

Amendment No. 128
to
Mississauga Official Plan

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Appendix 3

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 128

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. 128, 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 within the Meadowvale Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 128 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2021.

Signed _____
MAYOR

Signed _____
CLERK

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Amendment No. 128
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The following text attached constitutes Amendment No. 128.

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 October 1, 2021, pertaining to this Amendment.

Appendix 3

PURPOSE

The purpose of this Amendment is to revise policies pertaining to the Meadowvale Neighbourhood Character Area and introduce policies on land use, urban design, transportation and housing.

LOCATION

The lands affected by this Amendment are located the Meadowvale Neighbourhood Character Area, 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.

An amendment to the Mississauga Official Plan is required to update the vision for the Meadowvale Neighbourhood and ensure future development builds on its existing land use and built form characteristics. To achieve the proposed vision for Meadowvale, the new policies establish maximum heights and floor space index (FSI); provide design guidance for taller buildings; and promote housing choice and affordability.

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

1. The proposed Amendment supports the implementation of the Meadowvale Neighbourhood Character Study Directions Report.
2. The proposed Amendment implements Mississauga Official Plan key guiding principles that support the creation of a distinct, complete community, promote a transportation network that is safe and accessible, and achieve a mixed use, walkable urban form.
3. The proposed Amendment will help ensure that future growth is compatible in built form and scale to the Meadowvale Neighbourhood context, and enhances existing or planned development.

Appendix 3

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the ***floor space index (FSI)*** ranges on Map 16.16: Meadowvale Neighbourhood Character Area.
2. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding 16.16.1 as follows:

16.16.1 Vision

Meadowvale is a vibrant and complete community founded on the principles of generous and well-connected open spaces, a diversity of housing types, safe and convenient means of moving about, and access to sunlight and open skies. As Meadowvale grows from its roots as a master-planned community, it will continue to provide a mix of uses and housing options – including a range of rental housing by type, unit size and affordability. New development shall respect, fit in with, and reinforce the qualities that make Meadowvale a unique place to live, work and play.

3. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by renumbering Section 16.16.1 Land Use to Section 16.16.2, and Policy 16.16.1.3 to 16.16.2.4.
4. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Policies 16.16.1.1 and 16.16.1.2.
5. Section 16.16.2, Land Use, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.16.2.1 Meadowvale will maintain its attributes as a master-planned community with a mix of uses connected by a network of streets, parks, open spaces and walkways.

16.16.2.2 Notwithstanding the policies of this Plan, building heights of up to 12 storeys may be permitted on lands designated Mixed Use and Residential High Density subject to the following requirement:

- a. new and existing buildings do not exceed a maximum ***floor space index (FSI)*** of 2.0.

16.16.2.3 Notwithstanding the policies of this Plan, building heights of up to eight storeys may be permitted on lands designated Residential Medium Density subject to the following requirements:

- a. the development is located in proximity to the Meadowvale Community Node, or immediately adjacent to lands designated Mixed Use;
- b. the development continues to integrate at least one type of permitted low-rise dwelling up to four storeys; and

Appendix 3

- c. the development meets the height transition policies of Chapter 9: Build a Desirable Urban Form, of Mississauga Official Plan.
6. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding 16.16.3 as follows:

16.16.3 Urban Design

16.16.3.1 The built form in Meadowvale will preserve an open and green character by:

- a. limiting the number of taller buildings above eight storeys to appropriate locations in the Neighbourhood on lands designated Mixed Use and Residential High Density, with a focus near the Meadowvale Community Node;
- b. maintaining generous access to natural light, sky views and privacy with a minimum separation distance of generally 40 metres between portions of buildings that are greater than six storeys; and
- c. ensuring new developments relate to their surrounding context and achieve an appropriate transition in height to abutting low rise residential dwellings generally consistent with a 45 degree angular plane measured from the lot line.

16.16.3.2 Taller buildings between nine and 12 storeys will be encouraged to incorporate **podiums** that are no less than three storeys and no greater than six storeys.

16.16.3.3 New buildings will be located and oriented to preserve views of the green network, with generous setbacks and transitions to parks and open spaces.

7. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by renumbering Section 16.16.2 Transportation to Section 16.16.4, Policy 16.16.2.1 to 16.16.4.2 and Policy 16.16.2.2 to 16.16.4.3.
8. Section 16.16.4, Transportation, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Policy 16.16.4.1 as follows:
- 16.16.4.1 Meadowvale will build on its existing network of walkways and trails. New development will be required to consider how improvements to the network can be made to:

- a. improve access to the existing walkway and trail network; and
- b. incorporate additional pedestrian connections to existing walkways, trails, transit routes, transit stops, roads, parks and open spaces.

Appendix 3

9. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding 16.16.5 as follows:

16.16.5 Housing

16.16.5.1 Meadowvale will expand on the range of housing options in new developments by:

- a. requiring a mix of housing forms;
 - b. promoting housing options, including appropriately sized units, that meet the needs of young adults, older adults and families; and
 - c. encouraging the provision of affordable housing.
10. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by renumbering Section 16.16.3 Special Site Policies to Section 16.16.6.
11. Section 16.16.6.1, Site 1, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Area B and removing the label of Area A from the Special Site Map as follows:



12. Section 16.16.6.1, Site 1, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the last part of Policy 16.16.6.1.1 (formerly Policy 16.16.3.1.1) as follows:

...and on the north side of Battleford Road east of Glen Erin Drive.

13. Section 16.16.6.1, Site 1, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Policy 16.16.6.1.2 (formerly Policy 16.16.3.1.2).

Appendix 3

14. Section 16.16.6.1, Site 1, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the last part of the first sentence from Policy 16.16.6.1.2 (formerly Policy 16.16.3.1.3) as follows:

...for the lands identified as Area A...

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Appendix 3

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.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated April 8, 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.06-mea.mopa 128.cb.september 22, 2021.docx](http://teamsites.mississauga.ca/sites/18/mopa/cd.06-mea.mopa%20128.cb.september%2022,%202021.docx)

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APPENDIX I
PUBLIC MEETING

A newspaper advertisement was published in the Mississauga News on May 20, 2021 to inform the public to attend a Public Meeting of the Planning and Development Committee, held on June 14, 2021 in connection with this proposed Amendment. There were no deputations at the Public Meeting. A single written comment was received regarding an ongoing development application in the Meadowvale Neighbourhood. The comment was addressed in the Planning and Development report dated October 1, 2021 attached to this Amendment as Appendix II.

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MAYOR

CLERK