



## DECLARATION

Section 17 of the Planning Act

**Applicant:** City of Mississauga  
**Municipality** City of Mississauga  
**Our File:** OPA 80

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on May 9, 2018 when By-law Number 0084-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on May 17, 2018.
2. That no appeal to the Local Planning Appeal Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 7<sup>th</sup> day of June, 2018.

A handwritten signature in black ink, appearing to read 'Caroline Louise Simmons', written over a horizontal line.

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Commissioner of Oaths

A handwritten signature in black ink, appearing to read 'S. Smith', written over a horizontal line.

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Declarant  
Sacha Smith

Caroline Louise Simmons, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires March 13, 2021.



**NOTICE OF THE PASSING OF  
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW**

<b>DATE OF NOTICE</b>	May 17, 2018	
<b>OPA NUMBER</b>	OPA 80 (By-law 0084-2018)	
<b>ZONING BY-LAW NUMBER</b>	0085-2018	
<b>DATE PASSED BY COUNCIL</b>	May 09, 2018	
<b>LAST DATE TO FILE APPEAL</b>	<b>June 05, 2018</b>	
<b>FILE NUMBER</b>	CD.21.CON (CD.21.PAR)	Ward 2, 5, 7 & 8
<b>APPLICANT</b>	City of Mississauga	
<b>PROPERTY LOCATION</b>	Character Areas: Clarkson Village Community Node, Clarkson-Lorne Park Neighbourhood, Cooksville Neighbourhood, Erin Mills Neighbourhood and Gateway Employment Area.	

**TAKE NOTICE** that on May 09, 2018 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 80 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to change the land use designation of five City owned properties. The property designations will be amended to either Greenlands or Public Open Spaces, to reflect the current or intended land use of the parcels as part of the City's Green System. The sixth amendment is to add to the list of permitted uses for Special Site 3 (Sportszone North) in the Gateway Employment Character Area.

The purpose of the Zoning By-law is to amend by adding the definition "Fairground" to Section 1.2.

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 80 is in full force and effect.**

**The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.**

**IF YOU WISH TO APPEAL** to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **June 05, 2018**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$150.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Lisa Christie** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5542, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Sacha Smith, Manager & Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 4516

**Amendment No. 80**

**to**

**Mississauga Official Plan**

By-law No. 0084-2018

A by-law to Adopt Mississauga Official Plan Amendment No. 80

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 80, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding City owned properties to ensure that they are in conformity with the current and intended land uses;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 80 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 9<sup>th</sup> day of May, 2018.

Signed Bonnie Leoube Signed [Signature]  
MAYOR CLERK

**Amendment No. 80**  
**to**  
**Mississauga Official Plan**

The following text and Maps "A1" to "D5" attached constitute Amendment No. 80.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated April 2, 2018, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the land use designation of five City owned properties. The property designations will be amended to either Greenlands or Public Open Space, to reflect the current or intended land use of the parcels as part of the City's Green System.

The sixth amendment is to add to the list of permitted uses for Special Site 3 (Sportszone North) in the Gateway Employment Character Area.

## **LOCATION**

The lands affected by this Amendment are located in the following Character Areas: Clarkson Village Community Node, Clarkson-Lorne Park Neighbourhood, Cooksville Neighbourhood, Erin Mills Neighbourhood and Gateway Employment Area, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Residential Low Density I, Residential Low Density II, Residential Medium Density, or have no land use designation (remnant of a development application) as detailed on Maps "D1" to "D5". The basis for these changes is to bring the land use designation into conformity with the current or intended use of the lands as either parkland (Public Open Space) or their function as hazard land (Greenlands).

The chart, Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law for City Owned Properties, and the corresponding location map, attached as part of Appendix II to this Amendment, contains the details of each proposed Amendment to Schedules 1, 1a, 4 and 10 of Mississauga Official Plan.

The subject lands known as the Hershey Centre (Sportszone North) are designated Public Open Space and subject to a Special Site policy which includes a list of permitted uses related to a sports complex and recreation area. This policy will be amended to add more types of publically accessible entertainment and recreational uses.

The proposed Amendment is acceptable from a planning standpoint and should be approved to ensure that hazard lands which are not appropriate for future development are designated Greenlands, and that lands suitable for parkland and other active recreational uses are designated Public Open Space.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Section 17.5.3, Special Site Policies, Gateway Employment Character Area, of Mississauga Official Plan, is hereby amended by adding the words "entertainment, sports," after the word "include" to Section 17.5.3.3.2 a.
2. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Maps "A1" to "A2" of this Amendment.
3. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Maps "B1" to "B2" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to Public and Private Open Spaces, as shown on Maps "C1" to "C4" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from no designation, Residential Low Density I, Residential Low Density II and/or Residential Medium Density to Public Open Space or Greenlands, as shown on Maps "D1" to "D5" of this Amendment.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

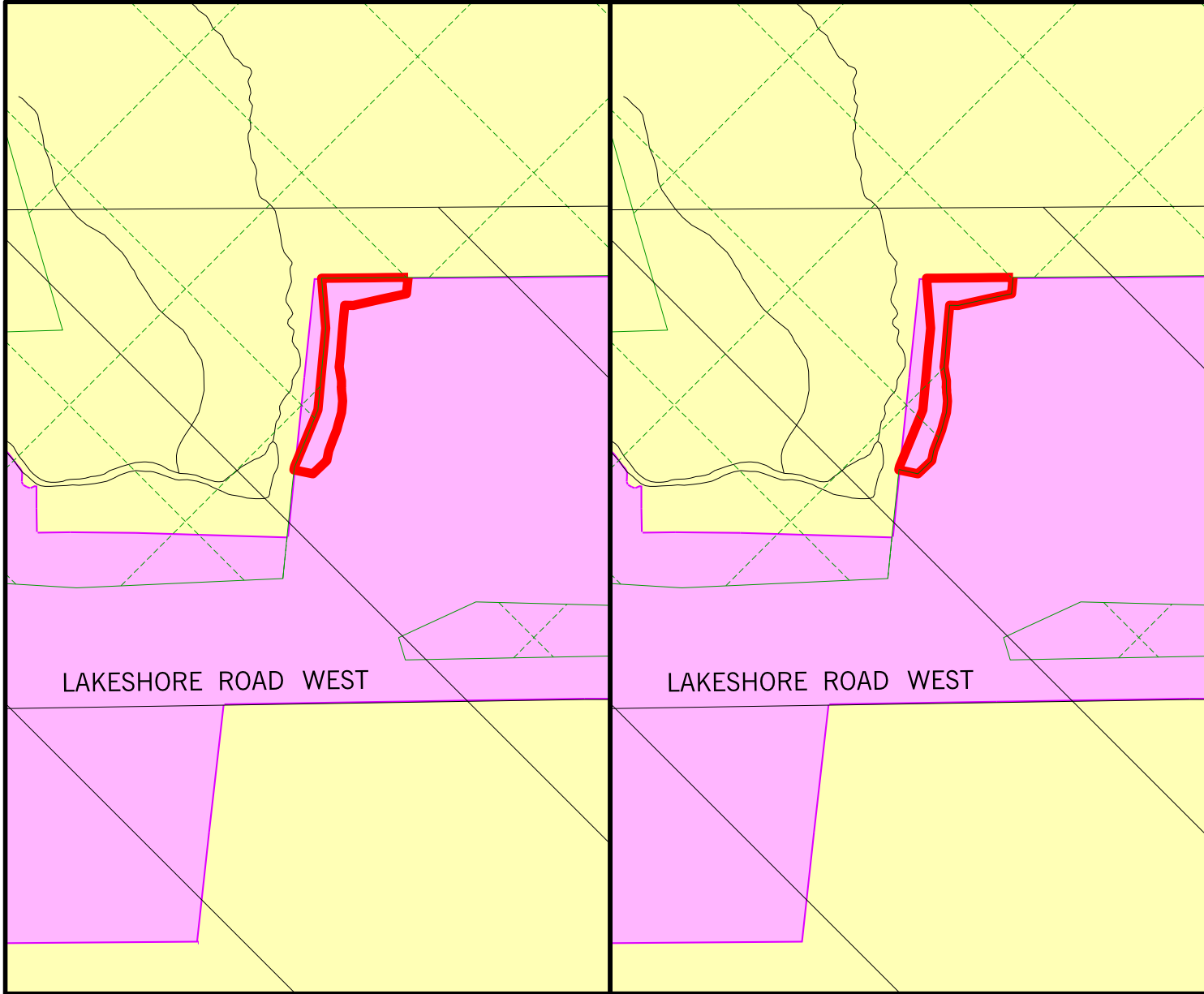
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan January 10, 2018.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.





