

DRAFT OFFICIAL PLAN AMENDMENT

10 WEST - DRAFT OFFICIAL PLAN AMENDMENT

**EXPLANATORY NOTE TO PROPOSED
OFFICIAL PLAN AMENDMENT
NUMBER XX**

**TO THE MISSISSAUGA OFFICIAL PLAN OF THE
CITY OF MISSISSAUGA
PLANNING AREA**

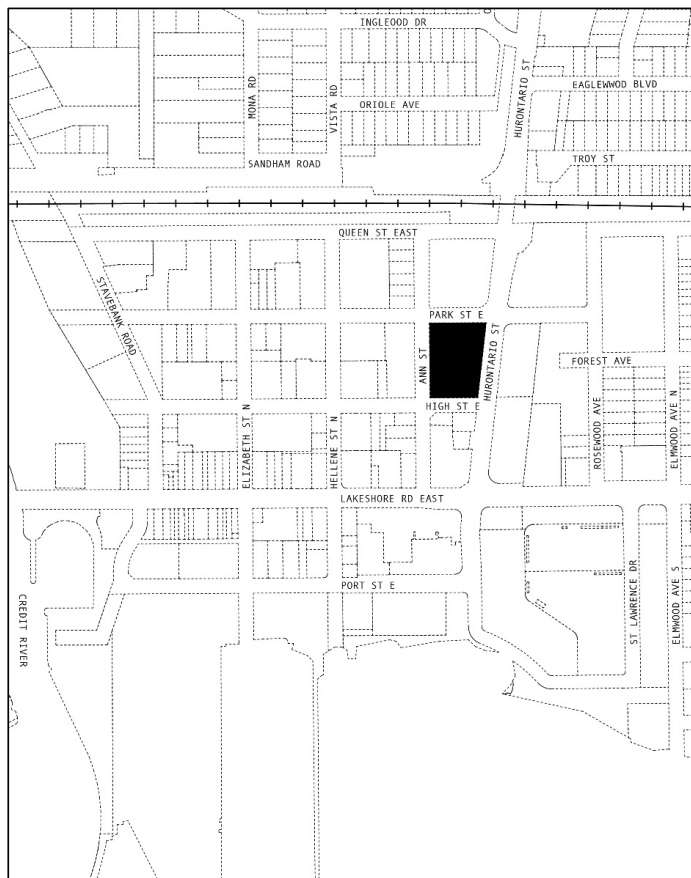
City of Mississauga File No. _____

The Proposed Official Plan Amendment applies to lands located on the block bounded by Park Street East, Hurontario Street, Ann Street and High Street east. The lands are known municipally as 84 & 90 High Street East and 17 & 19 Ann Street, located in Port Credit in the City of Mississauga.

The purpose of the Official Plan Amendment is to re-designate the southern portion of the site to Mixed Use and to seek relief from the employment area density requirements as outlined in site-specific Official Plan Amendment No. 55.

Amendment No. XX
to the Mississauga Official Plan for the
City of Mississauga Planning Area

The following text and map designated Schedule "A" attached hereto constitutes Amendment No. XX



PURPOSE

The purpose of the Official Plan Amendment is to re-designate a portion of the Subject Site from "Residential High Density" to "Mixed Use" on Schedule 10 of the Mississauga Official Plan, and to permit a reduction in the amount of employment density required for the lands, as identified in Official Plan Amendment No. 55.

The Amendment will facilitate the development of a 22-storey mixed-use apartment building, the creation of new public parkland, and the retention of two existing heritage buildings on site.

LOCATION

The Subject Site is located on the block bounded by Park Street East, Hurontario Street, Ann Street and High Street East. The lands are known municipally as 84 & 90 High Street East and 17 & 19 Ann Street, located in Port Credit in the City of Mississauga.

BASIS

The Proposed Development envisions a mixed-use building located on the northwest corner of the Subject Site. The proposed building is 22 storeys in height and contains 359 residential units as well as ground floor retail uses. The remainder of the block contains two existing heritage buildings along the south half of the site, which will be retained. New public park space is also proposed at the northeast corner of the block and along the south edge of the block.

The proposed Official Plan Amendment involves the following two components:

1. Consolidation of Land Use Designations on the Block

The Subject Site features a split land use designation, with the north half of the block designated as Mixed Use and the south half designated as Residential High Density in Schedule 10 of the Official Plan. The Official Plan amendment seeks to consolidate these land use designations so that the entire block will be designated as Mixed Use.

