

**EXPLANATORY NOTE TO PROPOSED  
OFFICIAL PLAN AMENDMENT  
NUMBER XX**

**TO THE MISSISSAUGA OFFICIAL PLAN OF THE  
CITY OF MISSISSAUGA  
PLANNING AREA**

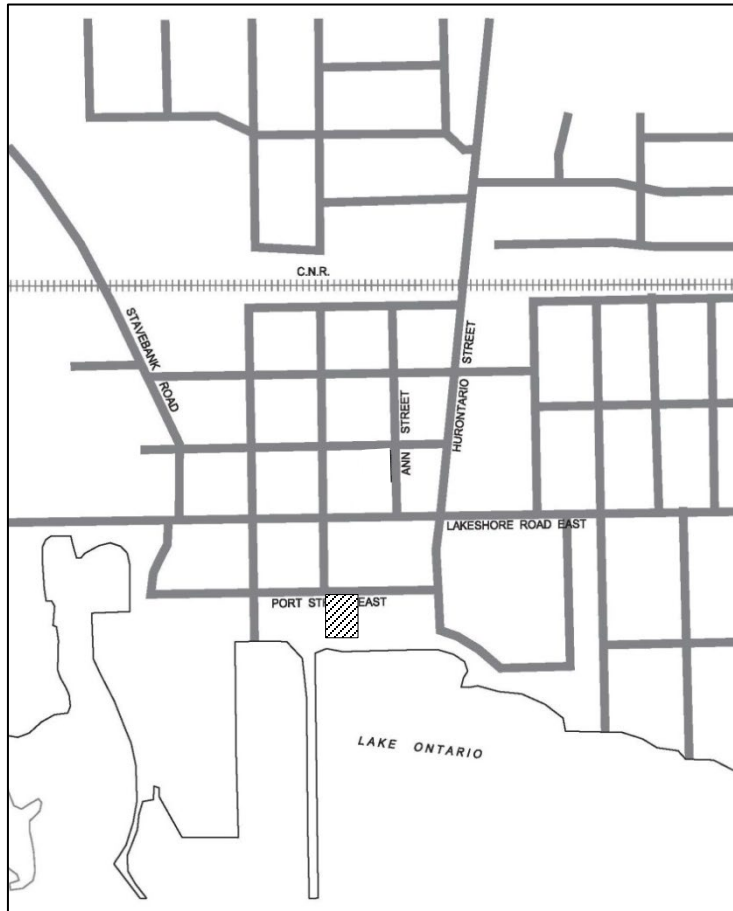
City of Mississauga File No. \_\_\_\_\_

The Proposed Official Plan Amendment applies to lands located at the south-eastern corner of Port Street East and Helene Street South, in the City of Mississauga. The lands are legally described as Blocks 9 and 10 in Registered Plan 43M-1463, and are known municipally as 55 Port Street East.

The purpose of the Official Plan Amendment is to amend the height limit applying to the subject site 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 apartment building with a height of 10 storeys.

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 amend the height limit applying to a 2,312 square metre (24,886 square feet) parcel of land located at the south-eastern corner of A Port Street East and Helene Street South as contained in Schedule 2B of the Port Credit Local Area Plan, with a Special Site policy.

This Amendment will permit the development of a proposed 10-storey residential building with 34 apartment units on the subject site.

## LOCATION

The subject site is located at the south-eastern corner of Port Street East and Helene Street South in the City of Mississauga. The site is legally described as Blocks 9 and 10 in Registered Plan 43M-1463, and are known municipally as 55 Port Street East.

## BASIS

The subject site is located in the Port Credit Community Node. It is currently designated *Mixed Use* and is located within an area identified as part of the Harbour Mixed Use precinct. This area is identified in the Port Credit Local Area Plan as a place for intensification and is intended to contain a mixture of uses and densities. Building heights of up to 22 storeys are permitted within the Harbour Mixed Use precinct.

The development concept for the subject site consists of a 10-storey tower stepped back over a two-storey podium, creating a residential apartment building with 34 units. The proposed development includes private indoor and outdoor amenity spaces, at-grade landscaping, 58 underground parking spaces, and 40 bicycle parking spaces.

Schedule 2B of the Port Credit Local Area Plan prescribes a height limit of 2 to 3-6 storeys on the site. Under the existing Official Plan policies of Schedule 2B, buildings on the site are required to step down to a maximum of three storeys along Lake Ontario. The Official Plan Amendment will seek to allow a ten storey building on the site stepping down to two storeys along Lake Ontario. The required technical amendment to the Official Plan is minor, given that the proposed development is in conformity with all other elements of the Mississauga Official Plan, and given that the proposal results in a more enhanced built form outcome for the waterfront setting of the subject site.

This Amendment would introduce Special Sites XX to Section 13.0 of the Port Credit Local Area Plan in order to permit the proposed residential building of ten storeys. The Official Plan Amendment is appropriate from a planning standpoint for the following reasons:

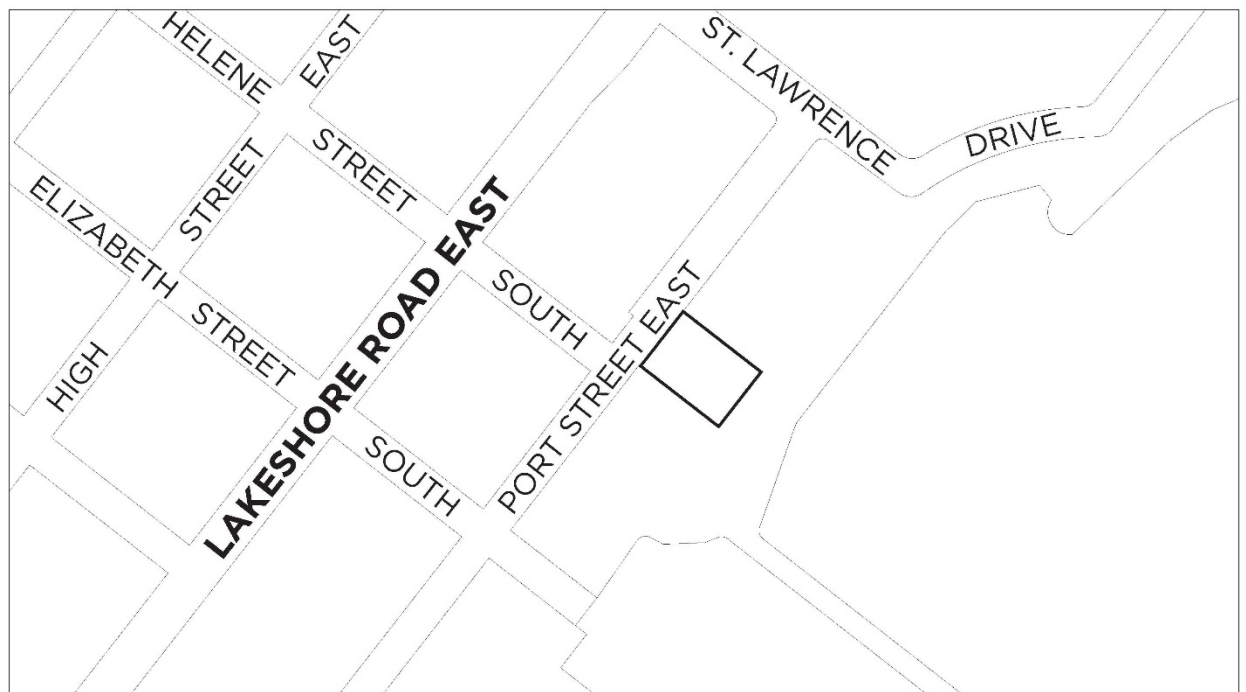
- i. The site is an underutilized property located within the Port Credit Community Node which is a designated Intensification Area, and is therefore an appropriate location for infill and redevelopment.
- ii. The proposed development represents a compact land use pattern that makes more efficient use of land and existing infrastructure resources, including nearby transit services. The subject site is also located 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 intensification and higher density transit-oriented development.
- iii. The proposed development has been carefully designed to respond to the built form and scale of the surrounding Port Credit context, in particular the evolving context of the Harbour Mixed Use precinct. The massing, height and built form of the proposed building have been oriented to fit appropriately within the surrounding context, and strategically designed to minimize impacts on surrounding uses. The relocation of massing and density from the Lake Ontario foreshore to a more slender and articulated tower form will minimize overshadowing and increase opportunities for view sharing.

- iv. The proposed development is consistent with local and provincial planning policy directions; is aligned with the evolving character and built form for the precinct, and is compatible with the surrounding context.

**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.XX as Special Site XX:

13.XX Site XX



The lands identified as Special Site XX are located at the south-eastern corner of Port Street East and Helene Street South.

Notwithstanding the provisions of the Desirable Urban Form policies, a residential building with a maximum height of 10 storeys is permitted.

**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.

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.