### LEGEND

#### GREEN SYSTEM

Green System

#### CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

#### CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT  
Addition to the Green System

**Note:**

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

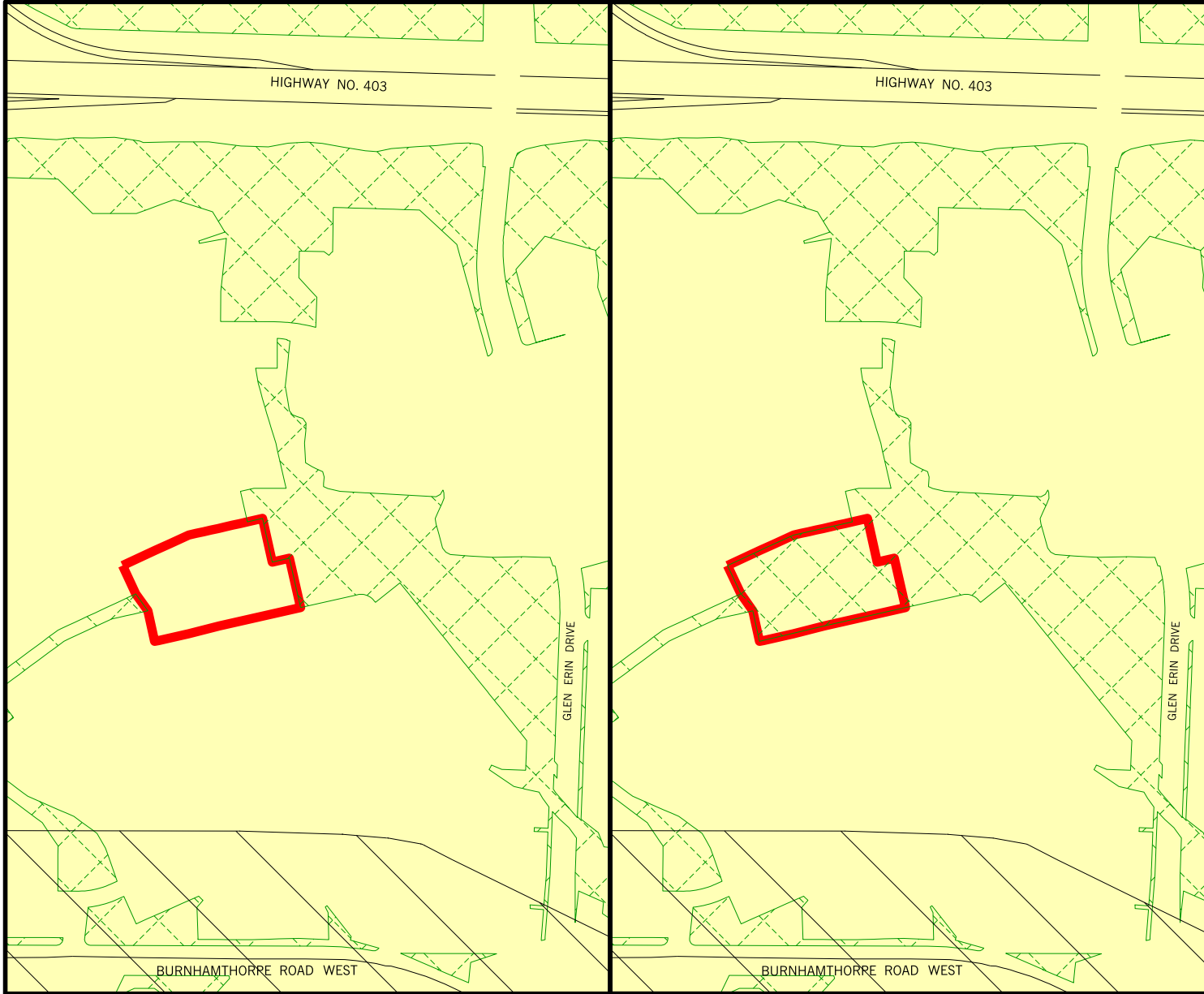


**MAP 'A1'**  
Part of  
Schedule 1-Urban System  
of Mississauga Official Plan



EXISTING

AMENDED



EXISTING

AMENDED

### LEGEND

#### GREEN SYSTEM

Green System

#### CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

#### CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT  
Addition to the Green System

**Note:**

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.




