



Corporate Report

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PDC DEC 5 2011

DATE: November 15, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 5, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Land Use Review- Former Parkway Belt West Lands- Fieldgate Drive and Audubon Boulevard**

RECOMMENDATION:

1. That the report titled "*Land Use Review- Former Parkway Belt West Lands- Fieldgate Drive and Audubon Boulevard*", dated November 15, 2011 from the Commissioner of Planning and Building, be received for information.
2. That staff circulate the above report and commence the statutory public consultation process with respect to the former Parkway Belt West lands at Fieldgate Drive and Audubon Boulevard.

BACKGROUND: On May 27, 2010, staff presented a report to Planning and Development Committee on a proposed Parkway Belt West Plan amendment by Ontario Realty Corporation (now referred to as Infrastructure Ontario). The report indicated that Infrastructure Ontario (IO) had filed an application to delete the lands on the east side of Fieldgate Drive, north of Audubon Boulevard, from the Parkway Belt West Plan. These lands were designated "Road" and "Utility" in the Parkway Belt West Plan to protect for linear transportation and utility uses. Once the alignment of Eastgate Parkway and the Bus Rapid Transit (BRT) route had been established,

it was confirmed by Transportation and Works and the Ministry of Transportation (MTO) that the subject lands were no longer needed for road or transit purposes.

The report recommended the City initiate a land use review of the subject lands as the basis for amendments to Mississauga Official Plan and the Zoning By-Law.

COMMENTS:**Subject Lands**

The subject lands are located on the northeast corner of Fieldgate Drive and Audubon Boulevard and total 0.77 hectares (1.9 acres) (refer to Appendix 1). The lands were leased to the City and used as a passive park until the lease was terminated in September, 2010.

The City owns a 0.3 metre (98 feet) land reserve strip along Audubon Boulevard on the front property line of the subject lands. The reserve strip has been in place since the development of the surrounding subdivision in the early 1980's and will continue to be retained until such time as the adjacent lands are developed.

IO submitted an application to the Committee of Adjustment on September 22, 2011 to sever part of the subject lands, totalling 0.5 hectares (1.4 acres), which currently have frontage on Audubon Boulevard (refer to Appendix 2). IO is intending to sell the severed lands for future residential development, with the retained lands to remain under the ownership of the Province of Ontario. The Committee of Adjustment granted provisional consent for the severance, subject to a number of conditions that need to be fulfilled by IO.

For the remaining portion of the subject lands abutting 1755, 1761, and 1767 Audubon Boulevard, IO is discussing a land exchange and/or sale with the owners of these properties. As indicated above, the Province will retain ownership until this issue has been resolved. Following a resolution, the retained lands will have to be severed from the retained Parkway Belt West lands to the north.

Official Plan Designation and Zoning

The subject lands are currently designated “Parkway Belt West” in the new Mississauga Official Plan (2011)¹ within the Rathwood Neighbourhood Character Area. The lands are zoned ‘Parkway Belt 1’ (PB1) in Mississauga Zoning By-law 0225-2007 which permits passive recreation and conservation uses.

Neighbourhood Context

The subject lands are located in a neighbourhood that predominantly consists of detached houses built in the early 1980’s. The lots are generally 15 x 35 metres (50 x 115 feet) in size, with a height of two storeys. This area is designated “Residential Low Density I”, which permits detached, semi-detached and duplex dwellings.

North of the subject lands is a utility corridor, containing underground natural gas piped services, and a hydro corridor, with above ground electric transmission facilities (refer to Appendix 2). These lands will be retained as Parkway Belt West and also act as a buffer to the employment lands to the north. On the west side of Fieldgate Drive, across from Audubon Boulevard, are Parkway Belt West lands. IO has indicated that these lands will be retained for electric transmission facilities and the BRT corridor.

Departmental Comments

The Transportation and Works Department have no concerns regarding this property from a servicing or transportation perspective.

Community Services staff have indicated the subject property was maintained by the City as a temporary passive park since 1998, however, since the neighbourhood is well served by four other parks and recreational facilities these lands will not be purchased by the City.

¹ The new Mississauga Official Plan (2011) has been appealed and as such Mississauga Plan (2003) remains in effect. The proposed amendments in this report are to the new Mississauga Official Plan (2011) as Mississauga Plan (2003) will be repealed once the appeals are addressed.

Agency Comments

Ministry of Natural Resources

Through the Class Environmental Assessment process it was determined that there are no areas of environmental concern on the subject lands. The Ministry of Natural Resources have previously indicated that the natural area to the north of the site (within the Parkway Belt West lands) should be protected from any future development.

