

**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-eastern corner of Park Street East and Elizabeth Street North, in the City of Mississauga. The lands are legally described as PLAN 300E PT LOT 8; PLAN 300 PT LOT 8 RP 43R2685 PARTS 1,3; PLAN 300E PT LOT 8 RP 43R2685 PART 2 PART 4; and, PLAN 300-E PT LOT 8, and are municipally known as 42, 44, and 46 Park Street East and 23 Elizabeth Street North.

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 22-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-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 22-storey residential building with a 6-storey podium and six grade-related townhouses on the subject lands.

#### **LOCATION**

The subject lands affected by this Amendment are located at 42-46 Park Street East and 23 Elizabeth Street North, located at the north-eastern corner of the Park Street East and Elizabeth Street North intersection. 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 *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 22-storey residential building, including a 6-storey podium and six grade-related townhouses with frontage on Elizabeth Street North. The proposed development includes private indoor and outdoor amenity spaces, at-grade landscaping, 200 underground vehicle parking spaces and 202 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 22-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 22-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:

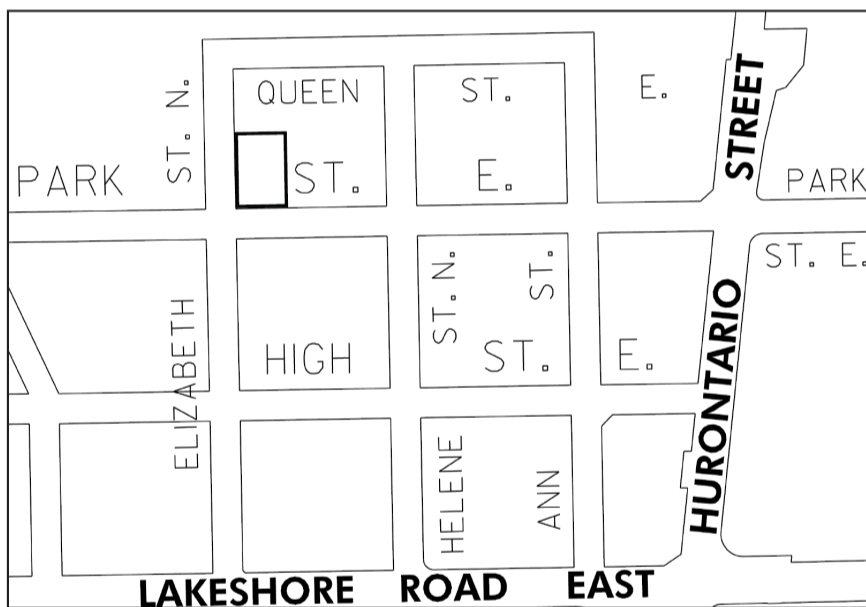
1. This amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan all of which promote a range and mix of housing as well as redevelopment of underutilized lands within built up areas 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 are located within the Primary Study Area for the Port Credit Mobility Hub Study and within a designated Major Transit Station Area, 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. 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 north-eastern 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 22-storeys 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.