the following streets: Hurontario Street, Dundas Street, Hillcrest Avenue (Cook Street to Hurontario Street) and King Street (new Cook Street to Shepard Avenue).

##### **12.4.7.2 Mixed Use**

12.4.7.2.1 Notwithstanding the policies of this Plan, development along Hurontario Street, Dundas Street, Hillcrest Avenue (Cook Street to Hurontario Street) and King Street (new Cook Street to Shepard Avenue):

- a. will provide non-residential uses on the ground floor where the building is immediately adjacent to a street listed above; and
- b. may consist of primarily residential uses above the ground floor if not subject to a special site policy.

12.4.7.2.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

- a. banquet hall;
- b. conference centre; and
- c. entertainment, recreation and sports facilities.

##### **12.4.7.3 Office**

12.4.7.3.1 Redevelopment of existing office buildings that results in the loss of office floor space will not be permitted, unless the same amount of office space is retained or replaced through new development.

18. Section 12.4.3, Special Site Policies, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by renumbering Sections 12.4.3 and 12.4.4 to 12.4.8 and 12.4.9.

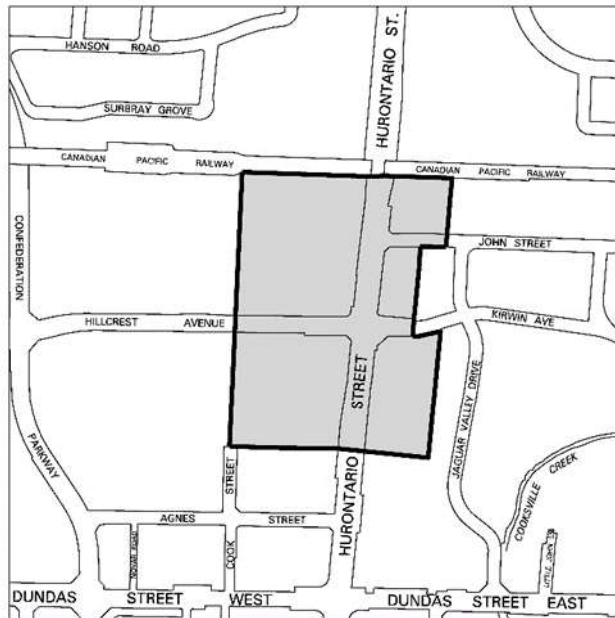
19. Section 12.4.3.1 (existing), Site 1, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by deleting 'a' and 'd' from Policy 12.4.3.1.2. and by replacing 'a' and 'd' with a text box as follows:

- a. minimum building heights of three storeys and a maximum of 18 storeys directly abutting Dundas Street and Hurontario Street frontages to create an appropriate main street scale of development;
- d. a minimum of three floors of non-residential uses will be required for buildings on lands designated Mixed Use or Residential High Density that are immediately adjacent to Hurontario Street and Dundas Street.

20. Section 12.4.3 (existing), Special Site Policies, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by deleting Special Sites 2, 6 and 8.

21. Section 12.4.3 (existing), Special Site Policies, Downtown Cooksville Character Area, of Mississauga Official Plan is hereby amended by adding Special Site 2 and adding a text box to Policy 12.4.8.2.2 as follows:

#### 12.4.8.2 Site 2



12.4.8.2.1 The lands identified as Special Site 2 are located on the east and west sides of Hurontario Street between the Canadian Pacific Railway and north of Agnes Street.

12.4.8.2.2 Notwithstanding the policies of this Plan, a minimum of three floors of non-residential uses will be required for buildings on lands designated

Mixed Use or Residential High Density that are immediately adjacent to Hillcrest Avenue and Hurontario Street.

22. Section 12.4.3 (existing), Special Site Policies, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by adding a text box to policies 12.4.3.5.2 (existing) and 12.4.3.7.2 (existing).
23. Section 12.5, Downtown Hospital Character Area, of Mississauga Official Plan, is hereby amended by deleting the **floor space index (FSI)** ranges, deleting and replacing Special Site 2, and deleting Special Sites 3, 4 and 5 on Map 12-5 Downtown Hospital Character Area in accordance with the Special Site Policies.
24. Section 12.5, Downtown Hospital Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 12.5.1.1 and Section 12.5.3.
25. Section 12.5, Downtown Hospital Character Area, of Mississauga Official Plan, is hereby amended by renumbering Sections 12.5.4 to 12.5.6.
26. Section 12.5, Downtown Hospital Character Area, of Mississauga Official Plan, is hereby amended by adding Sections 12.5.3 and 12.5.5 and a text box to the policies as follows:

### **12.5.3 Building Height**

12.5.3.1 The greatest building heights will be located at the rapid transit stop at Hurontario Street and Queensway as shown on Schedule 11I: Protected Major Transit Station Area Building Heights Schedule.

12.5.3.2 On lands designated Residential High Density and Mixed Use, the maximum permitted building height as shown on Schedule 11I may be exceeded by up to three storeys without an amendment to this Plan, subject to meeting the building transition policies of this Plan, where a development provides additional non-residential uses, including community infrastructure. One additional storey in building height may be permitted for every 900 square metres of non-residential gross floor area (GFA) provided above the first storey. This does not include amenity space, above grade parking or ground floor non-residential uses, where required by the policies of this Plan.

### **12.5.5 Land Use**

12.5.5.1 Development proposals in the vicinity of the Mississauga Hospital must demonstrate that new buildings and structures do not interfere with the flight path to the hospital heliport.

#### **12.5.5.2 Residential High Density**

12.5.5.2.1 Notwithstanding the policies of this Plan, development will provide non-residential uses on the ground floor where the building is immediately

adjacent to any of the following streets: Hurontario Street, King Street (new Cook Street to Hurontario) and Queensway.

### 12.5.5.3 Mixed Use

12.5.5.3.1 Notwithstanding the policies of this Plan, development along Hurontario Street, King Street (new Cook Street to Hurontario Street) and Queensway:

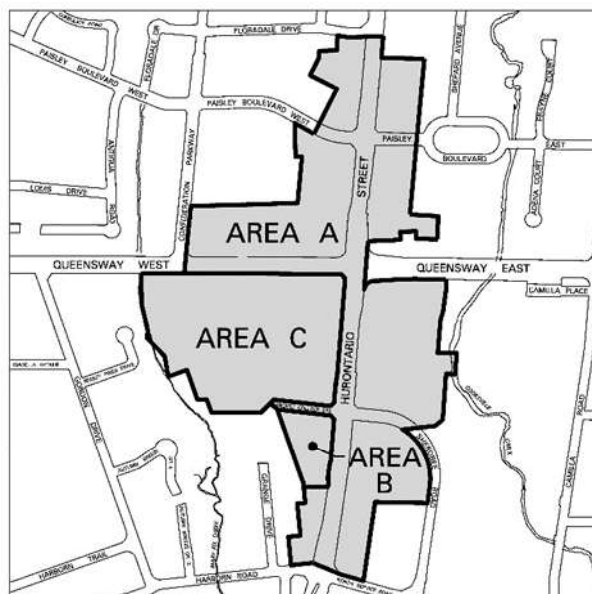
- a. will provide non-residential uses on the ground floor where the building is immediately adjacent to a street listed above; and
- b. may consist of primarily residential uses above the ground floor if not subject to a special site policy.

### 12.5.5.4 Office

12.5.5.4.1 Redevelopment of existing office buildings that results in the loss of office floor space will not be permitted, unless the same amount of office space is retained or replaced through new development.

- 27. Section 12.5.4 (existing), Special Site Policies, Downtown Hospital Character Area, of Mississauga Official Plan is hereby amended by deleting Special Sites 2 to 5 and adding a text box to Policy 12.5.4.6.2.
- 28. Section 12.5.4 (existing), Special Site Policies, Downtown Hospital Character Area, of Mississauga Official Plan is hereby amended by adding a new Special Site 2 and a text box to Policy 12.5.6.2.2 as follows:

### 12.5.6.2 Site 2





12.5.6.2.1 The lands identified as Special Site 2 are located on the east and west sides of Hurontario Street between Floradale Drive and Harborn Road/North Service Road and identified as a health district.

12.5.6.2.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. lands identified as Area A and Area B that are designated Mixed Use or Residential High Density will provide a minimum of three floors of non-residential uses in buildings immediately adjacent to Hurontario Street and Queensway West;
- b. lands identified as Area B will also permit funeral homes and nursing homes; and
- c. lands identified as Area C will provide a potential location for an urban plaza and will also permit the following uses:
  - conference centre;
  - education and training facility;
  - financial institution;
  - major and **secondary office**;
  - overnight accommodation;
  - personal service establishment;
  - research and development;
  - restaurant;
  - retail store;
  - retirement building to a maximum building height of 25 storeys; and
  - special needs housing, including a long-term care facility and a hospice to a maximum building height of 25 storeys.

29. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System as shown on Map "A" of this Amendment.

30. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System as shown on Map "B" of this Amendment.
31. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to the Public and Private Open Spaces as shown on Map "C" of this Amendment.
32. Schedule 5, Long Term Road Network, of Mississauga Official Plan, is hereby amended by changing the future road link to a minor collector and future minor collector as shown on Map "D" of this Amendment.
33. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designations from Motor Vehicle Commercial and Convenience Commercial to Mixed Use; and Mixed Use to Office, Public Open Space and No Designation, and Residential High Density to Residential Medium Density as shown on Map "E1" of this Amendment.
34. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designations from Residential Low Density I and Residential Medium Density to Residential High Density; Convenience Commercial to Mixed Use; Residential High Density to Institutional, and Residential Low Density II to Residential Medium Density as shown on Map "E2" of this Amendment.

