

**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 amend the land use designations on the Subject Site, and to seek relief from the employment area density requirements as outlined in site-specific Official Plan Amendment No. 55. In addition, an amendment to the height map in the Port Credit Local Area Plan is also required to permit a 23 storey building.

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 modify the existing land use designations on the Subject Site to align with the proposed land uses. The amendment would modify Schedule 10 of the Mississauga Official Plan and re-designate the majority of the lands to “Residential High Density” and “Public Open Space.” A smaller portion of the block that is proposed to contain commercial uses would be re-designated to “Mixed Use.”

Along with the land use re-designation, the Official Plan Amendment would amend Schedule 2B of the Port Credit Local Area Plan to permit a 23-storey building on the lands. A further amendment to Official Plan Amendment No. 55 would permit a reduction in the amount of employment density required for the lands.

The amendments to the Official Plan will facilitate the development of a 23-storey mixed-use apartment building, the creation of new public parkland, and the retention of two existing heritage buildings on the 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 23 storeys in height and contains 362 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 three components:

1. Rationalizing the 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 redesignate different portions of the land to better reflect the proposed uses.

Given that the proposal involves the comprehensive re-envisioning of the block, the requested amendment 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 small-scale retail or commercial uses within the proposed building and within the retained heritage building at 90 High Street.

2. Increase in Permitted Building Height

The Subject Site is split into four different height zones, as shown on Schedule 2B of the Port Credit Local Area Plan. The height schedule permits up to 22 storeys on the northwest corner of the Subject Site, 15 storeys at the southwest corner, 6 storeys at the southeast corner, and 8 storeys at the northeast corner of the lands. Minor adjustments to these height permissions are required to allow for the development of the proposed building.

3. A Reduction in the Amount of Employment Space Required

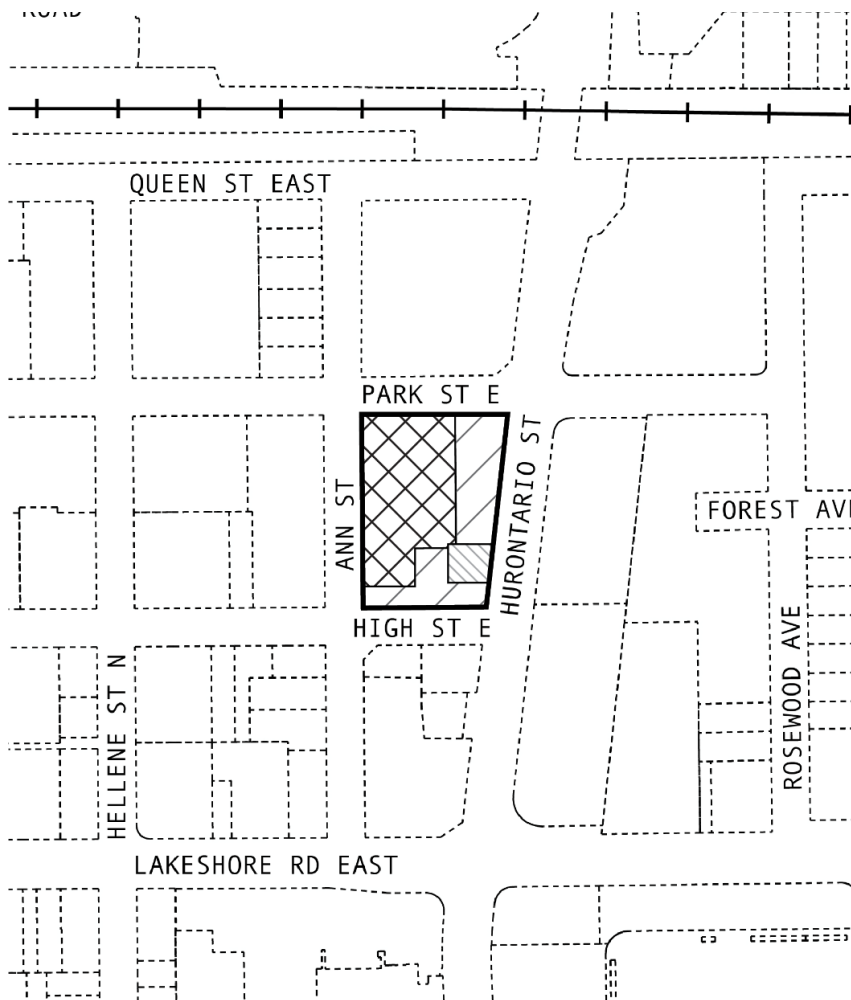
The north half of the lands are subject to Official Plan Amendment No. 55, which applies to the lands immediately around the Port Credit GO Station. The north half of the Subject Site is identified as Block 2 in OPA 55, with Policy 13.1.12.2h requiring a minimum of 1,400 square metres of employment-generating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

