

Amendment No. XXX
to
Mississauga Official Plan

The following text and Map "A" attached hereto constitute Amendment No. XXX.

PURPOSE

The purpose of this Amendment is to amend Schedule 1 to include the Subject Lands in the Port Credit Community Node, to amend Schedule 10 to redesignate the Subject Lands, and to amend the Port Credit Local Area Plan to include the Subject Lands as a Special Site.

LOCATION

The lands affected by this Amendment are located on the north side of Lakeshore Road East, west of Elmwood Avenue North and east of Rosewood Avenue. The land is municipally addressed as 170 Lakeshore Road East. The Subject Lands are located within the Port Credit Neighbourhood (East) Character Area, as identified in the Mississauga Official Plan.

BASIS

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

The Mississauga Official Plan ('MOP') contains a City Structure which outlines where growth ought to be encouraged and discouraged within the City. The City Structure is comprised of Intensification Areas and Non-Intensification Areas. Intensification Areas include Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas. Intensification Areas are the principal locations for future growth within the City. The Subject Lands are located within the Port Credit Neighbourhood area, adjacent to a Major Transit Station Area and along a Corridor. Major Transit Station Areas are where transit-oriented development is encouraged.

As per the Port Credit Local Area Plan, a maximum building height of 2 to 4 storeys is permitted and a density is not specified. The City requires that a Special Site policy be added to the MOP for the proposed building height and density: this has been included in the enclosed implementing Official Plan Amendment.

The Subject Lands are currently designated 'Mixed Use'. Permitted uses on the Subject Lands include commercial parking facility, financial institution, funeral establishment, markerspaces, motor vehicle rental, motor vehicle sales, overnight accommodation, personal service establishment, post-secondary educational facility, residential in conjunction with other permitted uses, restaurant, retail store and secondary office.

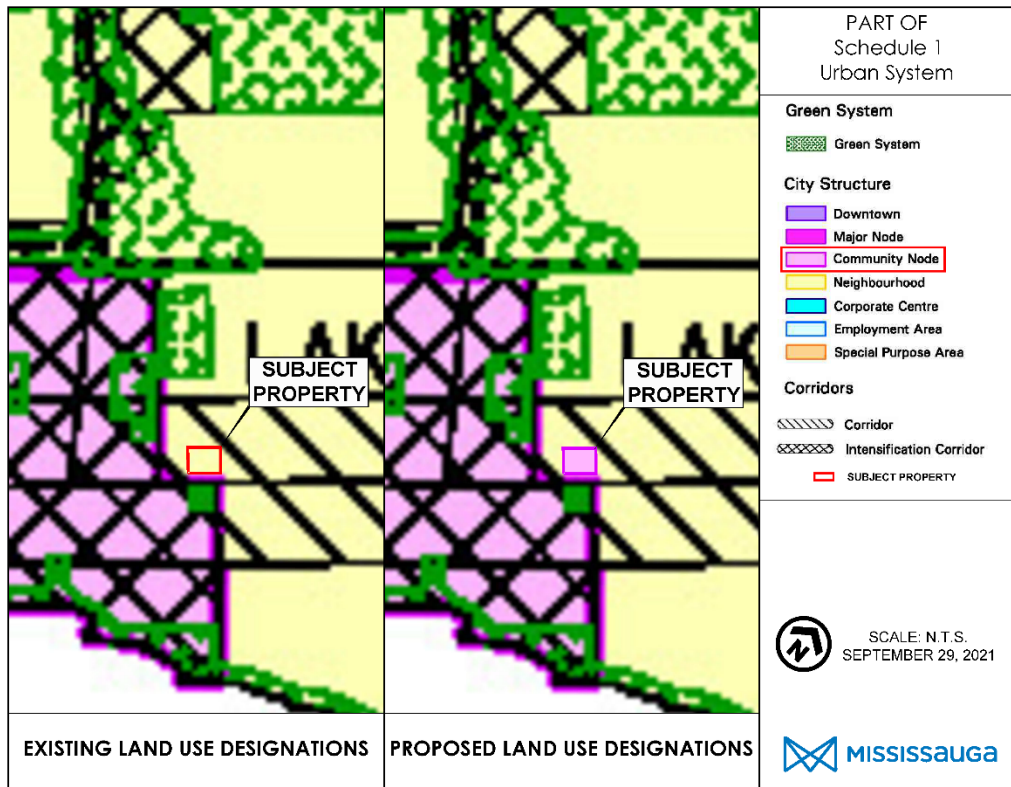
The Official Plan Amendment is required to redesignate the Subject Lands to 'Residential High Density'. As previously stated, the Subject Lands are currently located within the Port Credit Neighbourhood Character Area of the Mississauga Official Plan. This Amendment proposes to revise the Port Credit

