

## Recommendation Report Detailed Planning Analysis

**Owner: City of Mississauga**

### **Lot 2, Concession 9, New Survey**

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## 1. Community Comments

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

## 2. ***Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

## 3. Consistency with PPS

The Public Meeting Report dated August 27, 2021 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that promote healthy, liveable, safe and active communities and protect natural features including:

Section 1.1.1 of the PPS states that healthy, livable and safe communities are sustained by accommodating an appropriate affordable and market-based range of residential types, employment, institutional, recreation, park and open space, and other uses to meet long term needs.

Section 1.5.1 b) states that healthy, active communities should be promoted by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources.

Section 2.1.1 states that natural features and areas shall be protected for the long term.

The subject site and proposed amendments represent an opportunity to create a liveable community by accommodating a range of uses and provide publicly-accessible open space areas. As outlined in this report, the proposed amendments support the general intent of the PPS.

#### 4. Conformity with Growth Plan

The Growth Plan includes policies about addressing the needs of the growing population, such as access to public open spaces and recreation. Policies related to public open space and recreation in the Growth Plan include:

- The Vision for the Growth Plan states that residents of the Greater Golden Horseshoe will have easy access to food, shelter, education and health care, arts and recreation, and information technology
- Section 2.2.1.4 d) states that applying the policies of the Growth Plan will support the achievement of complete communities that expand convenient access to "an appropriate supply of safe, publicly-accessible open spaces, parks, trails and other recreational facilities"
- Section 4.2.5.1 encourages municipalities to develop a system of publicly-accessible parkland, open space, and trails within the Greater Golden Horseshoe
- Section 4.2.5.1.2 encourages municipalities to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks
- Section 4.2.2.6 requires municipalities to continue to protect any natural heritage features and areas in a manner that is consistent with the PPS

The proposed amendments conform to the Growth Plan as they will provide convenient access to public service facilities, open spaces and parks and will also ensure the protection of natural

features. The proposed amendments will also contribute to a high quality public realm within a settlement area.

The policies of the Greenbelt Plan are not applicable to these amendments.

The policies of the Parkway Belt West Plan (PBWP) are applicable to these amendments, as a portion of the subject lands falls within the PBWP area of influence. The portions of the lands that are subject to the PBWP are designated Inter-Urban Transit and Road within the Public Use Area in the PBWP. The Inter-Urban Transit designation in this area protects lands for the Ministry of Transportation's (MTO) 407 Transitway Environmental Assessment (EA) (west of Brant Street in Burlington to west of Hurontario Street in Mississauga). The policies include uses such as recreational trails and are not required to be amended. As such, the proposed amendments conform to the PBWP.

#### 5. Region of Peel Official Plan

As summarized in the public meeting report dated August 27, 2021 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.3 including conserving the environment, achieving sustainable development, establishing healthy complete communities where land, services, infrastructure and public finances are efficiently used.

The proposed amendments conform to the ROP as it will implement a planned public open space in conjunction with a community service facility, contributing to the establishment of healthy complete communities which efficiently uses land, servicing and infrastructure.

## 6. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Ninth Line Neighbourhood Character Area, to permit a park, recreational uses and other accessory uses.

The following is an analysis of the key policies and criteria:

### *Directing Growth*

The subject site is located in the Ninth Line Neighbourhood Character Area, located on the west side of Ninth Line, north of Erin Centre Boulevard. The site is City owned and is currently vacant. The property will form part of the newly built Churchill Meadows Community Centre and Sports Park to the north, which is designated **Public Open Space**.

The western portion of the lands are designated **Parkway Belt West** and the eastern portion of the lands are designated **Residential Medium Density**. A small portion of the lands on the south side are designated **Greenlands**. The **Residential Medium Density** designation permits all forms of townhouse dwellings. The proposed amendment will amend the portion of the lands designated **Residential Medium Density** to **Public**

**Open Space** to permit a park, recreational uses and other accessory uses. This will help achieve the City's vision for the Churchill Meadows Community Centre and Sports Park, which will implement the vision of the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan. No changes are proposed to the portion of the lands designated **Parkway Belt West** or to the southern portion of the property designated **Greenlands**.

### *Compatibility with the Neighbourhood*

Parks and Open Spaces are part of the City's Green System and provide opportunities for passive and active recreation. The site is located within the Ninth Line Neighbourhood Character Area. A range of uses are permitted in the node including a variety of medium and high density housing, employment uses and an extensive open space network. The surrounding lands containing the Churchill Meadows Community Centre and Sports Park north of the subject site are designated **Public Open Space** which permits recreational facilities. The lands south of the subject site currently contain a woodlot and are designated **Greenlands** which permits conservation and parkland uses. To the east of the subject site is Ninth Line and mostly residential uses. The proposed amendment would result in a land use that is compatible with the existing community centre to the north and woodlot to the south and will serve the surrounding Ninth Line Neighbourhood.

Further, the proposed amendments will support the creation of a complete community by creating extensive public open space

and facilities to serve the Ninth Line Character Area neighbourhood.

#### *Services and Infrastructure*

The site is currently serviced by the following MiWay Transit routes:

- Number 9 on Ninth Line
- Number 35 on Ninth Line
- Number 49/49A on Ninth Line

There is a transit stop on Ninth Line within 550 m (1,804 ft.) of the site.

For these reasons, these amendments are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

## 7. Zoning

The proposed **OS2-Exception** (Open Space – City Park – Exception) is appropriate to accommodate a future city park and recreational uses.

Below is an updated summary of the proposed site specific zoning provisions:

### Proposed Zoning Regulations

Zone Regulations	OS2 Zone Regulations	Proposed OS2-Exception Zone Regulations
Permitted Uses	Passive Recreational Use, Active Recreational Use, and Stormwater Management Facility	Passive Recreational Use, Active Recreational Use, Stormwater Management Facility, and Recreational Establishment
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

## 8. Site Plan

Prior to development of the lands, the City may be required to obtain site plan approval should any development take place. Although no site plan application has been submitted to date, further refinements are anticipated to the design of the park.

## 9. Conclusions

In conclusion, City staff has evaluated the proposed amendments to permit a park, recreational uses and other accessory uses against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed amendments to the Mississauga Official Plan and the Zoning By-law represent good planning as they will implement compatible uses that will serve the Ninth Line Neighbourhood Character Area by providing convenient access to public service facilities and open spaces and parks, resulting in a more complete community.

The proposed uses will implement the vision for the Churchill Meadows Community Centre and Sports Park per the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan.