

1 Port Street Planning Framework

Mississauga Official Plan

The Mississauga Official Plan establishes a policy framework to guide land use and development within the City. A new Mississauga Official Plan was adopted by Council on September 29, 2010, but has been appealed in its entirety to the Ontario Municipal Board and as a result, the existing Official Plan that was approved in 2003 is still in effect

Draft Port Credit Local Area Plan

The City has undertaken a review of the Port Credit District policies and has prepared a draft Local Area Plan (LAP) for Port Credit which will replace the District policies developed in 2003. The draft LAP establishes a vision for Port Credit as an urban waterfront village based on 6 principles: a mix of land uses; a variety of densities; compact pedestrian and cycling friendly; transit supportive urban forms; a significant public realm; and public access to the waterfront.

It continues to identify 1 Port Street as part of the Community Node and proposes to designate the majority of the site as Mixed Use with a Greenbelt designation along the breakwater. Natural Hazards areas are identified along the water's edge. The draft LAP policies continue to provide site specific policies for the property which continue to recognize the permission for marina, boat repair, service and storage. The draft LAP policies also indicate that further study is required to determine the appropriate type of redevelopment on these lands and that a comprehensive master plan will be prepared to the City's satisfaction that will address land use, built form and transportation. In addition, the master plan will address providing significant public access and additional public lands along the waterfront, preserving and enhancing views through to the lake, preserving the marina function and the breakwater, the provision of employment uses and the requirement for at-grade retail uses, and the desire for placemaking and the appropriate built form adjacent to the LRT station.

As an appendix to the draft LAP the City has prepared a draft Built Form Guide which establishes height limits but notes that the subject property requires special studies to determine the appropriate development including height.

<http://www6.mississauga.ca/onlinemaps/planbldg/LakeviewPortCredit/DraftPortCreditLocalAreaPlanDocumentJanuary2012.pdf>

Mississauga Zoning Bylaw

1 Port Street is zoned C4-18, with a Greenbelt Overlay on about two thirds of the property.

The C4 zone permits retail stores with no size limitations, restaurants, veterinary clinics, funeral establishments, personal service establishments, commercial schools, financial institutions, repair establishments beverage/food preparation establishments, medical offices and business offices, overnight accommodation, recreational establishments, entertainment establishments, private clubs, universities/colleges, apartment dwellings, and dwellings above the first floor of a commercial building. The site specific exception 18 also permits boat repair, service and storage, inside or outside.



The minimum building height is 2 storeys, and the maximum building height is 3 storeys.

The Greenbelt Overlay is a restrictive overlay that requires environmental technical studies to be prepared and approved by the City and Credit Valley Conservation Authority prior to development.

Development Process

Canada Lands are developing a master plan to inform a development framework that meets community objectives and which will be reflected through site-specific Local Area Plan policies. Once the master plan and Local Area Plan policies are approved, Canada Lands Company will identify a builder or builders, who will then seek approval from the City for development applications. These development applications will be in conformity with the approved master plan and site-specific Local Area Plan policies and the community will be involved in a subsequent public process to review the development applications for 1 Port St.