Community Node boundary to add the Subject Lands and to add the Subject Lands as a Special Site within the Port Credit Local Area Plan. This proposed Special Site policy will permit a range of accessory, non-residential uses on the lands, a maximum building height of 15 storeys and a Floor Space Index of 5.0. The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the following reasons:

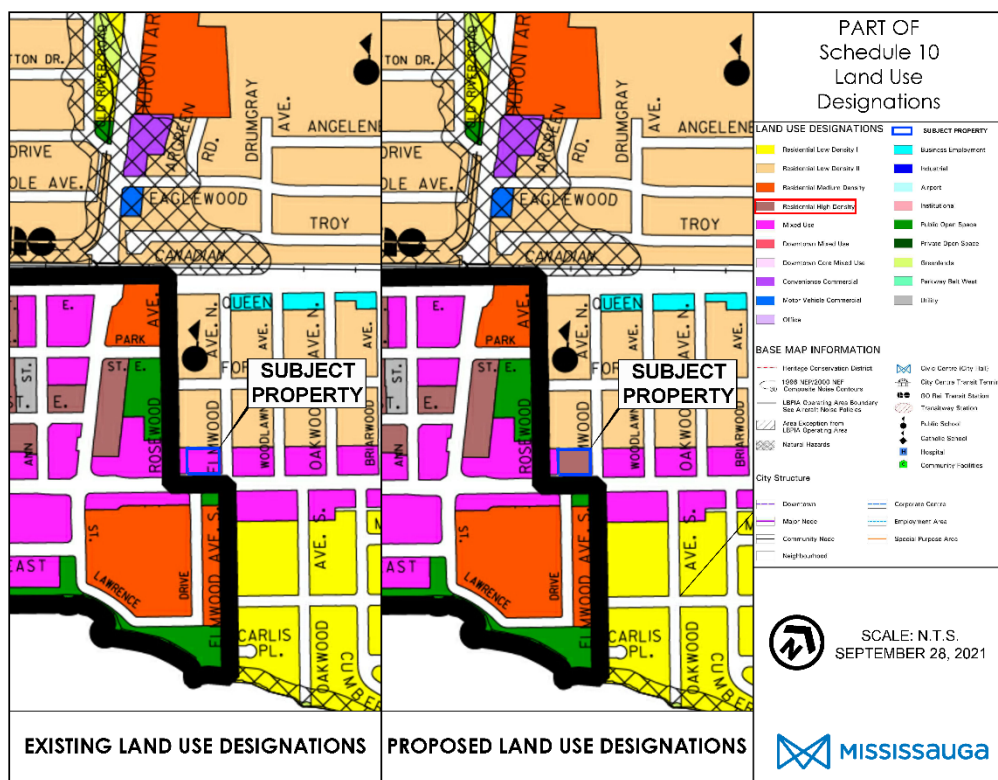
1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). In addition, the proposed development will bring the Peel Regional Official Plan (2018) and the Mississauga Official Plan (2020) into consistency with the Provincial Policy Statement and into conformity with A Place to Grow. The proposed development represents reinvestment and intensification of an underutilized site and will better utilize transit infrastructure investments.
2. The Subject Lands are located adjacent to a Major Transit Station Area, directly in front of planned Lakeshore Bus Rapid Transit and within a 5-minute walking distance of various transit stops. Furthermore, the Subject Lands are located along a Corridor and in proximity to the Hurontario Street Intensification Corridor. As noted in A Place to Grow, the Peel Regional Official Plan and the Mississauga Official Plan, these are areas for intensification and compact, mixed-use, higher density development where transit-supportive development should be directed.
3. The proposed development will utilize existing servicing in an efficient manner.
4. The proposal with a building height of 15 storeys and a Floor Space Index of 5.0 is a transit-supportive development on lands that are incredibly well-served by existing and future transit networks. The Subject Lands are also well-served by existing greenspace and service and retail establishments in the area. Bringing additional residents to this otherwise underutilized parcel will bring families and households within comfortable walking distance to an abundance of retail, services and greenspace, contributing toward the goals of a complete, walkable community.
5. The proposed development will improve and contribute towards the Lakeshore Road streetscape by providing an animated podium situated close to the streetline, with a mix of uses at-grade, directly accessible from the public sidewalk. This will enable an active, main street with high pedestrian activity.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