## **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 provisions of this Amendment shall not come into force and effect until the Major Transit Station Area policies of the Region of Peel Official Plan adopted by By-law 20-2022 is approved by the Minister of Municipal Affairs and Housing, and Mississauga Official Plan Amendment No. 144 is in force and effect.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated October 21, 2021.

## **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.

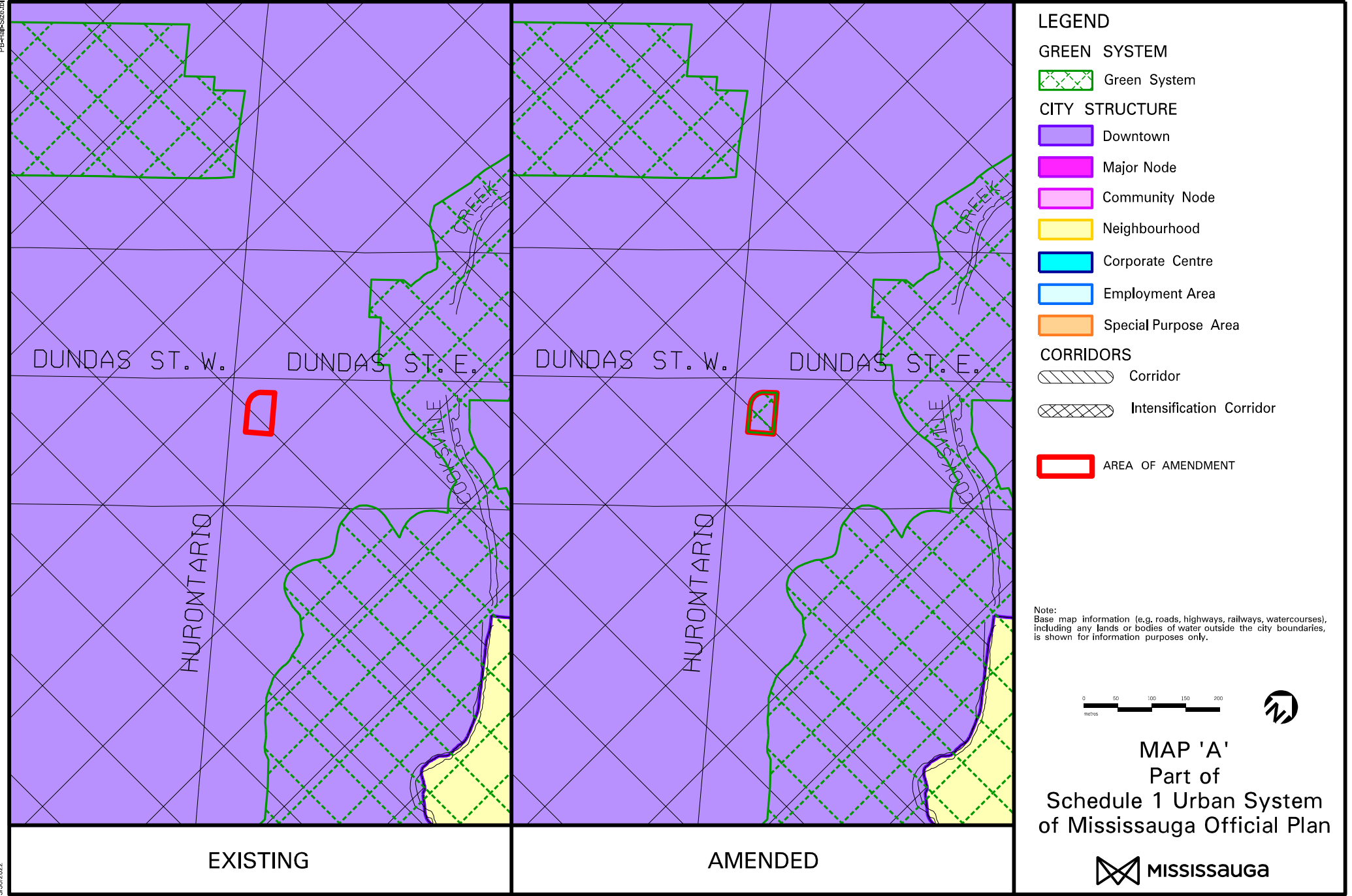
This Amendment supplements the intent and policies of Mississauga Official Plan.

