



# Corporate Report

Clerk's Files

Originator's  
Files

CD.04.FOR

---

**DATE:** March 13, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 2, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **City Initiated Official Plan Amendment and Rezoning -  
Fieldgate Drive and Audubon Boulevard  
PUBLIC MEETING  
WARD 3**

---

**RECOMMENDATION:**

1. That the report titled "*City Initiated Official Plan Amendment and Rezoning - Fieldgate Drive and Audubon Boulevard*" dated March 13, 2012 from the Commissioner of Planning and Building, be received for information.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the March 13, 2012 report.

**BACKGROUND:** On December 14, 2011, City Council adopted Resolution 0281-2011 as follows:

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.

At the time the information report titled "*Land Use Review - Former Parkway Belt West Lands - Fieldgate Drive and Audubon Boulevard*" was prepared, an amendment to the new Mississauga Official Plan (2011) was proposed for the subject lands. Given Mississauga Official Plan (2011) has been appealed in its entirety, an amendment to the in-effect Official Plan, Mississauga Plan (2003), is proposed. The amendments to Mississauga Official Plan (2011) will be incorporated once the appeals have been resolved and the Plan is in effect.

This public meeting of the Planning and Development Committee on April 2, 2012 is the statutory public meeting to fulfill the requirements of the *Planning Act*. Its purpose is to provide an opportunity for the public to make submissions to the Planning and Development Committee on the proposed amendments to Mississauga Plan (2003) with regard to the Rathwood District Policies and Zoning By-law 0225-2007.

**COMMENTS:**

The subject lands are located on the northeast corner of Fieldgate Drive and Audubon Boulevard (refer to Appendix 1).

The intent of the proposed amendments are:

- to ensure future development on the subject lands is in keeping with the surrounding, stable neighbourhood and respectful of the two-storey, detached houses in the immediate neighbourhood;
- to redesignate the subject lands from "Parkway Belt West" to "Residential Low Density I - Special Site"; and
- to rezone the lands from "PB1" (Parkway Belt) to "R3" (Detached Dwellings).

Appendix 2 contains a summary of the policy framework and rationale for the proposed changes to the Rathwood District Policies in Mississauga Plan (2003), as they apply to the subject lands.

As indicated in Mississauga Plan (2003), residential lands outside of intensification areas will be regarded as stable land and not the focus for intensification. Infill development in these areas will be compatible in built form and scale to the surrounding area. In this case, the Fieldgate Drive and Audubon Boulevard neighbourhood consists of predominately low density, single, detached houses. The proposed redesignation and zoning is in keeping with the character of this area.

Appendix 3 outlines the proposed Special Site policy and Appendix 4 shows the redesignation of the subject lands from “Parkway Belt West” to “Residential Low Density I - Special Site” on the Rathwood District Land Use Map. In addition to the specific proposed amendments to the Rathwood District Policies and Land Use Map, Schedule 2, Urban Form Concept (Appendix 5) is proposed to be amended to reflect the redesignation.

It should be noted, the subject lands are part of a linkage within the City’s Natural Areas System (NAS), as shown on Schedule 3, Environmental Areas in Mississauga Plan (2003). This amendment does not propose changes to this linkage feature, however, if the lands are developed, an Environmental Impact Study (EIS) will be required to determine overall impact to the NAS.

**CONCLUSION:**

Following the public meeting, staff will report back to Planning and Development Committee on comments received with respect to the report “*City Initiated Official Plan Amendment And Rezoning- Fieldgate Drive and Audubon Boulevard*” dated March 13, 2012 from the Commissioner of Planning and Building.

**STRATEGIC PLAN:**

**CONNECT: Completing our Neighbourhoods**

- Develop Walkable, Connected Neighbourhoods

**FINANCIAL IMPACT:** Not applicable.

**ATTACHMENTS:**

- APPENDIX 1: Subject Lands
- APPENDIX 2: Existing Policies for Consideration in the Proposed Redesignation of the lands on Audubon Boulevard, East of Fieldgate Drive (Mississauga Plan (2003))
- APPENDIX 3: Proposed Official Plan Amendment - Mississauga Plan (2003) and Rathwood District Policies Section 4.28.6 Special Site
- APPENDIX 4: Rathwood District Land Use Map - Mississauga Plan (2003)
- APPENDIX 5: Schedule 2- Urban Form Concept - Mississauga Plan (2003)

