

City of Mississauga
Corporate Report



<p>Date: August 28, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OPA 22-29 W4</p>
	<p>Meeting date: September 16, 2024</p>

Subject

PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (WARD 4)

Official Plan Amendment to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block

99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, 97 and 100 City Centre Drive, North Side of Rathburn Road West, east of Confederation Parkway, southeast corner of Rathburn Road West and Duke of York Boulevard, and southwest corner of City Centre Drive and Kariya Gate

Owner: OPG SQ1 Holdings Inc., ARI SQ1 Holdings Inc., OMERS Realty Management Corporation, and Square One Property Corporation

File: OPA 22-29 W4

Recommendation

That City Council amend Mississauga Official Plan to **Downtown Mixed Use - Site 16, Public Open Space, Office - Site 12, as amended, Downtown Core Mixed Use – Site 17, and Downtown Mixed Use – Site 18** for 99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, 97 and 100 City Centre Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.

Executive Summary

- The application is to amend Mississauga Official Plan to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block.
- The applicant has made revisions to the proposal to address issues raised by staff and agencies including the designation of a park block, provision of a minimum amount of

office on key sites outside of the Rathburn District to off-set the loss of designated office lands, and provide an option for a school site.

- Council Resolution 0152-1998 regarding school accommodation does not apply to a stand-alone official plan amendment application. Further discussions with Peel District School Board can occur through a future rezoning application, which will be required prior to any residential development occurring on the lands.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the application be approved

Background

The official plan amendment application was deemed complete on January 17, 2023 and subsequently circulated for technical comments. The purpose of this report is to provide information on the application and to provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The subject lands are predominantly located on the north side of Rathburn Road West, east of Confederation Parkway, with additional policy amendments for the lands at the southeast corner of Rathburn Road West and Duke of York Boulevard and at the southwest corner of City Centre Drive and Kariya Gate, in the Downtown Core Character Area. The lands north of Rathburn Road West are comprised of a movie theatre complex, surface parking lots, one storey restaurants, retail buildings and an arcade/entertainment complex with a go-kart track. The lands at the southeast corner of Rathburn Road West and Duke of York Boulevard are comprised of a surface parking lot for Square One Mall, while the lands at the southwest corner of City Centre Drive and Kariya Gate are currently vacant.



- Subject Lands
- Area to be redesignated from Office to Downtown Mixed Use
- Area to be redesignated from Office to Public Open Space

Aerial Photo of Subject Lands



Photo of Existing Site Condition – lands north of Rathburn Road West
(view facing northeast from Rathburn Road West and Confederation Parkway)



Photo of Existing Site Condition – lands north of Rathburn Road West
(view facing northeast from Rathburn Road West and Duke of York Boulevard)



Photo of Existing Site Condition
(view facing northeast from Square One
Drive and Duke of York Boulevard)

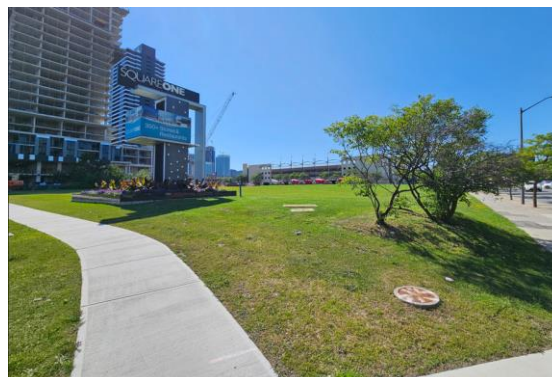


Photo of Existing Site Condition
(view facing northwest from Burnhamthorpe
Road West and Kariya Gate)

Site History.

- April 28, 2010 – Council received the Downtown21 Master Plan which put forward a vision for the transformation of the Downtown Core from a suburban, car-oriented centre into a downtown that is truly urban.
- March 6, 2013 – Council enacted and passed MOPA 8 and Zoning By-law 0050-2013 to implement the Downtown21 Master Plan, which designated the lands north of Rathburn as **Office**.
- April 9, 2013 – MOPA 8 and Zoning By-law 0050-2013 were appealed by Oxford and other landowners.
- May 6, 2020 – Council enacted and passed Zoning By-law 0099-2020 to implement reduced parking requirements and shared parking permissions for the subject lands, as proposed through the rezoning application under file OZ 19/005 W4.
- June 8, 2020 – Local Planning Appeal Tribunal (now Ontario Land Tribunal) issued Order approving MOPA 8 and By-law 0050-2013 with revisions resulting from settlement discussions.