Toronto Region and Conservation Authority

Toronto Region and Conservation Authority (TRCA) have indicated the property is within a Habitat Implementation Policy area. Consultation with TRCA staff, regarding policies and planning controls, should occur prior to any future development of the subject lands.

Infrastructure Ontario

Current Parkway Belt West Lands immediately to the north of the site will be retained and continue to be used for utility and electric power facility uses, in keeping with the Parkway Belt West Plan.

Policy Directions

The subject lands are within the Rathwood Neighbourhood Character Area of the new Mississauga Official Plan (2011). The following summary highlights some of the Official Plan policies that need to be considered in the redesignation of the subject lands (refer to Appendix 3 for section reference):

- The Rathwood Neighbourhood is a stable residential area where the existing character and context will be preserved;
- Neighbourhoods are considered non-intensification areas and as such new development shall, among other things, respect surrounding lotting patterns and the existing scale and character in the neighbourhood;

- Developments should be compatible with existing and planned development and have regard for the neighbourhood context by providing appropriate and similar property sizes and configurations, lot frontages and areas, as well as front, side and rear yard requirements;
- The “Residential Low Density I” designation permits detached, semi-detached and duplex dwellings;
- To preserve the character of lands designated low density, the area of proposed new lots will generally represent the average lot size on the street; and
- The subject lands are within 500 metres (1,640 feet) of the planned Tahoe Boulevard BRT station, considered an intensification area.

Land Use Analysis

The subject lands should be redesignated from the “Parkway Belt West” designation to a designation that complements the character of the surrounding neighbourhood and is mindful of the City’s urban structure.

In addition to the policy directions outlined above, the following points inform the analysis to determine an appropriate land use designation and zoning for the subject lands:

- The City no longer requires the subject lands for recreational purposes;
- There are no servicing constraints for future development;
- The subject site is within a stable residential neighbourhood with predominantly detached homes;
- IO wants to sell the severed lands and continue further discussions with the adjacent landowners regarding the remaining eastern portion of the subject lands;
- Development of the eastern portion (non-severed lands) should be compatible with development on the severed lands; and

- Although the subject lands are within 500 metres (1,640 ft.) of the Tahoe Boulevard BRT station, the subject lands are not an appropriate area for significant intensification given the neighbourhood context. Intensification would be better suited closer to the BRT station, north of the hydro corridor.

Proposed Land Use and Character Area Policies- Rathwood Neighbourhood Character Area

Given the above, it is proposed the subject lands be redesignated from 'Parkway Belt West' to 'Residential Low Density I- Special Site 3' to permit detached dwellings (refer to Appendix 4).

Proposed Zoning

It is proposed that the subject lands be rezoned from 'PB1' (Parkway Belt) to 'R3' (Detached Dwelling) (refer to Appendix 5). The R3 zone provisions are generally:

- detached dwellings with a minimum lot frontage of 15.0 metres (49 feet) for interior lots, and 19.5 metres (63 feet) for corner lots;
- a maximum height of 10.7 metres (35 feet); and
- a maximum lot coverage of 35%.

Based on the proposed designation and zoning, approximately seven lots with detached dwellings could be developed on the severed portion of the subject lands.

STRATEGIC PLAN:

CONNECT: Completing our Neighbourhoods

- Develop Walkable, Connected Neighbourhoods

FINANCIAL IMPACT: N/A

CONCLUSION: Lands located on the east side of Fieldgate Drive, north of Audubon Boulevard and owned by IO are no longer required to fulfill the objectives of the Parkway Belt West Plan or needed for municipal purposes. These lands were removed from the Parkway Belt West Plan in 2010. As such, a land use review has been completed as the basis for proposed amendments to the new Mississauga Official Plan (2011) and the Zoning By-law.

Through the land use review, in order to ensure future development is in keeping with the existing, stable neighbourhood and respectful of the two-storey, detached houses in the immediate neighbourhood, it is recommended the lands be redesignated to “Residential Low Density I- Special Site 3” and zoned R3.

