

City of Mississauga  
**Corporate Report**



<p>Date: July 10, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OPA 24-4 W1</p>
	<p>Meeting date: July 29, 2024</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 1)**

**Official Plan Amendment application to change the Port Credit Local Area Plan Special Site policies to allow for a maximum building height of 35 storeys, an additional 898 dwelling units and to add the permission of second storey residential within the waterfront parcel**

**70 Mississauga Road South and 181 Lakeshore Road West, south of Lakeshore Road West, west of Mississauga Road South**

**Owner: Port Credit West Village Partners Inc.**

**File: OPA 24-4 W1**

**Bill 109**

## Recommendation

That the report dated July 10, 2024, from the Commissioner of Planning and Building regarding the application by Port Credit West Village Partners Inc. to permit changes to the Port Credit Local Area Plan Special Site policies to allow for a maximum building height of 35 storeys, an additional 898 dwelling units and to remove the requirement for second storey commercial space within the waterfront parcel, under File OPA 24-4 W1, 70 Mississauga Road South and 181 Lakeshore Road West, be received for information.

## Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

On November 15, 2019, the Ontario Land Tribunal issued a decision that approved a settlement between the City of Mississauga and the Port Credit West Village Partners Inc. which included

approval of an official plan amendment, a zoning by-law amendment and a draft plan of subdivision to permit a mixed use development on the subject lands. Since this approval, the applicant has been proceeding through the Site Plan application process for individual blocks corresponding with their Phase 1 construction timeline and has obtained corresponding building permits.

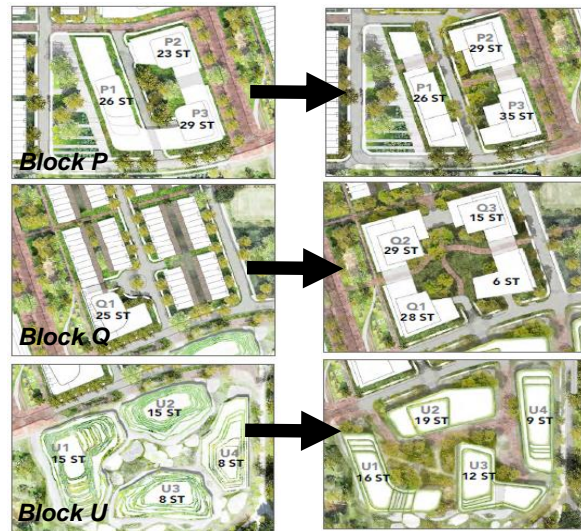
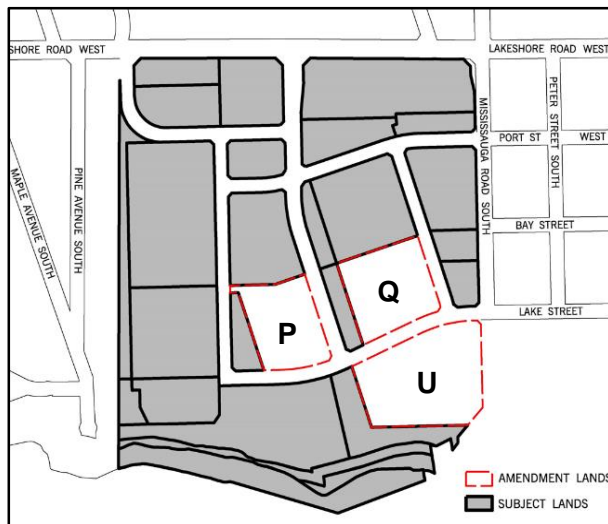
The subject Official Plan Amendment application is seeking changes to the original approvals as described above.

**PROPOSAL**

This Official Plan Amendment application is required to permit changes to the applicable policies in the Port Credit Local Area Plan that were established as part of the previous development application approvals. These changes are only being requested in Blocks P, Q and U, which are blocks that are slated for development in the later phases of the overall site build out.

The below summarizes the changes requested that will require amendments to the applicable local area plan policies:

- **Unit Count** – Proposing an increase of 898 dwelling units from 2,995 dwelling units for a total of 3,893 dwelling units across the whole site.
- **Massing and Built Form Changes, Blocks P & Q** – Increasing the highest allowable building height from 29 to 35 storeys on the three apartment buildings already permitted and changing a townhouse block to permit two new apartment buildings and a mid rise building.
- **Block U** – Adding second storey commercial space permission, increase the allowable height of the apartment buildings and reorienting the building locations.



Previously Approved

Subject Application

## Comments

The property is located within the Port Credit West Village Precinct of the Port Credit Neighbourhood Character Area and is subject to the Port Credit Local Area Plan. The development blocks subject to the proposed amendments are located within the southwest portion of the site. In accordance with previous approvals, this portion of the site is planned to have the tallest buildings.

This 72 acre site is located southwest of Lakeshore Road West and Mississauga Road South. Two established and unique low density residential neighbourhoods are found immediately to the west (Cranberry Cove) and east (Old Port Credit Village Heritage Conservation District). The north side of Lakeshore Road West is characterized by a mix of low rise retail commercial and residential uses, townhouses and an 8 storey apartment building. J.C. Saddington Park borders the southeast corner of the site, which connects to the Waterfront Trail that runs through the shoreline portion of the subject lands.



Aerial image of 70 Mississauga Road South and 181 Lakeshore Road West



Left: applicant's rendering of entire site development based on previous approval. Right: updated rendering provided by the applicant as part of the subject Official Plan Amendment application to reflect the requested changes.

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the general policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Agency and department comments are summarized in Appendix 1, Section 7.

### **Financial Impact**

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

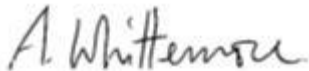
### **Conclusion**

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional

technical information and ensuring compatibility of the proposed changes with the existing community.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: David Ferro, Lead Planner, MCIP, RPP