



# Corporate Report

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**DATE:** August 28, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 17, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Draft Port Credit Local Area Plan**  
**PUBLIC MEETING**  
**WARD 1**

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**RECOMMENDATION:**

1. That the report titled "*Draft Port Credit Local Area Plan*", dated August 28, 2012 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held at the Planning and Development Committee meeting on September 17, 2012, be received.
3. That staff report back to Planning and Development Committee on the submissions made.

**REPORT  
HIGHLIGHTS:**

- The Port Credit Local Area Plan is based upon a Vision of an urban waterfront village with a mixture of land uses; a variety of densities; pedestrian and cycling friendly design, transit supportive urban forms; public access to the waterfront; and development that incorporates high quality built form.

- A statutory public meeting is a requirement under the *Planning Act* and represents the next step in the process of amending the Official Plan to incorporate the Port Credit Local Area Plan.

**BACKGROUND:**

On March 7, 2012, City Council adopted Resolution 0042-2012 as follows:

“That a public meeting be held by the Planning and Development Committee to consider the Draft Port Credit Local Area Plan attached under separate cover, to the report titled “*Draft Port Credit Local Area Plan*” dated February 7, 2012 from the Commissioner of Planning and Building and further, that the Draft Port Credit Local Area Plan be placed on public display and circulated to City Departments, agencies and stakeholders for review and comment.”

**COMMENTS:****1. Purpose and Description Of Local Area Plan**

The new Mississauga Official Plan (2011) is comprised of a principal document and a series of Local Area Plans. Local Area Plans are intended for areas which require a more extensive local planning framework and contain policies to address unique circumstances particular to the area. The Area Plan must be read in conjunction with the principal document and follows the same general organization in order to reinforce the importance of reading the two documents in conjunction with each other.

The Port Credit Local Area Plan (boundary of subject lands in Appendix 1) incorporates and builds upon the policies in the previous Port Credit District Policies of Mississauga Plan (2003) and subsequently, the existing Local Area Plan included as part of Mississauga Official Plan (2011). Many existing policies and land use designations have been carried forward, however, a number of modifications have been made including the introduction of a Vision Section. In general, the proposed policies of the Draft Port Credit Local Area Plan are intended to encourage a development pattern and character that is responsive to the Vision.

The Vision for Port Credit is for an urban waterfront village with a mixture of land uses; a variety of densities; pedestrian and cycling friendly design; transit supportive urban forms; public access to the waterfront; and development that incorporates high quality built form.

The staff report entitled “*Draft Port Credit Local Area Plan*” dated February 7, 2012, provides an overview of modifications and includes a copy of the Draft Local Area Plan. Given the size of the document and colour graphics, the Draft Local Area Plan has not been attached to this report. The Draft Local Area Plan is available for viewing at:

- The Port Credit Library;
- The Planning and Building Services Centre at City Hall, 3<sup>rd</sup> floor;
- The Policy Planning Division, Planning and Building Department (upon request); and
- The City of Mississauga website has an electronic copy which can be viewed and printed at:  
[www.mississauga.ca/portcreditreview](http://www.mississauga.ca/portcreditreview).

## **2. Circulation and Public Consultation**

The Draft Port Credit Local Area Plan was circulated to departments and agencies for comment. The public consultation program included:

- A presentation to the Port Credit Local Advisory Panel on March 28, 2012;
- A public open house on April 25, 2012; and
- Staff attendance at the Port Credit community information fair held on May 30, 2012.

In addition, staff has held discussions with stakeholders and continue to be available for meetings on an individual basis.

The public meeting of the Planning and Development Committee on September 17, 2012 is the statutory public meeting to fulfill the requirements of the *Planning Act*. The purpose is to provide an opportunity for the public to make submissions on the Draft Plan.

**STRATEGIC PLAN:** The Draft Local Area Plan is an important tool to implement the land use components of the Strategic Plan and to refine the policies in the Official Plan.