(b) Site Context

The subject lands are located in the Downtown Core Character Area. The surrounding area contains a mix of residential and commercial uses, Square One mall and a large amount of surface parking. Mississauga's Downtown Core is evolving from a suburban car-oriented centre into a vibrant, urban downtown that serves as the commercial, business and cultural centre of Mississauga. The Downtown Core consists of high density residential developments, office buildings, mixed use developments, parks, post-secondary institutional and cultural facilities, civic uses and recreational and entertainment uses developed around the periphery of the Square One Shopping Centre. The Downtown is developing with mixed use buildings and smaller more walkable blocks with a focus on the pedestrian experience.

2. Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- Files HOZ 20-2 W4 and SP 20-99 W4 – 189-219 Rathburn Road West (on subject lands) – applications in process for 19 storey office building with ground floor retail.
- Files HOZ 19-12 W4 and SP 20-6 W4 – 97-101 City Centre Drive (on subject lands) – applications in process for two apartment buildings (55 and 65 storeys containing 1,309 units) and ground floor retail.
- Files HOZ 19-2 W4 and SP 19-31 W4 – 395 Square One Drive, 4235 Confederation Parkway and 4225 Confederation Parkway – applications approved in December 2021 and April 2022 for two apartment buildings (37 storey rental apartment with 428 units and 48 storey condominium apartment with 575 units) and ground floor retail. Currently under construction.
- Files HOZ 19-11 W4 and SP 19-144 W4 – 4220 Living Arts Drive – applications in process for three apartment buildings (36 and 44 storey condominium apartments with 923 units and a 55 storey rental apartment with 536 units) and ground floor retail.
- File SP 21-185 W4 – 4116 Parkside Village Drive – application in process for two apartment buildings (36 and 42 storeys containing 932 units) and ground floor retail. Construction underway under conditional permit.
- File SP 24-7 W4 (formerly SP 18-149 W4) – 430 Square One Drive and 4130 Parkside Village Drive – application approved February 2024 for two apartment buildings (38 and 50 storeys containing 1,056 units) and ground floor retail. Currently under construction.
- Files HOZ 19-3 W4, SP 19-56 W4, SP 20-113 W4 and SP 21-159 W4 – 151 City Centre Drive – applications for four apartment buildings (31, 42, 60 and 66 storeys with 1,917 units) containing hotel, office and retail uses. Site plan for 31 and 60 storey towers (SP 19-56 W4) approved and under construction. Site plans for 42 and 66 storey towers (SP 20-113 W4 and SP 21-159 W4) nearing final approval with construction commenced under conditional permit.
- Files HOZ 22-4 W7 and SP 21-119 W7 – 180 Burnhamthorpe Road West – applications in process for two apartment buildings (45 and 65 storeys containing 1,183 units) and ground floor retail.
- Files HOZ 22-5 W7 and SP 22-60 W7 – 3672 Kariya Drive – applications in process for four apartment buildings (40, 60, 60 and 70 storeys containing 2,648 units) and ground floor retail.
- File HOZ 23-3 W4 – 4310 Sherwoodtowne Boulevard – application in process for removal of “H” Holding Provision to allow two apartment buildings (60 and 70 storeys containing 1,619 units) and ground floor retail.

3. Official Plan

The lands are located within the Downtown Core Character Area and are designated **Office – Special Site 12 (Downtown Core), Public Open Space, Downtown Core Mixed Use** and **Downtown Mixed Use**.

The **Office** designation permits major office, secondary office, accessory uses, hospital, post-secondary educational facility and overnight accommodation uses, while **Special Site 12 (Downtown Core)** permits apartment dwellings provided that they are part of an office, medical office, hospital, university/college or overnight accommodation development or any combination thereof to a maximum of 20% of the total gross floor area. The policy states that the size and configuration of the park on the northeast corner of Rathburn Road West and Living Arts Drive will be determined through a development application process.

The **Public Open Space** designation permits parkland, community gardening, agriculture demonstration site, cemetery, conservation, golf course, nursery gardening, recreational facility, stormwater retention and stormwater quality pond and accessory uses.

