

Amendment No. XX
to
Mississauga Official Plan

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The following text and schedule 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-eastern corner of Park Street East and Elizabeth Street North 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 30-storey residential building with a one-storey podium.

LOCATION

The subject lands affected by this Amendment are located at 42-46 Park Street East and 23 Elizabeth Street North, located at the northeastern corner of the Park Street East and Elizabeth Street North intersection.

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 a 30-storey residential building, including a one-storey podium. The proposed development includes private indoor and outdoor amenity spaces, at-grade landscaping, underground vehicle parking spaces and 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 30-storey building on the subject site.

This Amendment will introduce a Special Site X to Section 13.0 of the Port Credit Local Area Plan, in order to permit the proposed 30-storey residential building. The proposed Official Plan Amendment to permit additional height and density on the subject lands is appropriate from a planning standpoint and should be approved for the following reasons:

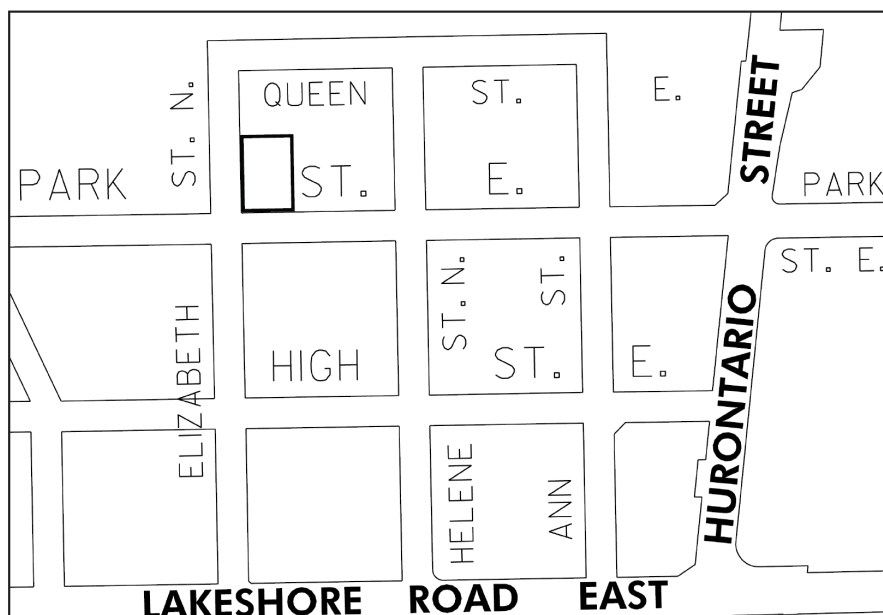
1. This amendment is supportive of the policy framework expressed in the Provincial Planning Statement and the Region of Peel Official Plan, both of which promote a range and mix of housing as well as redevelopment of underutilized lands within built up areas that are well served by transit and existing 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 site is located within the Primary Study Area for the Port Credit Mobility Hub Study and within a designated Protected Major Transit Station Area, which is recognized in the Provincial Planning Statement 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. The proposed development responds to the built form and scale of the surrounding Port Credit context, in particular the existing and evolving context of the Central Residential Precinct.

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:

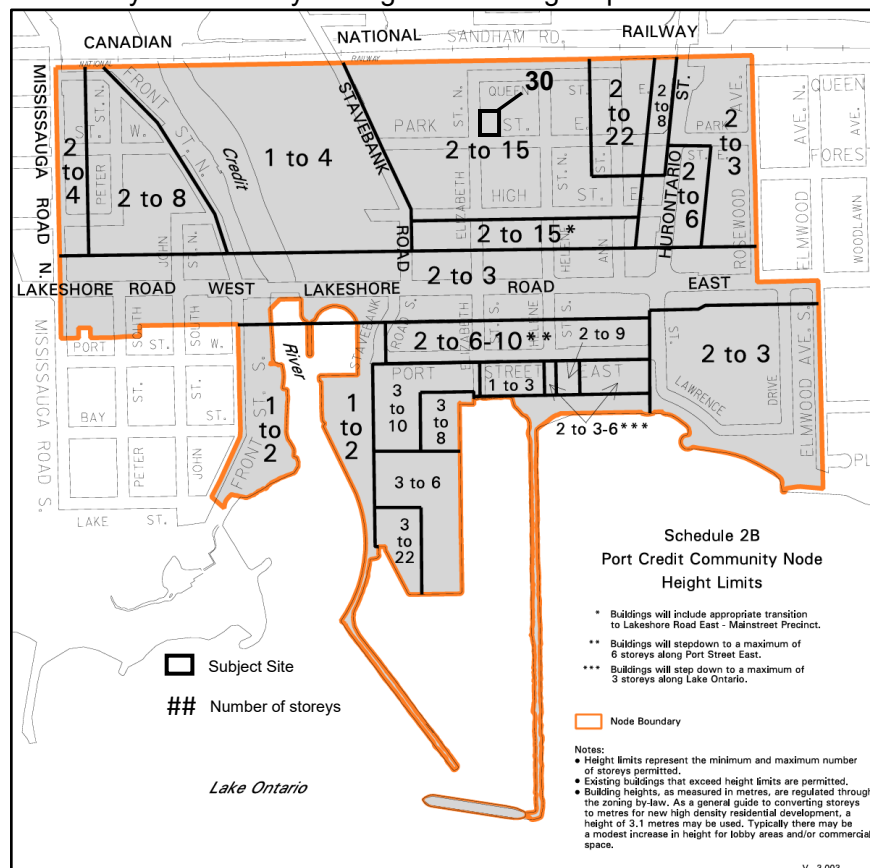
13.1.XX Site X



13.1.XX.X The lands identified as Special Site XX are located at the northeastern corner of Park Street East and Elizabeth Street North.

13.1.XX.X Notwithstanding the provisions of the Desirable Urban Form policies, a residential building with a maximum height of 30-storeys and a floor space index of 11.80 is permitted.

2. The Port Credit Local Area Plan – Schedule 2B Port Credit Community Node Height Limits is hereby amended by adding the following map:



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.