MAP 'A2'  
Part of  
Schedule 1-Urban System  
of Mississauga Official Plan





**LEGEND:**

-  AREA OF AMENDMENT
- Addition to the Green System

Note:  
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

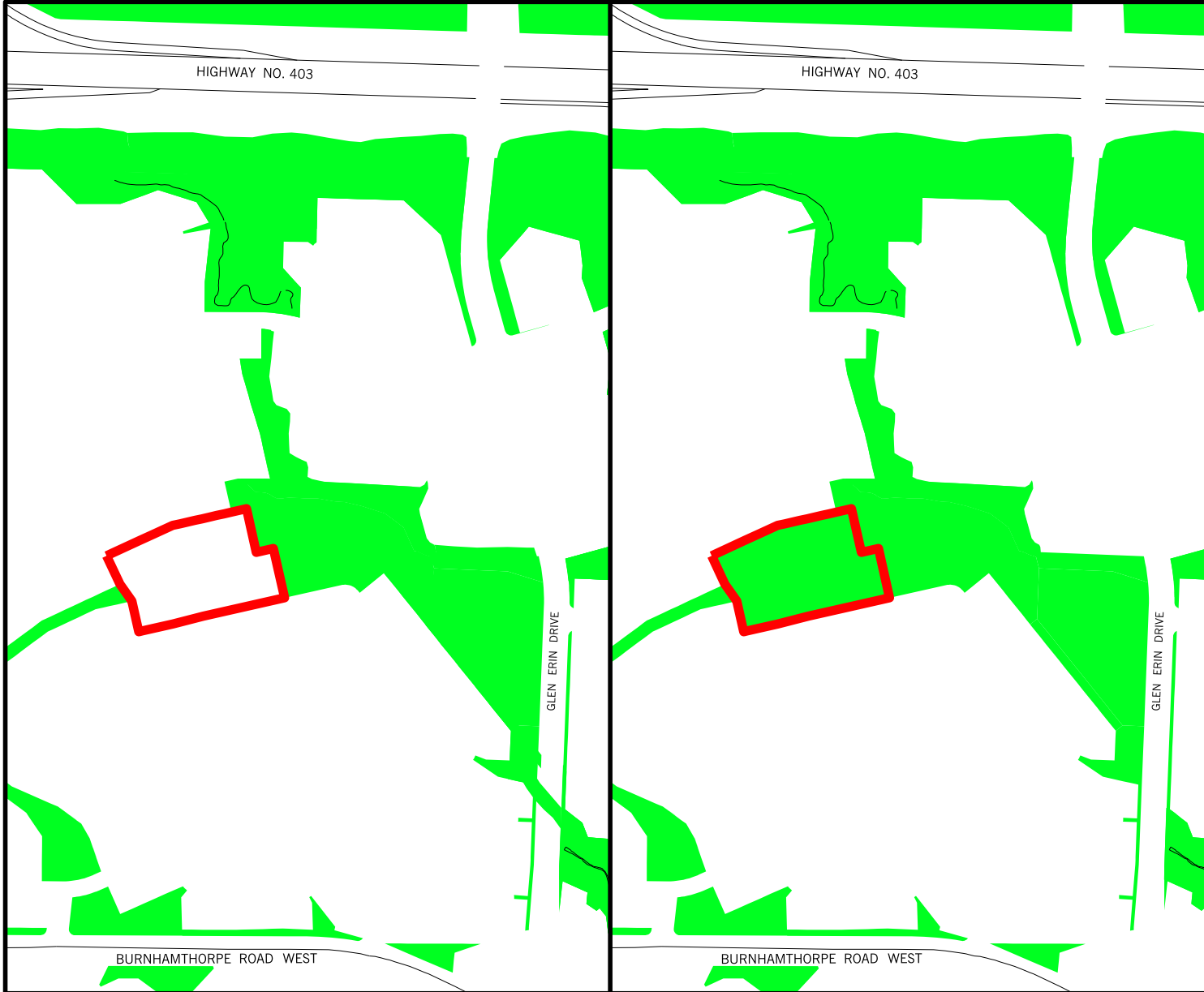


**MAP 'B1'**  
 Part of Schedule 1a  
 Urban System - Green System  
 of Mississauga Official Plan



**EXISTING**


**AMENDED**



EXISTING

AMENDED

**LEGEND:**

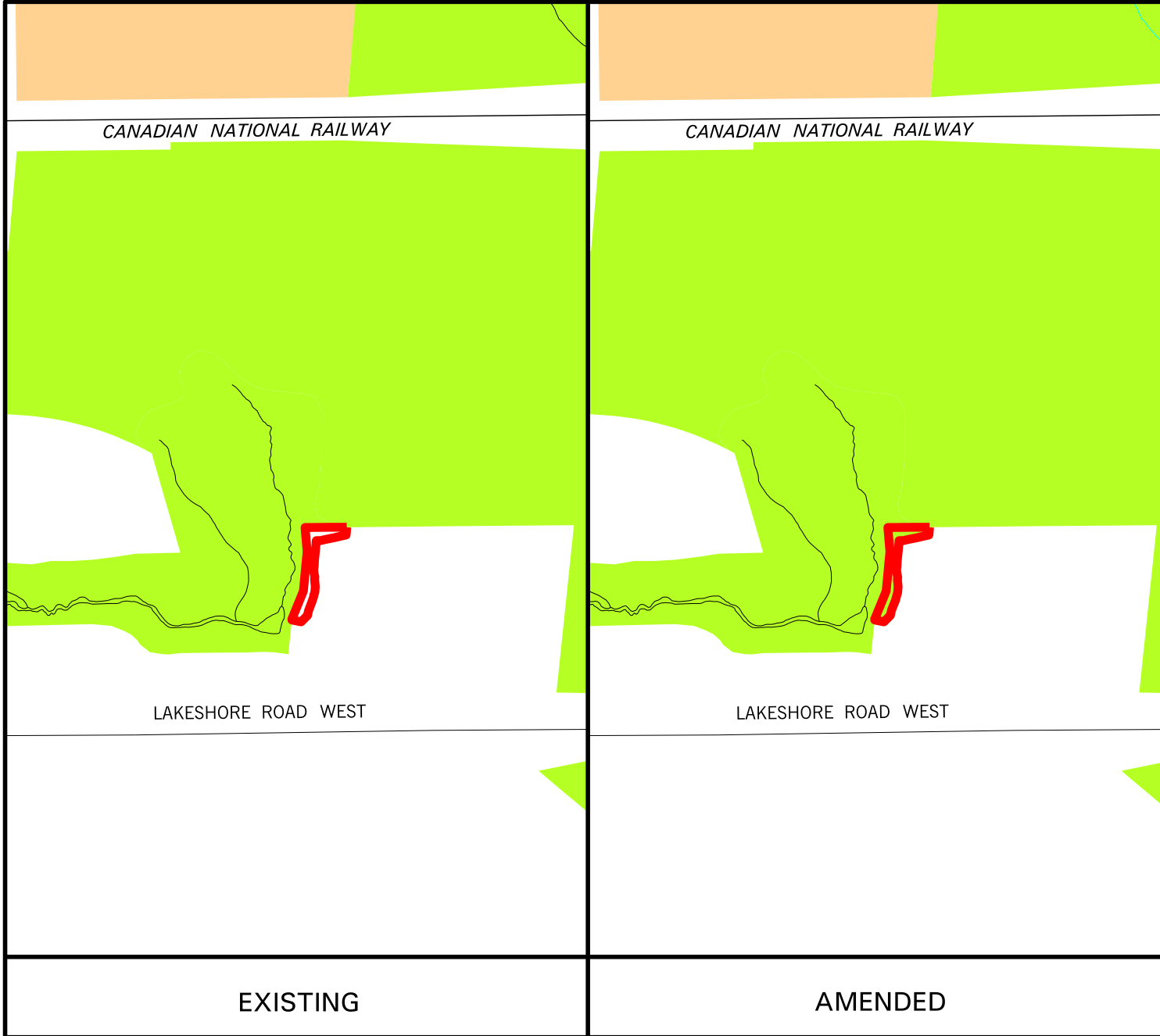
-  AREA OF AMENDMENT
- Addition to the Green System

Note:  
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B2'  
 Part of Schedule 1a  
 Urban System - Green System  
 of Mississauga Official Plan





### LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT  
Addition to the Public and Private Open Spaces

#### Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



**MAP 'C1'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan



EXISTING

AMENDED



### LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT  
Addition to the Public and Private Open Spaces

#### Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



### MAP 'C2'

Part of Schedule 4  
Parks and Open Spaces  
of Mississauga Official Plan



EXISTING

AMENDED



### LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT  
Addition to the Public and Private Open Spaces

#### Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

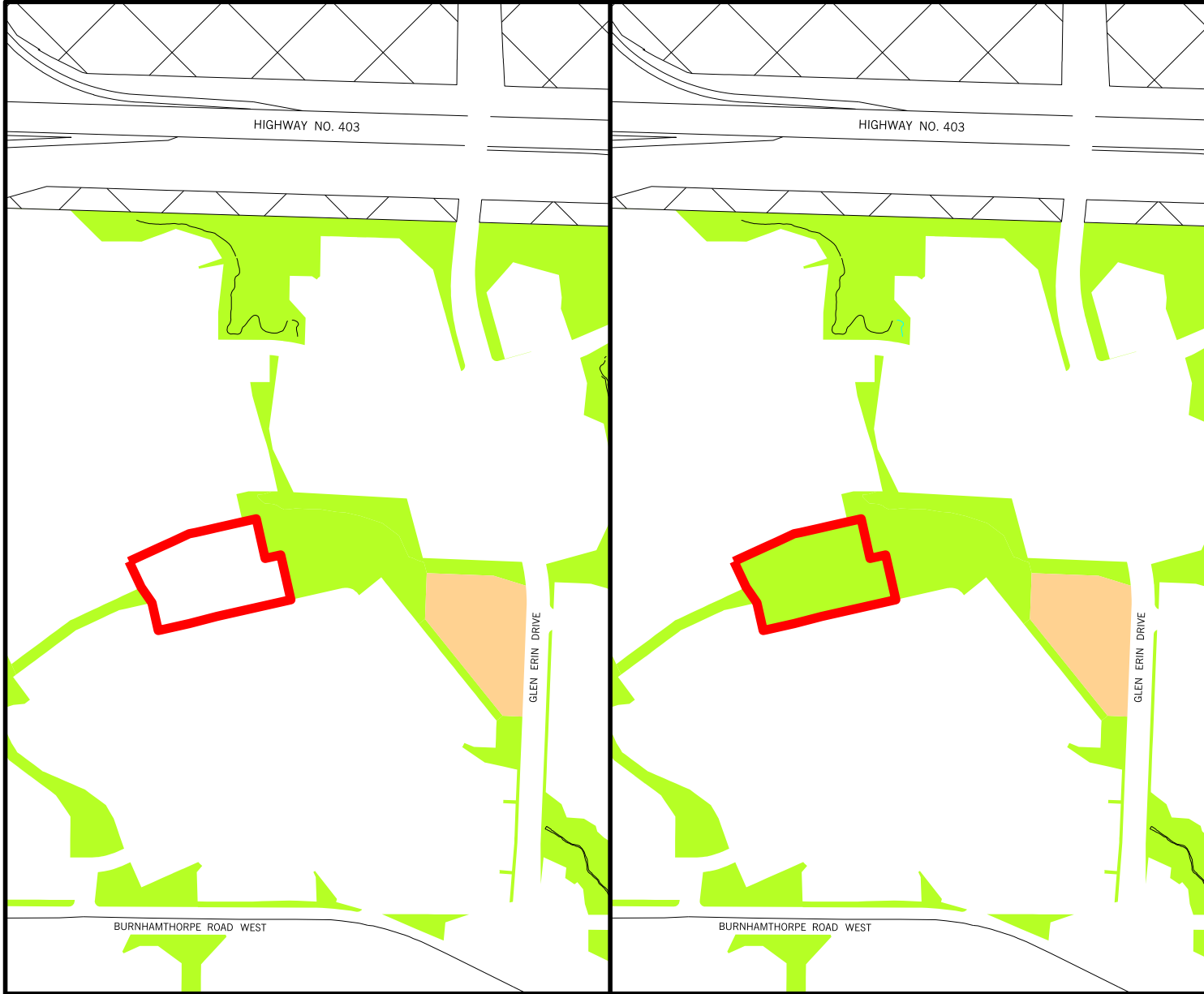


**MAP 'C3'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan



EXISTING






AMENDED



EXISTING

AMENDED

### LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT  
Addition to the Public and Private Open Spaces

#### Notes:

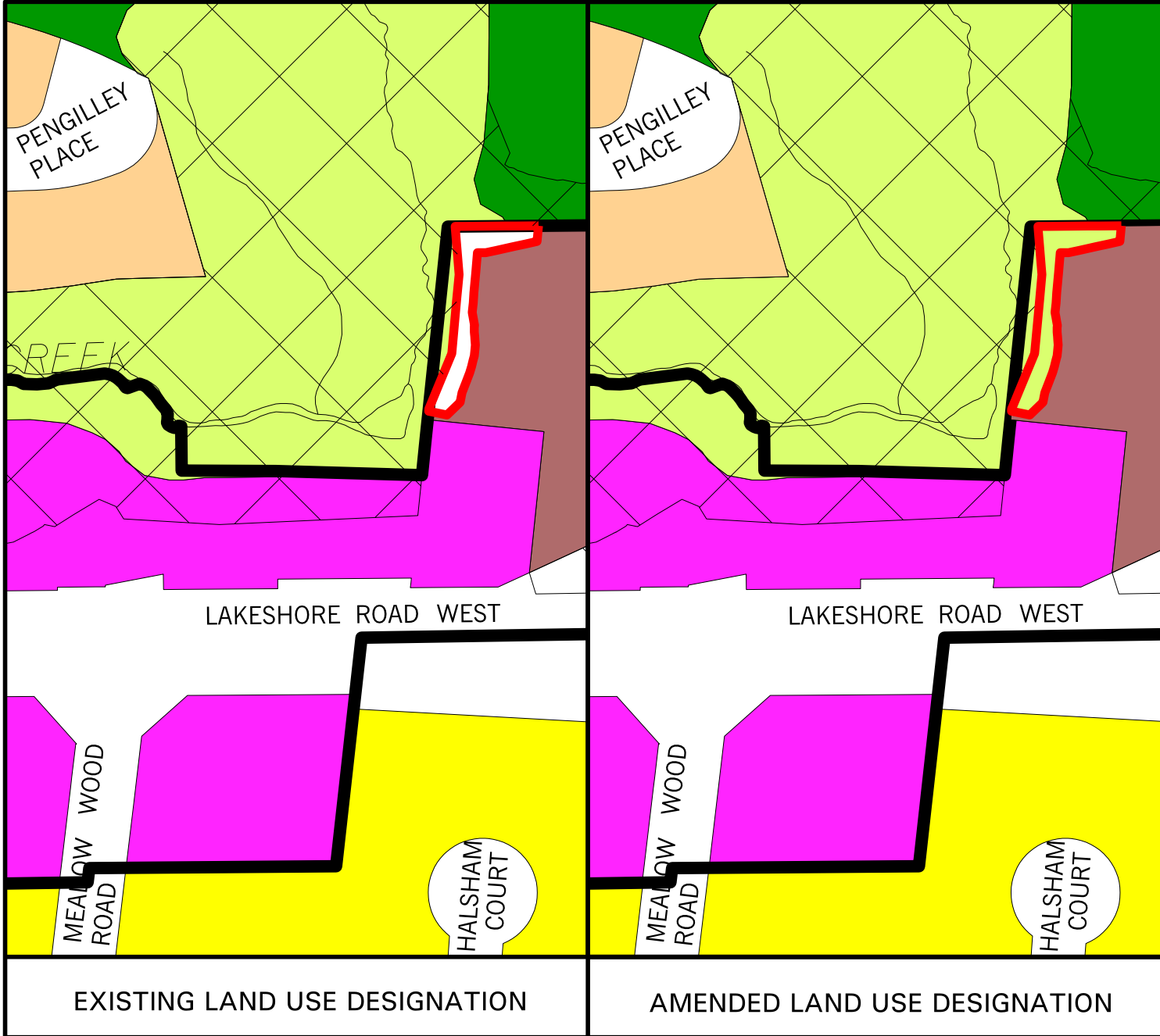
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



**MAP 'C4'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan





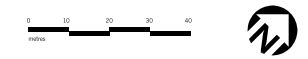


- ### LAND USE DESIGNATIONS
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenlands
  - Parkway Belt West
  - Utility
  - Special Waterfront
  - Partial Approval Area

- ### BASE MAP INFORMATION
- Heritage Conservation District
  - 1996 NEP/2000 NEF Composite Noise Contours
  - LBPIA Operating Area Boundary See Aircraft Noise Policies
  - Area Exempt from LBPIA Operating Area
  - Natural Hazards
  - Civic Centre (City Hall) City Centre Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