*Original Signed By:*

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Frank Marzo, Policy Planner*



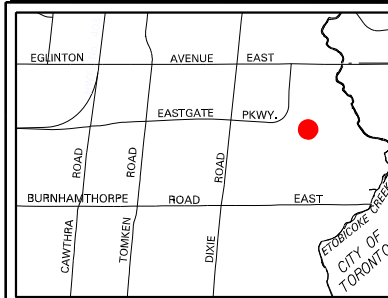
**LEGEND:**



**SUBJECT LANDS**



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



**FILE NO:**  
**BL.09.PAR**

**DWG. NO:**  
**BL09PAR PBA A**

**SCALE:**  
**1:3000**

**PDC DATE:**  
**2011 12 05**

**DRAWN BY:**  
**K. PROKOP**

**APPENDIX 1**

**MISSISSAUGA**  
 Planning and Building

Produced by  
**T&W, Geomatics**

**Existing Policies for Consideration in the Proposed Redesignation of the lands on Audubon Boulevard, East of Fieldgate Drive  
Mississauga Plan (2003)**

***Section 3.2 Residential***

*3.2.3.1 Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of retail commercial, community, and transportation facilities.*

*3.2.3.2 High quality and innovative residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context and creates a quality living environment. Innovative housing types and zoning standards will be encouraged. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development. Broader urban design issues related to the creation of an urban street character, developing a sense of gateway into a community and highlighting district focal points will also be considered in assessing residential development.*

***Section 3.13 Intensification***

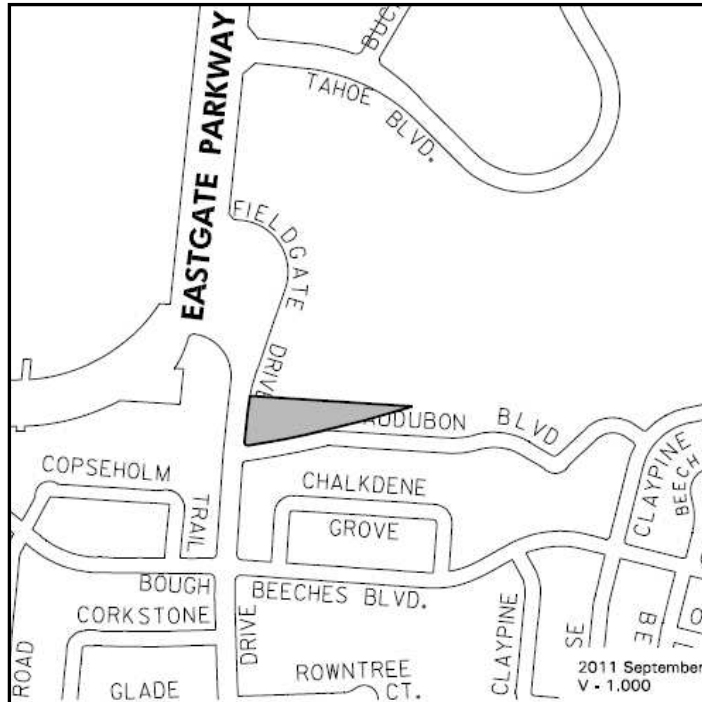
*3.13.5.1 Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.*

*3.13.5.2 Residential intensification outside intensification areas will generally occur through infilling.*

*3.13.5.3 Intensification outside intensification areas may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.*

