

# City of Mississauga Memorandum



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Date: 2022/12/21 (Revised January 16, 2023)

To: Tara Buonpensiero, Acting Chief Planner and Director of Planning and Development Services at Region of Peel

From: Jason Bevan, Director, City Planning Strategies

Subject: **Technical Modifications to the City-Wide Major Transit Station Area Study Official Plan Amendment 144**

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## **BACKGROUND**

On August 10<sup>th</sup>, 2022, City Council adopted Mississauga Official Plan Amendment (MOPA) 144 through By-Law 0215-2022. MOPA 144 includes Major Transit Station Area policies to guide the use of land, buildings and structures, in accordance with the new Peel Region Official Plan.

Pursuant to recommendation PDC-0075-2022 from the report titled “City-Wide Major Transit Station Area Study – Official Plan Amendment”, dated July 15, 2022 (July 2022 Report), City Council directed Staff to change and/or modify MOPA 144 prior to its approval by Regional Council, to reflect recent development approvals and amendments to Mississauga Official Plan.

## **Proposed Technical Modifications**

Since the adoption of MOPA 144, City Staff have identified the need for additional minor technical modifications to MOPA 144; including minor rewording of two policies and other mapping changes to reflect existing City Official Plan policies and recent development approvals.

Appendix 1 of this memorandum identifies the proposed modifications to the adopted policies of MOPA 144. Appendix 2 of this memorandum includes the modified schedules. The proposed modifications are summarized below.

1. Minor rewording of policies 5.7.2.1 and 5.7.4.1 to be consistent with the language in the Planning Act and provide greater clarity and legibility. The purpose, intent and meaning of the policies remain unchanged.
  - a. The proposed wording of policy 5.7.2.1 is reflective of what was included in the July 2022 report but not correctly shown in By-Law 0215-2022 of MOPA 144.
  - b. Policy 5.7.4.1 related to building heights should be modified to remove the words “Minimum and Maximum” as not all sites are subject to minimum and/or maximum heights.

2. Revise Schedule 11h by adding the City Structure Employment Area and Corporate Centre layers consistent with other Schedule 11 maps.
3. Revise Schedule 11i to reflect recently approved site specific OPAs:
  - a. 5080 Hurontario Street (MOPA 110), change the building height range from 2-35 (west portion) and 2-38 storeys (east portion) to 2-35 for the entire subject site;
  - b. 5081 Hurontario Street (MOPA 147), change the building height range from 2-30 to 3-38
  - c. 91 Eglinton Ave East and 5055 Hurontario Street, change the building height range from 2-37 to 3-37 to reflect the existing MOP height permission;
  - d. 4997 to 5133 Salishan Circle, change the building height range from 2-25 to 2-4 to reflect the existing MOP Residential Medium Density height permission; and
  - e. 30 Bristol Road East (MOPA 119), change the building height range from 2-25 storeys to 3-24 storeys.
4. Revise Schedule 11q to reflect the recent OLT decision (Case # OLT-22-002361) for 1381 Lakeshore Road East to increase the maximum building height from 8 storeys to 11 storeys.
5. Revise Schedule 11q to reflect the current and in-effect building height policies and land use designations for the Lakeview Major Node (MOPA 125).
6. Further revisions will be required to Schedules 11g and 11q to reflect the Region of Peel Employment Area mapping within the Lakeview Major Node and Dixie-Dundas Community Node respectively. However, this is best addressed as part of the Mississauga Official Plan review process currently underway. In the interim, applicable and proposed local land use policies for affected lands will not pose a conformity issue with the Region of Peel Official Plan.
7. Revise Schedule 11n to reflect the current and in-effect Local Area Plan building height policies<sup>1</sup>. This would correspond to the building heights proposed in the Information Report entitled "City-Wide Major Transit Station Area Study - Draft Official Plan Amendment" dated April 14, 2022, from the Commissioner of Planning and Building, and considered at the public meeting held on May 9, 2022.

The affected sites have existing buildings on the lands with building heights that relate to the Local Area Plan building heights based on current construction practices. This height regime for the affected sites was recognized in the Official Plan in 2014.

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<sup>1</sup> For sites located on 30 High Street, 150 Lakeshore Road West, 126 Lakeshore Road West, 122 Lakeshore Road East, 136 Lakeshore Road East, 15 Stavebank Road South, 25 Helene Street North, 134 Lakeshore Road West, 33 Hurontario Street, 1 Hurontario Street, 55 Port Street.

8. Revise Schedule 11f to reflect recently approved Official Plan Amendment 152 related to 255 Dundas Street W to redesignate lands from Mixed Use to Residential High Density and change building heights from 3-12 to 3-14 storeys. Although MOPA 152 was approved by City Council on December 7, 2022 and is currently in an appeal period, staff do not anticipate any appeals. Should appeals be received prior to the January 12, 2023 Regional Council meeting, staff will notify the Region.
9. In order to reflect existing Mississauga Official Plan policies that allow for building height variation, staff are proposing that the Schedules for applicable MTSAs be revised to include a note clarifying that these existing OP policies will continue to apply. The note stating “Variations in building heights are subject to the policies of the Local Area Plan/Character Area” is proposed to be added for select MTSAs within Schedules 11i, 11k, 11l, 11n, and 11q.
10. Revise Schedule 11g to reflect the most recent MTSA boundaries that align with the parcel boundary of 1745 Dundas Street East.
11. Revise Schedules 11c, 11d, 11h, 11n, 11o, and 11r to reflect changes to MTSA boundaries based on the Region of Peel’s MTSA boundary adjustments, provided to the City on November 29<sup>th</sup>, 2022.

### **Submission for Regional Approval**

The proposed changes to Mississauga Official Plan Amendment 144, adopted through BL-0215-2022 on August 10<sup>th</sup>, 2022, and submitted to the Region of Peel for approval are required to reflect recent development approvals, correct inconsistencies and provide clarity. The modifications are technical and minor in nature, and the purpose and intent of the policies remain unchanged.

### **Attachments**

- Appendix 1: Recommended Text Modifications to Mississauga Official Plan Amendment 144
- Appendix 2: Modified Mississauga Official Plan Schedule 11

## Appendix 1

### Proposed Modifications to Mississauga Official Plan Amendment MOPA 144

*Note: Existing policy wording is shown in black text, proposed changes are shown in red text, and proposed text deletion are shown in strike-outs.*

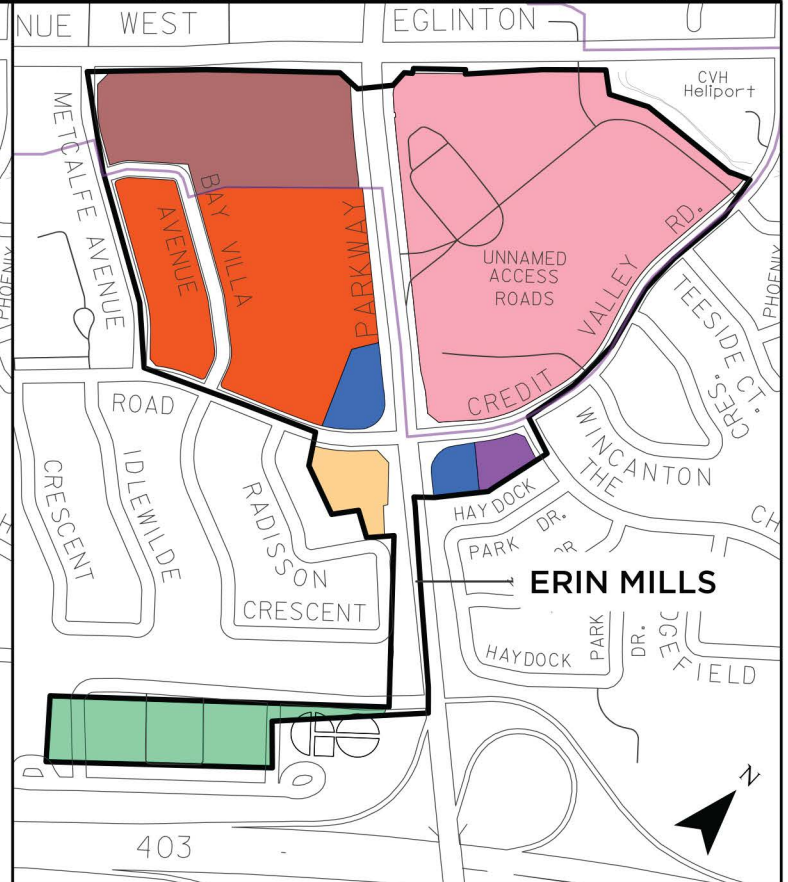
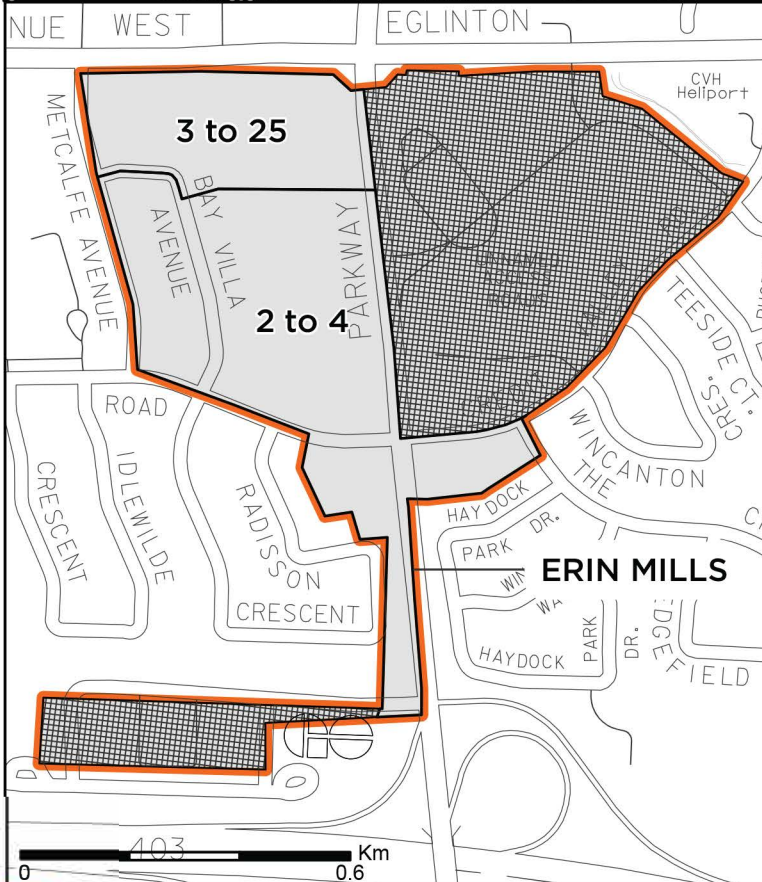
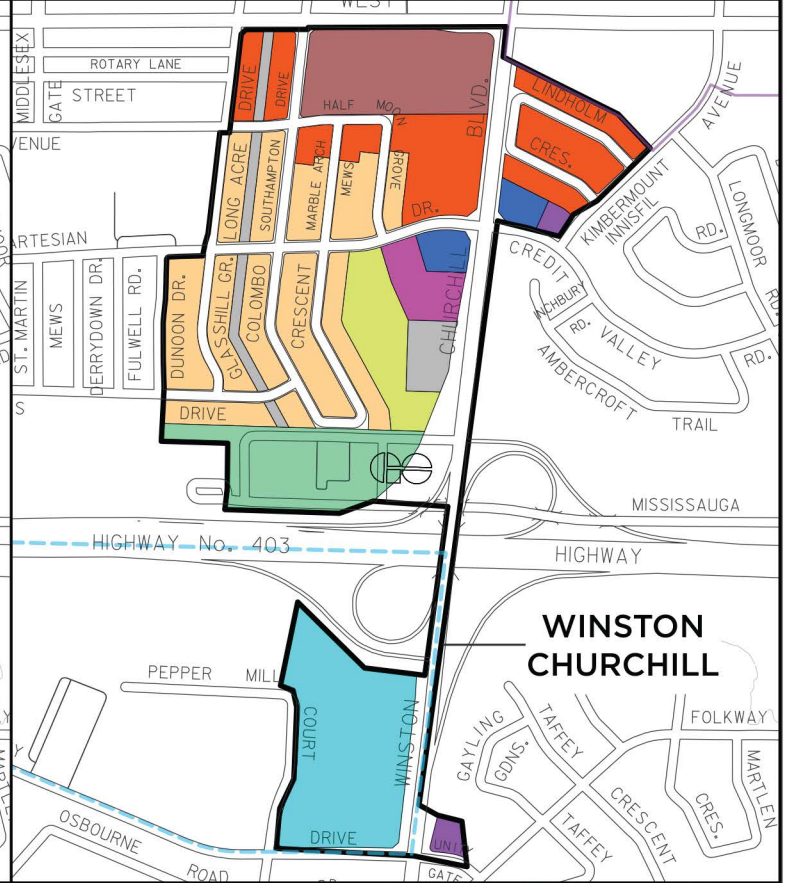
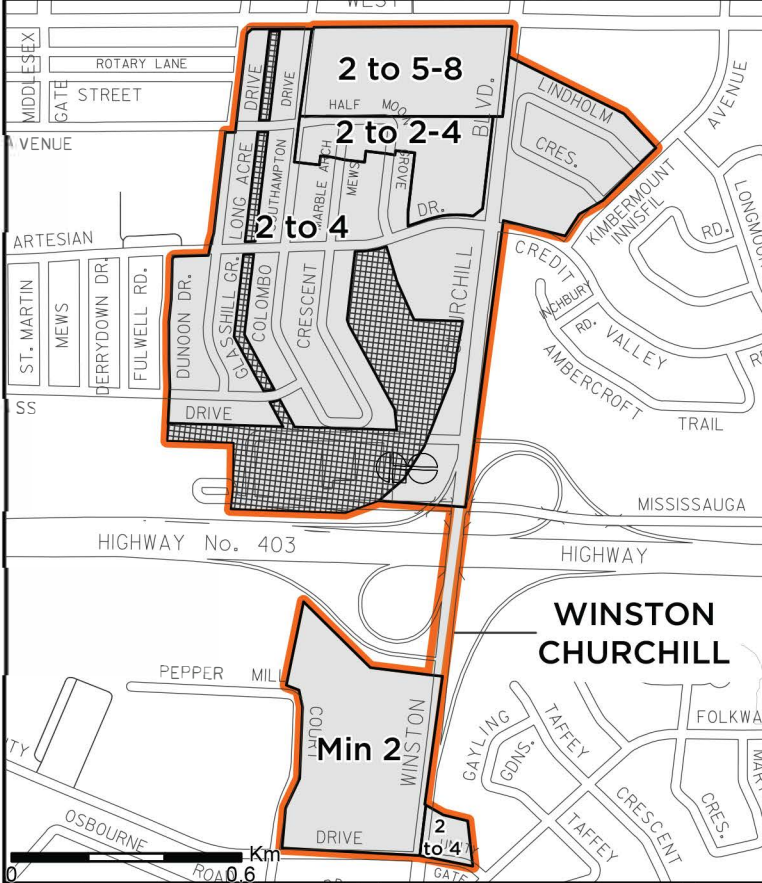
1. 5.7.2.1 The authorized uses of land are as identified by the land use designations shown on Schedule 11: Protected Major Transit Station Areas (including Schedules 11a to 11r), and referenced in Table 5-2: Protected Major Transit Station Areas. The associated land use permissions **and authorized uses of buildings or structures** are as per Part 3: Land Use Designations of this Plan, and applicable Local Area Plans, City Structure and Character Areas policies.
2. 5.7.4.1 ~~Minimum and maximum~~ Building heights for **lands within Protected Major Transit Station Areas** are shown on Schedule 11: Protected Major Transit Station Areas (including Schedules 11a to 11r), and referenced in Table 5-2: Protected Major Transit Station Areas.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11a (403 BRT- WINSTON CHURCHILL & ERIN MILLS)

### BUILDING HEIGHT SCHEDULE

### LAND USE SCHEDULE



PMTSA Boundary (Height Map)	Convenience Commercial	Mixed Use	City Structure - Major Node
PMTSA Boundary (Land Use Map)	Greenlands	Motor Vehicle Commercial	City Structure - Employment Area
Min # to Max # (In Storeys)	Residential High Density	Parkway Belt West	
Height Not Applicable	Residential Low Density II	Utility	
Business Employment	Residential Medium Density	Institutional	