ATTACHMENTS:

- APPENDIX 1: Location Map- Former Parkway Belt West Lands
- APPENDIX 2: Severed Lands- Infrastructure Ontario
- APPENDIX 3: Mississauga Official Plan Policies for Consideration
in the Proposed Redesignation of the lands on
Audubon Boulevard, east of Fieldgate Drive
- APPENDIX 4: Proposed Official Plan Amendment- Audubon
Boulevard
- APPENDIX 5 Proposed Zoning Amendment- Audubon Boulevard

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Frank Marzo, Policy Planner



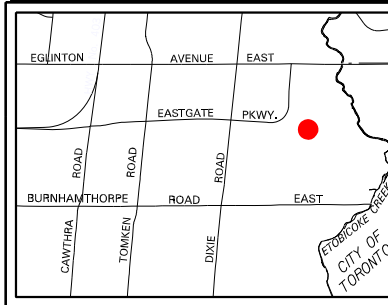
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SUBJECT LANDS



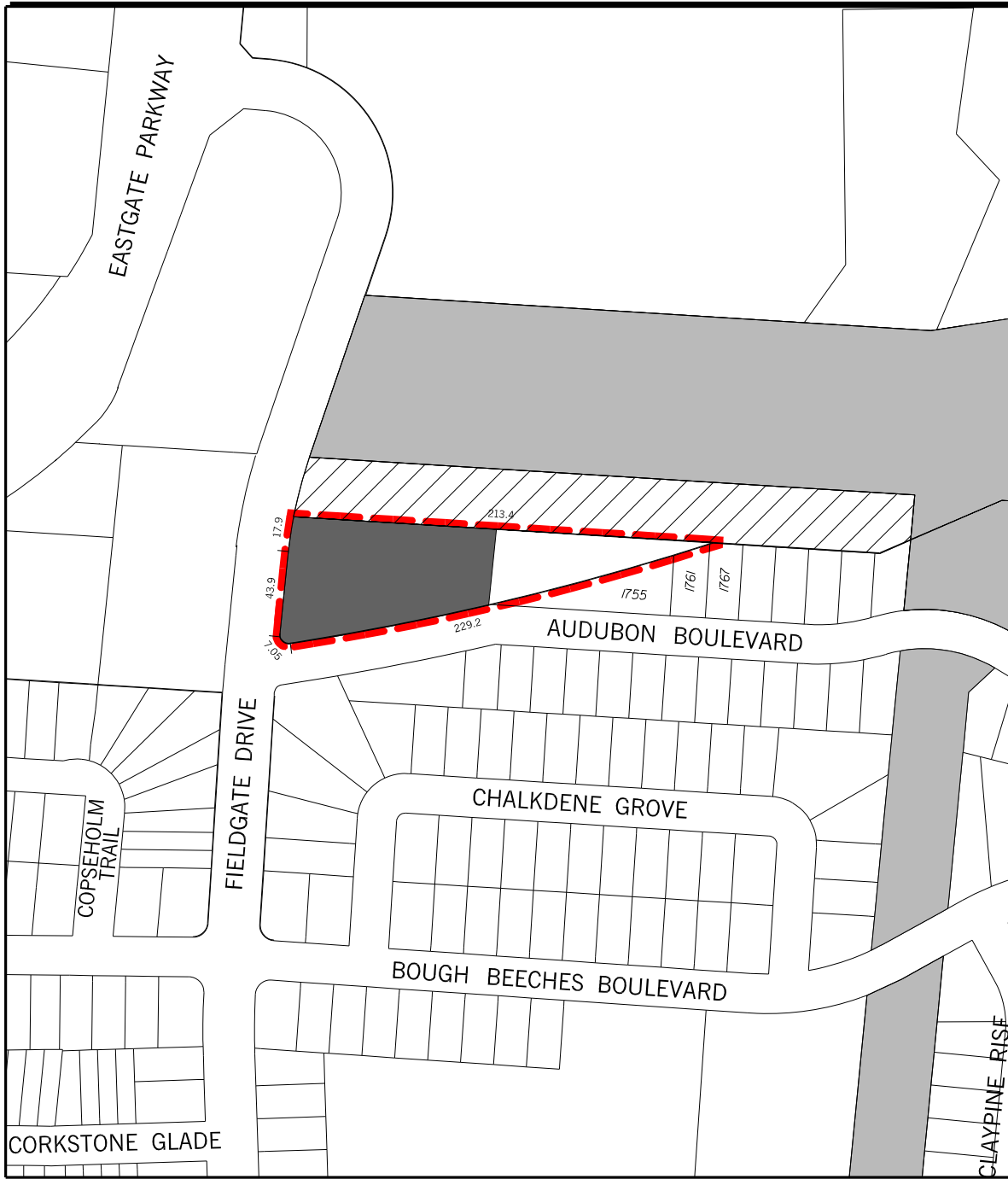
SUBJECT:
FORMER PARKWAY BELT WEST LANDS
FIELDGATE DRIVE & AUDUBON BOULEVARD








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 Planning and Building

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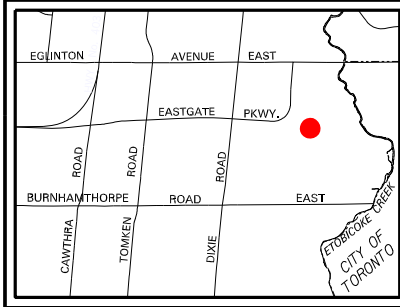