**Proposed Official Plan Amendment**

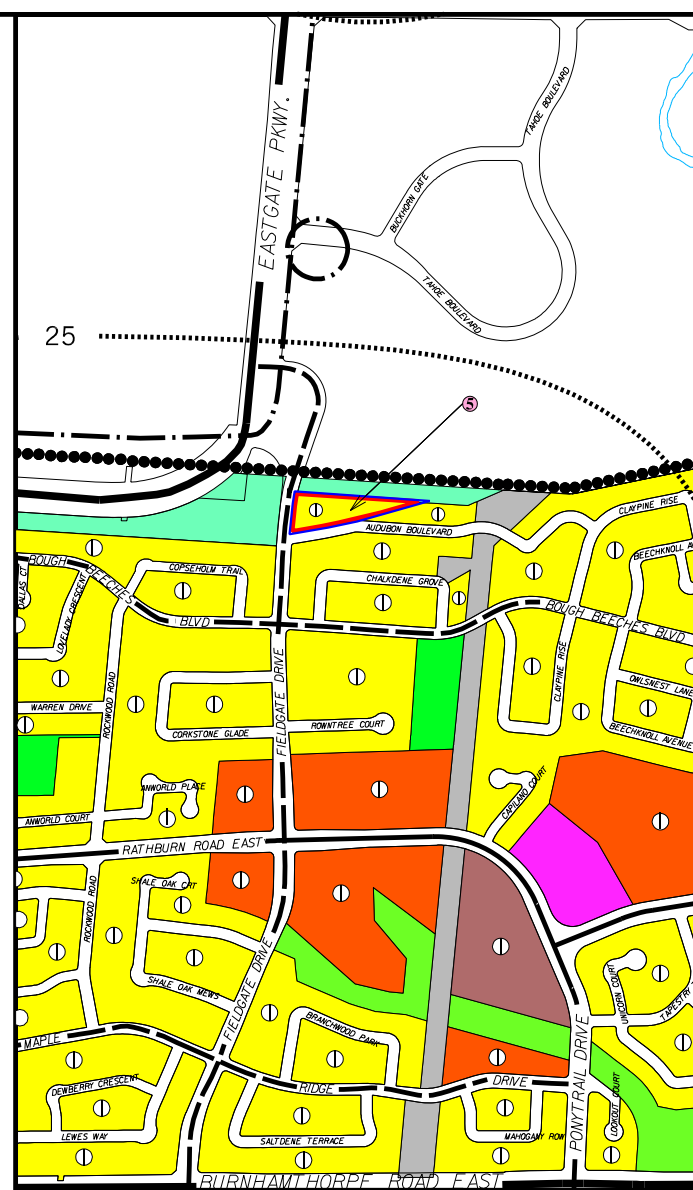
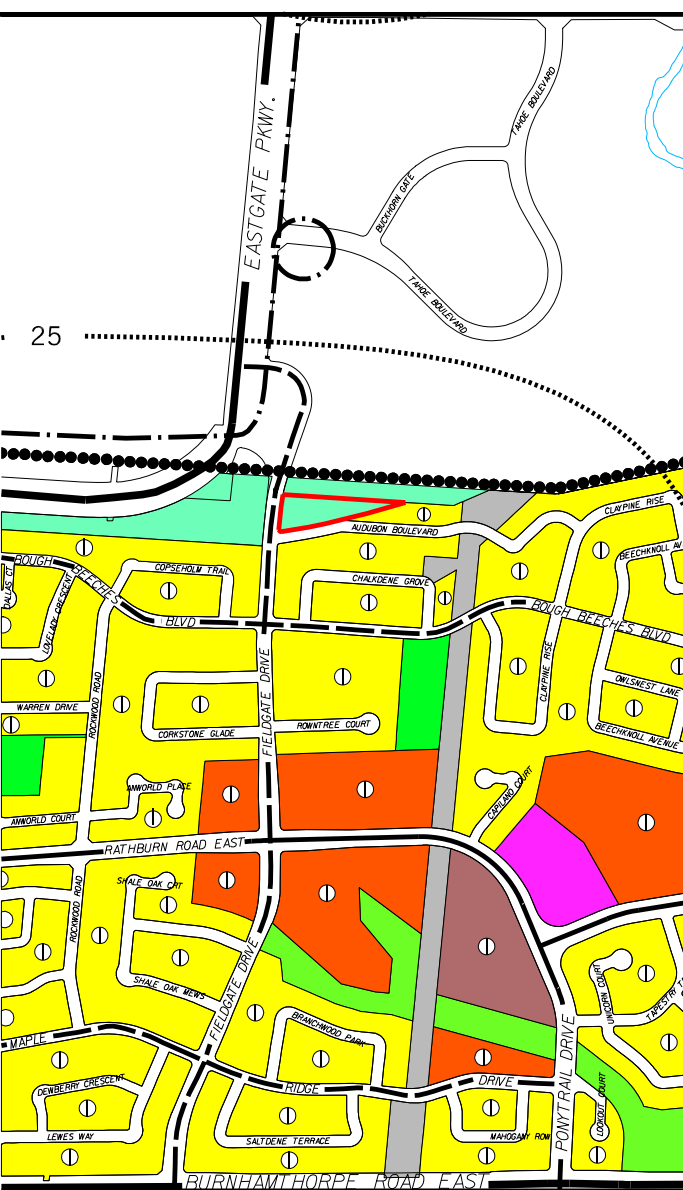
**Mississauga Plan (2003) and Rathwood District Policies  
Section 4.28.6 Special Site  
4.28.6.6 (MPA- 123)**



