

City of Mississauga

Corporate Report



Date: 2019/11/08

To: Chair and Members of Planning and Development Committee

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

Originator's file:
CD.21-CON

Meeting date:
2019/12/02

Subject

PUBLIC MEETING INFORMATION REPORT (Wards 5, 8 and 11)

Proposal to rezone and redesignate six City owned properties

File: CD.21-CON

Recommendation

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.

Background

The purpose of this report is to recommend appropriate land use designations and/or zone categories for six City owned properties. Of note are two large properties that are part of this proposal, those being Paul Coffey Park in Ward 5 and the former Harris Farm property in Ward 11. The remainder of the properties were acquired by dedication through the development application process or were already owned by the City but require a policy (use) and zoning regulation update. Upon completion, the properties identified in this report will be in conformity with their intended open space and greenlands uses.

Of significance with respect to the rezoning of the former Harris Farm property is that it is the last property in the City that is still regulated under former Zoning By-law 5500. Through this proposed amendment, staff will be able to repeal the former by-law and all properties in the City will be under the regulations of Zoning By-law 0225-2007.

Comments

DETAILS OF THE PROPERTIES AND PROPOSED AMENDMENTS

The proposed amendments affect sites in Wards 5, 8 and 11. The properties are identified on the Location Map in Appendix 1. Appendix 2 contains a detailed chart which summarizes the proposed Mississauga Official Plan (MOP) and zoning by-law amendments.

The Provincial *Greenbelt Plan* works together with the *Growth Plan* to build upon the policy of the *Provincial Policy Statement* to protect the natural environment and determine where and how growth should be accommodated. The City of Mississauga is not located within the *Greenbelt Plan* area and, as such, the *Greenbelt Act* generally does not apply except for lands that are publicly owned in Urban River Valleys. The Credit River and Etobicoke Creek are identified as Urban River Valleys, which provide opportunities to connect natural heritage systems within the Greenbelt to Lake Ontario. The *Greenbelt Plan* provides direction to municipalities for the long term protection and enhancement of these external connections. The Credit River runs through the former Harris Farm property, and the proposed Greenlands and Open Space designations and zones will serve to protect this valuable natural resource.

PAUL COFFEY PARK

Community Services staff completed a master planning exercise for Paul Coffey Park (Appendix 1, Map No. 3) to determine how this land can best serve current and future residents. Through this assessment, and in conjunction with the Toronto and Region Conservation Authority (TRCA), new land use designations and zone boundaries have been identified to utilize tableland for open space (parks) uses, while also capturing the flood prone hazard lands under updated Greenlands designation and zone lines. The property will be redesignated to **Greenlands** and **Open Space** and rezoned to **G1** and **G2** (Greenlands) and **OS2** (Open Space – City Park).

New athletic fields are being built in an area south of the Paul Coffey Arena to ensure that new facilities are not located in the most flood prone part of the park. Existing athletic fields in the valleyland will be permitted to remain. Further, for safety purposes, any new buildings (washrooms, change rooms, etc.) will only be permitted in areas zoned and designated open space (parkland), and not in the areas zoned and designated for greenlands (hazard land).

HARRIS FARM PROPERTY

Council Resolution No. 0144-2007 directed that the Harris Farm property remain under former Zoning By-law 5500, with Rural Residential, Agricultural and Greenbelt zones. In 2009, the City acquired Harris Farm. It was determined by staff from Planning and Building and Community Services that the By-law 5500 zones remain in place until the Credit River Parks Strategy was completed. The Strategy was completed in 2013, and is the guiding document for Community Services to evaluate potential uses for the Harris Farm property.

Using the results of the Strategy, Community Services continues to actively discuss future tenants and uses for the property. It is now appropriate to bring the zoning under current Zoning By-law 0225-2007. In conjunction with Credit Valley Conservation (CVC), the delineation of

hazard lands, natural features and tablelands has been determined. The property can be redesignated to **Greenlands** and **Open Space** and rezoned to **G1** and **G2** (Greenlands) and **OS2 - Exception** (Open Space – City Park - Exception) to delineate the hazard lands and to permit uses related to outdoor education, greenhouses, community gardens and outdoor markets. Once the new zoning comes into effect, the former zoning by-law will finally be repealed in its entirety.

