

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 _____, 202X.

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 north of Park Street East, south of Queen Street East and east of Helene Street North, in the City of Mississauga. The lands are legally described as Lots 4 and 5, East of Credit River, Park Street to Queen Street, Registered Plan PC-2, City of Mississauga, Regional Municipality of Peel, and are municipally known as 70 Park Street 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 and add a permitted use for the subject lands. 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 mixed-use building consisting of residential, retail and day care uses with a height of up to 38-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 on the western portion of the lands bounded by Queen Street East to the north, Helene Street North to the west and Park Street East to the south as contained in Schedule 2B of the Port Credit Local Area Plan, with a Special Site Policy. The Special Site policy will also permit a 401m² day care; whereas a day care use is not permitted on the subject lands as per policy 11.2.5.5 of the City of Mississauga Official Plan and policy 12.5 of the Port Credit Local Area Plan.

The Amendment will permit the proposed development of a proposed 38-storey mixed-use building containing residential, retail and day care uses on the subject lands.

LOCATION

The subject lands affected by this Amendment are located at 70 Park Street East, located north of Park Street East, south of Queen Street East and east of Helene Street North, in the City of Mississauga. The subject lands are located within the Central Residential 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 Residential High Density and located within an area identified as part of the Central Residential Precinct. This area is identified in the Port Credit Local Area Plan as a place to accommodate the greatest level of intensification within Port Credit and a more urban and transit-supportive built form. Permitted building heights for the subject lands range from 2- to 15-storeys.

The proposed development for the subject lands consists of one mixed-use building, 38-storeys in height, including an eight-storey podium with retail at grade along Queen Street East and a day care accessible from the Park Street East entrance. The proposed development includes private indoor and outdoor amenity spaces, a publicly accessible private open space (POPS) along Helene Street North, a midblock connection along the east lot line, landscaping at ground level and at the ninth-storey outdoor amenity area, eight levels of underground parking with 610 vehicle parking spaces and 350 bicycle spaces.

Schedule 2B of the Port Credit Local Area Plan prescribes a height limit of 2 to 15-storeys on the subject lands. The Official Plan Amendment will seek to allow a 38-storey building on the subject lands and a provision of a 401m² day care.

This Amendment will add a Special Site policy to Section 13.0 of the Port Credit Local Area Plan to permit the proposed 38-storey mixed-use building. The proposed Official Plan Amendment to permit a day care use and additional height and density on the subject lands is appropriate from a planning standpoint and should be approved for the following reasons:

1. This Amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan, all of which promote a range and mix of housing and employment as well as redevelopment of underutilized lands within built up areas that are well served by transit and existing infrastructure.

- 2. 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; it is compatible from a density, scale and massing perspective; and it efficiently and effectively utilizes existing community infrastructure and facilities.
- 3. The proposed development represents a compact land use pattern that makes more efficient use of land and existing infrastructure resources, including nearby transit services. The subject lands are located within a designated Protected Major Transit Station Area (PMTSA), which is recognized in the provincial Growth Plan and in the Mississauga Official Plan as a focus area for higher density transit-oriented development.
- 4. The greatest densities within the Port Credit Community Node are to be located within the Central Residential Precinct, particularly within proximity of the Port Credit GO Transit Station and LRT Station. The proposed development responds to the built form and scale of the surrounding Port Credit context, particularly the existing and evolving context of the Central Residential Precinct.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

13.1.X Site X



- 13.1.X.X *The lands identified as Special Site X are located north of Park Street East, south of Queen Street East and east of Helene Street North.*
- 13.1.X.X *Notwithstanding the policies of this Plan, the following additional policies will apply:*
 - a) *one mixed-use building with a maximum height of 38 storeys is permitted, in addition to the existing 27-storey apartment building; and*
 - b) *A day care 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 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 Port Credit 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.