LEGEND:

-  SUBJECT LANDS
-  SEVERED LANDS 'B' 4/11
-  HYDRO CORRIDOR
-  UTILITY CORRIDOR
-  MUNICIPAL ADDRESS



SUBJECT:
SEVERED LANDS - INFRASTRUCTURE ONTARIO



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APPENDIX 2

**New Mississauga Official Plan (2011) Policies for Consideration in the Proposed
Redesignation of the lands on Audubon Boulevard, East of Fieldgate Drive**

Section 5.3.5 Direct Growth, City Structure, Neighbourhoods

5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved

5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Section 9.2.2 Build a Desirable Urban Form, City Pattern, Non-Intensification Areas

9.2.2.4 While new development need not mirror existing development, new development in Neighbourhoods will:

- a. respect existing lotting patterns;*
- b. respect the continuity of front, rear and side yard setbacks;*
- c. respect the scale and character of the surrounding area;*
- d. minimize overshadowing and overlook on adjacent neighbours;*
- e. incorporate Stormwater best management practices;*
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and*
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.*

Section 9.5.1 Build a Desirable Urban Form, Site Development and Buildings, Context

9.5.1.2 Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:

- a. Natural Areas System;*
- b. natural hazards (flooding and erosion);*
- c. natural and cultural features;*
- d. street and block patterns;*
- e. the size and configuration of properties along a street, including lot frontages and areas;*
- f. continuity and enhancement of streetscapes;*
- g. the size and distribution of building mass and height;*

- h. front, side and rear yards;*
- i. the orientation of buildings, structures and landscapes on a property,*
- j. views, sunlight and wind conditions*
- k. the local vernacular and architectural character and represented by the rhythm, textures and building materials;*
- l. privacy and overlook; and*
- m. the function and use of buildings, structures and landscape.*

Section 11.2.5 General Land Use Designations, General Land Use, Residential

11.2.5.2 In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:

- a. residential dwelling*
- b. accessory office for physicians, dentists, health professionals and drugless practitioners;*
- c. home occupation;*
- d. special needs housing;*
- e. urban gardening*

11.2.5.3 Lands designated Residential Low Density I will permit the following uses:

- a. detached dwelling*
- b. semi-detached dwelling*
- c. duplex dwelling*

Section 16.1.2 Neighbourhoods, Introduction, Residential

16.1.2.1 To preserve the character of lands designated residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the greater of:

- a. the average lot frontage and lot area of residential lots on both sides of the same street within 120 m of the subject property. In the case of a corner lot, lots on both streets within 120 m will be considered;*

Or

- b. the requirements of the Zoning By-law.*

PART OF SCHEDULE 10 LAND USE DESIGNATIONS MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