In 2016, the 18 ha (44 ac) triangular piece of land to the north of Harris Farm, with frontage on Creditview Road, was also acquired by the City. The first 70 – 80 m (230 – 260 ft.) of the parcel has both **Business Employment** and **Greenlands** designations, and a **D** (Development) zone with a greenlands overlay. At this time, the extent of environmental constraints is not known for this portion of the land. Until the City completes the appropriate studies, it cannot be redesignated or rezoned for other land uses.

However, the majority of the site is comprised of the Credit River Valley and lands that have been extensively replanted by the CVC and the City. This (easterly) part of the triangular parcel is designated **Greenlands**, and zoned **G1** and **D**. With the flood work that has been completed by the CVC, staff is able to determine the boundaries of the **G1** and **G2** zones and bring the zoning into conformity with the existing **Greenlands** designation.

GREENLANDS

Two properties, one in Ward 5 and one in Ward 8 (Appendix 1, Map Nos. 2 and 5), require amendments to redesignate lands to **Greenlands** to reflect their location in or near valleylands. The site in Ward 8 will also be rezoned to **G1** (Greenlands). The site in Ward 5 is already zoned **G1** as it was part of a development application approval.

OTHER

The remaining two properties (Appendix 1, Map Nos. 1 and 4) are parcels that the City already owns, but do not have the correct land use designation and/or zone for their use. The first instance is a sliver of land that is part of the City-owned Cosmopolitan Erindale Cemetery at St. Peter's Anglican Church, and the second is an access point from Driftcurrent Drive to Red Brush Park.

Financial Impact

There is no financial impact associated with the proposed amendments.

Conclusion

After the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

Planning and Development Committee

2019/11/08

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Originator's file: CD.21-CON

Attachments

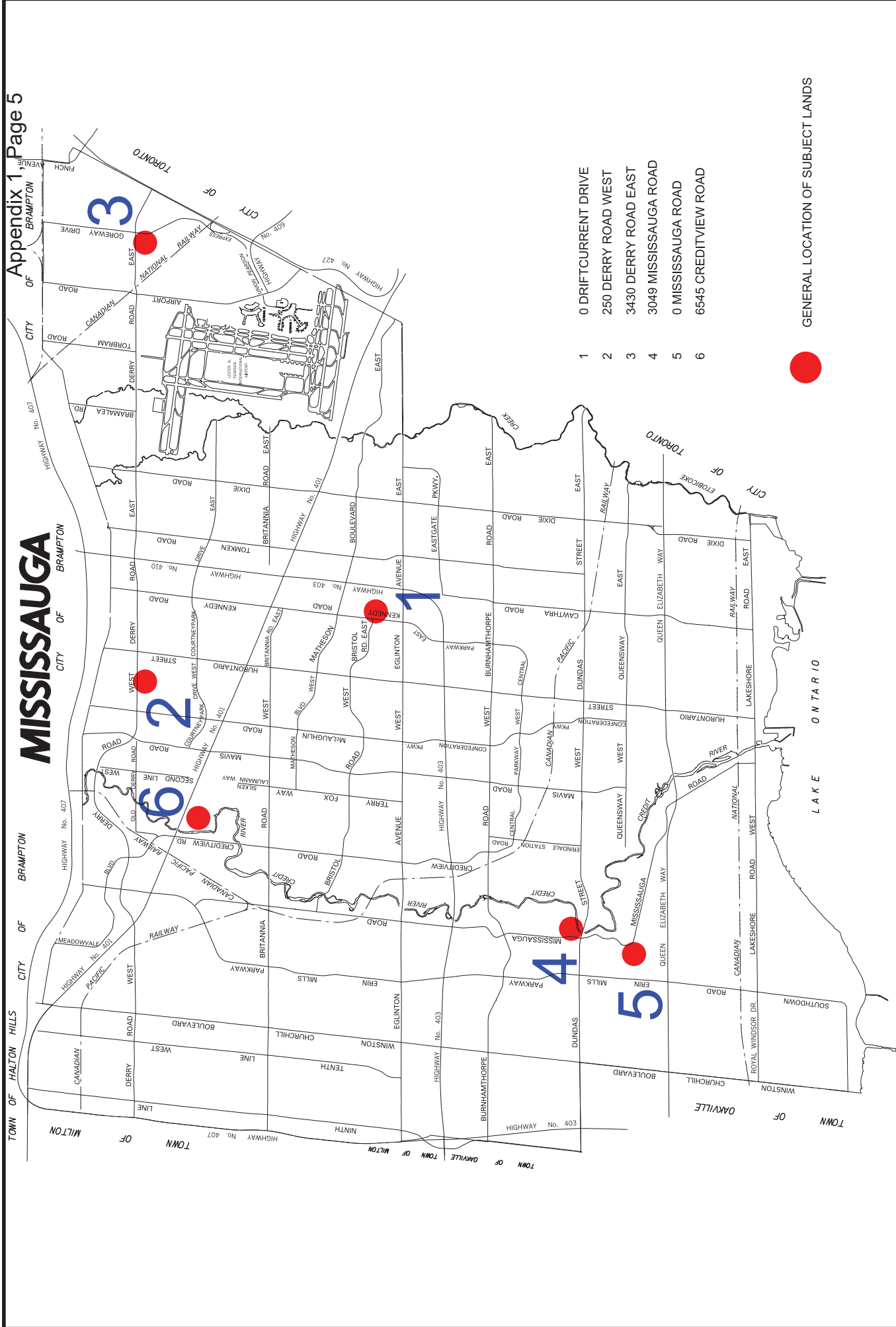
Appendix 1: Location of Properties for Proposed Official Plan and/or Rezoning Amendments

Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law for City Owned Properties



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

Prepared by: Lisa Christie, Special Projects Planner



LOCATION OF PROPERTIES FOR PROPOSED OFFICIAL
PLAN AND/OR REZONING AMENDMENTS

Proposed City Initiated Amendments (#14) to Mississauga Official Plan and/or Zoning By-law for City Owned Properties									
Ward	Map No.	Site Location	Current Use	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments	
5	1.	0 Driftcurrent Drive	Access from Driftcurrent Drive to Red Brush Park	No designation	Public Open Space	No zone (north portion)	OS1 (Open Space – Community Park)	Rezone and redesignate access to Red Brush Park	
5	2.	250 Derry Road West (south portion)	Valleyland	Business Employment	Greenlands	G1 (Greenlands – Natural Hazards)	n/a	Redesignate valleyland that was rezoned through a development application	
5	3.	3430 Derry Road East	Paul Coffey Park	Greenlands	Public Open Space and Northeast Special Site ¹	OS2 (Open Space – City Park), G1-14 (Greenlands Natural Hazards – Exception), G2 (Greenlands – Natural Features) and G2-5 (Greenlands – Natural Features – Exception)	OS2-15 (Open Space – City Park – Exception) G1-17 (Greenlands Natural Hazards – Exception) and G1-18 (Greenlands – Natural Hazards – Exception)	Rezone and redesignate Paul Coffey Park to recognize existing uses and to allow new athletic fields and in the vicinity of the arena	

Proposed City Initiated Amendments (#14) to Mississauga Official Plan and/or Zoning By-law for City Owned Properties								
Ward	Map No.	Site Location	Current Use	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
8	4.	3049 Mississauga Road	Cemetery (St. Peter's Anglican Church)	Greenlands	Private Open Space	G1-14 (Greenlands Natural Hazards – Exception)	OS3-6 (Private Open Space – Exception)	Small parcel of land added to the existing City owned cemetery
8	5.	0 Mississauga Road	Valleyland	Residential Low Density II	Greenlands	R3 (Detached Dwellings – Typical Lots)	G1 (Greenlands)	Redesignate valleyland that was rezoned through a development application
11	6.	6545 Creditview Road	Valleyland, vacant tableland, heritage dwelling	Greenlands and Residential Low Density I	Greenlands and Public Open Space	By-law 5500 – Agricultural, Greenbelt and Rural Residential	By-law 0225-2007 – OS2 (Open Space – City Park - Exception), G1 and G2 (Greenlands)	Rezoned and redesignate Harris Farm to recognize hazard lands, natural features and park areas/uses, and repeal the former zoning by-law
11	6a.	0 Creditview Road	Valleyland, vacant tableland	Greenlands	n/a	G1 (Greenlands) and D (Development)	G1 and G2 (Greenlands)	Rezoned and redesignate lands immediately north of Harris Farm (excluding Creditview Road frontage) to recognize the new boundary between the Credit River valley hazard lands and new natural features