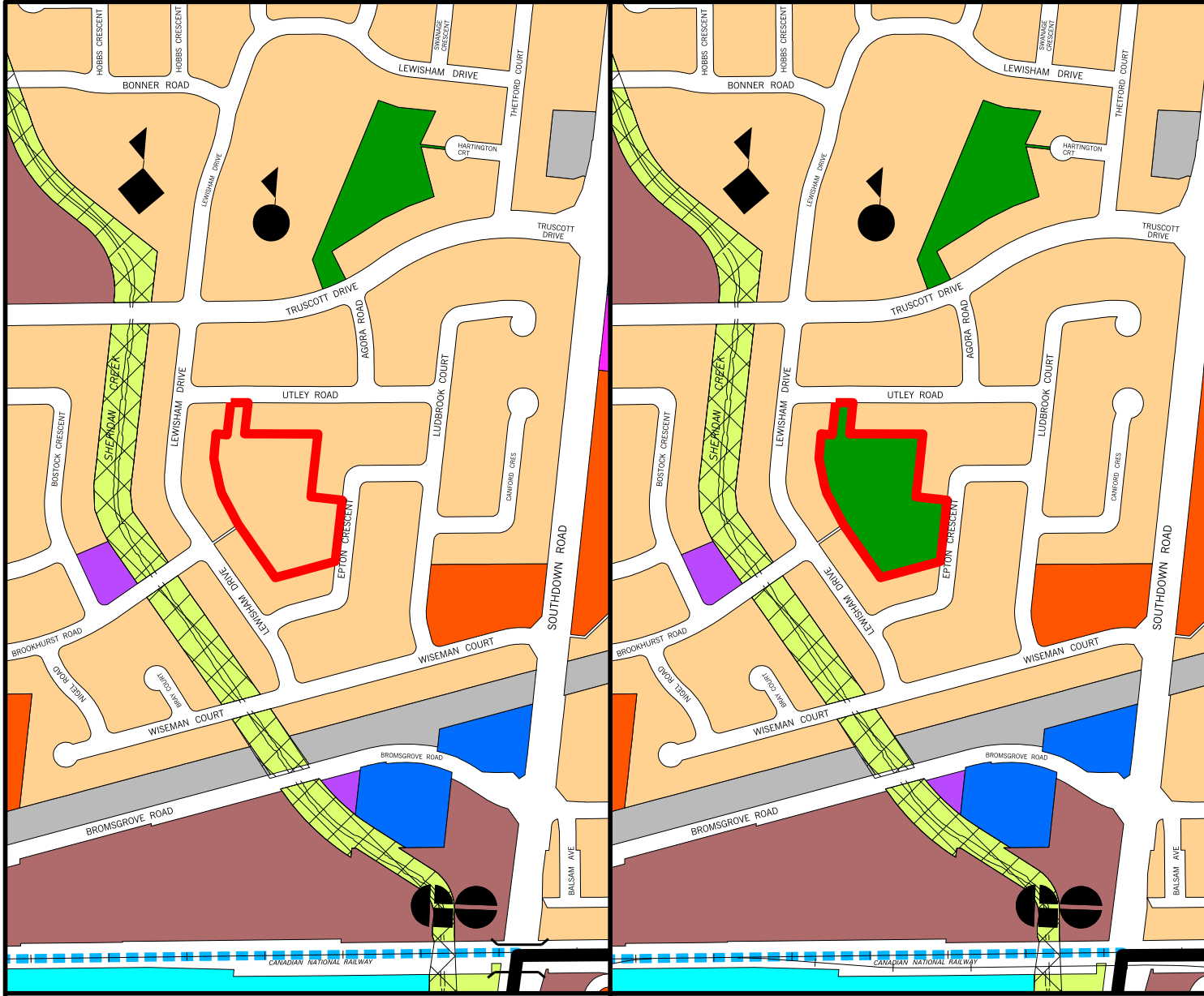
- ### City Structure
- Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area

- AREA OF AMENDMENT
- FROM: NO DESIGNATION
- TO: GREENLANDS



**MAP 'D1'**  
 Part of Schedule 10  
 Land Use Designations  
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

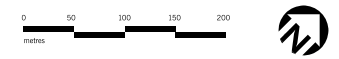
AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenlands
  - Parkway Belt West
  - Utility
  - Special Waterfront
  - Partial Approval Area

- ### BASE MAP INFORMATION
- Heritage Conservation District
  - 1996 NEP/2000 NEF Composite Noise Contours
  - LBPIA Operating Area Boundary See Aircraft Noise Policies
  - Area Exempt from LBPIA Operating Area
  - Natural Hazards
  - Civic Centre (City Hall) City Centre Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

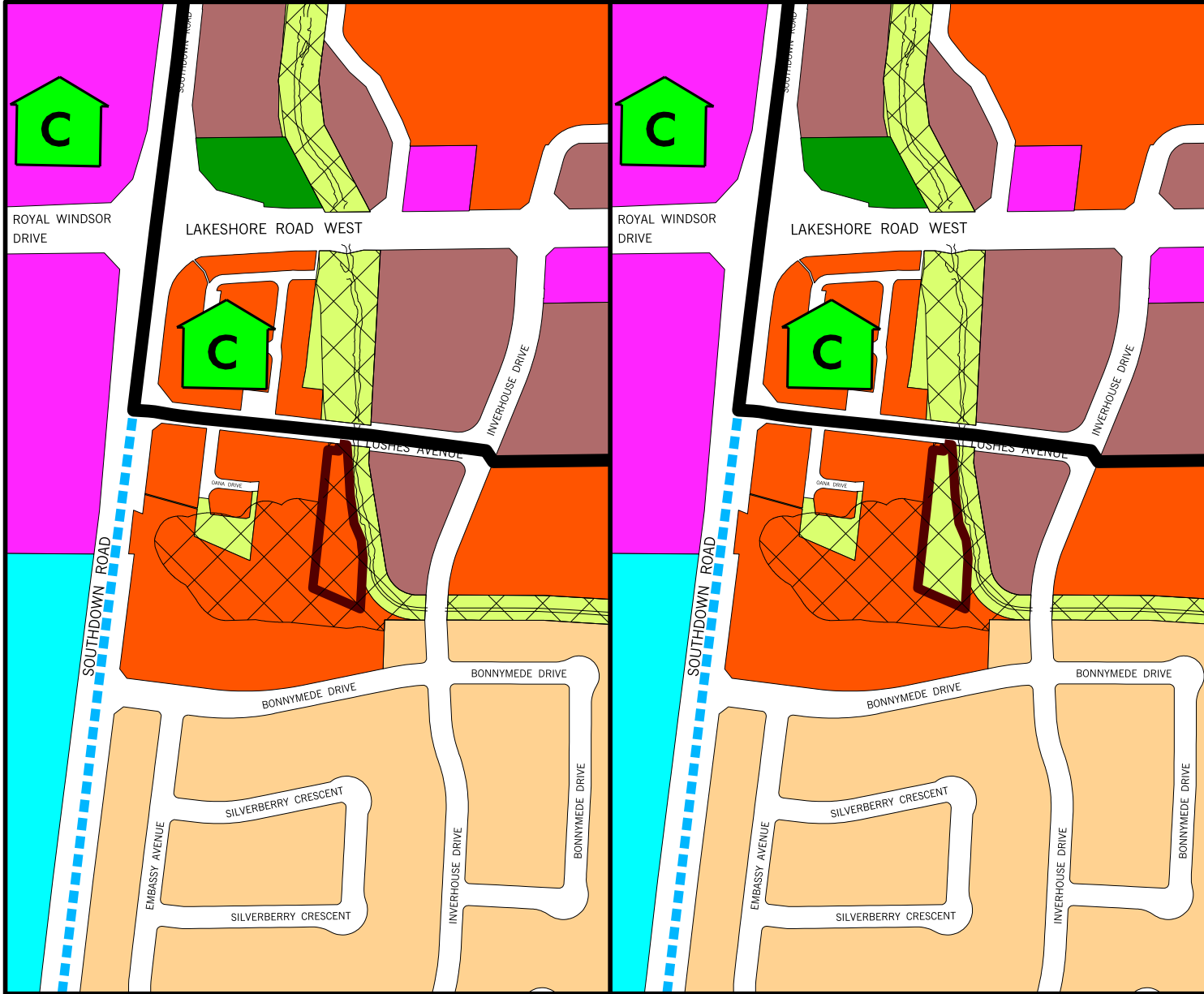
- ### City Structure
- Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area