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

CITY STRUCTURE Elements

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

AREA OF PROPOSED AMENDMENT

FROM

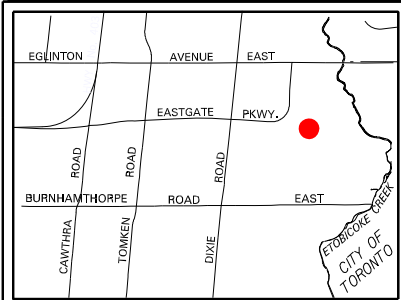
Parkway Belt West

TO

Residential Low Density I – Special Site 3



SUBJECT: PROPOSED OFFICIAL PLAN AMENDMENT –AUDUBON BOULEVARD



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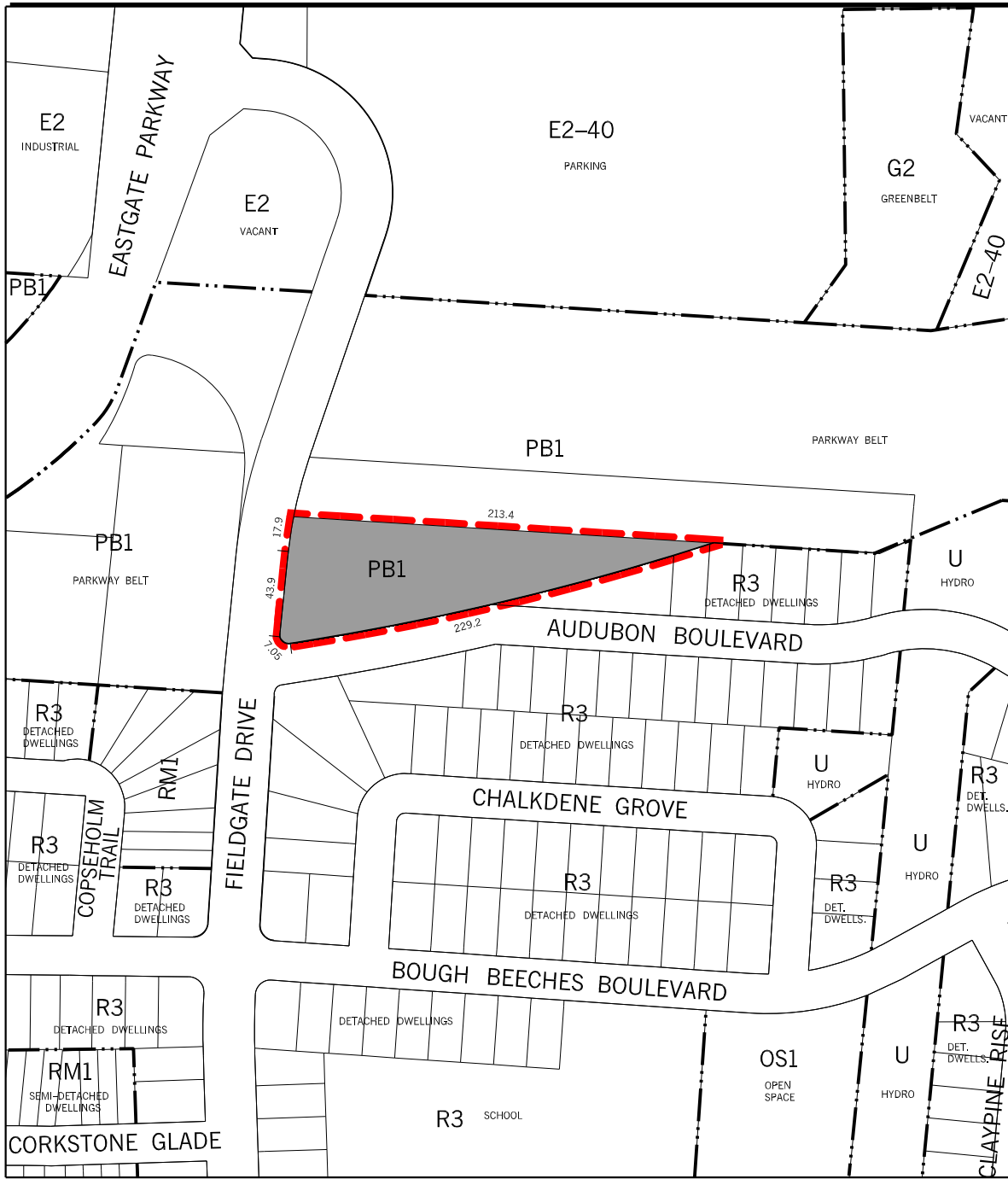
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APPENDIX 4

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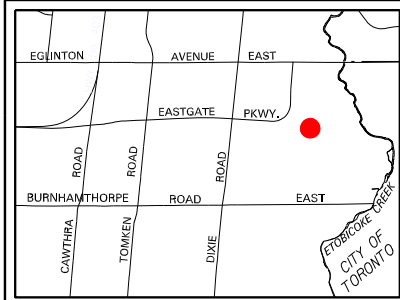


PROPOSED OFFICIAL PLAN AMENDMENT FROM 'PARKWAY BELT WEST' TO 'RESIDENTIAL-LOW DENSITY I' AND PROPOSED REZONING FROM 'PB1' (PARKWAY BELT) TO 'R3' (DETACHED DWELLINGS) TO PERMIT RESIDENTIAL DETACHED DWELLINGS.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA. THIS IS NOT A PLAN OF SURVEY.



SUBJECT: PROPOSED ZONING AMENDMENT - AUDUBON BOULEVARD



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APPENDIX 5