

City of Mississauga Corporate Report



<p>Date: August 27, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: BL.09-CIT W10</p>
	<p>Meeting date: September 21, 2021</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 10)

City Initiated Amendments to the Mississauga Official Plan and Zoning By-law 0225-2007 for part of the future Churchill Meadows Sports Park, Part of Lot 2, Concession 9, New Survey

File: BL.09-CIT (W10)

Recommendation

That the report dated August 27, 2021, from the Commissioner of Planning and Building regarding City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for part of the future Churchill Meadows Sports Park, under File BL.09-CIT W10, Part of Lot 2, Concession 9, New Survey, be received for information.

Background

The purpose of this report is to present a City initiated site specific official plan amendment and zoning by-law amendment for a property that will become part of the future Churchill Meadows Sports Park and Community Centre. The City is proposing to amend the portion of the site designated **Residential Medium Density** to **Public Open Space** under the Mississauga Official Plan to permit a park, recreational uses and other accessory uses. The zoning by-law will also need to be amended from **D** (Development) to **OS2-Exception** (Open Space – City Park - Exception) to permit the proposed uses.

The report consists of two parts, a high level overview of the proposed amendments and a detailed interpretation and preliminary planning analysis in Appendix 1.

Comments

The amendment to the Mississauga Official Plan and Zoning By-law 0225-2007 is for a property located on the west side of Ninth Line, north of Erin Centre Boulevard within the Ninth Line Neighbourhood Character Area. The site is City owned and is currently vacant.



Aerial image of Part of Lot 2, Concession 9, New Survey

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* policies do not apply. A portion of the subject lands are located within the Public Use Area of the Parkway Belt West Plan (PBWP) and are designated Road/Inter-Urban Transit. The proposed amendments to the Mississauga Official Plan and Zoning By-law 0225-2007 would not impact the portion of the lands that are part of the PBWP. The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1, Part 5 contains a detailed analysis of consistency and conformity with Provincial regulations.

Financial Impact

There is no financial impact.

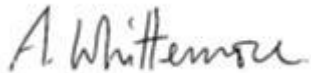
Conclusion

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. Given the nature of the

proposed City initiated amendments to the official plan and zoning by-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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