- AREA OF AMENDMENT
- FROM:  RESIDENTIAL LOW DENSITY II
- TO:  PUBLIC OPEN SPACE



**MAP 'D2'**  
 Part of Schedule 10  
 Land Use Designations  
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall) City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

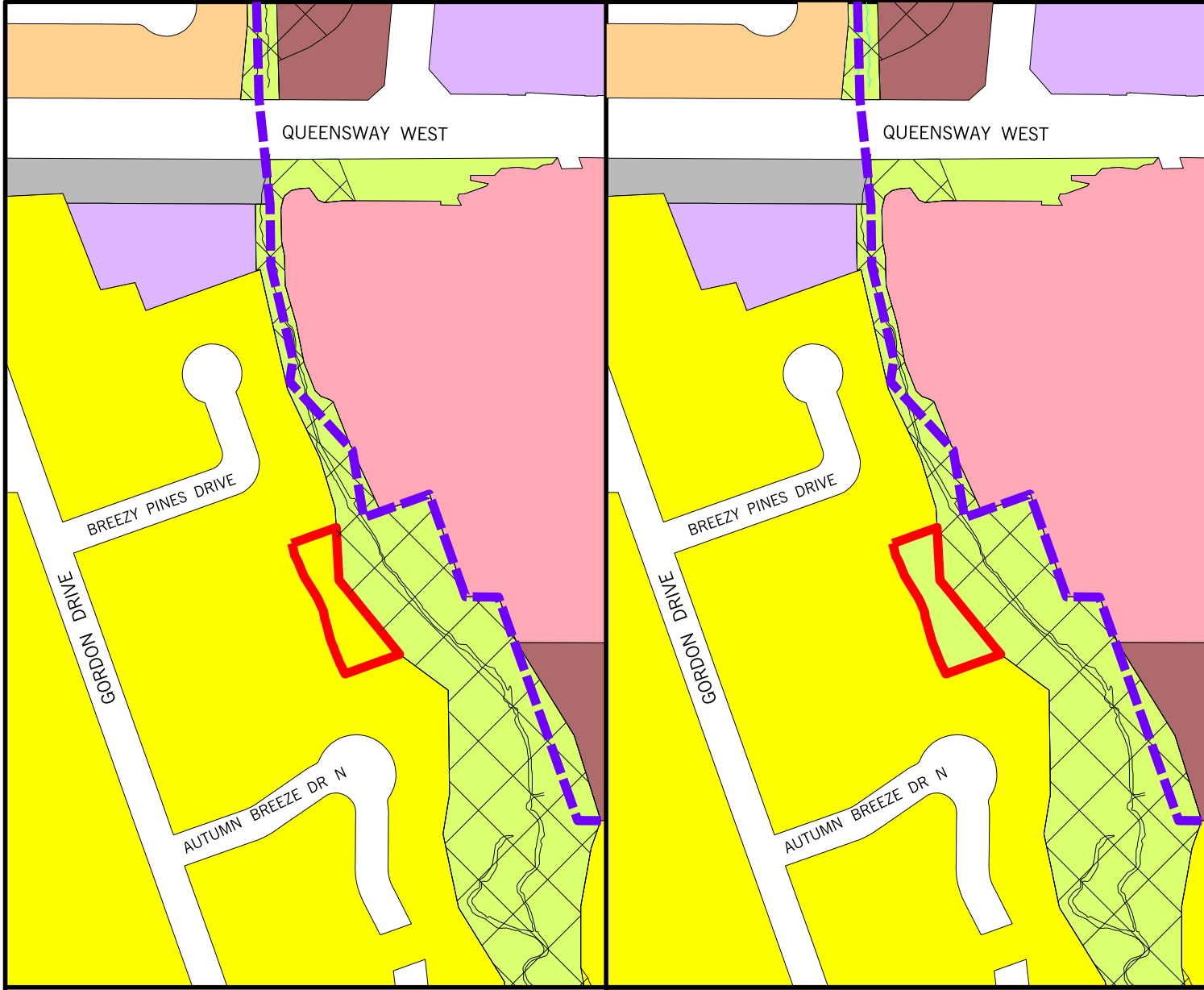
- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

- AREA OF AMENDMENT
- FROM:**
- RESIDENTIAL MEDIUM DENSITY
- TO:**
- GREENLANDS



**MAP 'D3'**  
 Part of Schedule 10  
 Land Use Designations  
 of Mississauga Official Plan





- ### LAND USE DESIGNATIONS
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenlands
  - Parkway Belt West
  - Utility
  - Special Waterfront
  - Partial Approval Area

- ### BASE MAP INFORMATION
- Heritage Conservation District
  - 1996 NEP/2000 NEF Composite Noise Contours
  - LBPIA Operating Area Boundary See Aircraft Noise Policies
  - Area Exempt from LBPIA Operating Area
  - Natural Hazards
  - Civic Centre (City Hall)
  - City Centre Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

