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DATE: May 10, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 30, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Boyne Survey Secondary Plan – Proposed Official Plan
Amendment – Town of Milton**

RECOMMENDATION: That the report titled “Boyne Survey Secondary Plan – Proposed Official Plan Amendment – Town of Milton” dated May 10, 2011 from the Commissioner of Planning and Building be received and a copy forwarded, by the City Clerk, to the Regional Municipality of Halton and the Town of Milton.

BACKGROUND: The Boyne Survey Secondary Plan was adopted by the Town of Milton through By-law Number 068-2010 on June 14, 2010 and submitted to Halton Region on June 16, 2010 for review and decision. Halton Region has circulated the Boyne Survey Secondary Plan to the City of Mississauga for comment. Appendix 1 shows the proposed Plan's geographic area in relation to Mississauga.

The amendment primarily affects the lands within the Boyne Survey Planning District of the Urban Expansion Area of the Town of Milton bounded by Louis St. Laurent Avenue, James Snow Parkway right-of-way, Britannia Road and Tremaine Road (Appendix 2).

COMMENTS:**1. Boyne Survey Secondary Plan**

The Plan includes policies on community character, design, overall goals and objectives, and strategic policies that focus on transportation facilities, trails, environmental features, and housing mix.

The primary land use designations include lands for parks, greenlands, neighbourhood centres, residential uses, office uses, mixed uses, nodes and a heritage study area.

The area is planned to be built with a density of approximately 149 persons per net residential hectare (60 persons per net residential acre). The plan would accommodate approximately 50,000 people with associated population related employment. The net area excludes local roads and stormwater management ponds. The Growth Plan for the Greater Golden Horseshoe excludes the following features when defining density: wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat, and fish habitat.

The gross residential area will be approximately 117 persons per gross hectare (47 persons/gross acre).

The housing mix targets planned for the area are: low density 48%, medium density 35% and high density 17%.

Commercial uses will be located in the Neighbourhood Centre Area, Residential/Office Area, Major Node Area and Minor Sub-Node Area designations. The Secondary Mixed Use Nodes will accommodate higher rise buildings (three to 12 storeys and a floor space index of 1.5 to 3). Residential development will be limited to high rise residential uses. These nodes are to be created to appeal to pedestrian traffic and activity with minimal surface parking. Development should facilitate access to public transit. Drive-thru uses are not permitted within the node. Major Node Areas and Minor Sub-Node Areas will have similar qualities and variations of development depending on location.

The Residential/Office area will be primarily high rise residential uses, however, office uses will be permitted. The Neighbourhood Centre Area designation is intended for community uses and public/private facilities which serve the neighbourhood as a whole, and to a limited extent, for compatible high density residential development.

The area includes a linked greenlands/natural heritage and open space system including Greenlands A and Greenlands B Areas, Greenlands Restoration Areas, Environmental Linkages, and parkland; as well as a trail system, this forms the basis of the natural heritage system and is a central feature of the community. The Plan also includes a number of parks and an extensive system of recreational trails.

The proposed land use pattern, based on a series of nodes and corridors, is consistent with the land use distribution in the proposed new Mississauga Official Plan.

2. Transportation and Works Department Comments

The main impact on Mississauga will be in terms of increased traffic volumes on the regional transportation system. The Transportation and Works Department staff have reviewed the Boyne Survey Secondary Plan and have the following comments:

“Moving Mississauga, the City's Interim Transportation Strategy, has raised the issue of residential growth in Halton Region (i.e. Milton) adding to the congestion on Mississauga's road network. Although staff have not determined the traffic impacts from the Boyne Survey Secondary Plan, it is expected that once this plan and surrounding areas to the east are developed, Mississauga's local road network will be congested if key transportation infrastructure is not in place such as the widening of Highway 401 from Trafalgar Road to the Credit River and the 407 West Transitway. Through the Ninth Line corridor study the City plans to work with Halton Region, MTO and Metrolinx to examine Mississauga BRT connection opportunities into Halton Region along with some pre-cursor 407 Transitway opportunities that would assist to alleviate the congestion.”

STRATEGIC PLAN: Not applicable

FINANCIAL IMPACT: Not applicable

CONCLUSION: Halton Region has circulated the Boyne Survey Secondary Plan to the City of Mississauga for comment. Staff have reviewed the Plan and have concerns with the cumulative impact future growth will have on the regional transportation system. Additional transportation infrastructure is required to alleviate future congestion. Other opportunities to alleviate traffic congestion are being reviewed through the Ninth Line corridor study.

