

55 Port Street East Draft Official Plan Amendment

March 2018

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

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

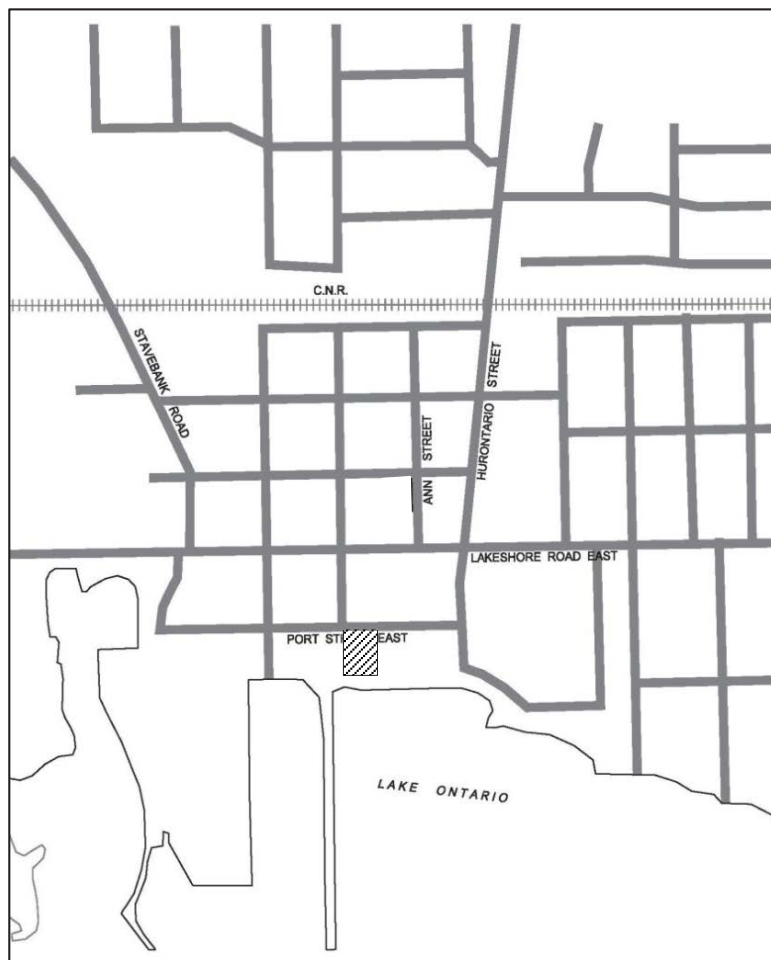
City of Mississauga File No. _____

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 35 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 35 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:

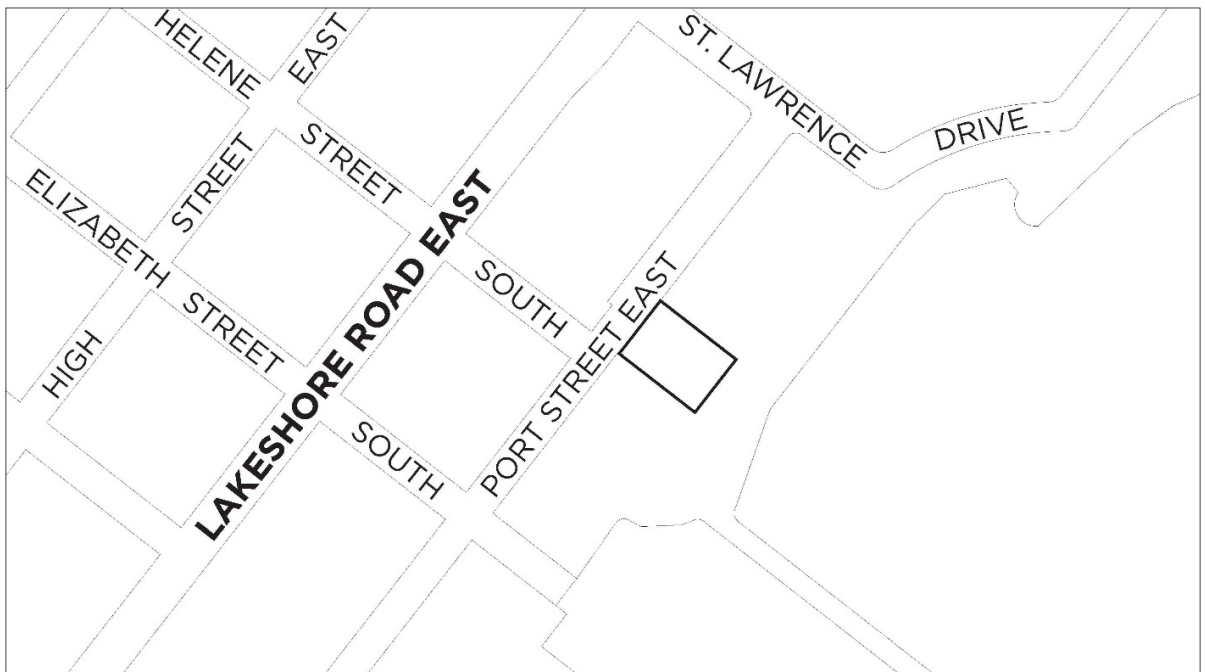
- i. The site is an underutilized property located within the Port Credit Community Node which is a designated Intensification Area, and is therefore an appropriate location for infill and redevelopment.
- ii. The proposed development represents a compact land use pattern that makes more efficient use 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.

55 Port Street East Draft Zoning By-Law Amendment

March 2018

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER _____

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.3.XX	Exception: RA2-XX	Map # XX	By-law:
In a RA2-XX zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.XX.1	The provisions of Article 4.1.15.1 of this By-law shall not apply and the regulations of Lines 4.15.3.33.3, 4.15.3.33.7, 4.15.3.33.8, 4.15.3.33.11, 4.15.3.33.16, 4.15.3.33.17, 4.15.3.33.18, 4.15.3.33.19, contained in Table 4.15.3.33 of this By-Law shall not apply		
4.15.3.XX.2	Maximum number of apartment dwelling units in the Buildable Area identified on Schedule RA2-XX of this Exception		35
4.15.3.XX.3	Maximum floor space index - apartment dwelling zone		2.7
4.15.3.XX.4	Maximum gross floor area - apartment dwelling zone permitted in the Buildable Area identified on Schedule RA2-XX of this Exception		6,300m ²
4.15.3.XX.5	No minimum gross floor area - non-residential is required		
4.15.3.XX.6	Maximum height above established grade where the distance from the rear lot line is 0 m to 14.7 m		8.8 m and 2 storeys
4.15.3.XX.7	Maximum height above established grade where the distance from the rear lot line is greater than 14.7 m		35 m and 10 storeys

4.15.3.XX	Exception: RA2-XX	Map # XX	By-law:
In a RA2-XX zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
4.15.3.XX.8 All site development plans shall comply with the regulations of Line 4.15.3.33.26 contained in Table 4.15.3.33, except for the minimum building separation between Buildable Area 'A' and Buildable Area 'B', where a minimum distance of 15 metres is permitted.			