The **Downtown Core Mixed Use** designation permits apartment, commercial parking facility, financial institution, hospital, long term care building, major office, makerspaces, overnight accommodation, personal service establishment, post-secondary educational facility, residential uses associated with an institutional use, restaurant, retail store, retirement building, secondary office, and townhouses accessory to an apartment uses, and will accommodate the highest concentration of retail commercial activities in the City in addition to a mix of other land uses.

The **Downtown Mixed Use** designation permits apartment, car share facilities, commercial parking facility, hospital, long term care building, major office, makerspaces, overnight accommodation, post-secondary educational facility, residential uses associated with an institutional use, retirement building, secondary office, townhouses accessory to an apartment and accessory commercial uses, retail store, personal service, restaurant and financial institution uses. Refer to Appendix 1 – Section 2 for the existing and proposed Official Plan map.

The Downtown is an Intensification Area in Mississauga Official Plan and is therefore intended to be the focus of intensification. The Downtown Core is to contain the highest heights and densities within the City, which is reflected in the unlimited height and density permissions in the Official Plan and Zoning By-law.

The subject property is located within a Major Transit Station Area (MTSA), with the entire Downtown Core forming an MTSA, and within close proximity of the City Centre Transit Terminal.

4. Zoning

The subject lands are zoned "**H-CCO**" (Downtown Core – Office), "**CCOS**" (Downtown Core – Open Space), "**H-CC1**" (Downtown Core – Core Commercial), and "**H-CC2(2)**" (Downtown Core – Mixed Use).

The "**H-CCO**" (Downtown Core – Office) zone permits office and medical office, hospital, university/college, active and passive recreational uses, and overnight accommodation uses, and accessory retail, restaurant, service, recreational and entertainment establishments.

The "**CCOS**" (Downtown Core – Open Space) zone permits active and passive recreational uses, below grade parking structure and outdoor market uses.

The "**H-CC1**" (Downtown Core – Core Commercial) zone permits retail store, restaurant, service, recreational and entertainment establishments, apartments, long-term care, retirement, office, medical office, banquet hall/conference centre/convention centre, hospital, university/college, staff/student residence, commercial school, active and passive recreational uses, parking structure, overnight accommodation, centre for performing arts, outdoor market uses.

The "**H-CC2(2)**" (Downtown Core – Mixed Use) zone permits apartments, long-term care, retirement, office, medical office, banquet hall/conference centre/convention centre, hospital, university/college, staff/student residence, commercial school, active and passive recreational uses, parking structure, overnight accommodation, centre for performing arts, outdoor market, and accessory retail, restaurant, service, recreational and entertainment establishments.

The "**H**" Holding Provision precludes any building permits being issued until conditions are satisfied through a Removal of "H" Holding Provision application, which includes the delivery of executed Development/Servicing Agreements agreeing to upgraded streetscape design and municipal works, including roads, walkways, road widenings, easements, provision of parkland and all required securities.

Zoning By-law 0225-2007 is not proposed to be amended through this application. A future rezoning application will be required in order for the subject lands to conform to this proposed Official Plan Amendment.

5. Proposed Development

(a) Description

This application is for policy only changes to the Official Plan. There is no development proposal or concept plan proposed at this time, and no detailed rezoning or site plan applications. The application is to amend Mississauga Official Plan to **Downtown Mixed Use - Site 16, Public Open Space, Office - Site 12, as amended, Downtown Core Mixed Use – Site 17, and Downtown Mixed Use – Site 18**; to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block. Refer to Appendix 1 for details of the proposed amendment.

The original application only proposed a redesignation to **Downtown Mixed Use** to allow for increased residential permissions and to require a minimum of 13 935 m² (150,000 ft²) of

non-residential uses (not specifically office), and to permit science and technology uses both on the amended **Mixed Use** lands and the remaining **Office** lands north of Rathburn Road West. As a result of staff comments regarding the loss of office/employment lands, and the lack of amenities for the additional residents that will reside in this area, there were a series of meetings with the owner and applicant, and the owner amended their application on May 27, 2024 as follows:

- to provide the entire block north of Rathburn Road West between the future extension of Living Arts Drive and Duke of York Boulevard, as **Public Open Space** (future park)
- provide a minimum of 5 000 m² (53,820 ft²) gross floor area of major office, secondary office or post-secondary educational facility uses split between two key blocks at the southeast corner of Rathburn Road West and Duke of York Boulevard, and the southwest corner of City Centre Drive and Kariya Gate in The Exchange District (main street district)
- the minimum amount of non-residential uses within the lands at the northeast corner of Rathburn Road West and Confederation Parkway was amended to 8 935 m² (96,180 ft²); and
- a special site policy was added to make a site available to the Peel District School Board for a 3 716 m² (40,000 ft²) elementary school to be constructed with adjacent residential or mixed use buildings on the east side of Duke of York Boulevard, south of Centre View Drive.