- ### City Structure
- Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area

- AREA OF AMENDMENT
- FROM:  
 RESIDENTIAL LOW DENSITY I
- TO:  
 GREENLANDS

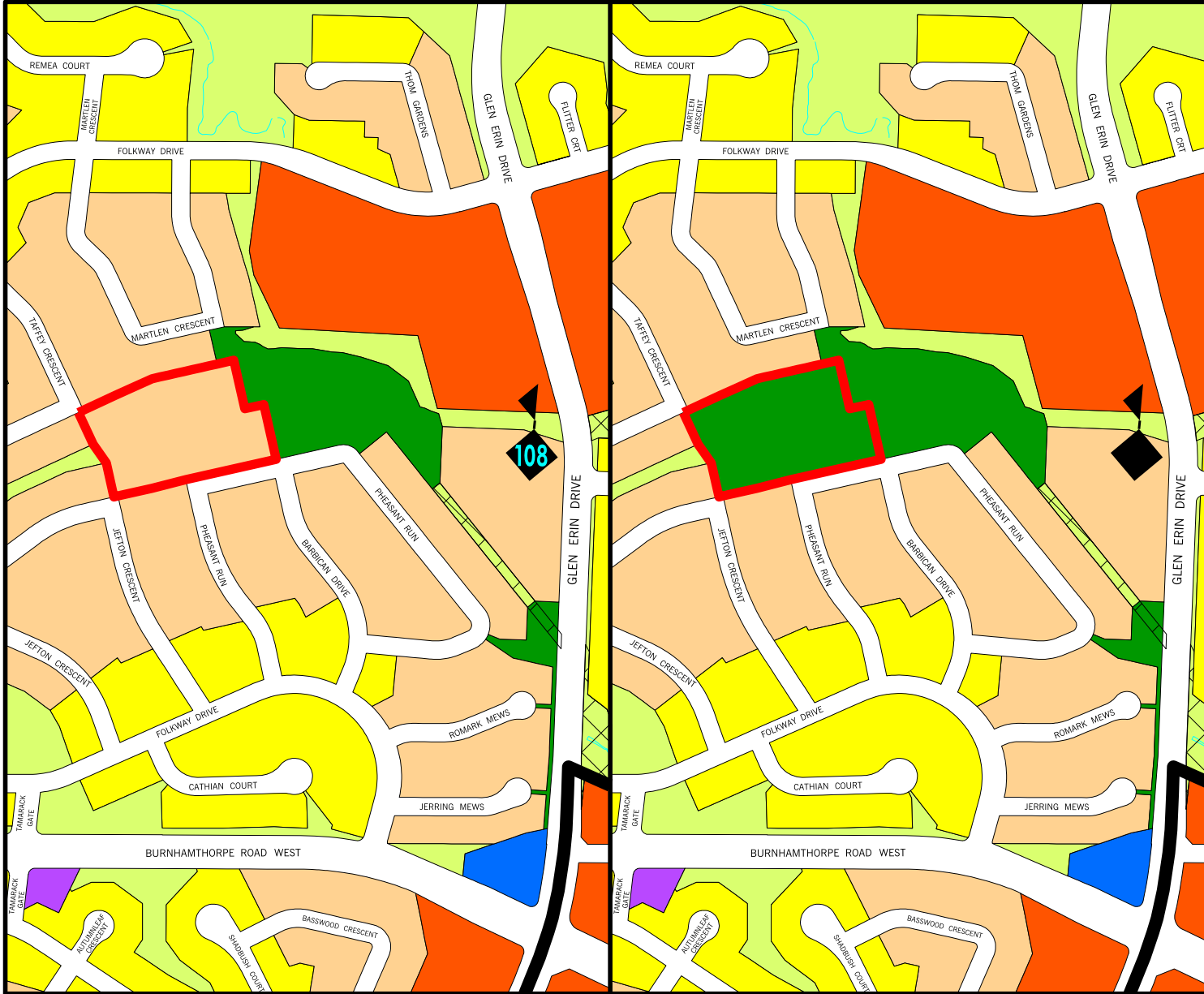


**MAP 'D4'**  
Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan



**EXISTING LAND USE DESIGNATION**

**AMENDED LAND USE DESIGNATION**



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall) City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Corporate Centre
- Major Node
- Employment Area
- Community Node
- Special Purpose Area
- Neighbourhood

AREA OF AMENDMENT

FROM:  
 RESIDENTIAL LOW DENSITY II

TO:  
 PUBLIC OPEN SPACE



MAP 'D5'

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan



## **APPENDIX I**

### **PUBLIC MEETING**

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on March 19, 2018 in connection with this proposed Amendment.

No members of the public spoke at the meeting, and no written correspondence was received.

# City of Mississauga

## Corporate Report



Date: April 2, 2018

To: Mayor and Members of Council

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:  
CD.21-CON

Meeting date:  
2018/04/25

## Subject

### RECOMMENDATION REPORT (Wards 2, 5, 7 and 8)

**Proposal to rezone and redesignate six City owned properties**

**File: CD.21-CON**

## Recommendation

That the report dated April 2, 2018 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 the proposal to amend Mississauga Official Plan and/or Zoning By-law, in conformity with the chart included in the Information Report attached as Appendix 1 to this report, and the chart attached as Appendix 2 to this report, be approved.

## Background

A public meeting was held by the Planning and Development Committee on March 19, 2018, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0021-2018 was then adopted by Council on March 28, 2018.

"That the report dated February 23, 2018 from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to redesignate and rezone six City owned properties be received for information, and that notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council 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 Clarkson Village Community Node, Clarkson-Lorne Park, Cooksville and Erin Mills Neighbourhoods, and the Gateway Employment Area Character Areas. As outlined 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.

The amendments create compatibility for both current and future uses of the lands, and ensure that lands not suitable for future development due to environmental constraints are designated appropriately.

### **Zoning**

The proposed zoning amendments 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 Sportszone North ("Hershey Centre") are found in Appendix 2.

### **Financial Impact**

Not applicable.

### **Conclusion**

The proposed Official Plan Amendments and Rezoning 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 City owned 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.



Council

2018/04/02

3

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Originator's file: CD.21-CON

## Attachments

Appendix 1: Information Report

Appendix 2: Proposed Amendments to Zoning By-law 0225-2007 - Sportszone North



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Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Lisa Christie, Planner

# City of Mississauga Corporate Report



<p>Date: February 23, 2018</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: CD.21-CON</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2018/03/19</p>

## Subject

**PUBLIC MEETING INFORMATION REPORT (Wards 2, 5, 7 and 8)**  
**Proposal to rezone and redesignate six City owned properties**  
**File: CD.21-CON**

## Recommendation

1. That the report dated February 23, 2018, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law 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 Official Plan and/or zone categories for six City owned properties. These properties have been acquired by dedication through the development application process; acquired as undevelopable hazard lands; purchased from the Peel District School Board; or are currently owned by the City but require a policy (use) and zoning regulations update. Upon completion, the properties identified in this report will be in conformity with their intended open space and greenlands land uses.

## Comments

### **DETAILS OF THE PROPERTIES AND PROPOSED AMENDMENTS**

The proposed amendments affect sites in Wards 2, 5, 7 and 8. The properties are identified by Ward 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.

### **FORMER PUBLIC SCHOOL PROPERTIES**

When the Peel District School Board declared the former Willow Glen Public School surplus, it

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was acquired by the City in May 2017 (Site 1, Appendix 1). The intended use for most of the property, almost 2 ha (4.94 ac), is for a new park. The remaining portion of the site, with frontage on Utley Road, will remain zoned **R3** (Detached Dwellings – Typical Lots).

The land that will be used for the new park must be redesignated from **Residential Low Density II** to **Public Open Space**. A corresponding rezoning from **R3** to **OS1** (Open Space – Community Park) is also necessary to implement the future intended use of the lands.

Another surplus Peel District School Board site, the former Pheasant Run Public School, was acquired by the City in December 2013 (Site 6, Appendix 1). A portion of that property was redesignated and rezoned for a new park, and the remainder of the site was subject to a lease-to-own arrangement with Heart House Hospice. This arrangement was cancelled in April 2017, and that portion of the site is to be incorporated into the park. Similar to the Willow Glen scenario, the land that will be added to the existing park must be redesignated from **Residential Low Density II** to **Public Open Space**. A corresponding rezoning from **R3** to **OS1** (Open Space – Community Park) is also necessary to implement the future intended use of the lands.

### **SPORTSZONE NORTH**

The third site is Sportszone North. In 2017, the City invested in this property by constructing an engineered multi-use pad, on which the "Cavalía" show was located (Site 4, Appendix 1). This investment has created the opportunity for additional types of temporary and/or permanent uses at this location.

Both the official plan policies under **Special Site 3** (Business Employment) in the Gateway Employment Area and the **OS2-6** (Open Space – City Park – Exception) zone permit sports related and accessory and complementary uses. It is recommended that additional uses such as outdoor markets and other outdoor sales (similar to Celebration Square), entertainment and recreation facilities and amusement park also be permitted.

### **GREENLANDS**

Three properties, two in Ward 2 and one in Ward 7 (Sties 2, 3 and 5, Appendix 1), require amendments to redesignate lands to **Greenlands** to reflect their location in or near valleylands. Two of the three sites will also be rezoned to **G1** (Greenlands). The third site is already zoned **G1** as it was part of a development application approval (Ward 7).

