

City of Mississauga
Corporate Report



<p>Date: September 3, 2025</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: OZ/OPA 21-15 W10</p>
	<p>Meeting date: September 22, 2025</p>

Subject

SUPPLEMENTARY RECOMMENDATION REPORT (WARD 10)

Official Plan Amendment to permit six apartment buildings with heights ranging between 6 and 12 storeys, containing 1,243 dwelling units, ground floor retail space, and 36 townhomes

5034, 5054, and 5080 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West

Owner: Your Home Developments (Mississauga) Inc.

File: OZ/OPA 21-15 W10

Recommendation

1. That application under File OZ/OPA 21-15 W10, Your Home Developments (Mississauga) Inc., 5034, 5054, and 5080 Ninth Line, to amend Mississauga Official Plan Map 16-20.1 to permit building heights of 3 to 10 and 3 to 12 storeys on portions of the lands and 3 to 12 storeys on the remaining lands be approved in accordance with the provisions contained in the staff report dated September 3, 2025 from the Commissioner of Planning and Building, and that staff be directed to return to City Council with the appropriate implementing documents and by-laws for approval.
2. That City Council amend PDC-0048-2024 recommendation by replacing 'heights of 10 and 12 storeys on a portion of the lands and 12 storeys on the remaining lands' with 'heights of 3 to 10 and 3 to 12 storeys on portions of the lands and 3 to 12 storeys on the remaining lands'.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

Background

The applicant has requested a change to the previously approved Official Plan Amendment, to reduce the minimum height from 4 to 3 storeys.

Official plan amendment, rezoning and draft plan of subdivision applications were approved by Council on October 9, 2024. One of the recommendations of PDC-0048-2024 stated:

'That City Council amend Mississauga Official Plan Map 16-20.1 to permit building heights of 10 and 12 storeys on a portion of the lands and 12 storeys on the remaining lands...'

The purpose of this report is to recommend the amendment of the above approved recommendation to:

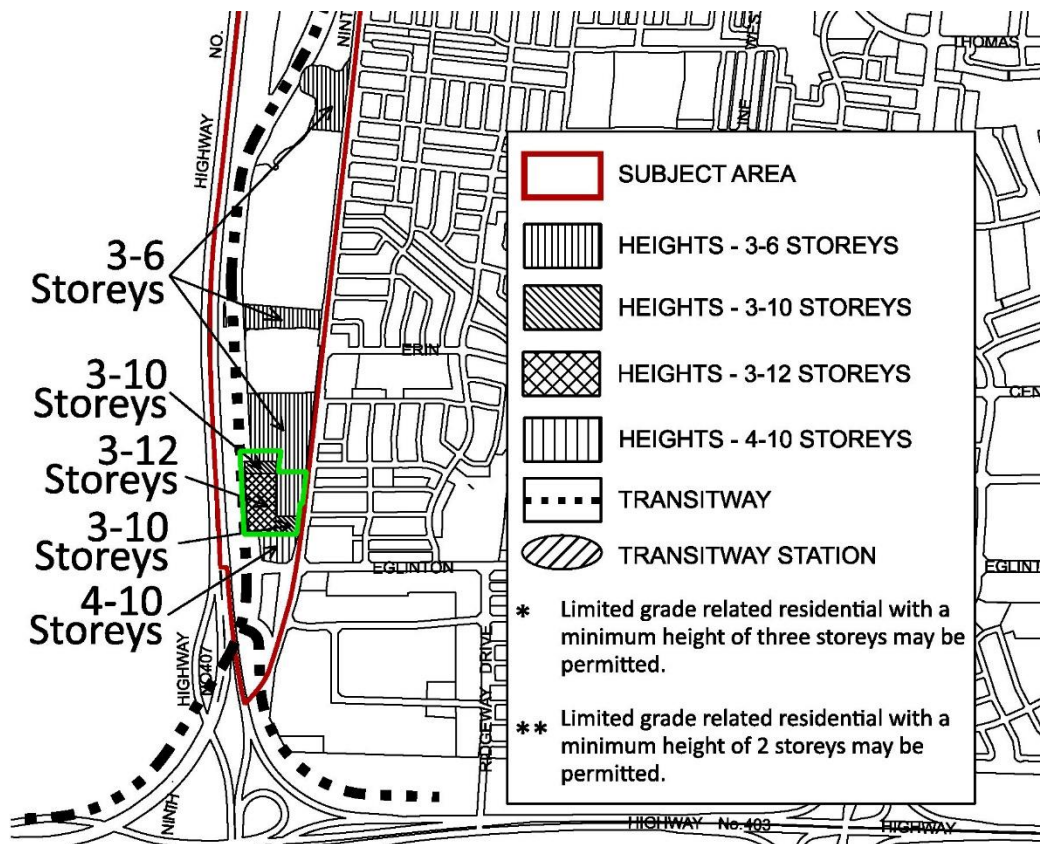
'That City Council amend Mississauga Official Plan Map 16-20.1 to permit building heights of 3 to 10 and 3 to 12 storeys on portions of the subject lands and 3 to 12 storeys on the remaining lands...'



Aerial Image of 5034, 5054 and 5080 Ninth Line

Comments

The amendment will result in a reduction to the minimum heights within parts the Mississauga Official Plan Ninth Line Height Schedule from 4 to 3 storeys. As a result, the minimum heights of the amended Ninth Line Neighbourhood Character Height Schedule will change from 4 to 12 and 4 to 10 storeys to 3 to 12 and 3 to 10 storeys, as shown below. This change is recommended to provide some additional flexibility for the applicant during the planning process. The existing Height Schedule includes minimum heights of 3 storeys to permit a mix of housing forms such as townhouses and midrise apartments. The proposed amendment reduces the lower end of the range from 4 to 3 storeys but maintains the intent of the Mississauga Official Plan by continuing to allow for a mix of housing types.



Excerpt of proposed Mississauga Official Plan Ninth Line Height Schedule, Subject Property outlined in green

Conclusion

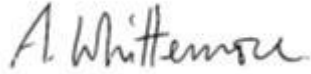
In conclusion, City staff have previously evaluated the applications to permit six apartment buildings with heights ranging between 6 and 12 storeys (containing a total of 1,243 dwelling units and some ground floor retail space), 36 townhomes, and a public park all on public or private roads against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan. Staff found that the proposed Official Plan Amendment to increase the maximum designated heights within the Ninth Line Neighbourhood Character Area to 10 and 12 storeys conforms with the relevant provincial, regional and city policies for appropriate land use.

This proposed amendment to the previous recommendation, to allow for a greater range in heights, from a minimum of 4 down to 3 storeys, maintains the goals and objectives of the Mississauga Official Plan and is compatible with the surrounding context. The proposed official plan amendment is acceptable from a planning standpoint and should be approved subject to the conditions contained in this report.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Recommendation Report



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

Prepared by: Emma Bunting, Development Planner