It should be noted that this application was submitted in advance of MOPA 143 and 144 (Major Transit Station Area Policies) taking effect. Council has approved recommendations by the Planning and Building Department in a report dated May 15, 2024 that development applications deemed complete and/or appealed to the Ontario Land Tribunal (OLT) on or before April 10, 2024 for lands within Protected Major Transit Station Areas should continue to be processed as a permitted request for amendment. Therefore, while the proposed application is not to be evaluated against MOPA 143 and 144, an amendment to the new Schedule 11j is requested as part of this official plan amendment application to ensure all land use maps are coordinated and consistent with the proposed land use redesignations.

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/ward-4-development-applications/>

Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the application.

1. Reason for Application

The owner is seeking to increase the amount of residential permitted on the lands currently designated **Office**. Mississauga Official Plan currently allows for a maximum of 20% residential gross floor area that must be provided in conjunction with an office, medical office, hospital, university/college or overnight accommodation development.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario with the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect this application have been reviewed and assessed in the context of the proposed development application. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(a) Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

The PPS seeks to promote economic development and competitiveness by providing an appropriate mix and range of employment, institutional, and mixed uses to meet long term needs, providing opportunities for a diversified economic base, facilitating conditions for economic investment and encouraging compact mixed-use development that incorporates compatible employment uses to support livable resilient communities (Section 1.3). Section 1.5 promotes healthy, active communities, which foster social interaction through the provision of equitably distributed parkland, public spaces and linkages. The PPS further supports promoting opportunities for economic development and community investment and maintaining and enhancing the vitality and viability of downtowns (Section 1.7).

The Growth Plan supports complete communities that meet peoples needs for healthy and active living, provides flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty on traditional industries (Section 1.2.1). It states that Urban Growth Centres are to be focal areas for investment in regional public service facilities as well as commercial, recreational, cultural and entertainment uses; serve as high density major employment centres; and accommodate significant population and employment growth (Section 2.2.3). Economic development is to be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities; ensuring sufficient land is available in appropriate locations for a variety of employment uses; and, better connecting areas with high employment densities to transit (Section 2.2.5.1). Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing and planned frequent transit service (Section 2.2.5.2).

While the City must be careful to protect employment lands, particularly in the Downtown Core (an Urban Growth Centre and Major Transit Station Area) the revisions proposed to the application do seek to offset the loss of office lands by expanding the planned location of office uses to new strategic locations in the Downtown Core, and the addition of science and technology uses which will contribute towards achieving a diversified economic base. Further, the designation of approximately 0.93 ha (2.3 ac.) of parkland into the Rathburn District, will improve the quality of life for people in the area and add the type of urban amenity and placemaking that can attract economic investment and office uses in this area that is so well served by public transit investment. The redesignated lands will still allow for office and other non-residential uses in addition to the expanded residential permissions.

The proposed official plan amendment generally conforms to the PPS and Growth Plan by providing for a diverse economic base, facilitating favourable conditions and opportunities for economic investment and providing components required for a complete community.

(b) Regional Official Plan

The Peel Region Official Plan directs local municipalities to incorporate official plan policies to develop complete communities that are well designed, transit-supportive, offer transportation choices, and include a diverse mix of uses in compact form. It seeks to accommodate people at all stages of life and have an appropriate mix of housing, a range of jobs, high quality public open space, and easy access to retail and public service facilities (Section 5.4.10). The proposed amendment seeks to provide a wider mix of uses in a dense urban form, while adding science and technology jobs and minimum office job requirements in key locations in order to expand on the range of employment opportunities. In addition, the proposal introduces a large new public open space block. The proposal is in general conformity with the Regional Official Plan.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Downtown Core Character Area, to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility use, and to designate a public open space block. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

The following is an analysis of the key policies and criteria:

(i) Intent, Goals and Objectives of the Official Plan

Mississauga Official Plan states that the Downtown Core is to be the primary location for major office; the highest concentration of regional serving retail, commercial, mixed use, civic and cultural uses; and is to attract new jobs, particularly in the office sector to balance population and employment.