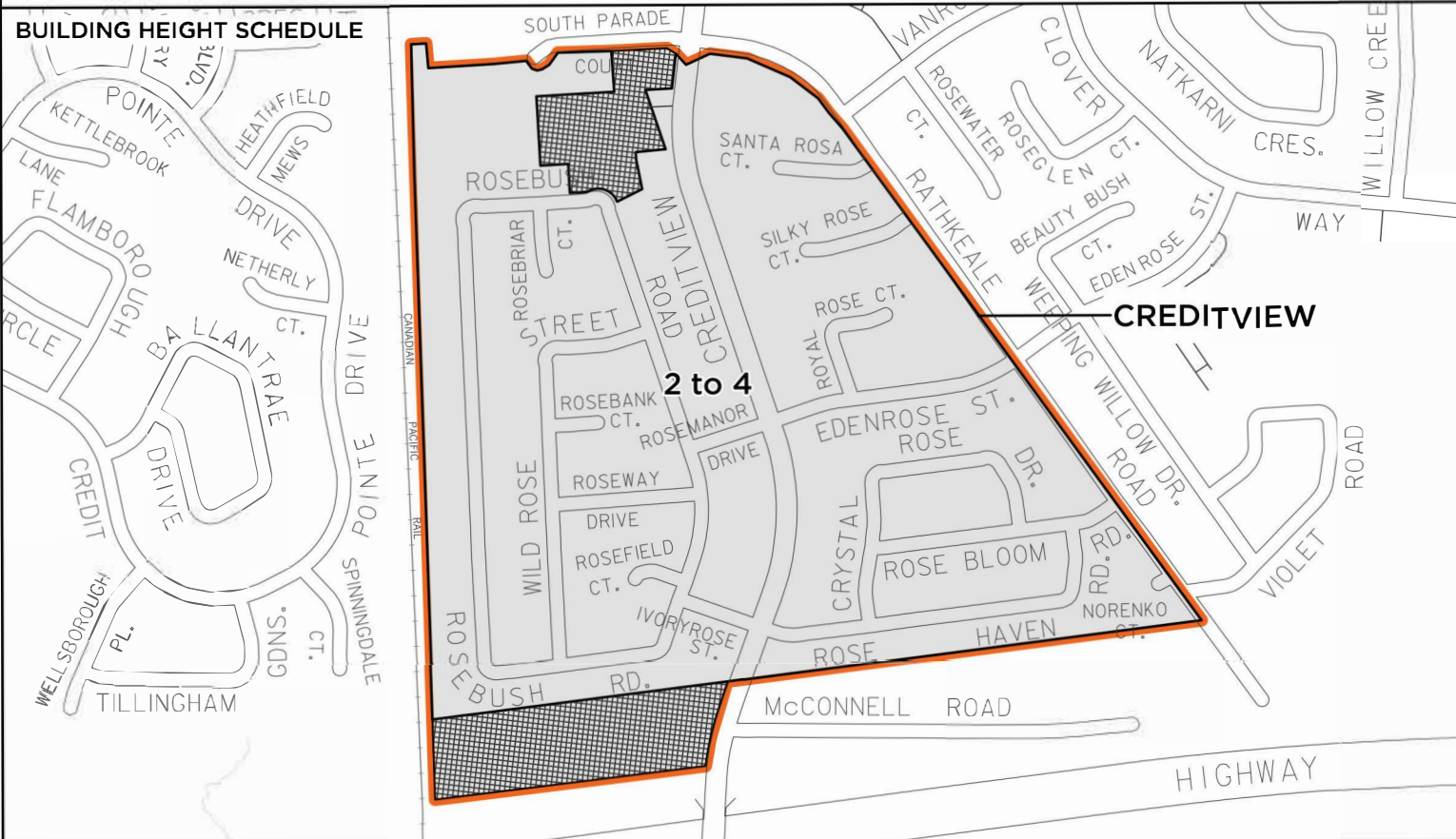
For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

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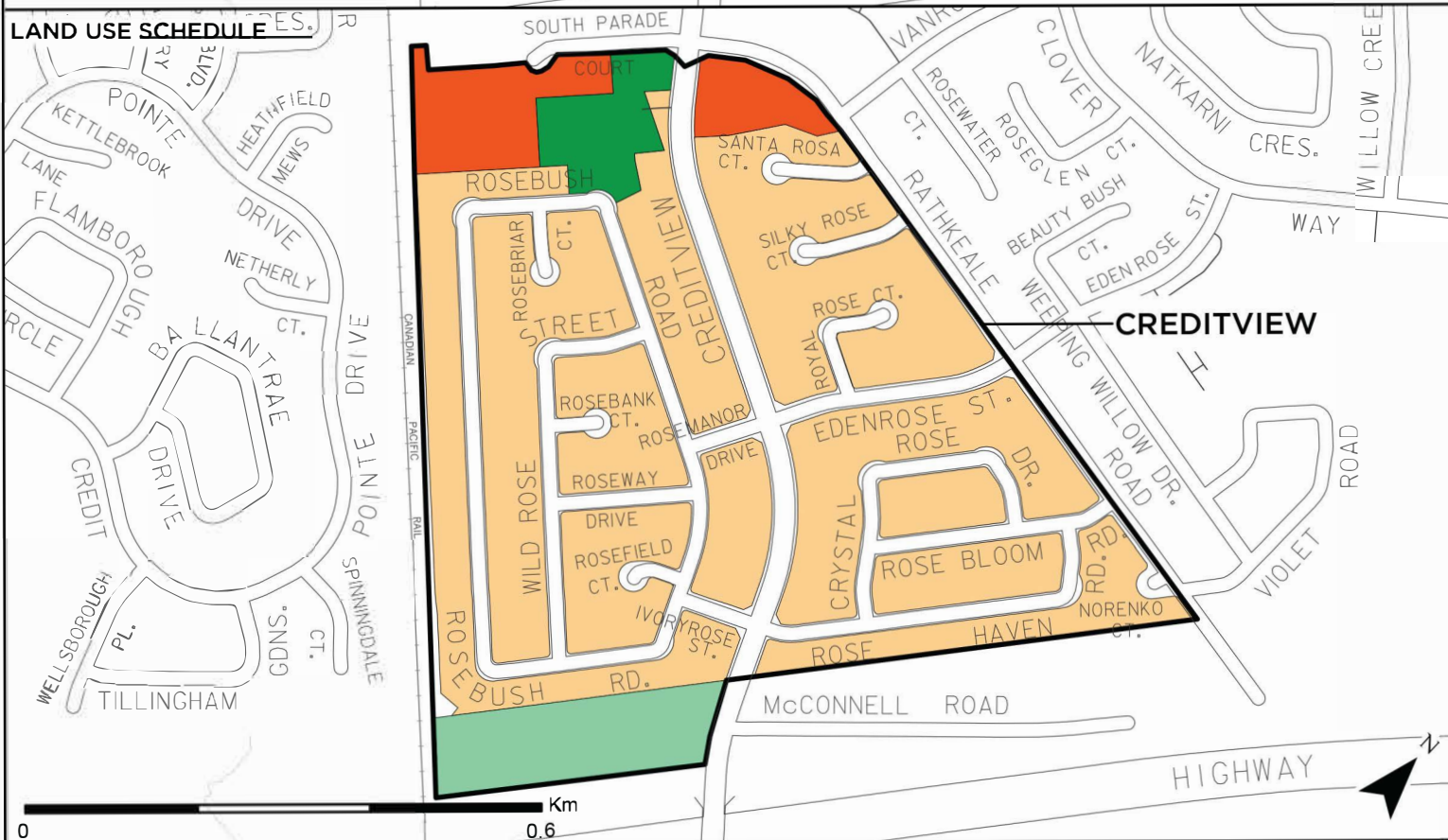
# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11b (403 BRT- CREDITVIEW)

### BUILDING HEIGHT SCHEDULE



### LAND USE SCHEDULE



- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Residential Low Density II
- Residential Medium Density
- Public Open Space
- Parkway Belt West

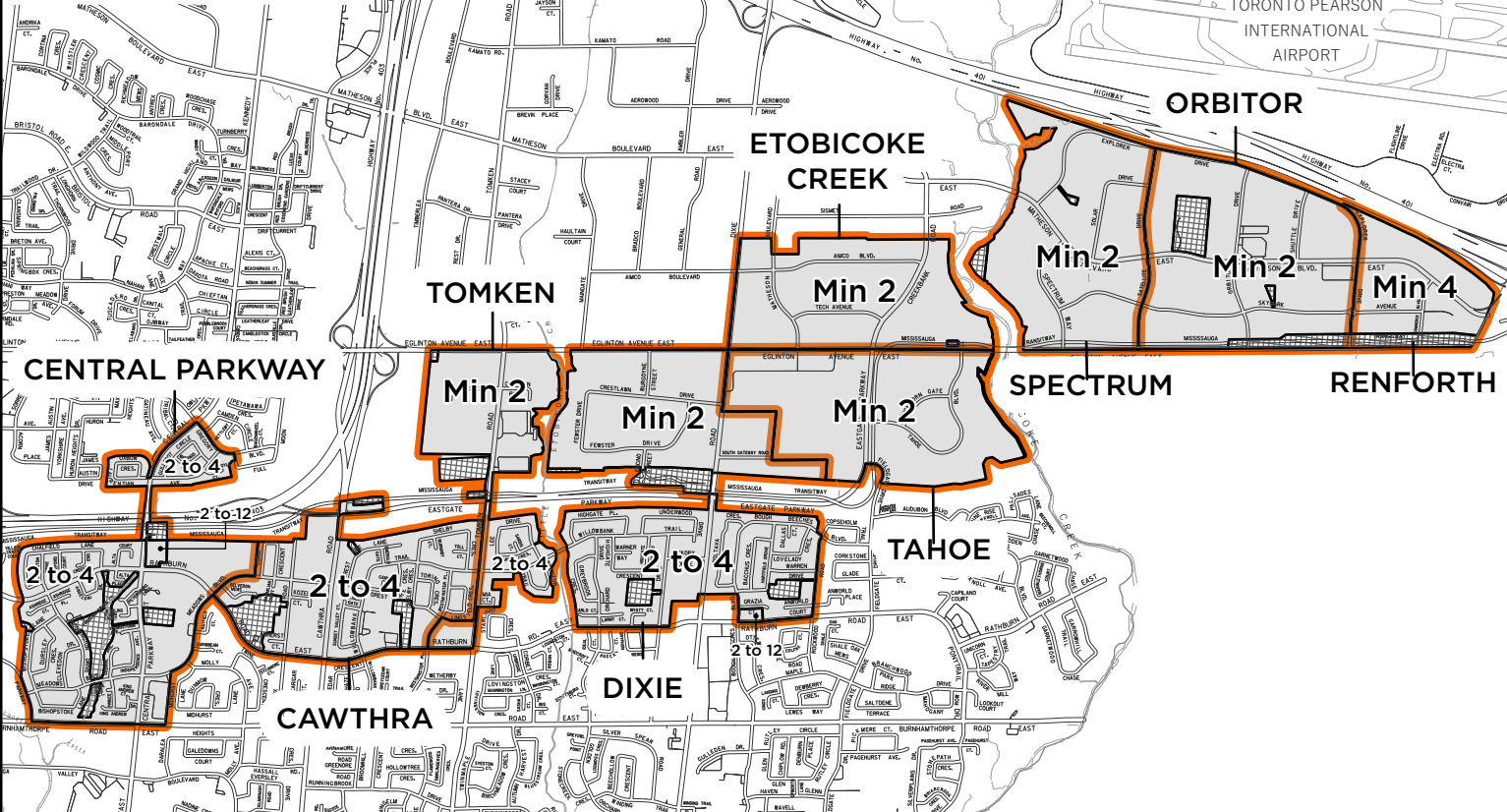
For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

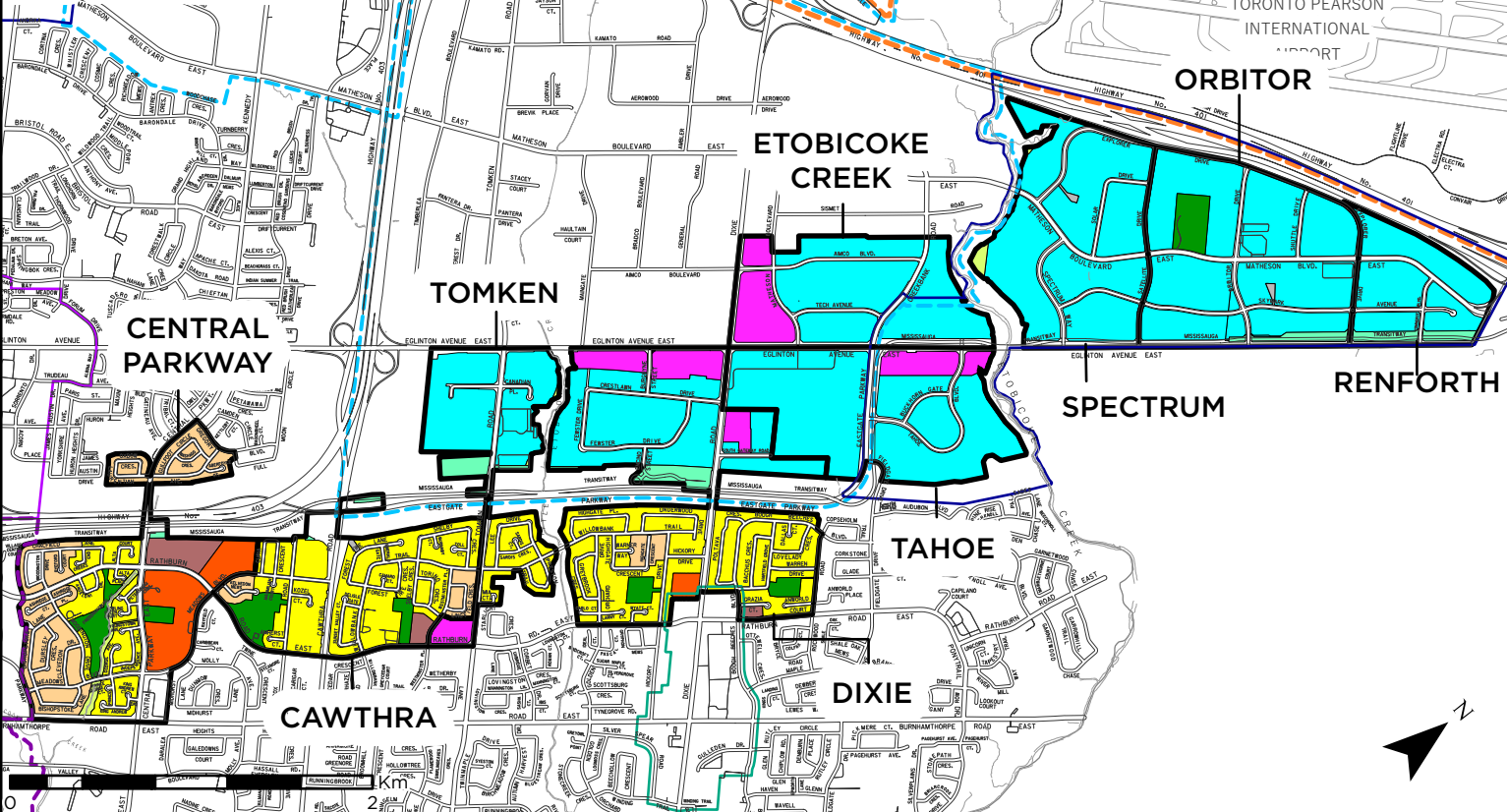
## SCHEDULE 11c

(403 BRT- CENTRAL PARKWAY, CAWTHRA, TOMKEN, DIXIE, ETOBICOKE CREEK, SPECTRUM, ORBITOR, TAHOE, RENFORTH)