ATTACHMENTS: APPENDIX 1: Geographic Area of the Boyne Survey Secondary Plan and City of Mississauga
APPENDIX 2: Boyne Survey Secondary Plan Master Plan Map

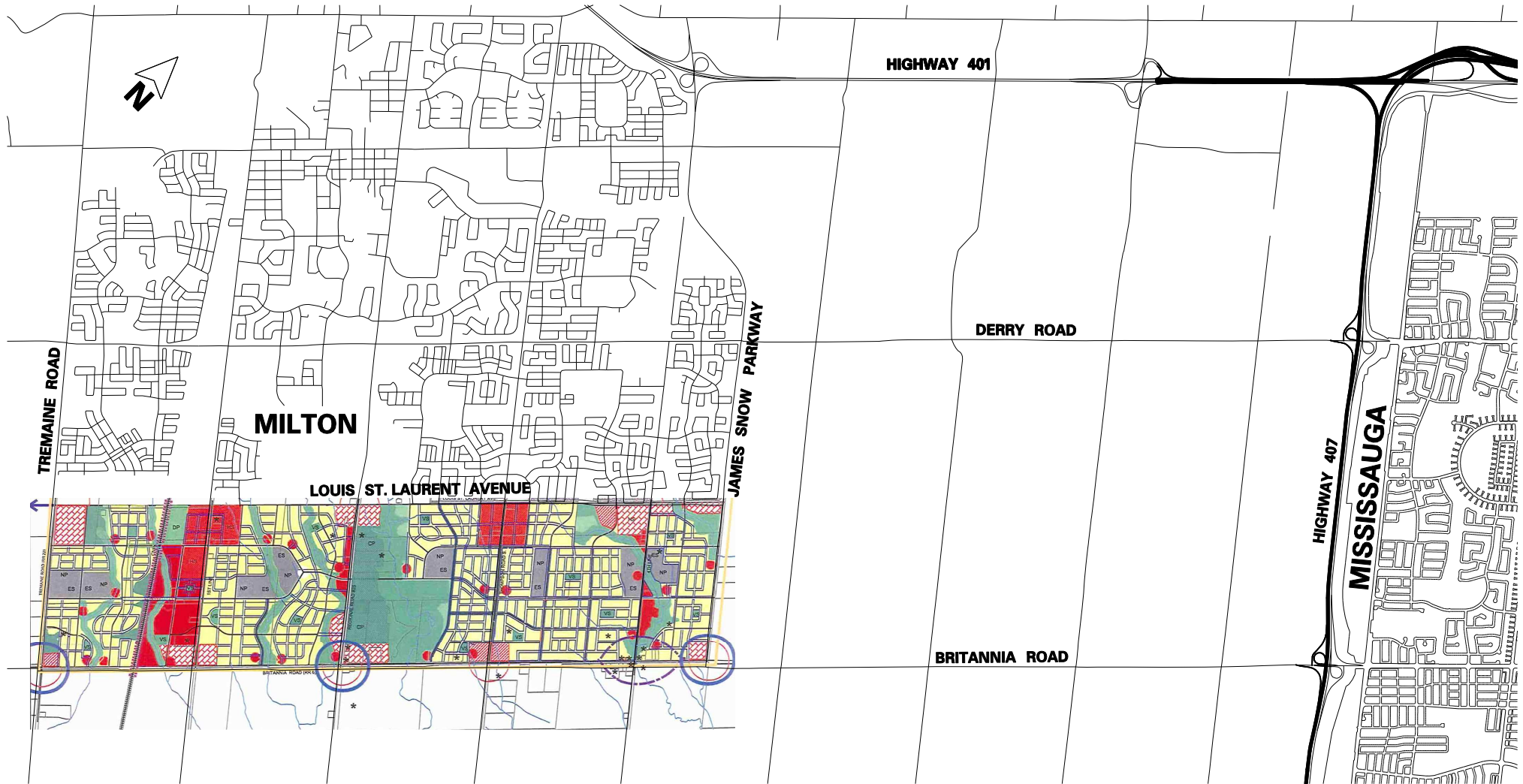
Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Shahada Khan, Policy Planner

GEOGRAPHIC AREA OF THE BOYNE SURVEY SECONDARY PLAN AND CITY OF MISSISSAUGA

APPENDIX 1



TOWN OF MILTON OFFICIAL PLAN

Appendix C.10.A BOYNE SURVEY SECONDARY PLAN MASTER PLAN



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|--|-------------------------------------|--|-------------------------|
| | COMMUNITY PARK AREA | | MAJOR NODE AREA |
| | DISTRICT PARK AREA | | MINOR SUB-NODE AREA |
| | NEIGHBOURHOOD CENTRE | | SECONDARY PLAN BOUNDARY |
| | GREENLANDS A AREA | | OMAGH STUDY AREA |
| | GREENLANDS B AREA | | GATEWAY |
| | GREENLANDS RESTORATION AREA | | HERITAGE PROPERTIES |
| | ENVIRONMENTAL LINKAGE / LINEAR PARK | | |
| | RESIDENTIAL AREA | | |
| | RESIDENTIAL / OFFICE AREA | | |
| | SECONDARY MIXED USE NODE AREA | | |