**FINANCIAL IMPACT:** Not Applicable

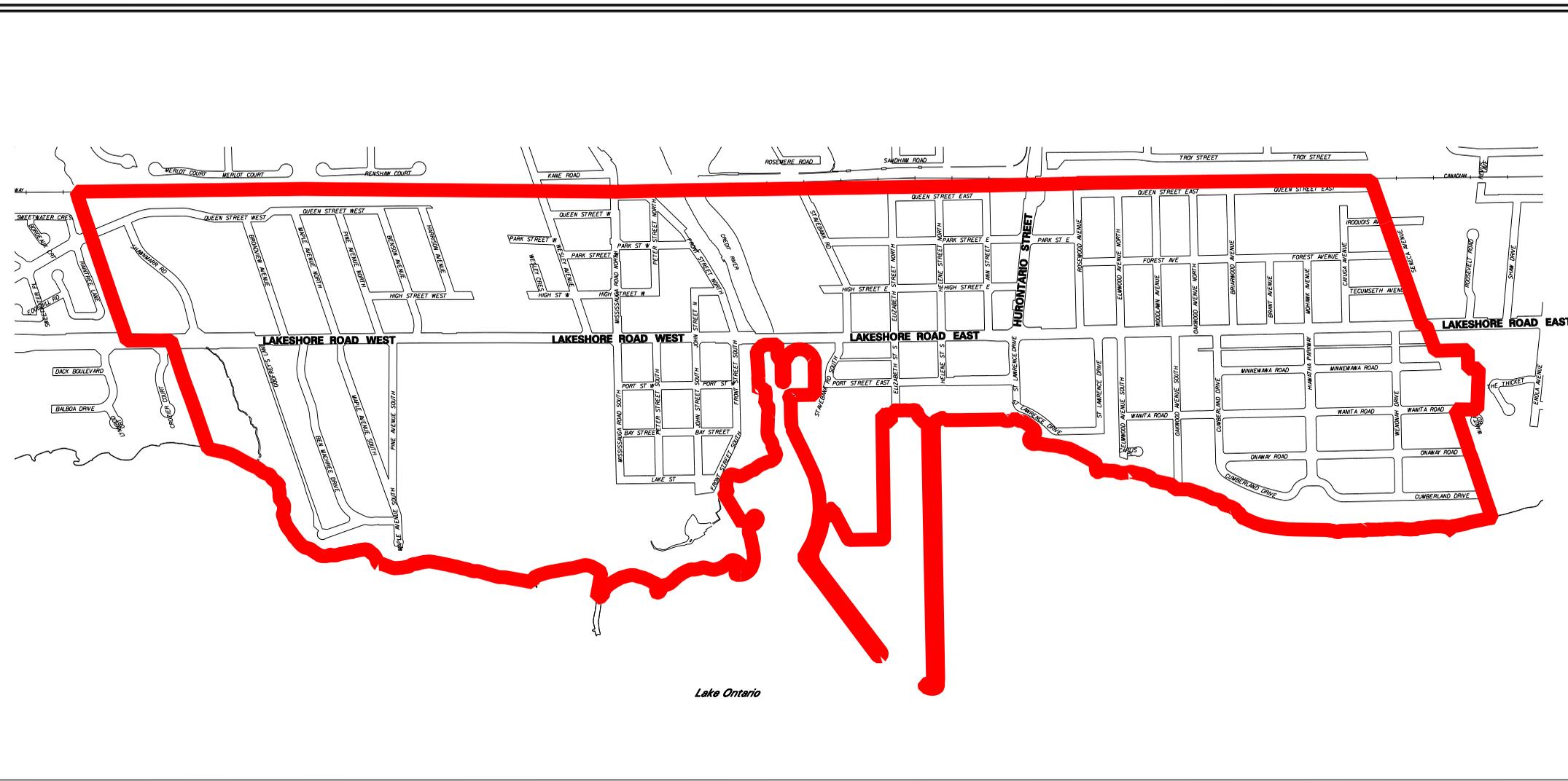
**CONCLUSION:** Following the statutory public meeting, a report on comments will be prepared for consideration by Planning and Development Committee, which will address comments received from the public and from the circulation of the Draft Plan.

**ATTACHMENTS:** APPENDIX 1:Port Credit Local Area Plan Boundary

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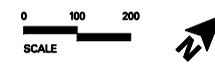
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Paul Stewart, Policy Planner*



**LEGEND:**

PORT CREDIT LOCAL AREA PLAN BOUNDARY



**SUBJECT: PORT CREDIT PUBLIC MEETING NOTICE**

	<b>FILE NO:</b>
	<b>CD.03.POR</b>
	<b>DWG. NO:</b>
	<b>SCALE:</b>
	<b>NTS</b>
	<b>DATE:</b>
	<b>2012/08/25</b>
	<b>DRAWN BY:</b>
	<b>S. ANDERSON</b>

**MISSISSAUGA**  
Planning and Building

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