Approximately 320 square metres of retail/commercial space is proposed to be provided within the proposed mixed-use building. 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. 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

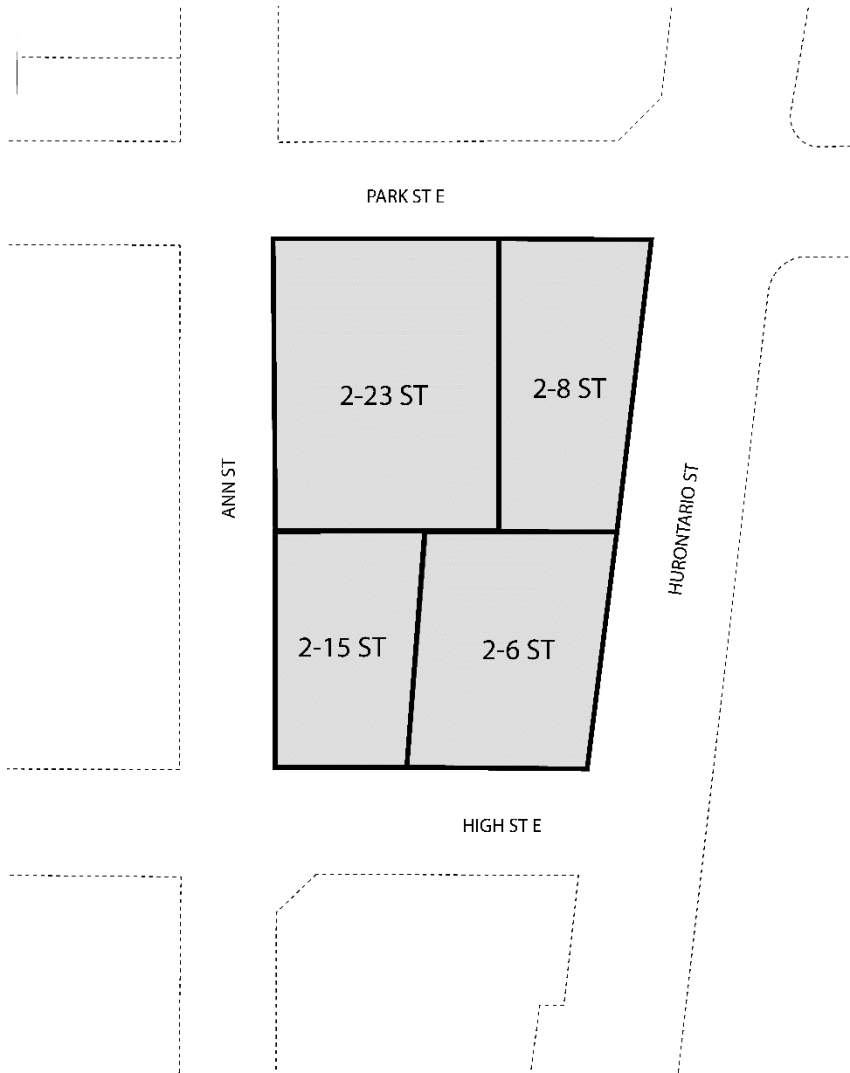
1. Schedule 10 of the Mississauga Official Plan is hereby amended by re-designating portions of the site to High Density Residential, Mixed Use and Public Open Space as indicated in the diagram below.



Legend

- ⊠ Residential High Density
- ▨ Public Open Space
- ▩ Mixed Use

2. Schedule 2B of the Port Credit Local Area Plan is hereby amended by modifying the height permissions as indicated in the diagram below.



3. The Port Credit Local Area Plan is hereby amended by adding the following additional provision under Policy 12.1.12.2:

- o. Notwithstanding Policy 13.1.12.2a, maximum heights for the lands known as 84 & 90 High Street East and 17 & 19 Ann Street shall be in accordance with Schedule 2B, as amended.

4. Policy 13.1.12.2h of the Port Credit Local Area Plan is hereby amended as follows:

h. 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 and Schedule 2B of the Port Credit Local Area Plan will be amended in accordance with the intent of this Amendment.