Given that the proposal involves the comprehensive re-envisioning of the block, the requested consolidation of land uses will establish a more logical land use framework. While the proposal generally conforms to the policies for both Mixed Use and Residential High-Density areas, the re-designation will rationalize the land use framework applicable to the block. The re-designation will also support the provision of a range of small-scale retail or commercial uses within the proposed building and within the retained heritage building at 90 High Street. The re-designation of a portion of the block is being requested as a matter of convenience as part of the development approvals process.

2. A Reduction in the Amount of Employment Space Required to be Provided

The north half of the lands are subject to Official Plan Amendment No. 55, which applies to the lands immediately around the Port Credit GO Station. The north half of the Subject Site is identified as Block 2 in OPA 55, with Policy 13.1.12.2h requiring a minimum of 1,400 square metres of employment-generating uses on this parcel.

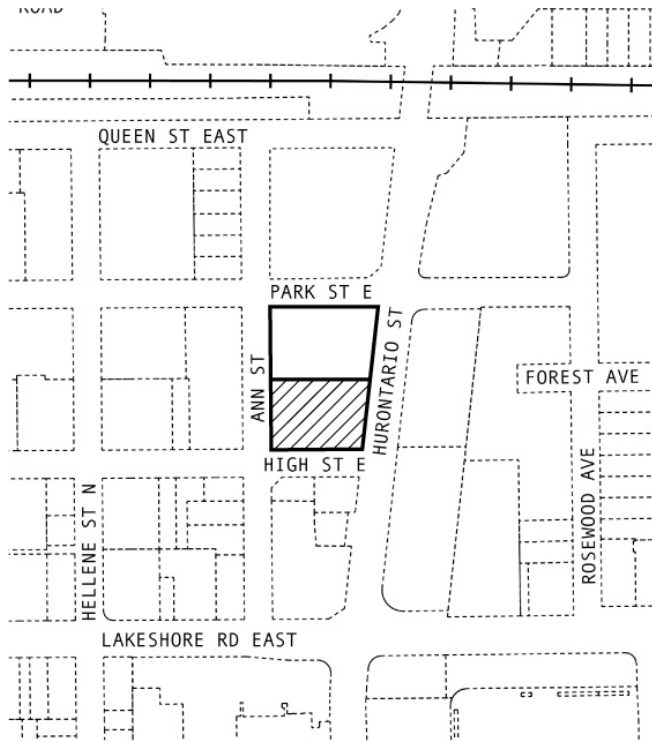
Approximately 310 square metres of retail/commercial space is proposed to be provided within the proposed mixed-use building. In addition, approximately 300 square metres of commercial space is proposed to be accommodated within the existing heritage building at 90 High Street. As the proposal does not achieve the minimum requirement of 1,400 square metres, an amendment to OPA 55 is required to permit the redevelopment.

The proposed development prioritizes the creation of new housing near high-order transit, and the delivery of new public parkland which will support placemaking within Port Credit. The proposal also prioritizes the retention of the two existing heritage buildings, which, together with the creation of

new public park space, limits the potential to accommodate additional development or employment density on the block. The potential to accommodate additional employment space within the building is further limited as a result of the proposed building adhering to the established height limit of 22 storeys. Relief from the employment area provisions of OPA 55 is therefore required to unlock a series of other community-building benefits on the block.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10 of the Mississauga Official Plan is hereby amended by re-designating a portion of the site from High Density Residential to Mixed Use as indicated in hatching in the diagram below.



2. Policy 13.1.12.2h of Official Plan Amendment No. 55 is hereby amended as follows:

The following minimum gross floor areas (GFA) of employment-generating uses will be required as part of future comprehensive block redevelopments:

- Block 1: 2,800 square metres
- Block 2: 300 square metres
- Block 4: 250 square metres

IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, the Zoning By-law applicable to the subject lands will be amended to the appropriate classification, in accordance with the intent of this Amendment.

Provisions will be made through the rezoning and site development plan approval process of the lands subject to the Amendment, for development to occur subject to the approved site development plan, to ensure that development occurs in accordance with the intent of the Amendment.

Provisions will be made through the rezoning of the lands subject to this Amendment, for development to occur subject to approved site development, architectural and landscape plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Upon approval of this Amendment, Schedule 10 and Official Plan Amendment No. 55 of the Mississauga Official Plan will be amended in accordance with the intent of this Amendment.