### BUILDING HEIGHT SCHEDULE



### LAND USE SCHEDULE

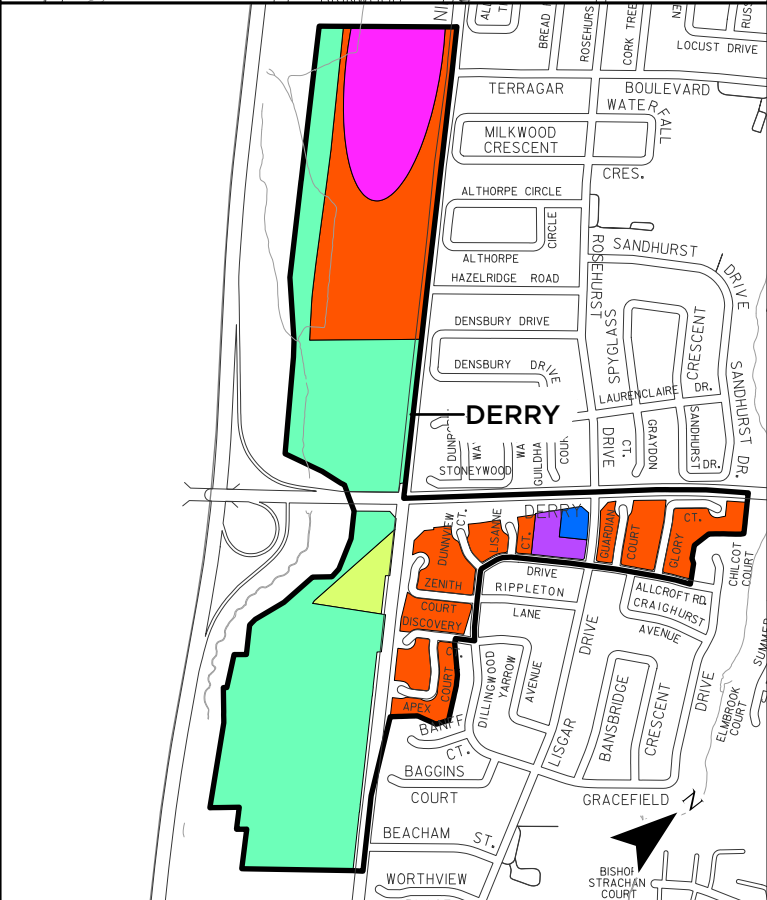
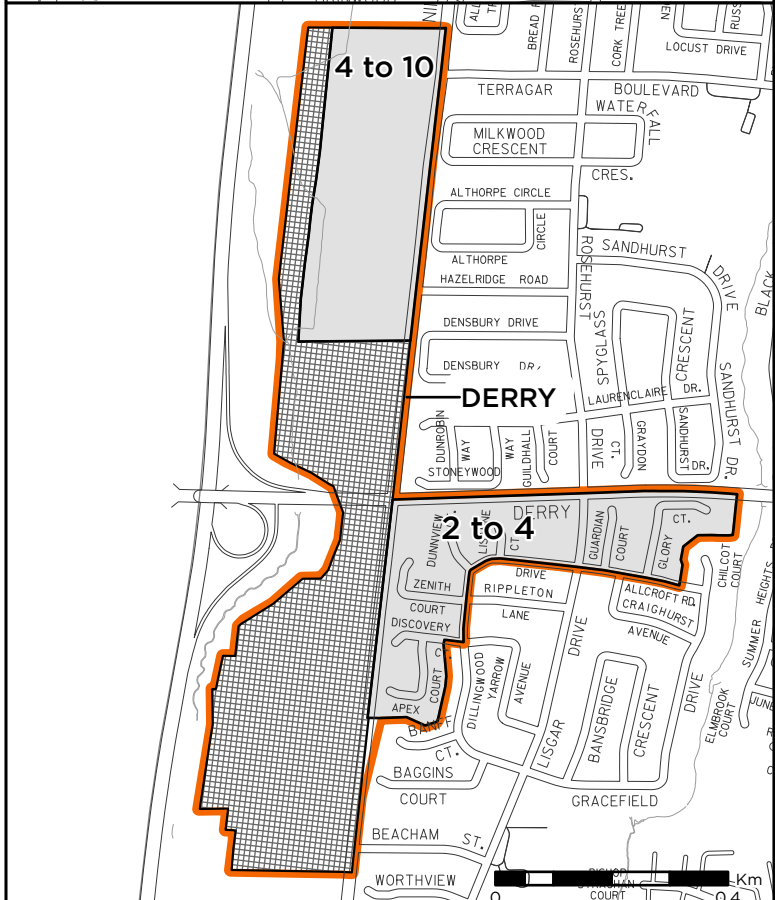
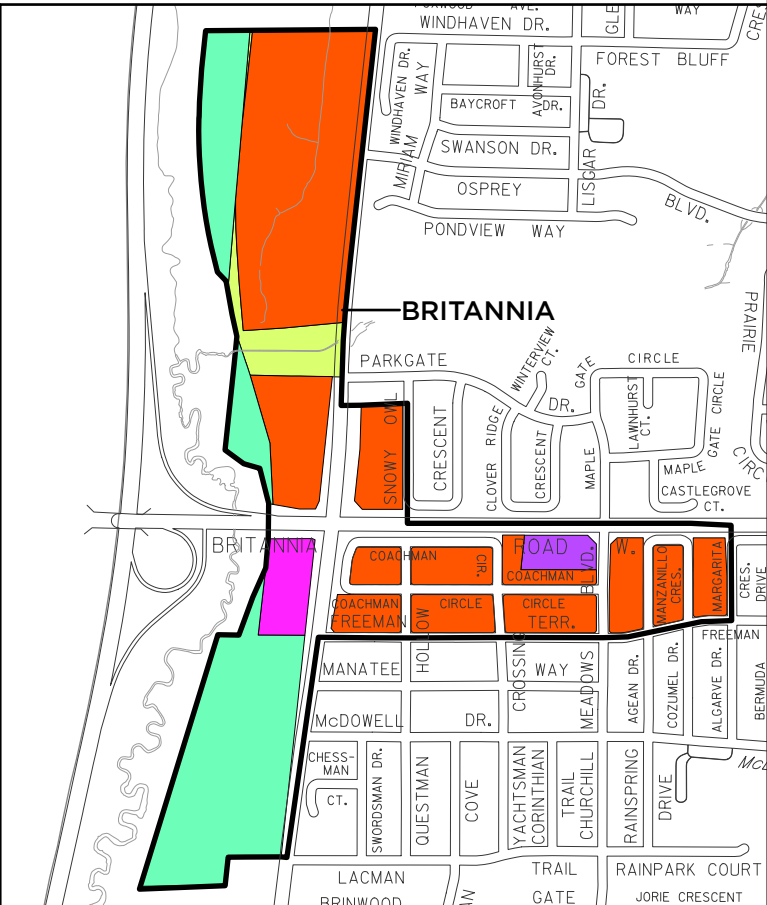
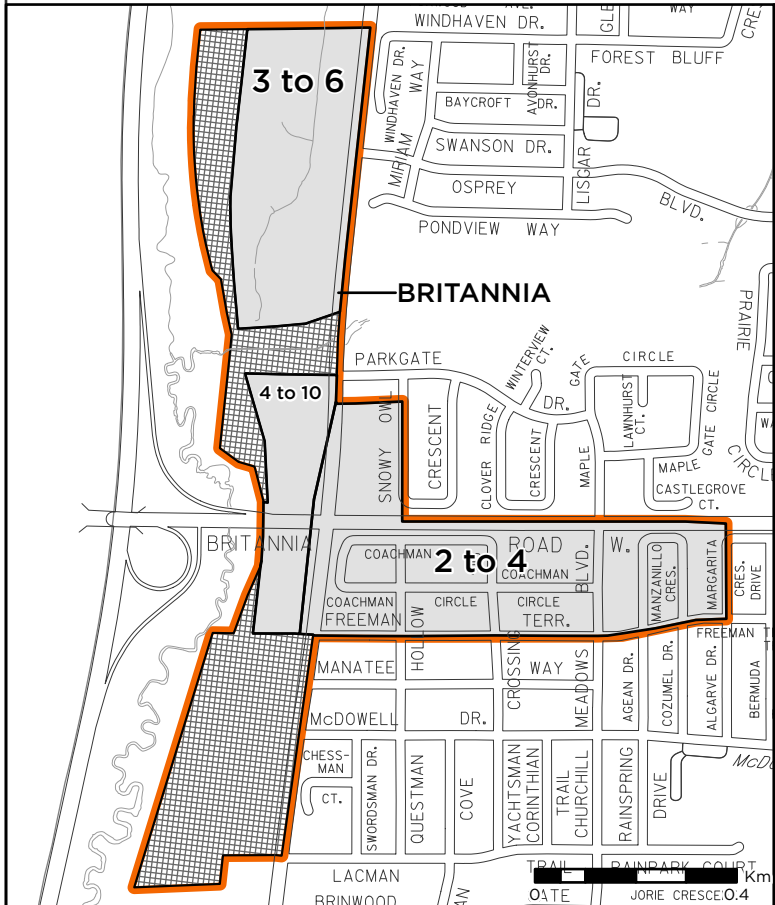


- |                               |                            |                                   |   |
|-------------------------------|----------------------------|-----------------------------------|---|
| PMTSA Boundary (Height Map)   | Residential High Density   | Public Open Space                 | City Structure - Special Purpose Area   |
| PMTSA Boundary (Land Use Map) | Industrial                 | Parkway Belt West                 | City Structure - Employment Area  |
| Min # to Max # (In Storeys)   | Residential Low Density I  | Utility                           | City Structure - Community Node   |
| Height Not Applicable         | Residential Low Density II | City Structure - Downtown         | For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan. |
| Business Employment           | Residential Medium Density | City Structure - Major Node       |   |
| Greenlands                    | Mixed Use                  | City Structure - Corporate Centre |   |

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA) SCHEDULE 11d (407 TRANSITWAY- DERRY & BRITANNIA)

**BUILDING HEIGHT SCHEDULE**

**LAND USE SCHEDULE**



PMTSA Boundary (Height Map)	Height Not Applicable	Residential Low Density II	Motor Vehicle Commercial
PMTSA Boundary (Land Use Map)	Convenience Commercial	Residential Medium Density	Parkway Belt West
Min # to Max # (In Storeys)	Greenlands	Mixed Use	

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

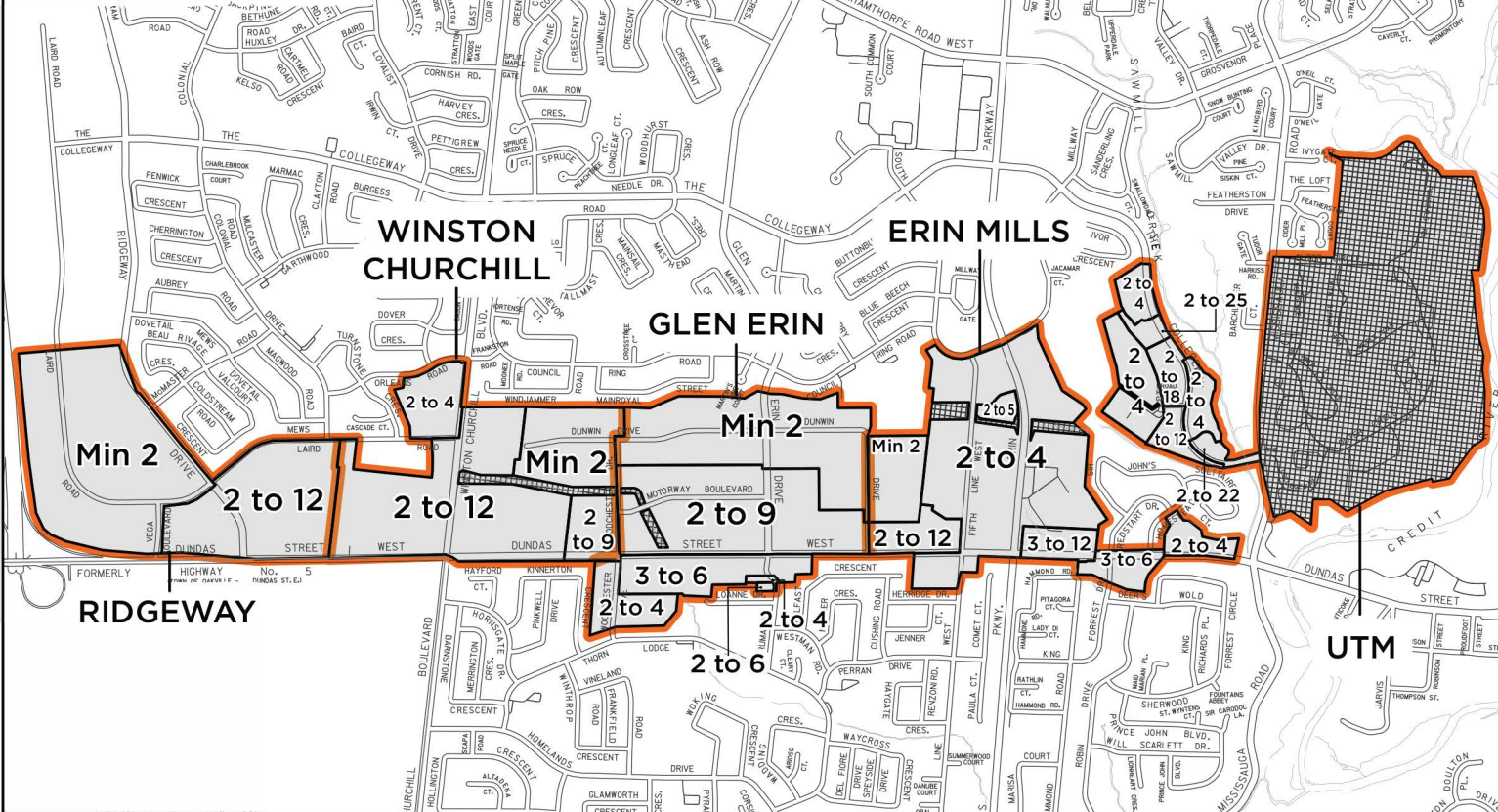


# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

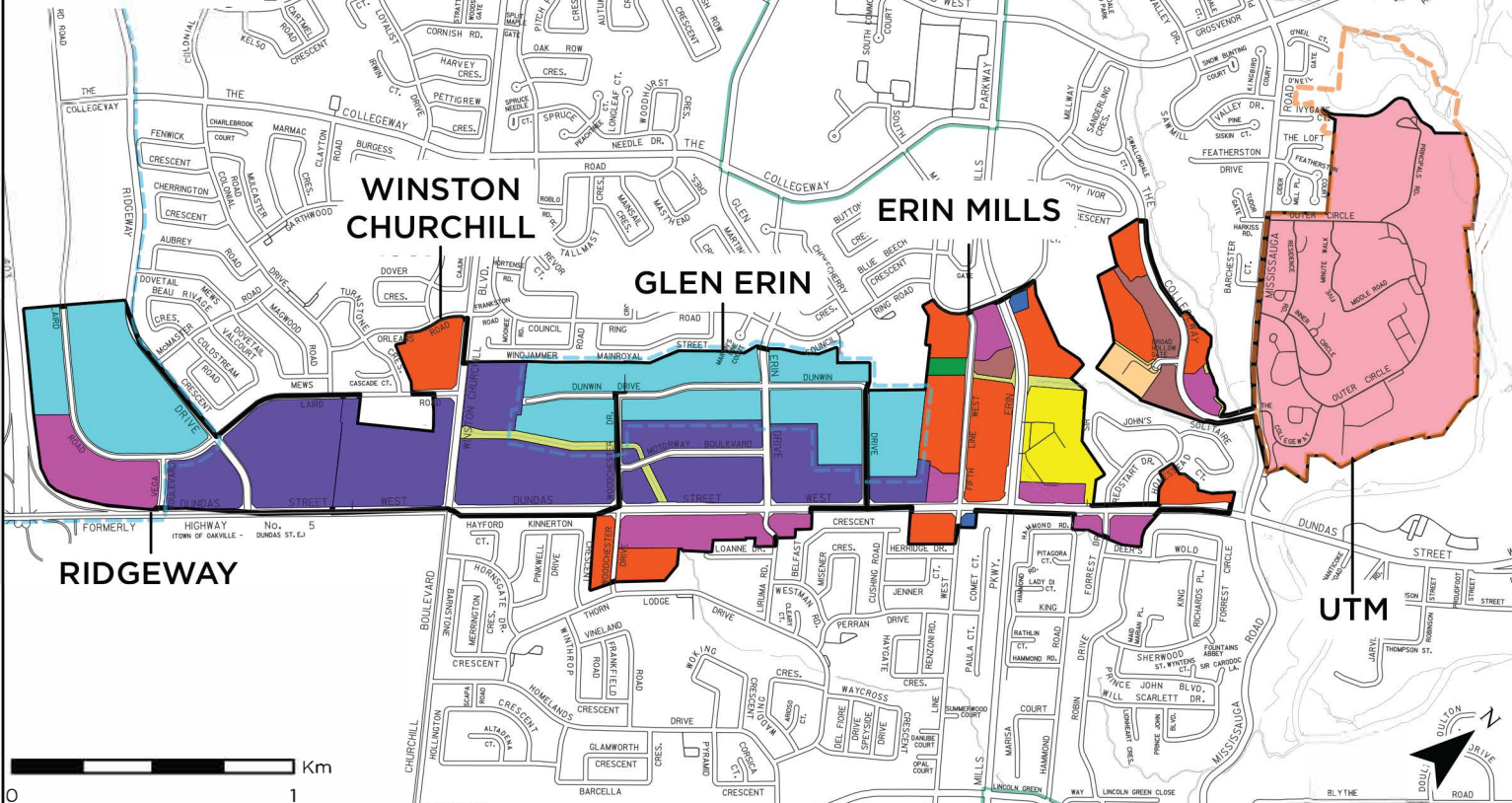
## SCHEDULE 11e

(DUNDAS BRT- RIDGEWAY, WINSTON CHURCHILL, GLEN ERIN, ERIN MILLS, UTM)