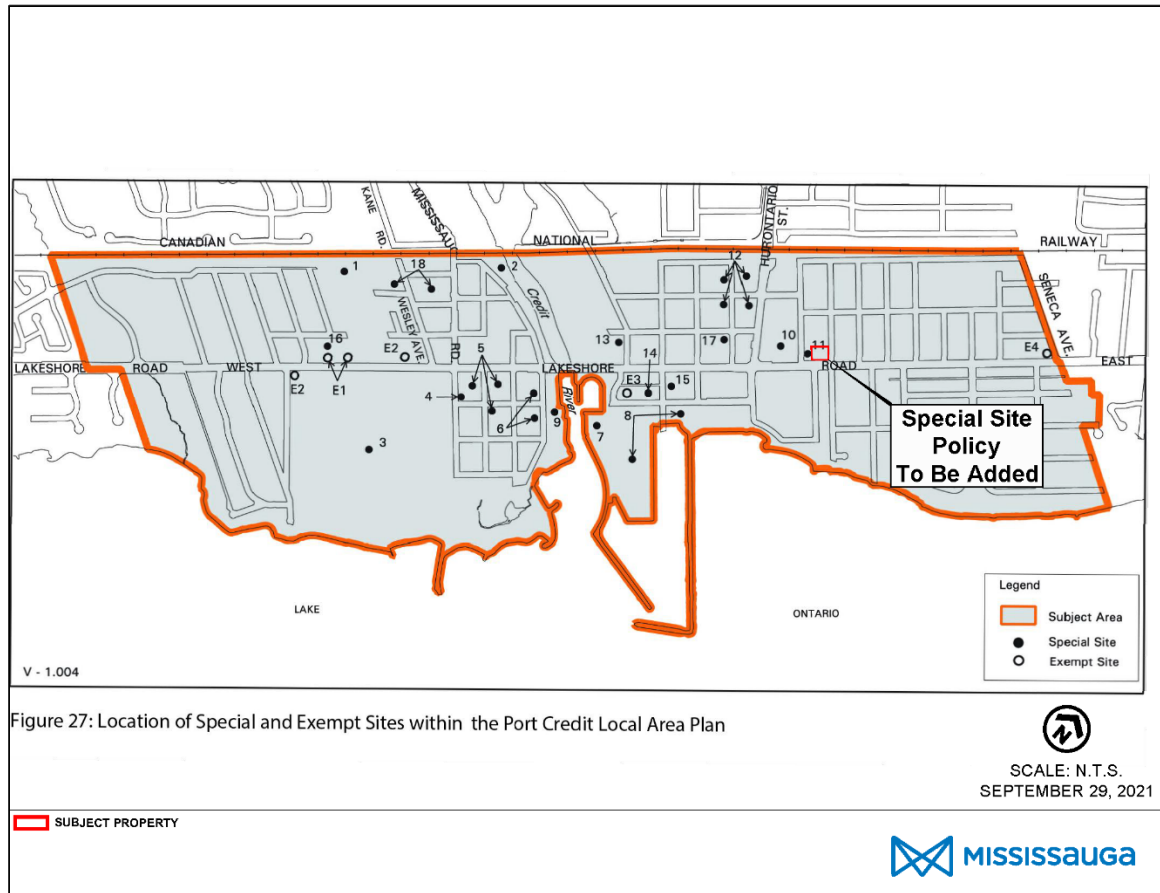
- Schedule 1, City Structure, of the Mississauga Official Plan, is hereby amended by placing the Subject Lands within the Port Credit Community Node Character Area.



- Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by re-designating the lands to 'Residential High Density'.



3. Section 13.0 of the Port Credit Local Area Plan, of the Mississauga Official Plan, is hereby amended by adding Special Site X on Figure 27, Location of Special and Exempt Sites within the Port Credit Local Area Plan, in accordance with the Special Site Policies.



4. Section 13.1, Special Sites, of the Port Credit Local Area Plan, of the Mississauga Official Plan, is hereby amended by adding the following:

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| 13.1.X.XX | The lands identified as Special Site X are located on the north side of Lakeshore Road East, east of Elmwood Avenue North. |
| 13.1.X.XX | Notwithstanding the provisions of this Plan, an apartment building with a maximum height of 15 storeys will be permitted. |
| 13.1.X.XX | Notwithstanding the provisions of this Plan, a maximum Floor Space Index of 5.0 will be permitted. |
| 13.1.X.XX | Notwithstanding the provisions of this Plan, a range of accessory, non-residential uses will be permitted. |

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan, dated September 3, 2020.

INTERPRETATION

The provisions of the 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 the Mississauga Official Plan.