

**The Corporation of the City of Mississauga**

**By-law Number \_\_\_\_\_**

A by-law to Adopt Mississauga Official Plan Amendment No. XX

WHEREAS in accordance with the provisions of section 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize the Regional Municipality of Peel, an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. XX, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. The following explanatory text attached hereto, constituting Amendment No. XX to Mississauga Official Plan, specifically the Port Credit Community Node within the Port Credit Local Area Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this \_\_\_ day of \_\_\_\_\_, 2020.

Signed \_\_\_\_\_

MAYOR

Signed \_\_\_\_\_

CLERK

**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 at the north-western corner of Lakeshore Road East and Ann Street, in the City of Mississauga. The lands are legally described as PT LOT 2, PL PC2 ECR, N/S Toronto St As In PC2417; Mississauga, and are municipally known as 128 Lakeshore Road East.

The purpose of the Official Plan Amendment is to amend the height limit applying to the subject lands as contained in Schedule 2B of the Port Credit Local Area Plan. This Official Plan Amendment proposes to introduce Special Site XX to Section 13.0 of the in-force Port Credit Local Area Plan in order to permit a residential building with a height of 11-storeys.

**Amendment No. XX**  
**To**  
**Mississauga Official Plan**

The following text and schedules attached constitute Official Plan Amendment No. XX.

**PURPOSE**

The purpose of this Amendment is to amend the height limit applying to the subject lands located at the north-west corner of Lakeshore Road East and Ann Street as contained in Schedule 2B of the Port Credit Local Area Plan, with a Special Site policy.

The Amendment will permit the development of a proposed 11-storey residential building on the subject lands.

**LOCATION**

The subject lands affected by this Amendment are located at 128 Lakeshore Road East, located at the north-west corner of Lakeshore Road East and Ann Street. The subject lands are located within a Community Node Character Area in the Port Credit Local Area Plan of the Mississauga Official Plan.

**BASIS**

The subject lands are located within the Port Credit Community Node in the Port Credit Local Area Plan. The subject lands are designated *Mixed Use* and located within an area identified as part of the Mainstreet Node Precinct. This area is identified in the Mississauga Official Plan as allowing for residential uses, in conjunction with other permitted non-residential uses. This area is identified in the Port Credit Local Area Plan as a place to accommodate street related commercial uses and multi-use residential buildings. Permitted building heights for the subject lands range from 2 to 3 storeys.

The proposed development for the subject lands consists of an 11-storey mixed use residential building, including at-grade commercial uses along Lakeshore Road East and Ann Street. The proposed development includes private indoor and outdoor amenity spaces, at-grade landscaping, 37 underground vehicle parking spaces and 62 bicycle spaces.

Schedule 2B of the Port Credit Local Area Plan prescribes a height limit of 2 to 3 storeys on the subject lands. The proposed Official Plan Amendment to permit additional height and density on the subject land is appropriate from a planning standpoint and should be approved for the following reasons:

1. The proposed amendment is supportive of the policy framework provided in the Provincial Policy Statement, the Growth Plan, and the Region of Peel Official Plan, which each promote a range and mix of housing options as well as the

redevelopment of underutilized lands within the existing built-up area that are served by existing transit and infrastructure.

2. The policies and objectives of the Region of Peel Official Plan are supported by the proposal as it contributes to achieving an urban structure, form, and densities which are pedestrian-friendly and transit-supportive. The proposal is located within a Major Transit Station Area, and provides for transit-supportive densities which contribute to the Region's goals of achieving intensification of residential and non-residential development along corridors and mobility hubs to support a higher level of transit service.
3. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes to the range of housing types, sizes, and tenure, and provides for a compatible built form. The proposal provides residential growth within a designated Intensification Corridor, and will contribute to a livable and accessible complete community.
4. The proposed development provides for a compact built form that makes efficient use of land and existing infrastructure, including nearby transit. The subject lands are located within 500 metres of Port Credit GO Station, within a designated Major Transit Station Area, which is recognized in the Growth Plan, Region of Peel Official Plan, and Mississauga Official Plan as a focus area for higher density transit-oriented development.
5. The greatest densities within the Port Credit Community Node are to be located in the vicinity of the GO Station and Light Rail Transit station. The proposed development responds to the existing built form and scale of the surrounding properties, as well as the scale of the overall Port Credit Context, and provides a transition in height and density from the existing commercial uses to the west, to the high-density residential uses to the north and east.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Port Credit Local Area Plan Special Site Policies are hereby amended by adding the following key map and text to Section 13.1 as Special Site XX:

### 13.1.XX Site XX



13.1.XX.X The lands identified as Special Site XX are located at the north-west corner of Lakeshore Road East and Ann Street.

13.1.XX.X Notwithstanding the provisions of the Desirable Urban Form policies, a mixed use building with a maximum height of 11-storeys is permitted.

13.1.XX.X Notwithstanding the provisions of the Building Separation Distance policies, a minimum separation distance from any portion of a building that is over 6 storeys to another building that is over 6 storeys of 17 metres is permitted.

## IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan and 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.

This Amendment supplements the intent and policies of the Local Area Plan.

Upon approval of this Amendment, Section 13.0 of the Port Credit Local Area Plan will be amended in accordance with the intent of this Amendment.