[http://teamsites.mississauga.ca/sites/18/MOPA/CD.03-DOW.MOPA 146.MTSA related.kp.fs.docx](http://teamsites.mississauga.ca/sites/18/MOPA/CD.03-DOW.MOPA%20146.MTSA%20related.kp.fs.docx)

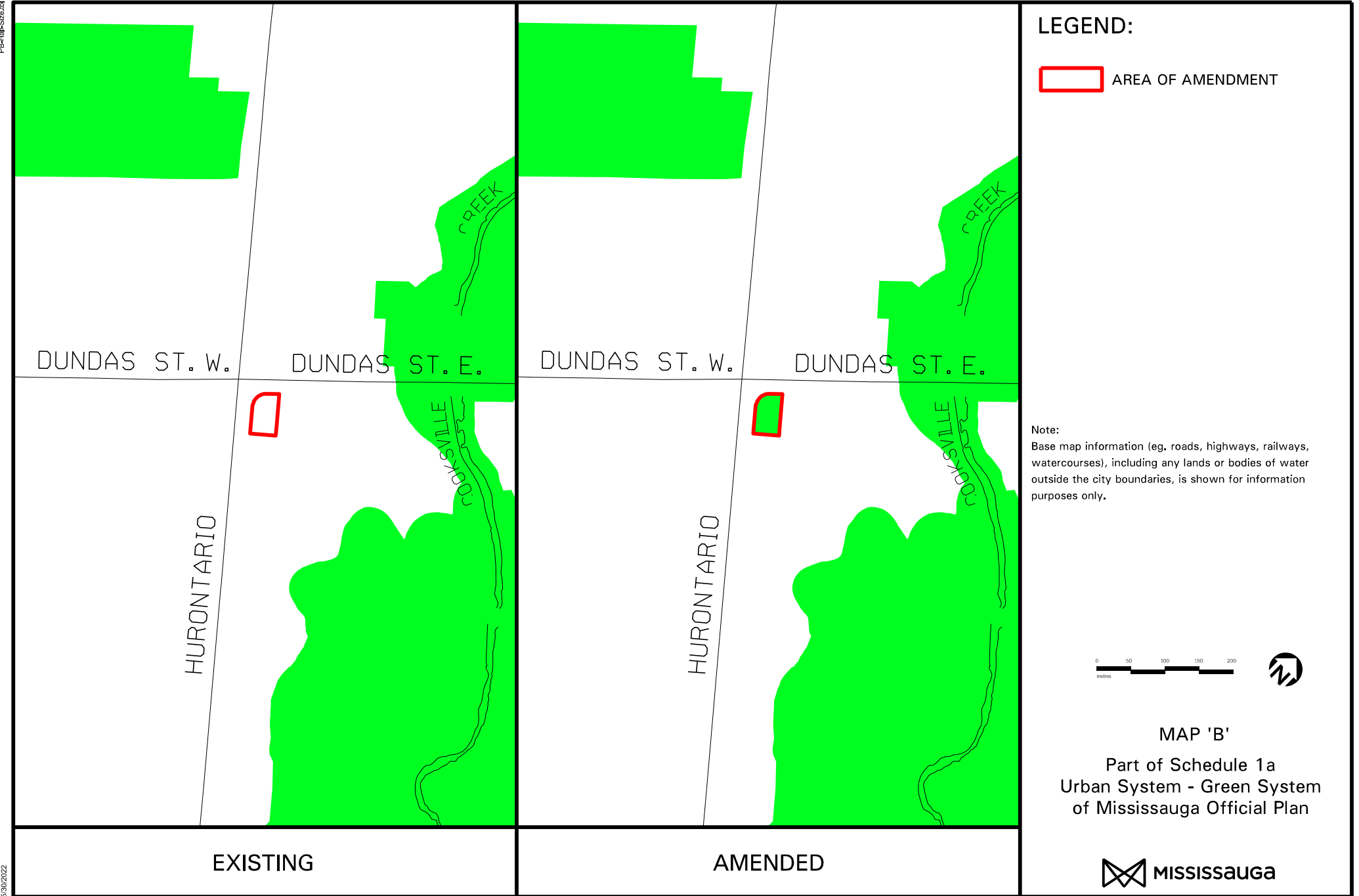
## **APPENDIX I**

### **PUBLIC MEETING**

All property owners and residents within the City of Mississauga were invited to attend Public Meetings of the Planning and Development Committee held on May 9, 2022 and July 5, 2022 in connection with this proposed Amendment. Several comments were made regarding Downtown Cooksville Character Area boundaries, land uses, maximum building heights, urban design, transportation, affordable housing and the review of development applications in process. These concerns have been addressed at the meeting and in the Planning and Building Department report dated June 10, 2022 attached to this Amendment as Appendix II.



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5/30/2022

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