The Downtown Core is planned to achieve a 1:1 population to employment ratio as outlined under Policy 5.0 of the Downtown Core Local Area Plan. Further, Policy 5.0 notes that additional employment including office is required to provide more opportunities to live and work in the Downtown Core and support transit.

In order to fully realize the Downtown vision, the Downtown Core needs to be a complete community and be home to the City's highest concentration of uses to make it a destination. Given the unlimited height or density within the Downtown Core, the City has seen unprecedented growth in residential development, and unfortunately minimal growth in other sectors. Employment, entertainment, recreation and culture are not

keeping pace with population growth, which will have detrimental impacts on the quality of life and success of the Downtown.

Policy 4.3.4 states that the Rathburn District will intensify with an emphasis on office and employment. Further, office uses are focused in the Rathburn District due to the high level of visibility and access to Highway 403. The intent is for the concentration of office uses to remain in the Rathburn District and in proximity to the Transit Terminal, with secondary office within the balance of the downtown.

Given the above, staff had significant concern with the loss of important employment lands and the impact it would have on the vision and long-term viability of the Downtown Core. This is particularly true given the number of residential towers currently in process under site plan applications (35 towers containing over 21,000 units), and many more anticipated in future years. The challenge will be to meet the employment targets in order to achieve a sustainable balance between residents and employees. Additional employment which includes retail, office, public sector, institutional and other jobs will be required to provide more opportunities to live and work in the City and to support transit and other investments.

A number of very productive meetings and discussions were held with the owner and applicant to outline the City's position and reinforce the City's vision for the Downtown Core and Rathburn District. These discussions resulted in the amended application where there will be a minimum of 5 000 m² (53,820 ft²) gross floor area of major office, secondary office or post-secondary educational facility uses split between two key blocks at the southeast corner of Rathburn Road West and Duke of York Boulevard, and the southwest corner of City Centre Drive and Kariya Gate in the Exchange District (main street district). By adding this minimum office floor area into these key locations, a true mixed use development can be achieved that will greatly enhance the urban vibrancy of those areas of the Downtown. In addition, approximately 0.93 ha (2.3 ac.) of parkland will be provided as designated Public Open Space, forming one of the largest parks in the downtown and acting as both an amenity to any future residents and a placemaking feature and catalyst for future office investment in the district.

With the introduction of more residential uses through the proposed official plan amendment, the school accommodation pressures already being experienced in the Downtown Core would be further exacerbated. The Peel District School Board (PDSB) identified a need for a new elementary school for the Downtown Core. After engaging with Peel District School Board to explore opportunities to accommodate school facilities, the applicant has proposed a special site policy that would make a site available to the Peel District School Board for a 3 716 m² (40,000 ft²) elementary school with outdoor open space on the west side of Duke of York Boulevard, south of Centre View Drive as part of this amendment. Accommodating a new elementary school addresses policy 7.1 of the Official Plan which states that in cooperation with the appropriate public and private agencies and other levels of government, Mississauga will

provide community infrastructure supportive of complete communities to meet the civic, cultural, educational and recreational needs of residents.

As a result of the amendments to the application, staff believe the vision of the Official Plan can be maintained and achieved by protecting the majority of the Office designated lands within the Rathburn District (east of Duke of York Boulevard) in close proximity to the City Centre Transit Terminal and Hurontario Street, and providing minimum requirements for office in key locations outside the district to enliven and activate the Downtown. The introduction of science and technology uses will also help add economic diversity and competitiveness to the Downtown and position it for success. This will ensure the City maintains an emphasis and priority for office and employment uses. In addition, the introduction of a significant park block and potential school site supports the creation of a complete community with appropriate community infrastructure to meet the needs of residents and employees of the Downtown.

(ii) Compatibility

The introduction of increased residential permissions and science and technology uses was evaluated to ensure there would be no impact to the existing uses or planned future office uses for the district. The types of life science uses were confirmed to not include manufacturing or any uses that would have potential impacts on more sensitive land uses, and therefore a land use compatibility study is not required. All proposed uses are compatible.

(iii) Services and Infrastructure

The site is situated across from Mississauga City Centre Transit Terminal and is serviced by MiWay Routes 107, 109, 68 and 76 on Rathburn Road West, and in proximity to GO bus routes along Station Gate Road, and the future Hazel McCallion Light Rail Transit (LRT) line that is currently under construction along Rathburn Road West. The lands are served by the highest levels of transit service in the City.