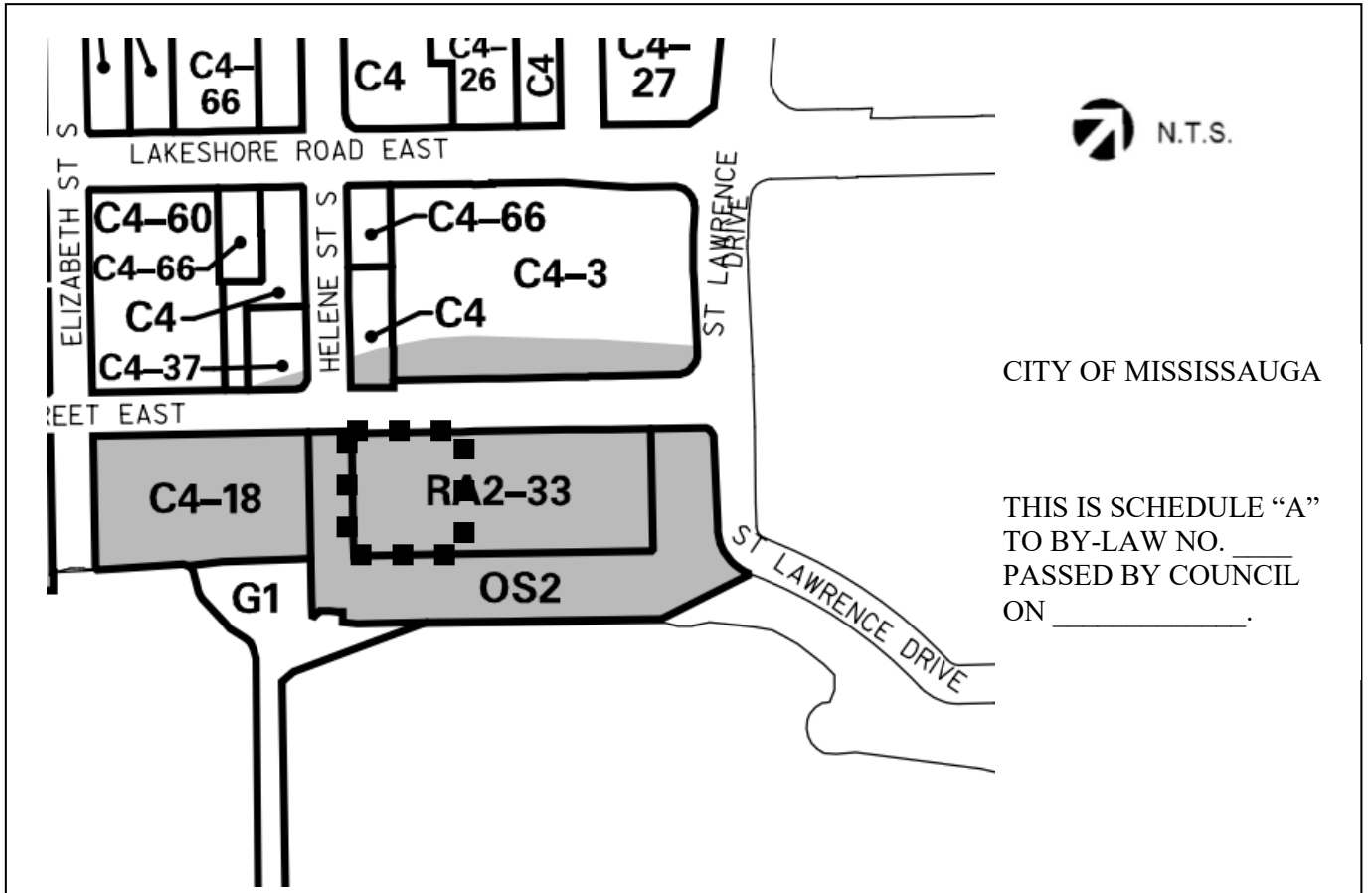
2. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RA2-33" to "RA2-XX" the zoning of 55 Port Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA2-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By law, outlined in the heaviest broken line with the "RA2-XX" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number XX is in full force and effect.

ENACTED and PASSED this _____ day of _____ 201_.

MAYOR

CLERK



APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend the Zoning By-law Number 0225-2007 for the lands known as 55 Port Street East to permit a residential apartment building with a maximum height of ten storeys. The proposed development includes a 10-storey apartment building with a total of 35 residential units. The "RA2-XX" zone category permits an apartment dwelling with increased height and gross floor area.

Location of Lands Affected

The subject lands are located on the south-eastern corner of Port Street East and Helene Street South in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from _____ XX _____
of the City Planning and Building Department at 905- _____ ext. _____.