### BUILDING HEIGHT SCHEDULE



### LAND USE SCHEDULE



PMTSA Boundary (Height Map)	Greenlands	Residential Medium Density	City Structure - Special Purpose Area
PMTSA Boundary (Land Use Map)	Residential High Density	Mixed Use	City Structure - Employment Area
Min # to Max # (In Storeys)	Institutional	Mixed Use Limited	City Structure - Community Node
Height Not Applicable	Residential Low Density I	Motor Vehicle Commercial	
Business Employment	Residential Low Density II	Public Open Space	

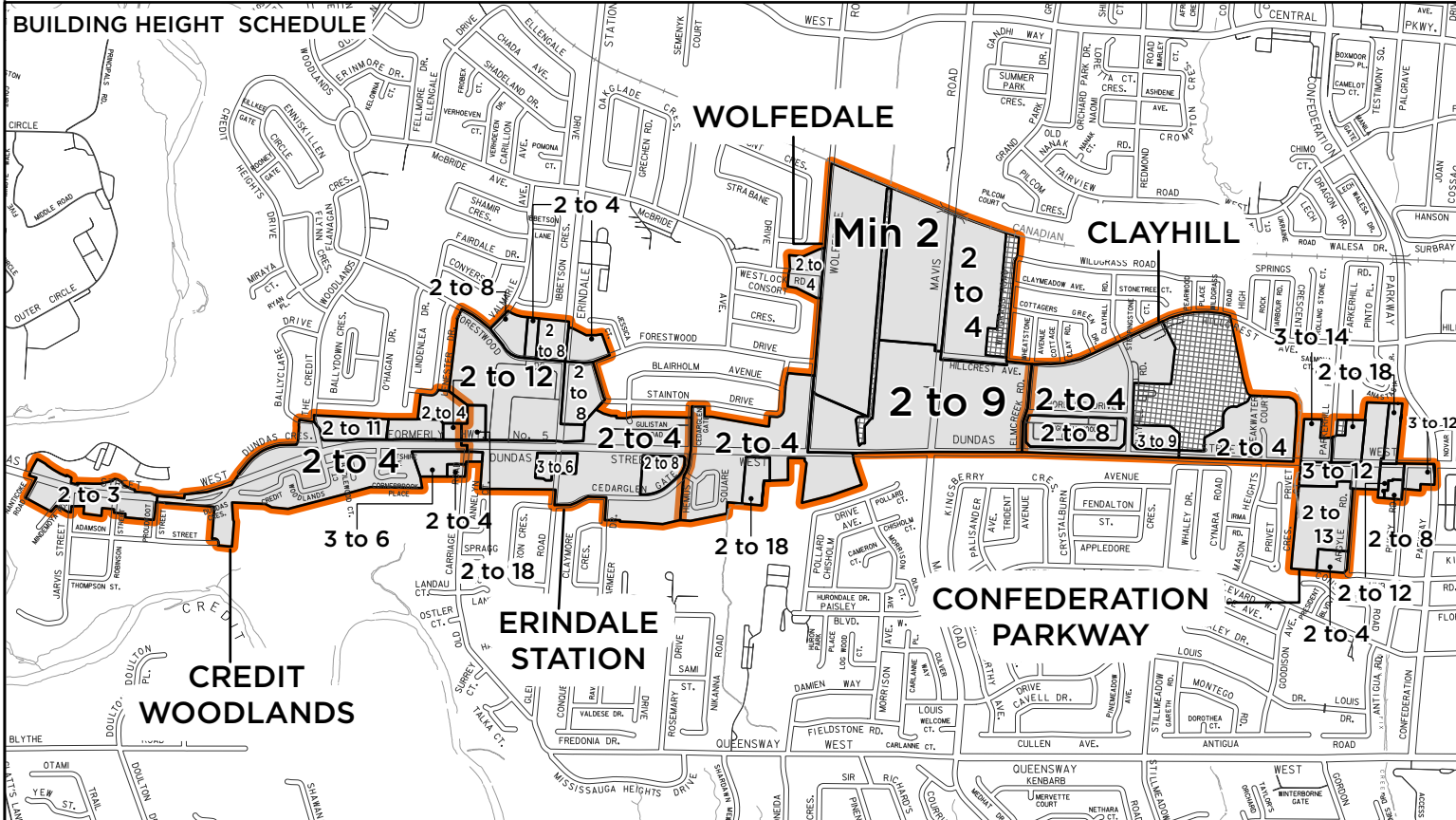
For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

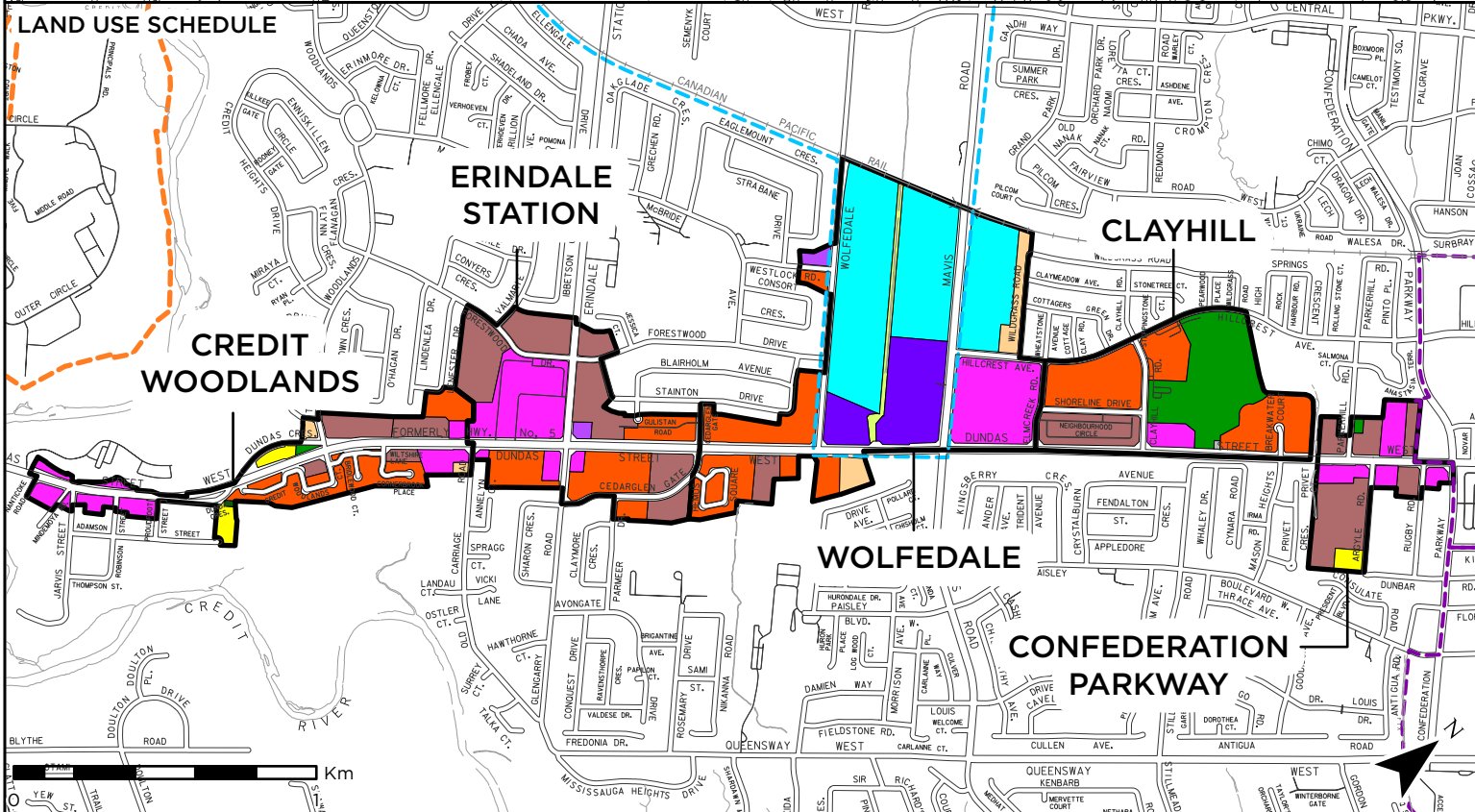
## SCHEDULE 11f

(DUNDAS BRT- CREDIT WOODLANDS, ERINDALE STATION, WOLFEDALE, CONFEDERATION PARKWAY, CLAYHILL)

### BUILDING HEIGHT SCHEDULE



### LAND USE SCHEDULE



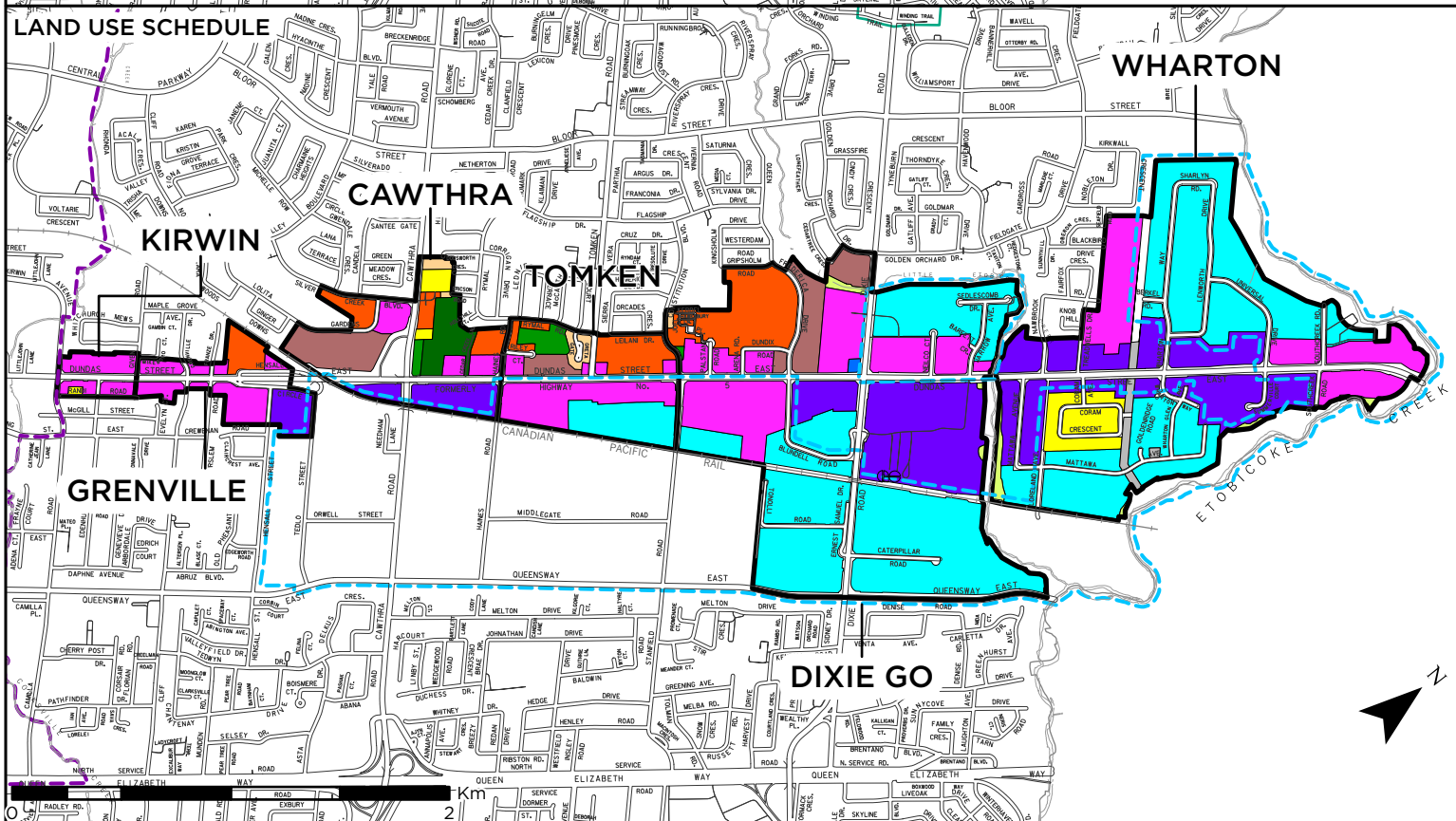
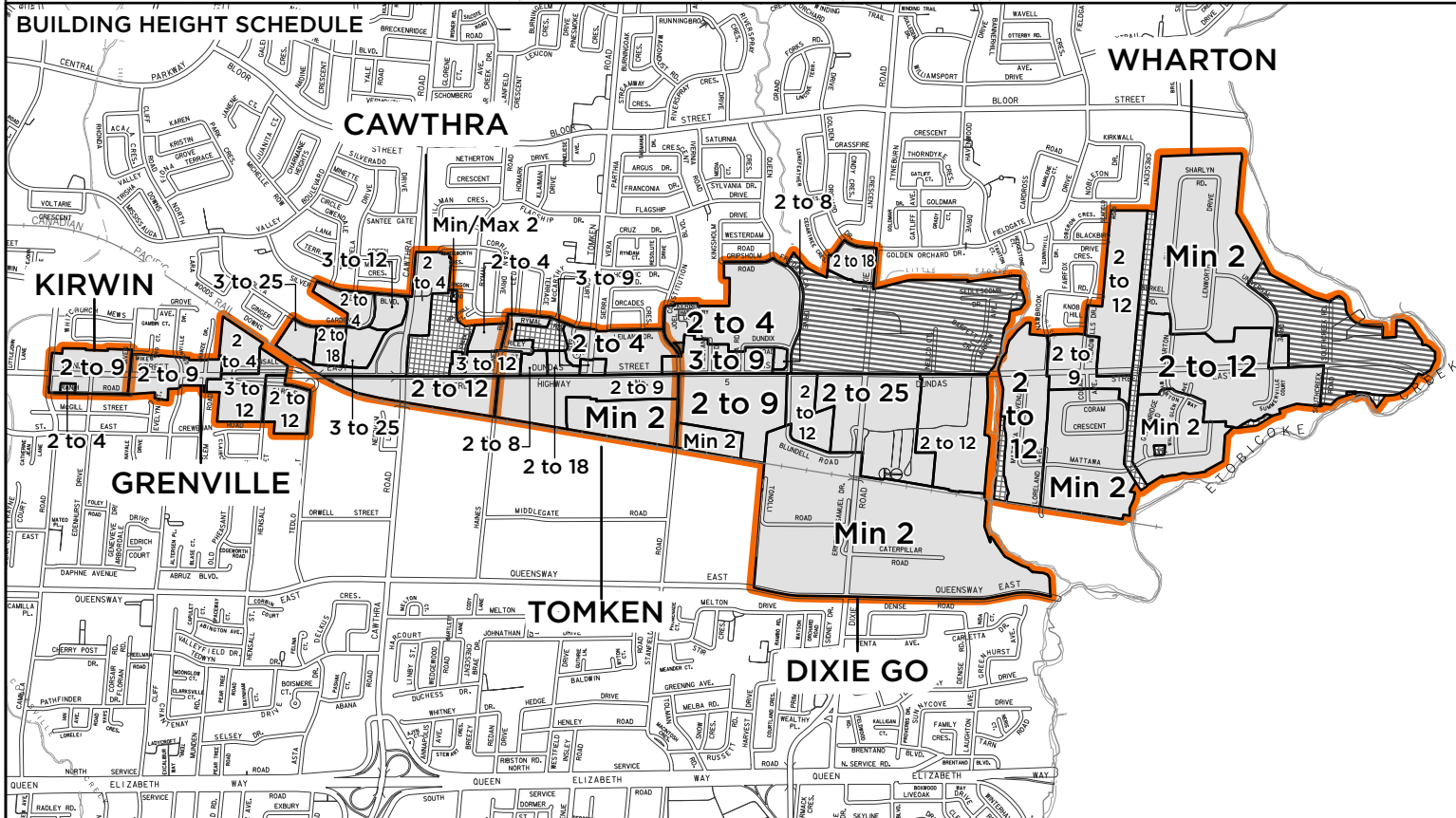
PMTSA Boundary (Height Map)	Convenience Commercial	Residential Medium Density	Utility
PMTSA Boundary (Land Use Map)	Greenlands	Mixed Use	City Structure - Downtown
Min # to Max # (In Storeys)	Residential High Density	Mixed Use Limited	City Structure - Special Purpose Area
Height Not Applicable	Residential Low Density I	Public Open Space	City Structure - Employment Area
Business Employment	Residential Low Density II	Private Open Space	