The introduction of a substantial park block to be designated **Public Open Space**, and the incorporation of a special site policy to make land available for purchase or lease for an elementary school, provides for enhanced community infrastructure within the Rathburn District.

Since this is a policy only amendment to the Official Plan, an additional feasibility analysis will occur as part of any future development application (i.e. rezoning, removal of "H" holding zone, and/or draft plan of subdivision). This will include, but will not be limited to a Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, Environmental Site Screening Questionnaire and Declaration, Phase 1 Environmental Site Assessment, Noise Feasibility Study, Grading Plan and Servicing Plan, as well as entering into agreements, and dedication of land and easements to the satisfaction of the City and Region.

(d) Zoning By-law

The Zoning By-law is not proposed to be amended through this application. A future rezoning application will be required to conform to the amended Official Plan designations.

3. Departmental and Agency Comments

The application was circulated to all City departments and commenting agencies on January 17, 2023. The following section provides an overview and discussion of the key outstanding issue related to school accommodation. Refer to Appendix 1 for detailed departmental and agency comments.

Dufferin-Peel Catholic District School Board and Peel District School Board

Comments dated January 19, 2023 from the Dufferin-Peel Catholic District School Board state that they are satisfied with the current provision of educational facilities for the catchment area and that the City of Mississauga school accommodation condition need not be applied.

Comments dated June 28, 2024, from the PDSB state that there is insufficient school capacity in Mississauga City Centre to accommodate the projected residential growth that would result from the proposed amendment, and have requested at least one new elementary school site for Mississauga City Centre. The PDSB has requested that prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangement regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.

Following receipt of these comments, a number of discussions occurred between the applicant and the PDSB regarding the school accommodation issues. The applicant retained an architect to explore urban format school options, while taking into consideration certain parameters provided by the PDSB. Following these discussions, the applicant amended their application to include a special site policy for the lands on the west side of Duke of York Boulevard, south of Center View Drive, immediately north of the proposed Public Open Space park block. The special site policy protects these lands to ensure they are made available for purchase or lease by the PDSB for an approximately 3 716 m² (40,000 ft²) elementary school to be constructed adjacent to future residential or mixed use buildings. While the PDSB has acknowledged the inclusion of the proposed special site policy, they have identified concerns that an urban format school or podium build will create limitations, and has requested a 4 acre stand-alone school site to serve the City Centre area.

Planning staff are of the opinion that an urban format school (i.e. less land intensive, higher density, multi-storey school built in conjunction with other compatible uses) is appropriate for the Downtown Core.

In the late 1990's there was uncertainty regarding the ability of existing schools to accommodate the additional growth and student yields that were resulting from increased residential infill and intensification outside of a traditional plan of subdivision. Previously,

much of Mississauga was developed through plans of subdivision where school blocks could be established and set aside as blocks on the plan as needed, in accordance with the *Planning Act*. As a result of these school accommodation pressures, City Council passed Resolution 0152-1998 to provide a mechanism to ensure the school boards were satisfied with school accommodation within the area prior to the passage of any rezoning applications for residential development. Council Resolution 0152-1998 remains in effect and specifically states:

"That the approval of all post-Bill 163 residential rezoning applications, not associated with the processing of a draft plan of subdivision, be subject to the following condition: Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the school boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the school boards for the subject development."

Given that the current application is only for an Official Plan Amendment, with no associated rezoning, Council Resolution 0152-1998 does not apply. Staff recommend that the Official Plan Amendment application be approved with the proposed special site policy and that further discussions regarding school accommodations occur through the future rezoning application(s). This will be required prior to any residential development occurring on the lands that would impact school accommodations.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Engagement and Consultation

1. Community Feedback

There have been no community meetings on this application, and no written comments were received.

Conclusion

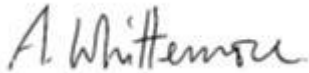
In conclusion, City staff has evaluated the application to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed official plan amendment conforms to the policies, goals, and objectives of the respective planning instruments to provide for complete communities that are well served by

transit, and supports the transformation of the Downtown Core from a suburban centre into a vibrant urban place, while maintaining an emphasis on office and employment uses.

Attachments

Appendix 1: Supplementary Information



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Jonathan Famme, Development Planner