

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 between Hurontario Street, Park Street East and Ann Street, in the City of Mississauga. The lands are legally described as Part of Queen Street lying between Ann Street & Hurontario Street (Closed by By-law 116-78), Parts 2, 3 and 4 Plan 43R-39134 and Part of Lot 1 and All of Lot 2, Registered Plan PC-2 (East of Credit River) in the City of Mississauga, Regional Municipality of Peel, and are municipally known as 88 Park Street East.

The purpose of the Official Plan Amendment is to amend subsections of policy 13.1.12 relating to Block 1 and 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 amend Special Site 12 within Section 13.1.12 of the in-force Port Credit Local Area Plan in order to permit mixed-use buildings with a height of up to 42-storeys and site-specific performance standards.

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 subsections of policy 13.1.12 and the height limit applying to the subject lands located at the north-eastern corner of Park Street East and Ann Street as contained in Schedule 2B of the Port Credit Local Area Plan.

The Amendment will permit the proposed development of two mixed-use buildings, 40- and 42-storeys in height, containing commercial area at the ground levels of both buildings and at the third and fourth levels of one building.

LOCATION

The subject lands affected by this Amendment are located at 88 Park Street East, located at the north-eastern corner of the Park Street East and Ann Street 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 *Mixed Use* 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 22-storeys.

The proposed development for the subject lands consists of two mixed-use buildings, 40- and 42-storeys in height, including a podiums with stepbacks at various levels and commercial floor area at grade and on the third and fourth level of one building. The proposed development includes private indoor and outdoor amenity spaces, publicly accessible private open space (POPS), at-grade landscaping and four levels of underground vehicle parking spaces.

Schedule 2B of the Port Credit Local Area Plan prescribes a height limit of 2 to 22-storeys on the subject lands. The Official Plan Amendment will seek to allow 40- and 42-storey buildings on the subject site and additional performance standards including a maximum floor plate of 850m² (GFA) above the 15th floor.

This Amendment will vary the performance standards outlined in Policy 13.1.12 of the Port Credit Local Area Plan to permit the proposed 40- and 42-storey mixed-use buildings. 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 lands 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 and LRT 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 replacing the key map and text to of Section 13.1.12 as follows:

13.1.12 Site 12



13.1.12.2.a Minimum and maximum building heights are shown in Schedule 2B and described below:

- Maximum building heights of 22 storeys are permitted throughout the special site area where the tower component of a building is primarily residential, with the

exception of lands fronting Hurontario Street. Maximum building heights of 19 storeys are permitted where the tower component is constructed primarily for office or institutional purposes and have greater floor to ceiling heights;

- Notwithstanding Schedule 2B and the above dot point, building heights up to 42 storeys are permitted on Block 1;
- Residential and non-residential buildings fronting Hurontario Street shall have building heights not exceeding eight storeys, with a setback consistent with a 45 degree angular plane generally required after six storeys. The maximum permitted height of buildings fronting Hurontario Street may be exceeded by one storey for every storey of additional office use provided beyond the recommended minimum requirement, up to a maximum of two storeys. The ability to achieve up to ten storeys along Hurontario Street will require a proponent to provide further built form, design and planning justification, to the satisfaction of the City. Block 1, as identified on the key map, is not considered to have frontage on Hurontario Street and therefore the angular plane requirements shall not be applicable to the lands; and
- All buildings shall be a minimum of two storeys.

c. A minimum of 30 metres shall be provided between any portion of a building that is eight storeys or higher to another building that is eight storeys or higher. On Block 1, a minimum of 18 metres shall be provided between any two buildings, for any portion of a building that is eight storeys or higher to another building that is eight storeys or higher;

d. The maximum size of residential floor plates beyond the 15th storey shall generally be 800 square metres or less. Floor plates of up to 850m² gross floor area (GFA) shall be permitted beyond the 15th storey on Block 1;

f. Above-grade structures must be contextually sensitive and provide for visual interest and elements that contribute to the streetscape and help animate the area, such as space for office, retail/commercial or community uses, services for transit users (e.g. ticketing, interactive information boards and service kiosks), building entrances, community display cases, public art, street furniture and landscape features. The majority of a building envelop that faces a public street, mid-block connection, POPS or gateway entry point will have street level animation. The intent is to achieve visual animation, interest and streetscape improvements along each elevation of an above-grade parking structure, with a target of generally providing animation at street level along two thirds of a building envelope;

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.