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11g

(DUNDAS BRT - KIRWIN, GRENVILLE, TOMKEN, DIXIE GO, WHARTON)

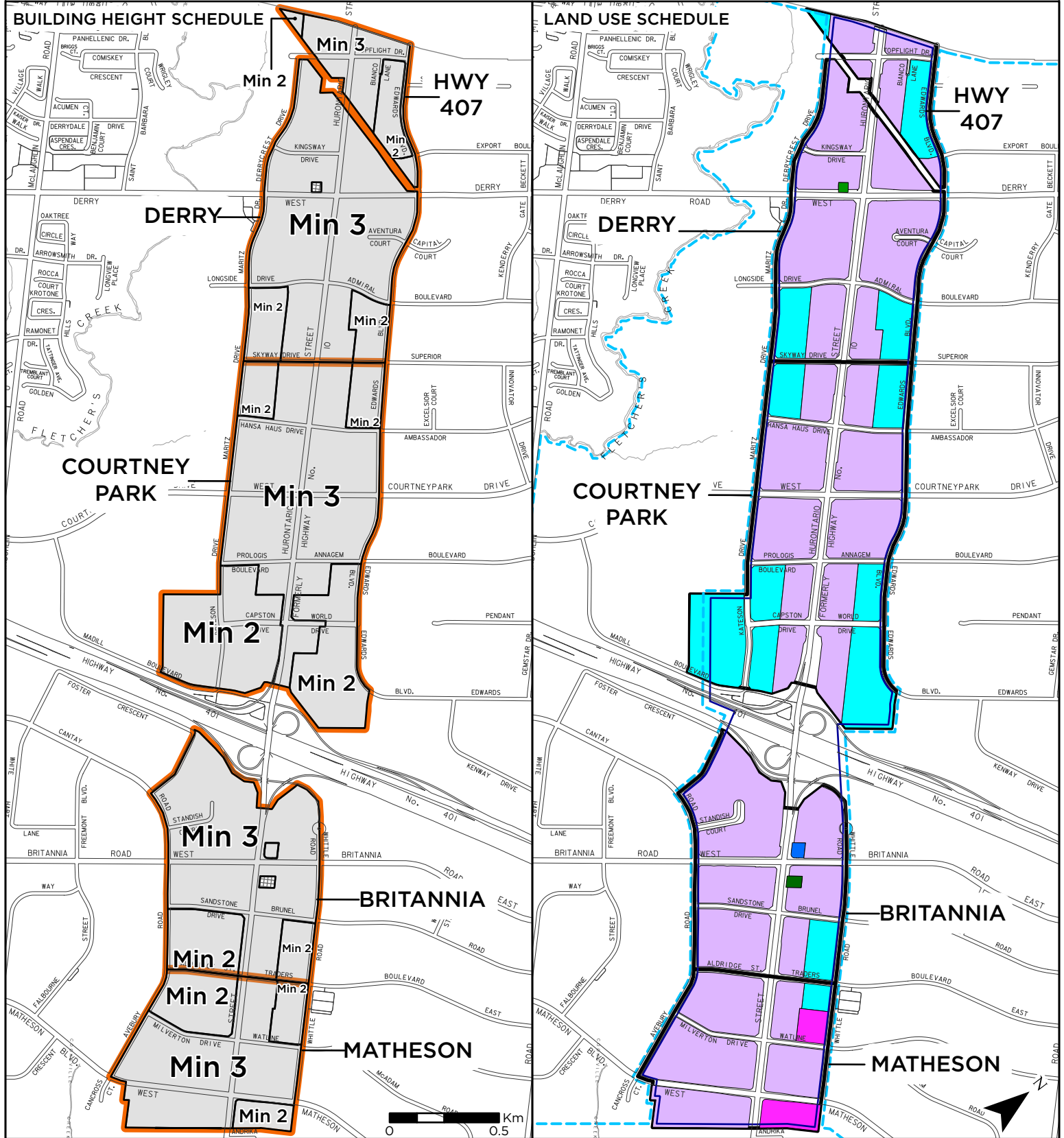


PMTSA Boundary (Height Map)	Business Employment	Residential Medium Density	Private Open Space
PMTSA Boundary (Land Use Map)	Greenlands	Mixed Use	Utility
Min # to Max # (In Storeys)	Residential High Density	Mixed Use Limited	City Structure - Downtown
Height Not Applicable	Residential Low Density I	Motor Vehicle Commercial	City Structure - Employment Area
Subject to Special Policy Area	Residential Low Density II	Public Open Space	City Structure - Community Node

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11h

(HURONTARIO LRT - HWY 407, DERRY, COURTNEY PARK, BRITANNIA, MATHESON)



- |                               |                          |                                   |
|-------------------------------|--------------------------|-----------------------------------|
| PMTSA Boundary (Height Map)   | Mixed Use                | Utility                           |
| PMTSA Boundary (Land Use Map) | Motor Vehicle Commercial | City Structure - Corporate Centre |
| Min # to Max # (In Storeys)   | Office                   | City Structure - Employment Area  |
| Height Not Applicable         | Public Open Space        |                                   |
| Business Employment           | Private Open Space       |                                   |

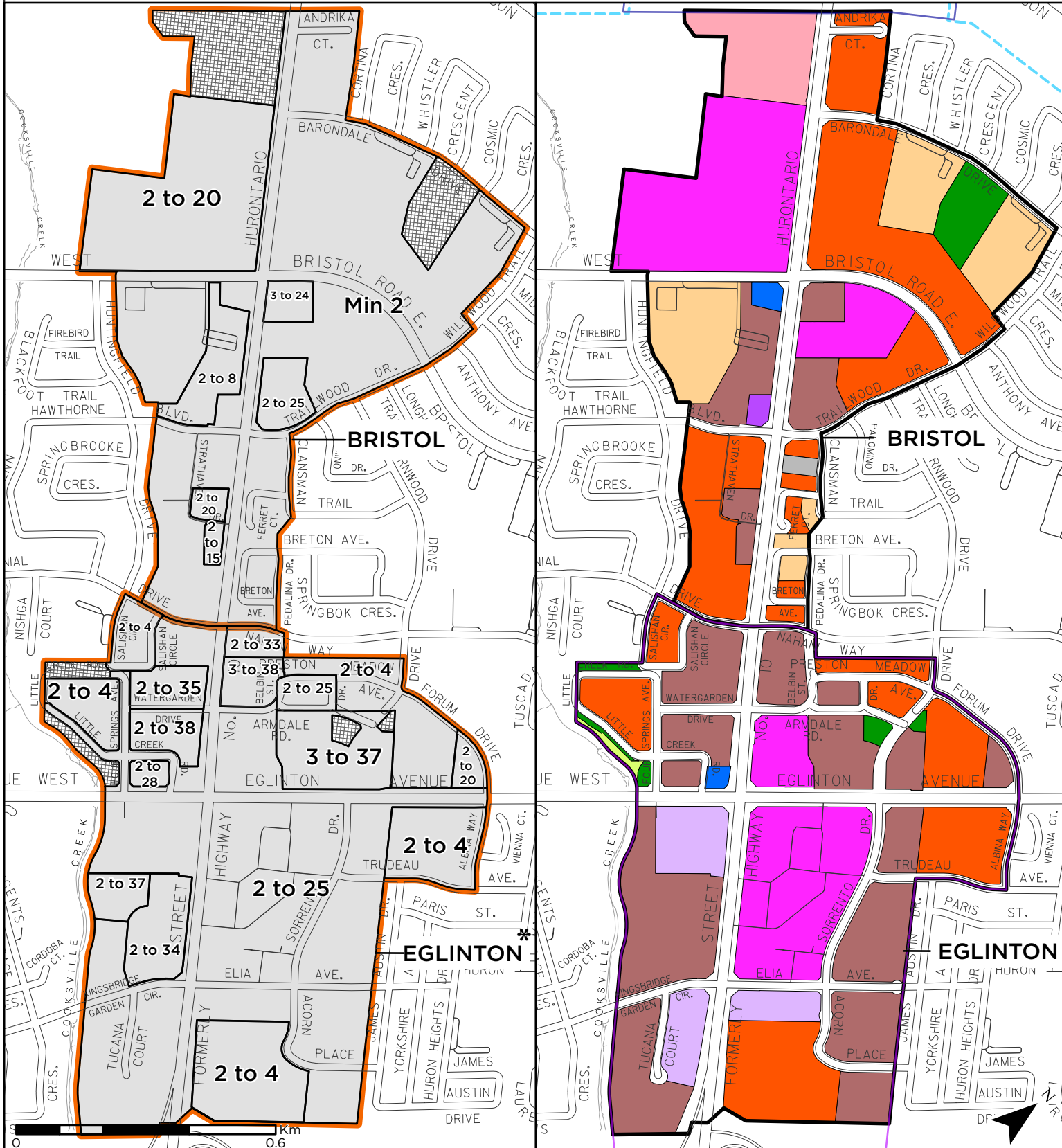
For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11i (HURONTARIO BRT - BRISTOL, EGLINTON)

**BUILDING HEIGHT SCHEDULE**

**LAND USE SCHEDULE**



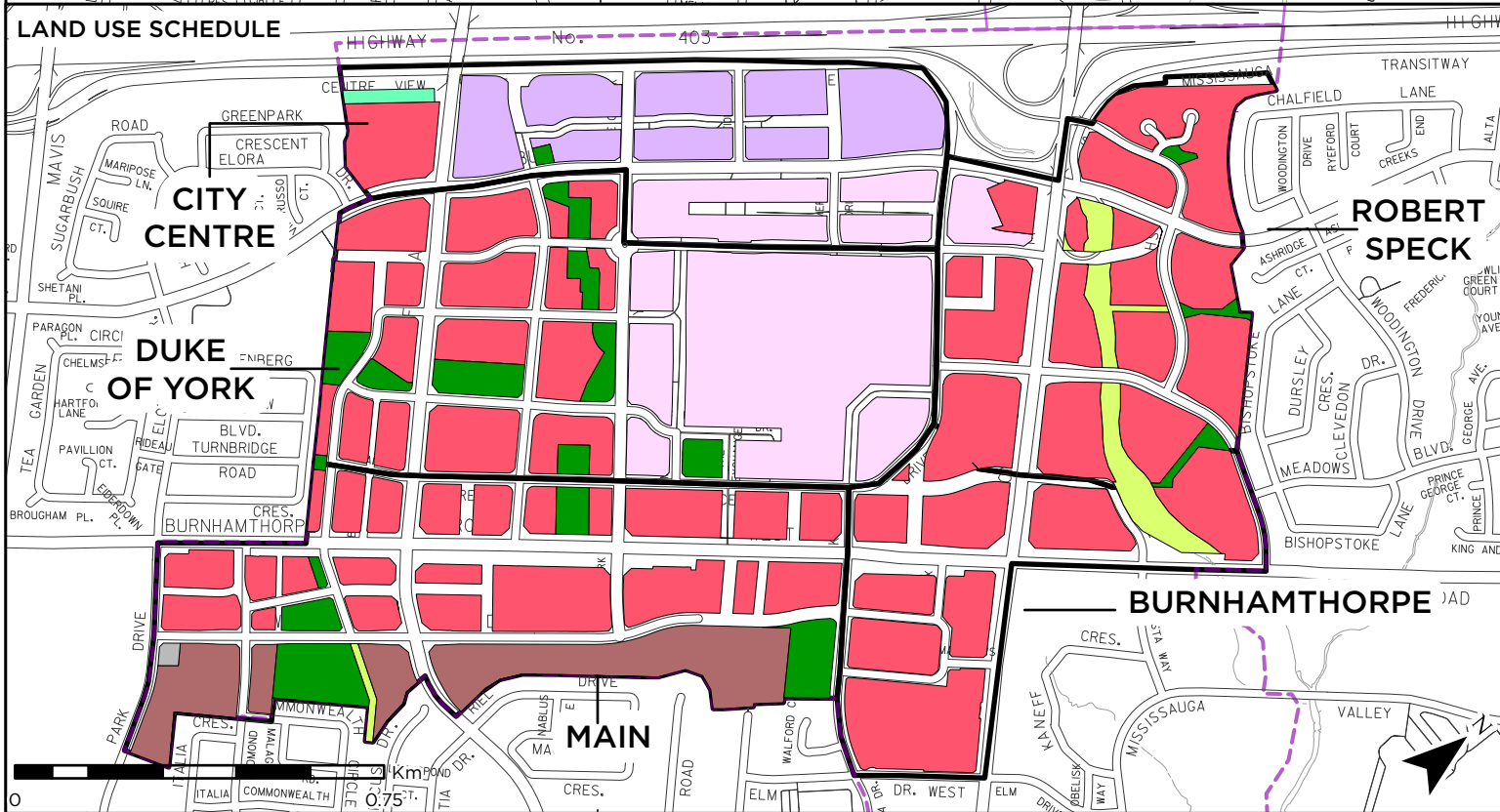
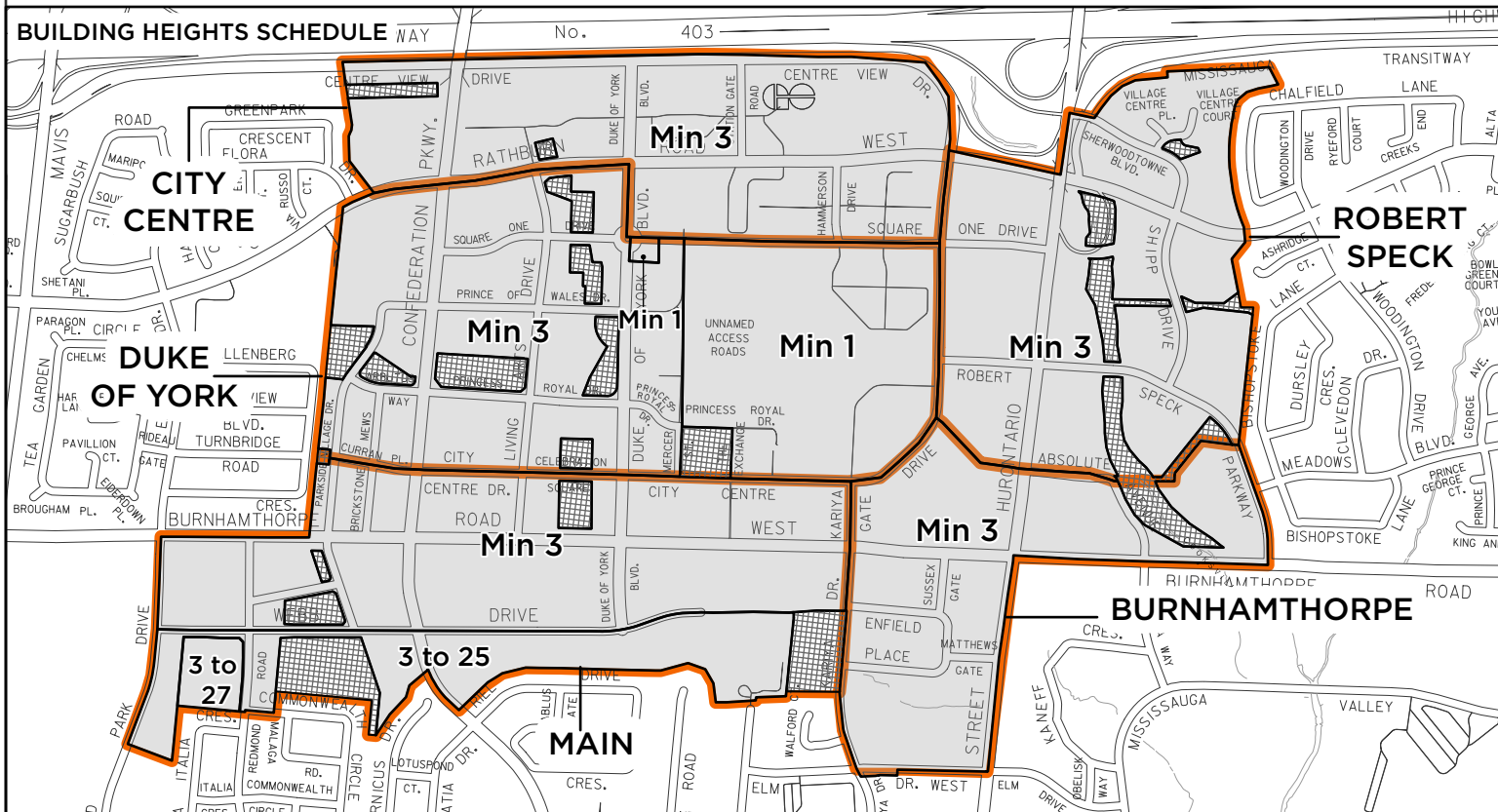
- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Convenience Commercial
- Greenlands
- Residential High Density
- Institutional
- Residential Low Density II
- Residential Medium Density
- Mixed Use
- Motor Vehicle Commercial
- Office
- Public Open Space
- City Structure - Major Node
- City Structure - Corporate Centre
- City Structure - Employment Area