### **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.

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## Attachments

Appendix 1: Location Map

Appendix 2: Summary of Proposed Mississauga Official Plan and Zoning By-law Amendments

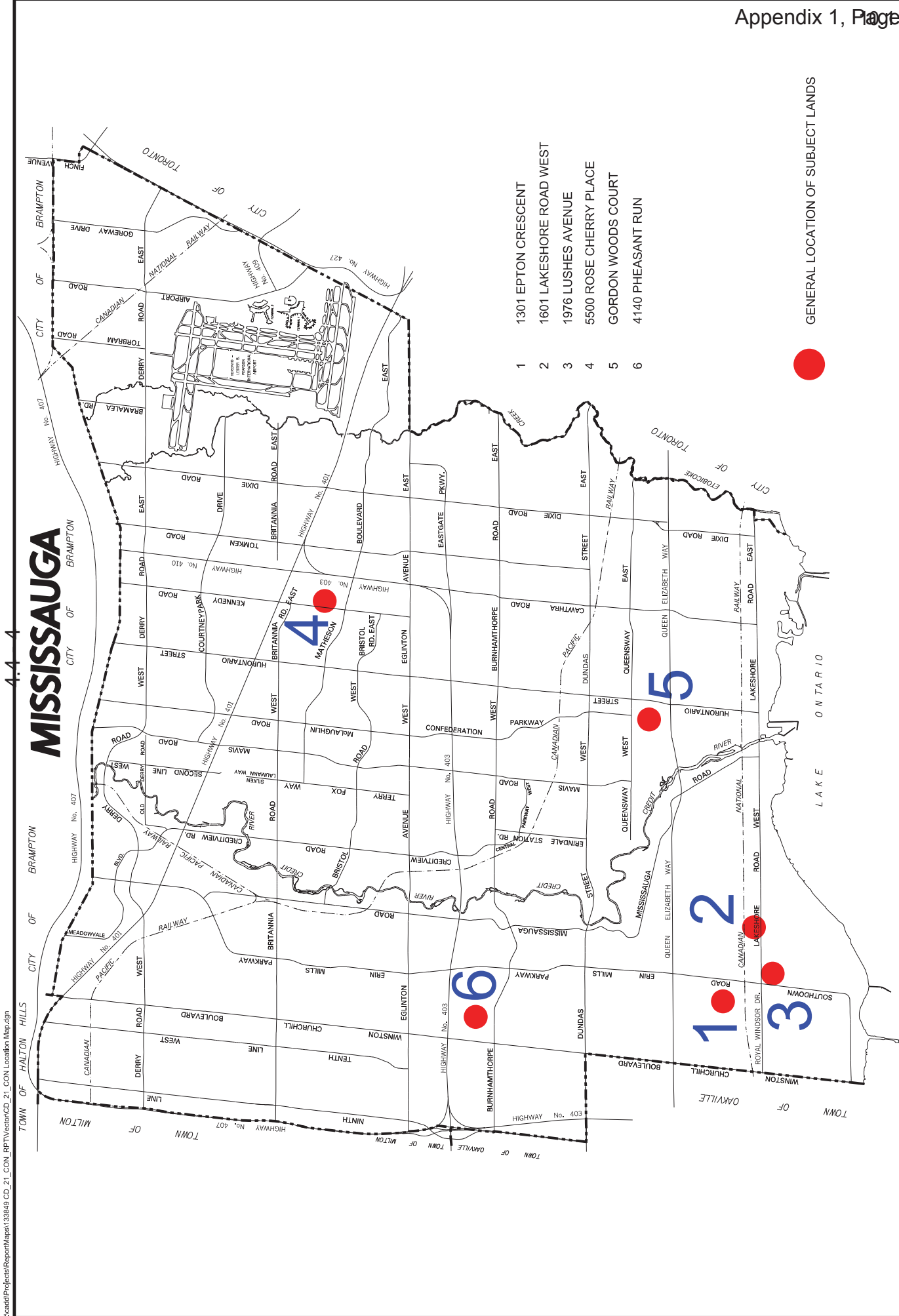


Edward R. Sajecki, Commissioner of Planning and Building

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



- 1 1301 EPTON CRESCENT
- 2 1601 LAKESHORE ROAD WEST
- 3 1976 LUSHES AVENUE
- 4 5500 ROSE CHERRY PLACE
- 5 GORDON WOODS COURT
- 6 4140 PHEASANT RUN

GENERAL LOCATION OF SUBJECT LANDS



**Proposed City Initiated Amendments 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
2	1.	1301 Epton Crescent	Vacant - former public school site (Willow Glen P.S.)	Residential Low Density II	Residential Low Density II and Public Open Space	R3 (Detached Dwellings – Typical Lots)	R3 (Detached Dwellings – Typical Lots) and OS1 (Open Space – Community Park)	Redesignate and rezone a portion of the site for a City park and redevelop the remainder for single detached homes
2	2.	Near 1601 Lakeshore Road West	Valleylands – dedicated to City	No designation	Greenlands	RA2-46 (Apartment Dwellings – Exception)	G1 (Greenlands)	Redesignate and rezone a portion of the hazard lands that were dedicated to the City
2	3.	1976 Lushes Avenue	Valleylands	Residential Medium Density	Greenlands	D-1 (Development – Exception)	G1 (Greenlands) and remove Greenlands overlay	Hazard lands adjacent to Sheridan Creek
5	4.	5500 Rose Cherry Place	Sportszone North (former Hershey Centre) P-360	Public Open Space – Special Site 3	Public Open Space – Special Site 3 - AMENDED	OS2-6 (Open Space – City Park – Exception)	OS2-6 (Open Space – City Park – Exception) AMENDED	Expand the list of permitted uses on the property to allow outdoor markets, amusement parks and entertainment facilities
7	5.	Near 159 Gordon Woods Court	Valleylands	Residential Low Density I	Greenlands	G1 (Greenlands)	n/a	Redesignate valleyland that was rezoned through a development application
8	6.	4140 Pheasant Run	Vacant and Park P-163 (former public school site)	Residential Low Density II	Public Open Space	R3 (Detached Dwellings – Typical Lots)	OS1 (Open Space – Community Park)	Redesignate and rezone remainder of the site for a City park (to be added to existing park)

**Proposed Amendments to Zoning By-law 0225-2007 – Sportszone North**

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 1: Administration, Interpretation, Enforcement and Definitions</b>			
1	Section 1.2 - Definitions	<b>Fairground</b> means an outdoor area used for community events and other recreational activities and may have a building, structure, mechanical or self-propelled rides and/or concessions for games and retail sales.	Add definition of fairground to be clear what is meant for intended future uses at this site.
<b>Part 9: Open Space Zones</b>			
2.	Article 9.2.3.6.1	In an OS2-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an OS2 zone except that the following <b>uses</b> /regulations shall apply:	Add new uses to Sportszone North to permit outdoor vendors, entertainment establishments (ie., a circus) and fairgrounds. Remove restrictions on temporary tent regulations to allow flexibility of uses.  Renumber 9.2.3.6.6 to 9.2.3.6.8
		<b><u>Additional Permitted Uses</u></b>	
	(17)	<i>Outdoor markets' and other outdoor sales</i>	
	(18)	<b>Fairground</b>	
	(19)	<b>Entertainment Establishment</b>	
		<b><u>Regulations</u></b>	
	9.2.3.6.6	<i>The provisions of Lines 4.0 and 5.0 in Table 2.1.9.7 shall not apply</i>	
	9.2.3.6.7	<i>For the purposes of this By-law, all lands zoned OS2-6 shall be considered one lot.</i>	