

City of Mississauga

Corporate Report



<p>Date: November 12, 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: December 6, 2021</p>

Subject

RECOMMENDATION REPORT (WARD 10)

City Initiated Amendments to the Mississauga Official Plan and Zoning By-law 0225-2007 for part of the Churchill Meadows Sports Park, Part of Lot 2, Concession 9, New Survey
File: BL.09-CIT (W10)

Recommendation

1. That the proposed amendments to the Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 2, to permit a park, recreational uses and other accessory uses on a City owned property that will become part of the Churchill Meadows Sports Park be approved, as outlined in the corporate report dated November 12, 2021, from the Commissioner of Planning and Building.
2. That an implementing Zoning By-law and Official Plan Amendment be brought forward to a future City Council meeting.

Background

A public meeting was held by the Planning and Development Committee on September 21, 2021, at which time an Information Report was received by the Committee. Recommendation PDC 0053-2021 was then adopted by Council on September 29, 2021 by Resolution 0181-2021:

1. 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.

The Information Report can be accessed at the following link:

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=15577>

Comments

No community meetings were held for the subject application. No comments were received by the Planning and Building Department and no comments were made at the public meeting.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in the Information Report (Appendix 1). The proposed official plan and zoning by-law amendments to permit uses on the City owned lands are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

The proposed official plan and zoning by-law amendments, as outlined in the Information Report, is for a property that will become part of the future Churchill Meadows Sports Park and Community Centre. The official plan amendment will change the designation of the lands being added to the Churchill Meadows Sports Park and Community Centre from **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 amendment will amend the zoning classification from **D (Development)** to **OS2-Exception (Open Space – City Park - Exception)** to permit the proposed uses. The amendments will not cause any negative impacts to the existing lands designated **Parkway Belt West** to the west or the lands designated **Greenlands** to the south.

The City purchased the subject lands from the province in 2002 to form part of the newly built Churchill Meadows Community Centre and Sports Park. The uses proposed by the amendments are consistent with the City's vision for the Churchill Meadows Community Centre and Sports Park facility. These amendments support the implementation of the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan.

The proposed amendments implement key guiding principles of Mississauga Official Plan that support the creation of a complete community by creating extensive public open space and facilities to meet the needs of residents. The proposed amendments also ensure compatibility with the surrounding uses and will provide accessibility to parkland and open spaces within the Ninth Line Neighbourhood Character Area.

Appendix 1 details the proposed official plan amendment and zoning by-law amendment that was considered in the Information Report, as well as the considerations outlined above.

Financial Impact

There is no financial impact.

Conclusion

The proposed amendments to the official plan and zoning by-law for City owned land are consistent with good planning. The proposed amendments to the MOP and Zoning By-law 0225-2007 are consistent with the PPS and conform to the *Greater Golden Horseshoe Growth Plan* and the Region of Peel Official Plan. The proposed amendments support the creation of a complete community by creating extensive public open space and facilities to meet the needs of residents. The proposed land uses are compatible with the surrounding uses and will provide accessibility to parkland and open spaces within the Ninth Line Neighbourhood Character Area, consistent with MOP policies. Finally, the proposed amendments for the proposed uses are consistent with and implement the City's vision for the newly built Churchill Meadows Community Centre and Sports Park facility per the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan.

Should the amendments be approved by Council, the implementing zoning by-law and official plan amendment will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Kelsey Prentice, Development and Design Initiatives Planner