**\*** Variations in building height are subject to the policies of the Local Area Plan/Character Area

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11j (HURONTARIO LRT - DOWNTOWN)

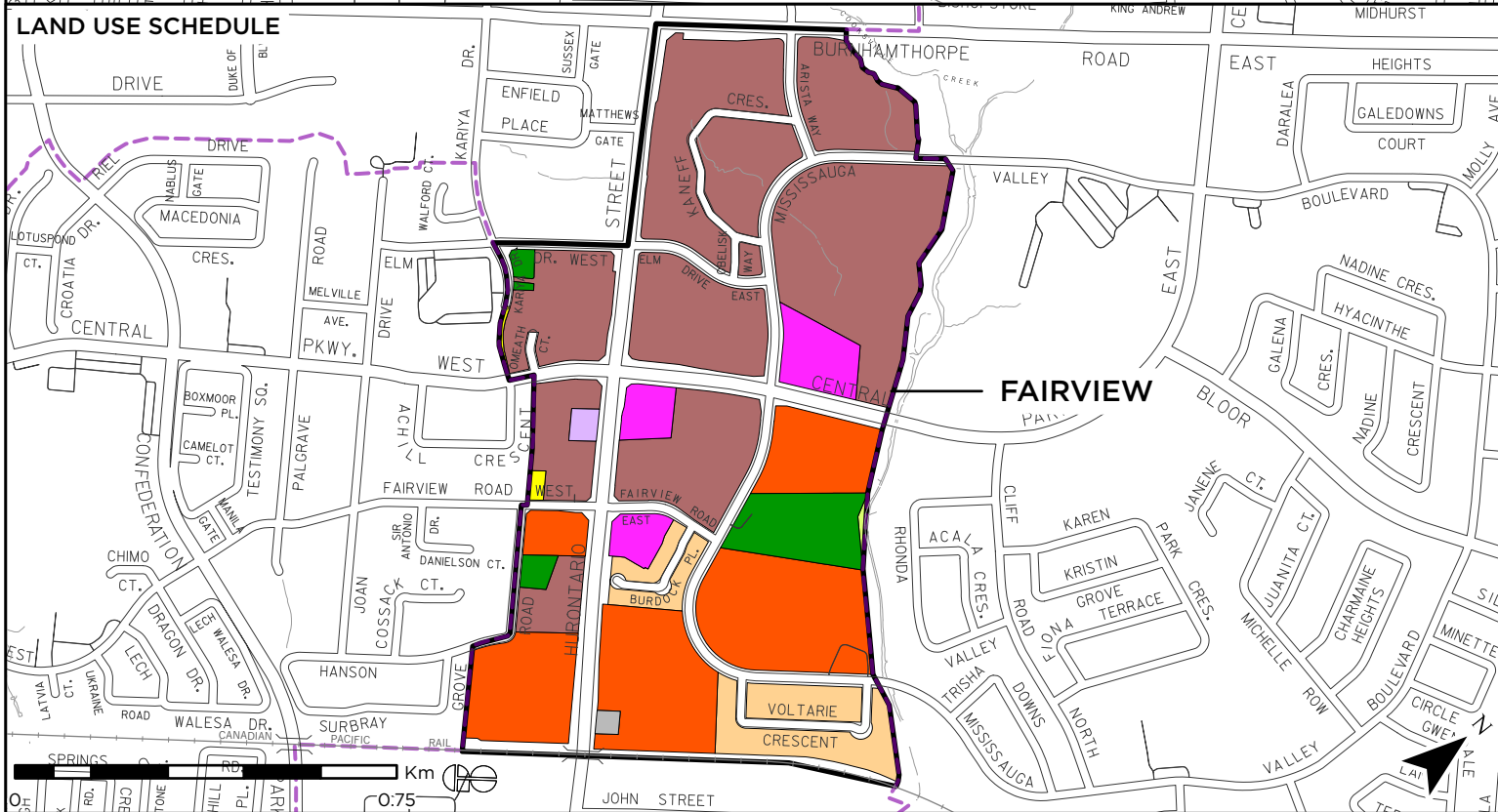
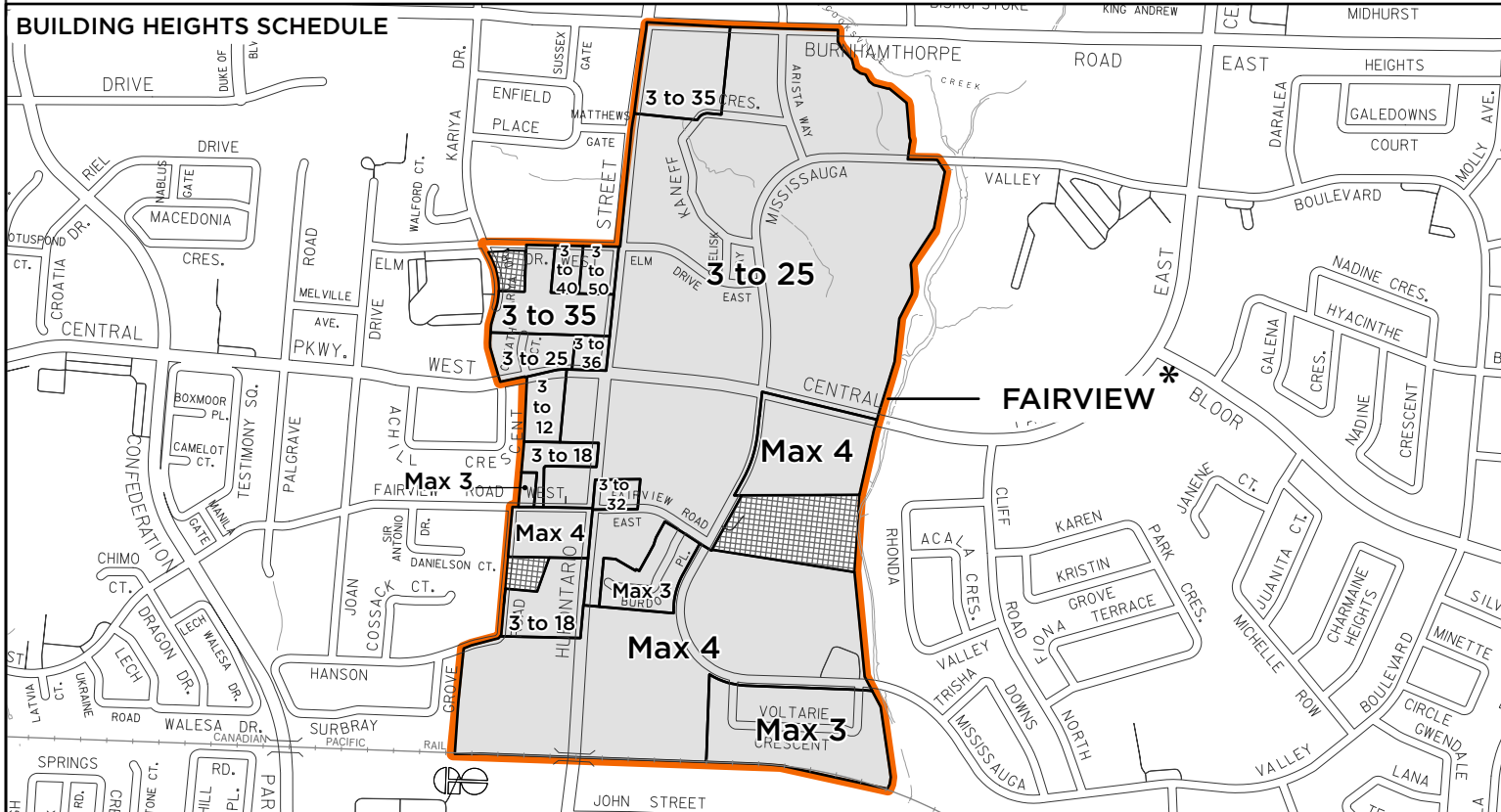


- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Downtown Core Mixed Use
- Downtown Mixed Use
- Greenlands
- Residential High Density
- Residential Low Density II
- Utility
- Public Open Space
- Parkway Belt West
- City Structure - Downtown
- City Structure - Major Node
- Office

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11k (HURONTARIO LRT - FAIRVIEW)



- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Greenlands
- Residential High Density
- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Mixed Use
- Office
- Public Open Space
- Utility
- City Structure - Downtown

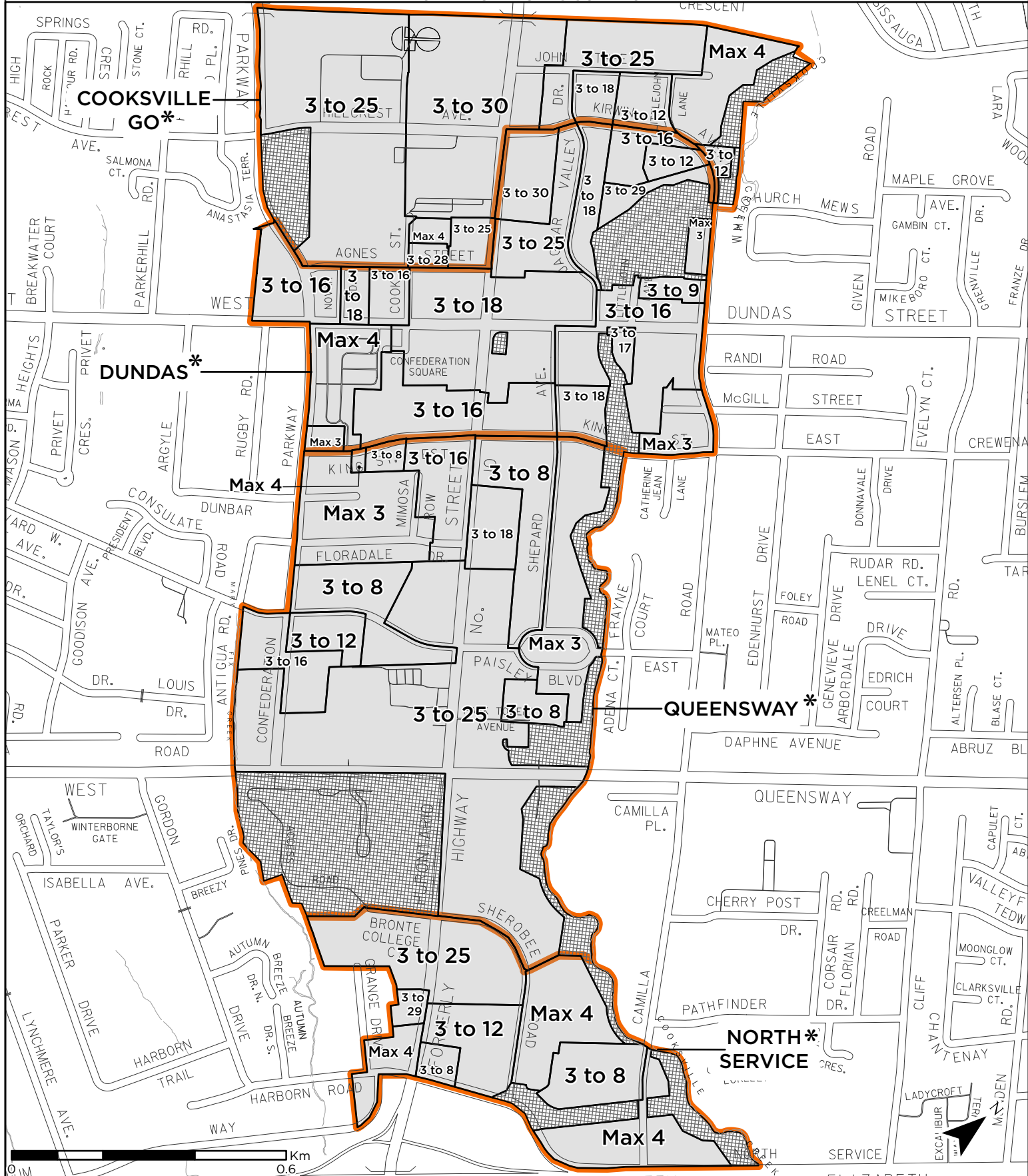
\* Variations in building height are subject to the policies of the Local Area Plan/Character Area

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11I (HURONTARIO LRT - COOKSVILLE GO, DUNDAS, QUEENSWAY, NORTH SERVICE)

## BUILDING HEIGHTS SCHEDULE



- PMTSA Boundary (Height Map)
- Min # to Max # (In Storeys)
- Height Not Applicable

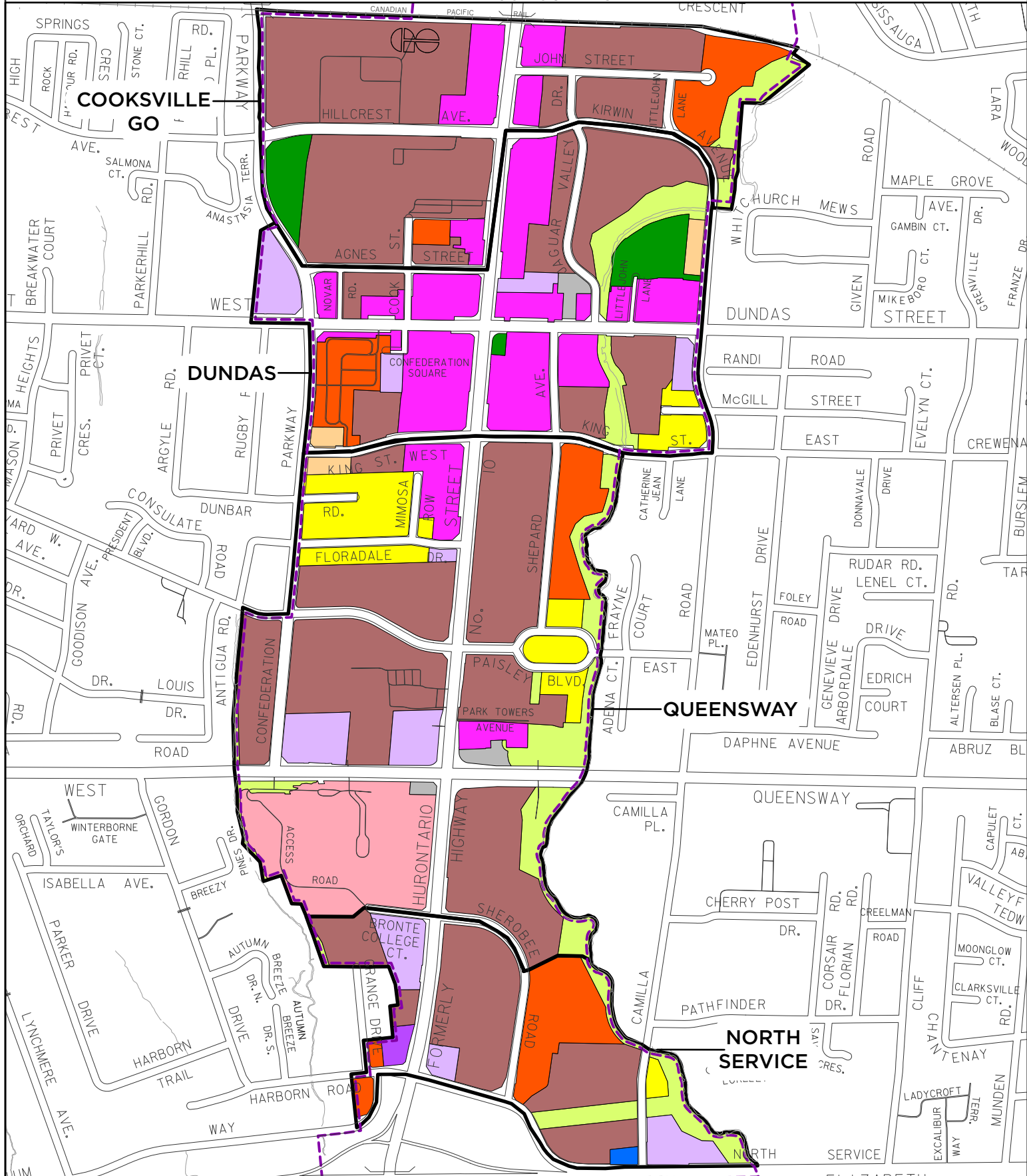
\* Variations in building height are subject to the policies of the Local Area Plan/Character Area



# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11m (HURONTARIO LRT - COOKVILLE GO, DUNDAS, QUEENSWAY, NORTH SERVICE)

### LAND USE SCHEDULE



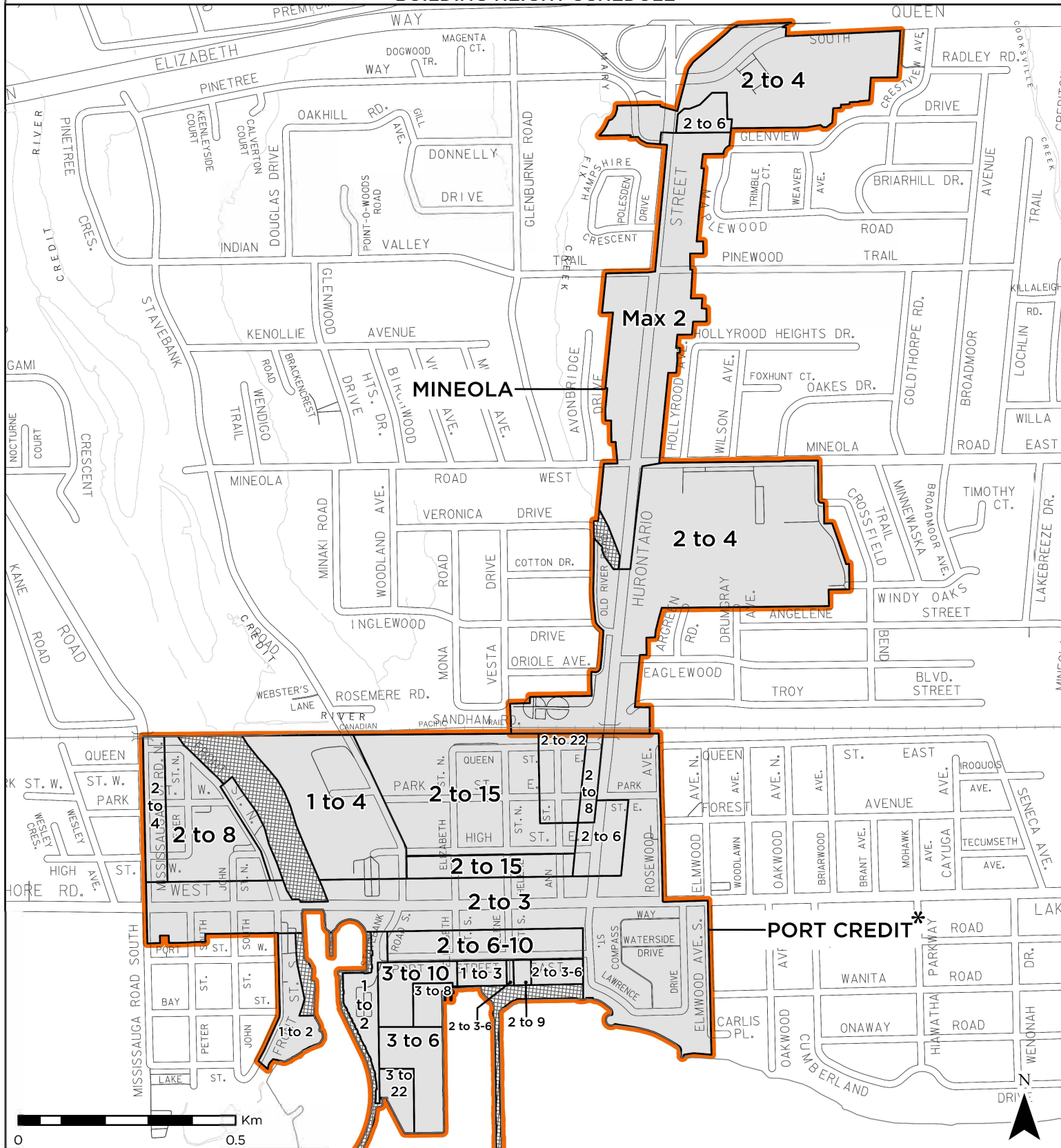
- |                               |                            |                           |
|-------------------------------|----------------------------|---------------------------|
| PMTSA Boundary (Land Use Map) | Residential Low Density I  | Office                    |
| Convenience Commercial        | Residential Low Density II | Public Open Space         |
| Greenlands                    | Residential Medium Density | Utility                   |
| Residential High Density      | Mixed Use                  | City Structure - Downtown |
| Institutional                 | Motor Vehicle Commercial   |                           |

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11n (HURONTARIO LRT - MINEOLA, PORT CREDIT)

### BUILDING HEIGHT SCHEDULE



PMTSA Boundary (Height Map)

Min # to Max # (In Storeys)

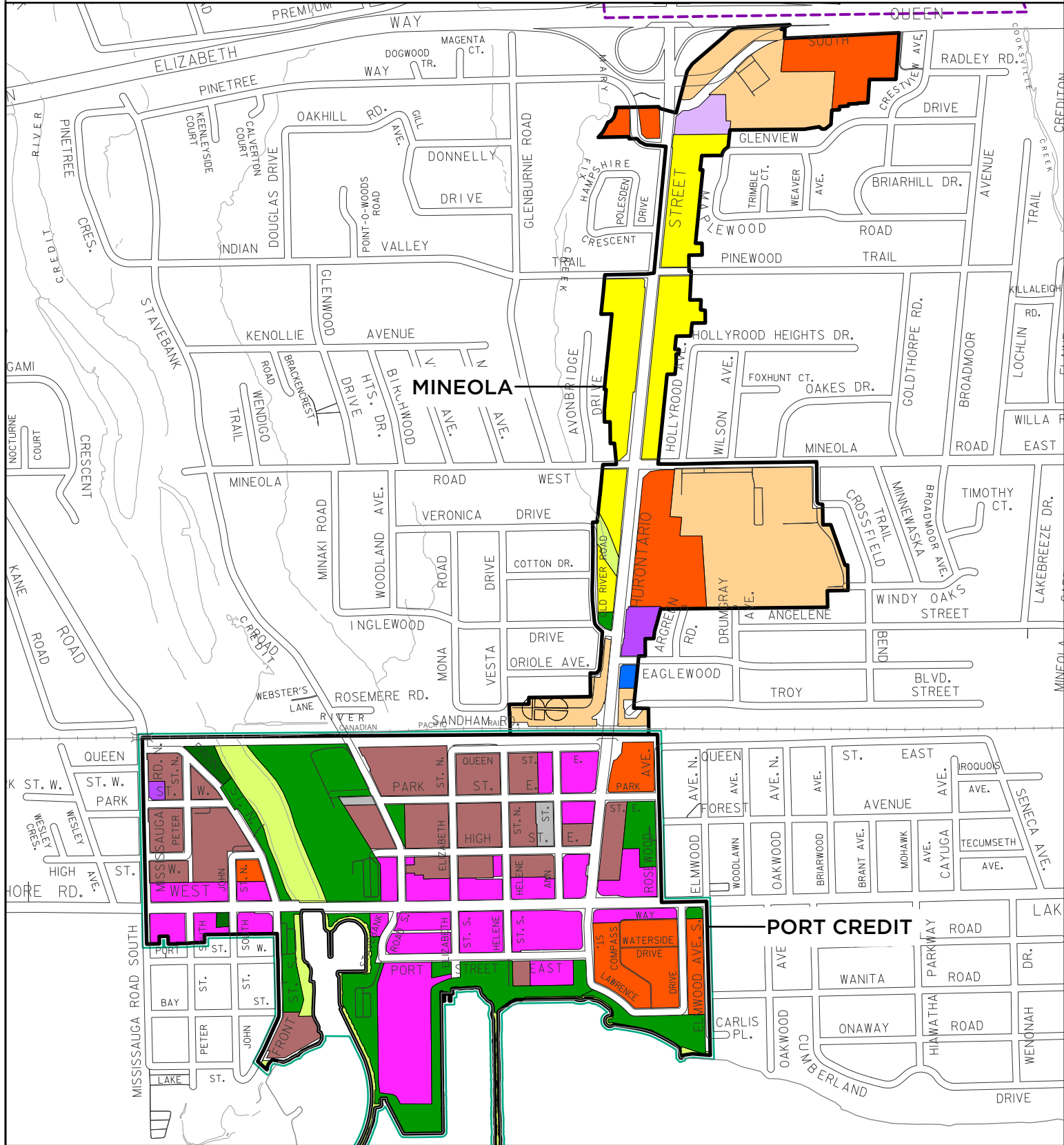
Height Not Applicable

\* Variations in building height are subject to the policies of the Local Area Plan/Character Area

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA) SCHEDULE 11o (HURONTARIO LRT - MINEOLA, PORT CREDIT)

## LAND USE SCHEDULE

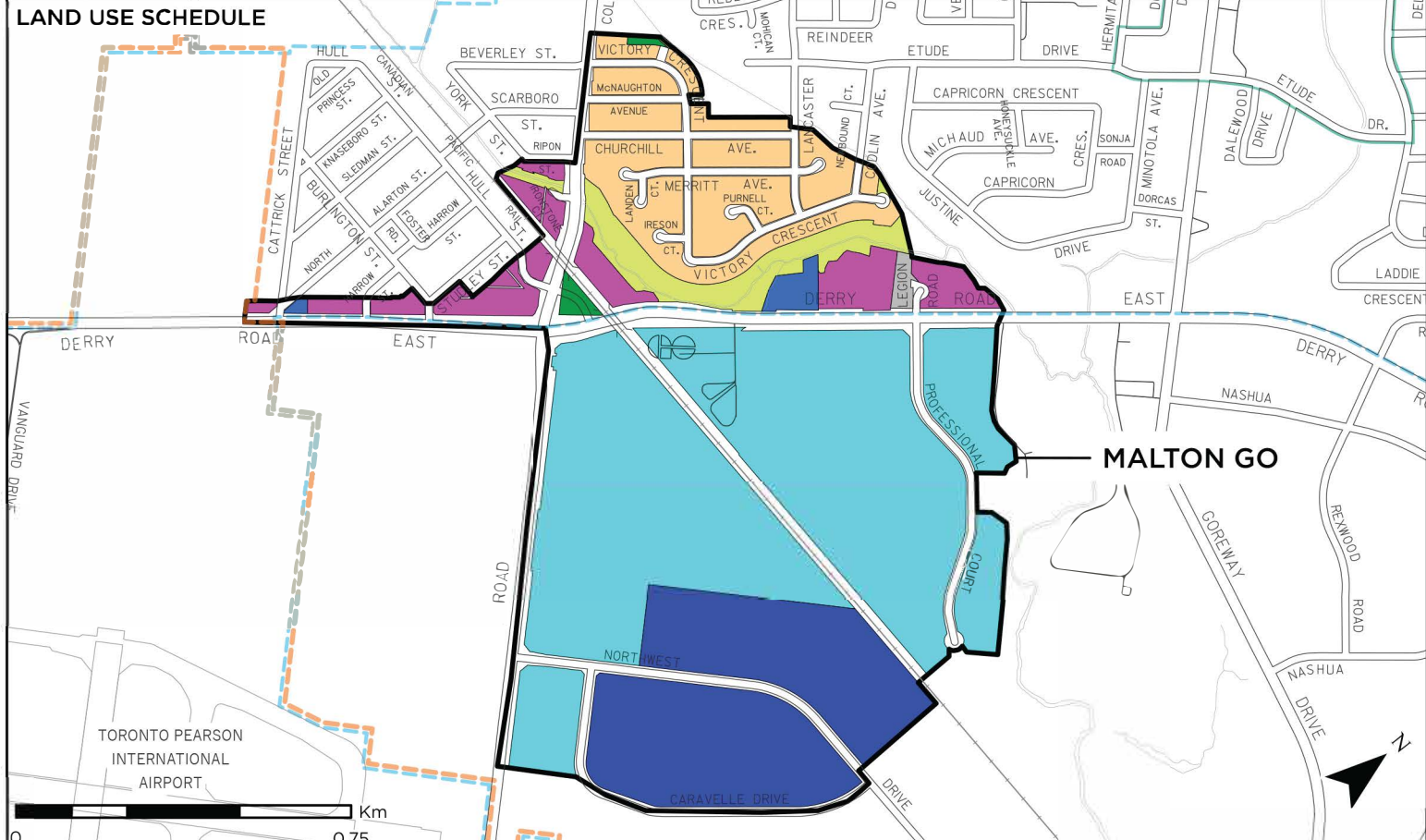
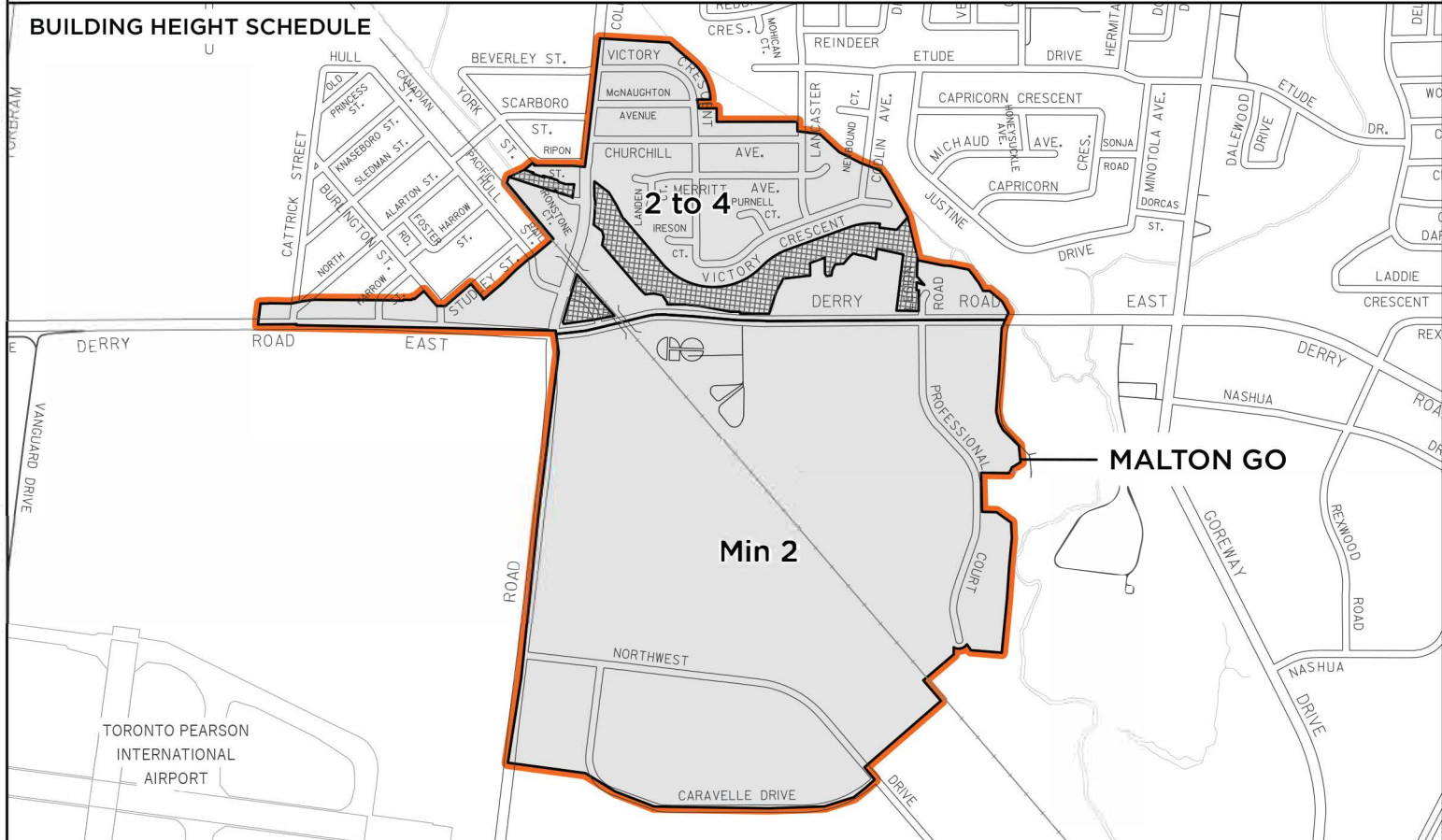


- |                               |                            |                                 |
|-------------------------------|----------------------------|---------------------------------|
| PMTSA Boundary (Land Use Map) | Residential Low Density II | Public Open Space               |
| Convenience Commercial        | Residential Medium Density | Private Open Space              |
| Greenlands                    | Mixed Use                  | Utility                         |
| Residential High Density      | Motor Vehicle Commercial   | City Structure - Downtown       |
| Residential Low Density I     | Office                     | City Structure - Community Node |