**4.28.6.6 Site 5**

The lands identified as Special Site 5 are located east of Fieldgate Drive and north of Audubon Boulevard.

Notwithstanding the provisions of the Residential Low Density I designation of this Plan, only detached dwellings will be permitted.



**LAND USE DESIGNATIONS**

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- Residential - High Density II
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Office
- Public Open Space
- Greenbelt
- Parkway Belt West
- Utility

**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Major Transit Corridor

*Amendment No. 95 Appealed to the Ontario Municipal Board.  
Delete and replace with Higher Order Transit Corridor*

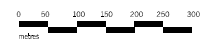
**LAND USE LEGEND**

- Regulatory Floodplain
- Node Boundary
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

AREA OF AMENDMENT NO. 123

FROM  
 Parkway Belt West

TO  
 Residential Low Density I and PROPOSED SPECIAL SITE 5



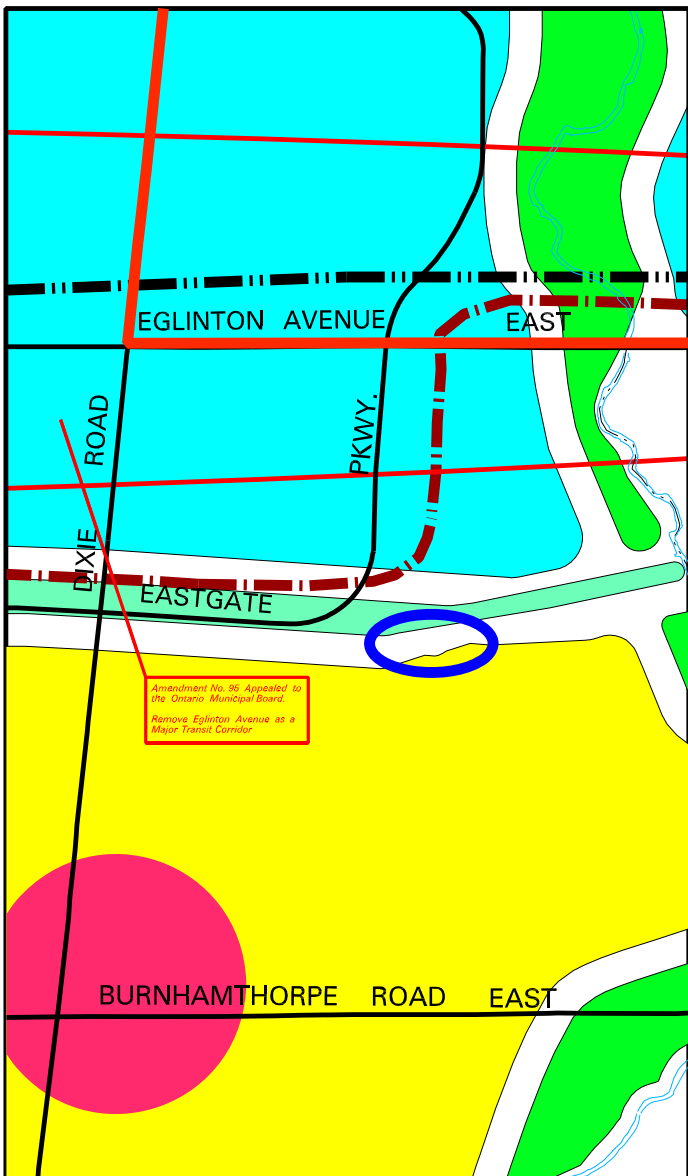
**Schedule 'A'**  
Part of  
**Rathwood District Land Use Map**  
**Rathwood District Policies of Mississauga Plan**  
**(Official Plan)**  
SCHEDULE 'A' TOGETHER WITH  
THE TEXT CONSTITUTES AMENDMENT No. 123

