

City of Mississauga

Corporate Report



Date: June 1, 2020

To: Mayor and Members of Council

From: Andrew Whittemore, M.U.R.P., Commissioner of
Planning & Building

Originator's file:
CD.21-CON

Meeting date:
June 24, 2020

Subject

RECOMMENDATION REPORT (WARDS 5, 8 and 11)

Proposal to rezone and redesignate six City owned properties

File: CD.21-CON

Recommendation

That the report dated June 1, 2020 from the Commissioner of Planning and Building recommending approval of the proposed amendments to Mississauga Official Plan and/or the Zoning By-law to redesignate and rezone six City owned properties be adopted in accordance with the following:

1. That notwithstanding that the application was not granted the Notwithstanding Planning Protocol clause at the public meeting on December 2, 2019, that the application be brought forward directly to Council given the cancellation of the scheduled Planning and Development Committee meeting of March 30, 2020, and that there was no public opposition received in writing or at the public meeting.
2. That notwithstanding that subsequent to the public meeting, changes to add the "H" holding provision to one parcel on the former Harris Farm, and to permit outdoor markets on the tableland at Paul Coffey Park have been proposed, Council considers that the change does not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed change is hereby waived.
3. That the proposal to amend Mississauga Official Plan and/or Zoning By-law 0225-2007, in conformity with the chart included in the Information Report attached as Appendix 1 to this report, and the updated charts attached as Appendices 2 and 3 to this report, be approved.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the proposed amendments, the City of Mississauga can apply for a minor variance application.

Background

A public meeting was held by the Planning and Development Committee on December 2, 2019, at which time an Information Report

https://www7.mississauga.ca/documents/committees/pdc/2019/2019_12_02_PDC_Afternoon_Agenda.pdf was received for information.

Recommendation PDC-0084-2019 was then adopted by Council on December 11, 2019.

1. That the report dated November 8, 2019 from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan and/or Zoning By-law 0225-2007 to redesignate and rezone six City owned properties, be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

This Recommendation Report was initially scheduled for Planning and Development Committee on March 30, 2020, however this meeting was cancelled as a result of the COVID-19 situation. The report is now proceeding directly to Council, despite not receiving the Notwithstanding Planning Protocol clause, given timing concerns and the fact that there was no public opposition received in writing or at the public meeting.

Comments

No comments were made at the public meeting and no comments have been received by the Planning and Building Department.

PLANNING COMMENTS

Official Plan

The proposal requires amendments to Mississauga Official Plan policies for the Northeast Employment Area Character Area and the East Credit and Streetsville Neighbourhood Character Areas to add Special Sites to allow additional open space uses (outdoor markets) in Paul Coffey Park and on the former Harris Farm site.

Mapping amendments are also required for the Erin Mills Neighbourhood, Hurontario Neighbourhood and Meadowvale Village Neighbourhood Character Areas. The amendment in the Sheridan Neighbourhood Character Area has been deleted and will be addressed in a future City initiated report. As noted in the Information Report, upon adoption of these amendments, the subject properties will have land use designations that are consistent with the current or intended uses of the subject sites.

Zoning

The proposed zoning amendments for all the sites not only ensure that each subject property is zoned for its current or intended use, but also that the zoning is in conformity with the land use designation in Mississauga Official Plan, either existing or amended in accordance with the recommendations of this report.

Details of the proposed zoning amendments to expand the list of permitted uses at Paul Coffey Park and the former Harris Farm are found in Appendix 2. Two changes have been made since the Public Meeting. The first is to add the "H" holding symbol to one of the parcels to be zoned **OS2** (Open Space – City Park) on the Harris Farm property. The condition to remove the "H" is a satisfactory slope stability analysis and erosion assessment, which will delineate the area suitable for parkland development. The second is to allow outdoor markets on the tableland (**OS2**) portions of Paul Coffey Park, which implements one of the Enhancing Park Experiences recommendations of the Master Plan for the park.

An additional zoning amendment is required as a result of the changes to Harris Farm, which is to repeal the remaining regulations of Zoning By-law 5500 as they apply to these subject lands.

Financial Impact

Not applicable.

Conclusion

The proposed Official Plan and Zoning By-law amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to the land use designations and zone categories ensure that the planning documents reflect the actual and desired use of the subject sites.
2. The zoning provisions for each property in the City must be consistent with the corresponding Mississauga Official Plan policies. The proposed changes to the Zoning By-law address this requirement.

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

Attachments

Appendix 1: Information Report

Appendix 2: Proposed City Initiated Amendments (#14) to Zoning By-law 0225-2007

Appendix 3: Proposed Mississauga Official Plan Amendments (#14)



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

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