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11p (KITCHENER GO - MALTON)

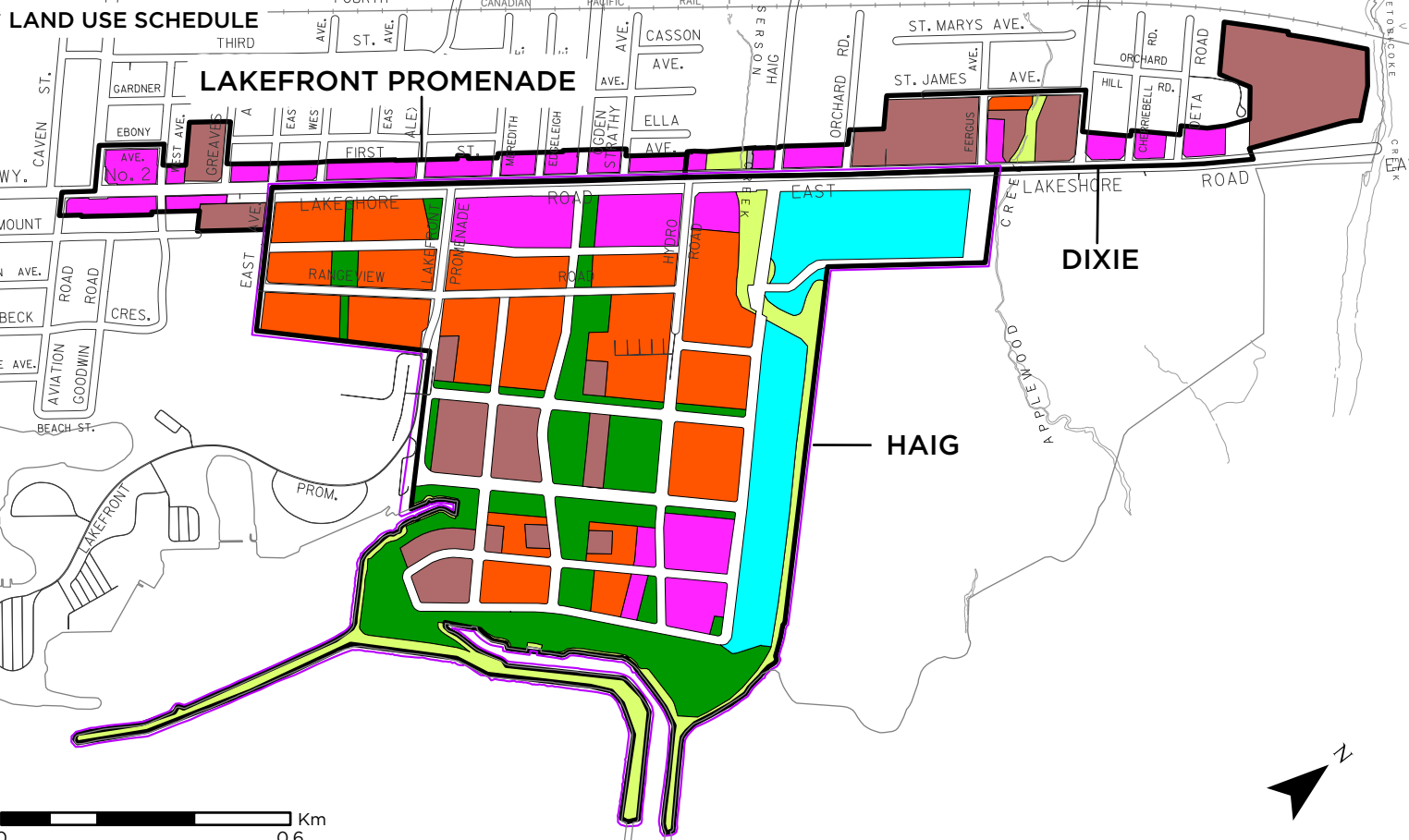
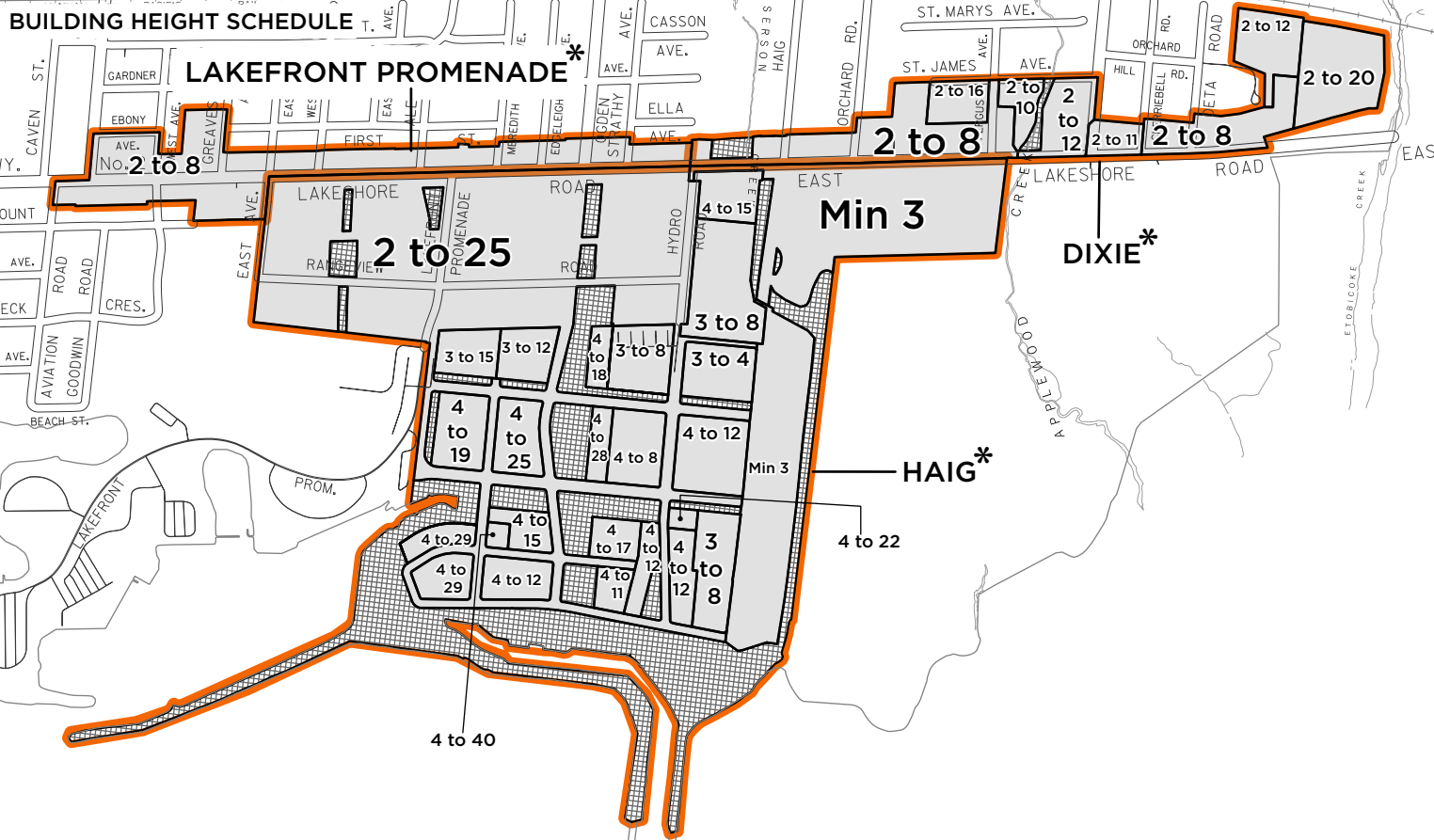


PMTSA Boundary (Height Map)	Business Employment	Mixed Use	City Structure - Special Purpose Area
PMTSA Boundary (Land Use Map)	Greenlands	Motor Vehicle Commercial	City Structure - Employment Area
Min # to Max # (In Storeys)	Industrial	Public Open Space	City Structure - Community Node
Height Not Applicable	Residential Low Density II	Utility	

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.  
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# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11q (LAKEFRONT PROMENADE, DIXIE, HAIG)



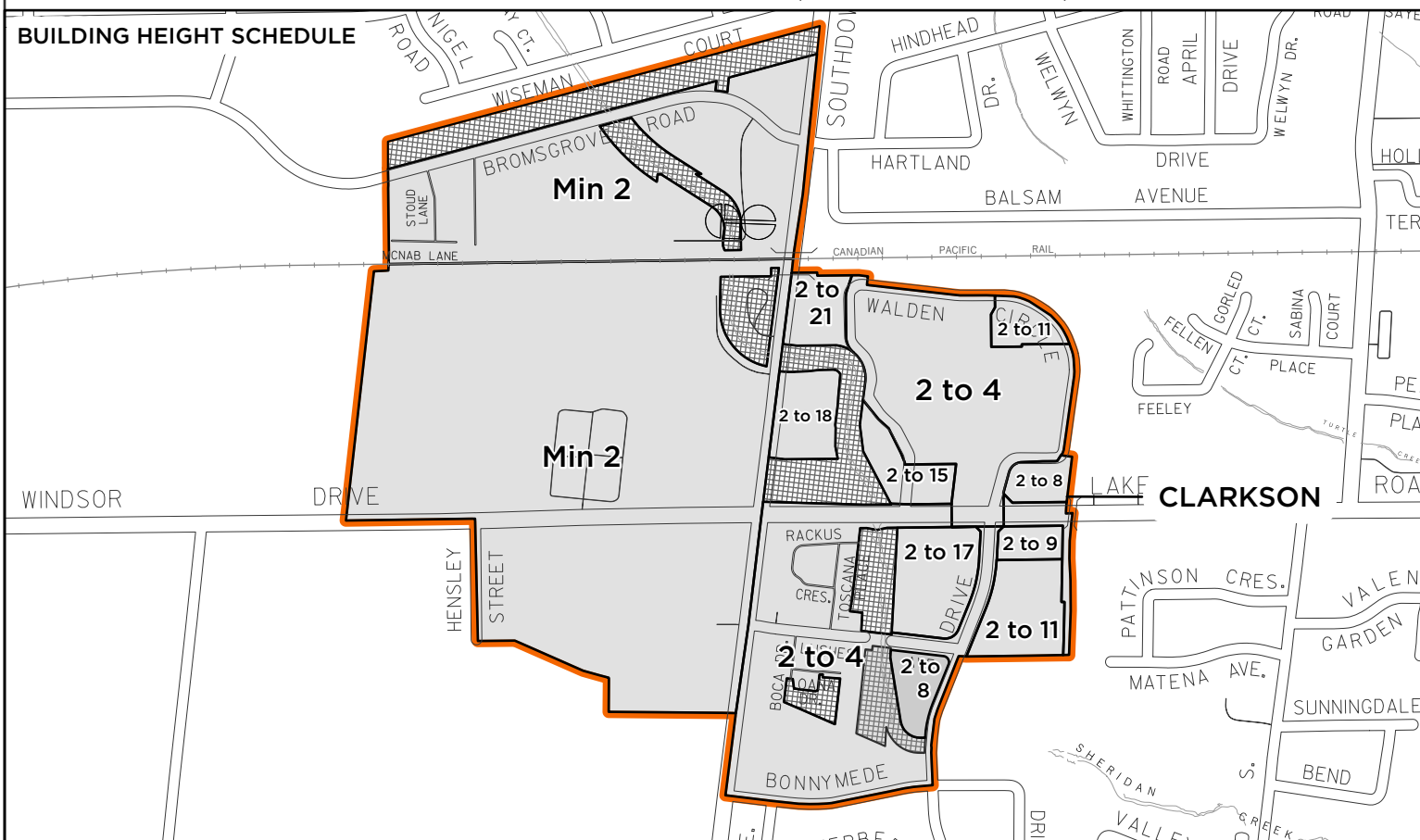
- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Business Employment
- Greenlands
- Residential High Density
- Residential Medium Density
- Residential Low Density II
- City Structure - Major Node
- Mixed Use
- Public Open Space
- Utility

**\* Variations in building height are subject to the policies of the Local Area Plan/Character Area**

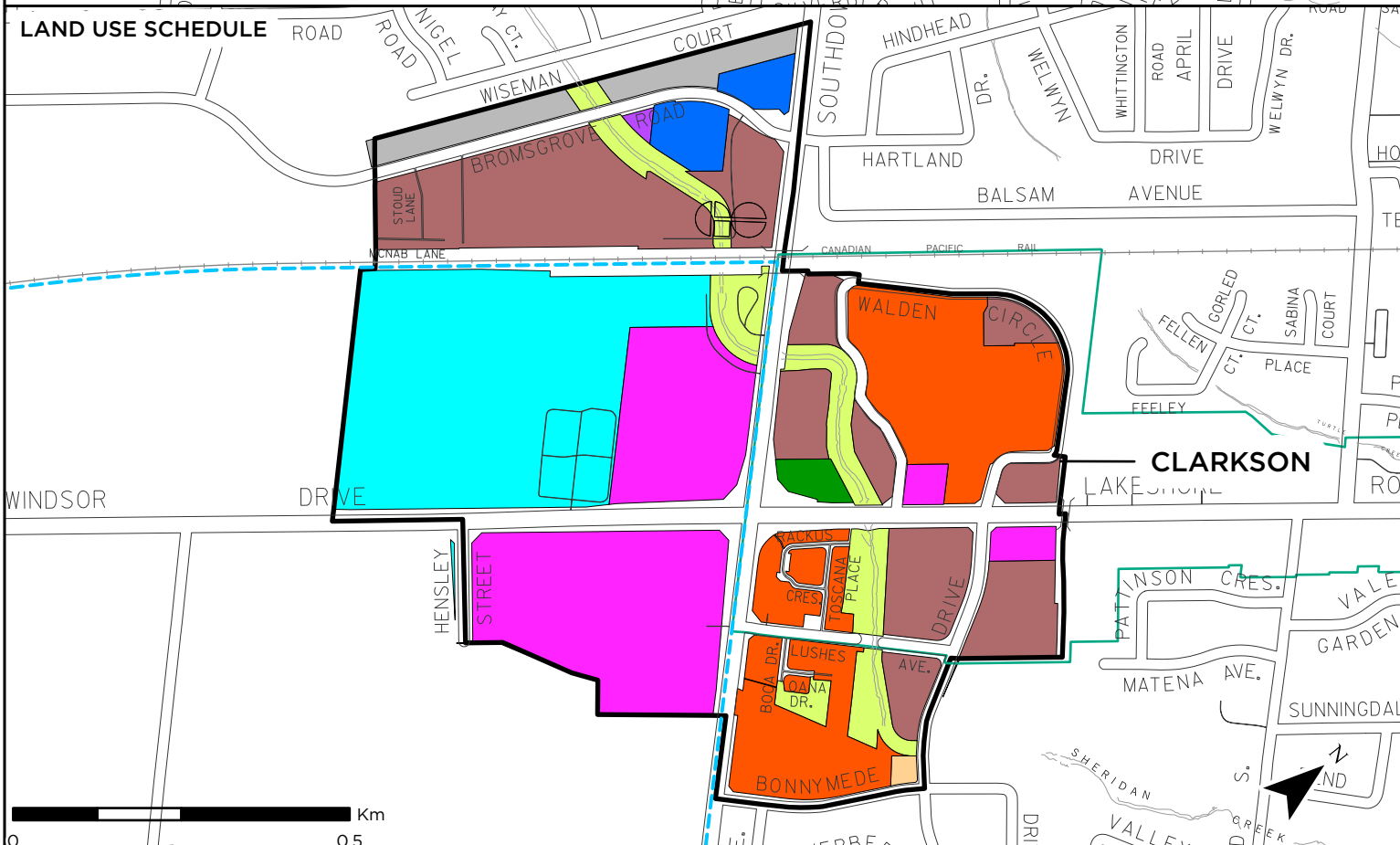
# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

## SCHEDULE 11r (CLARKSON. GO)

### BUILDING HEIGHT SCHEDULE



### LAND USE SCHEDULE



- PMTSA Boundary (Height Map)
- Business Employment
- Residential Low Density II
- Public Open Space
- PMTSA Boundary (Land Use Map)
- Convenience Commercial
- Residential Medium Density
- Utility
- Min # to Max # (In Storeys)
- Greenlands
- Mixed Use
- City Structure - Employment Area
- Residential High Density
- Motor Vehicle Commercial
- City Structure - Community Node
- Height Not Applicable

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.



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