This Consolidation Includes Latest Approved Amendment - No. 40  
OMB File No. PL080347 2010 February 23

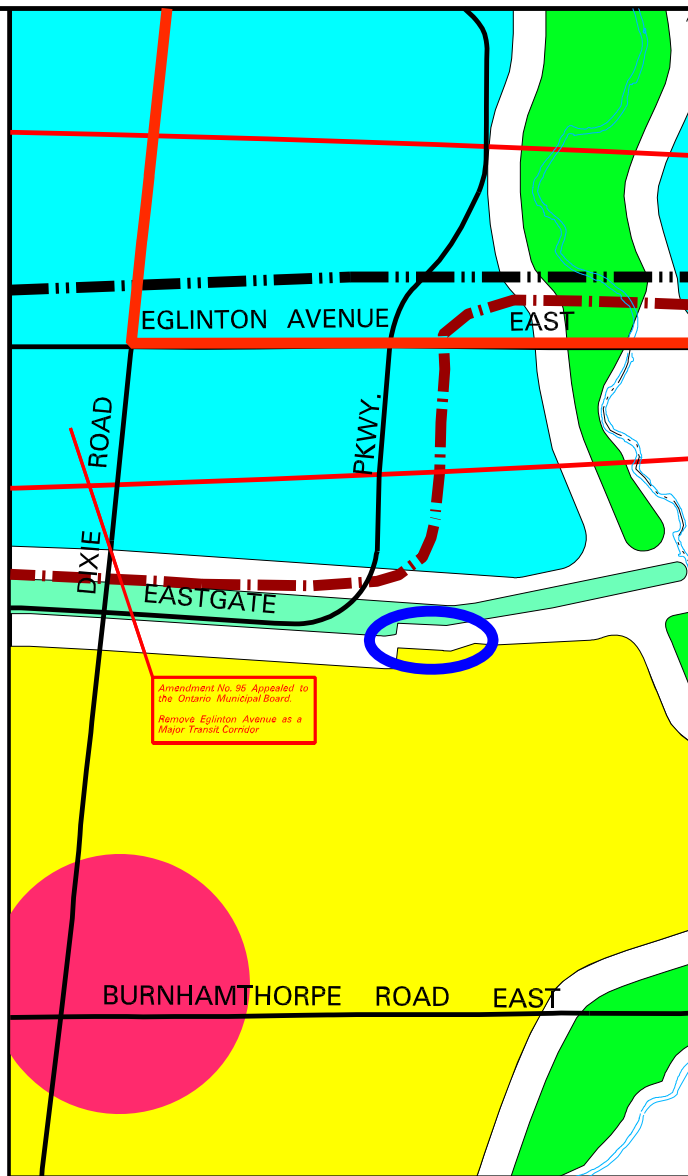
EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS





EXISTING SCHEDULE 2



AMENDED SCHEDULE 2

- Residential
- Employment
- Major Open Space
- Parkway Belt West
- City Centre
- Nodes
- Airport
- Lake Ontario Waterfront
- Existing Commuter Rail
- Bus Rapid Transit Corridor
- Transit Airport Connections
- Major Transit Corridor
- LBPIA Operating Area Boundary
- Lands Exempt From LBPIA Operating Area

Amendment No. 95 Appealed to the Ontario Municipal Board.  
Delete and replace with Higher Order Transit Corridor

*This Schedule does not represent Land Use Designations. Land Use Designations are shown on District Land Use Maps.*

AREA OF AMENDMENT NO. 123

FROM Parkway Belt West  
TO Residential

No changes to schedule through OPA 123, except those specifically noted.



**Schedule 'A'**  
Part of  
**Schedule 2**  
**Urban Form Concept**  
**of Mississauga Plan**  
**(Official Plan)**

SCHEDULE 'A' TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT No. 123

This Consolidation Includes Latest Approved Amendment - No. 95 Regional Partial Approval 2010 January 07