



Corporate Report

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BL.09.PAR

DATE: May 27, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 14, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Parkway Belt West Plan Amendment -
East of Fieldgate Drive, north of Audubon Boulevard -
Ontario Realty Corporation
Ward 3**

- RECOMMENDATION:**
1. That the Ministry of Municipal Affairs and Housing be advised that the City of Mississauga supports the application by Ontario Realty Corporation to delete lands on the east side of Fieldgate Drive, north of Audubon Boulevard, from the Parkway Belt West Plan.
 2. That the City of Mississauga initiate a land use review of the subject lands as the basis for amendments to Mississauga Plan and the zoning by-law for the lands subject to the Park Belt West amendment application by Ontario Realty Corporation.
 3. That the report titled "Parkway Belt West Plan Amendment – East of Fieldgate Drive, north of Audubon Boulevard - Ontario Realty Corporation" dated May 27, 2010 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing.

BACKGROUND:

The Parkway Belt was a major element of the Provincial design for development program contained in Design for Development: The Toronto – Central Region (May, 1970) and continues to be a major element of the Provincial planning framework. The original plan had four objectives:

- to separate and define the boundaries of urban areas;
- to link urban areas with each other and with areas outside the region by providing space for movement of people, goods, energy and information, without disrupting community integrity and function;
- to provide a land reserve for future linear facilities and for unanticipated activities requiring sites of high accessibility and substantial land area; and
- to provide a system of open space and recreational facilities linked with each other.

An application has been received from the Ministry of Municipal Affairs and Housing requesting comments on an application by Ontario Realty Corporation to delete lands on the east side of Fieldgate Drive, north of Audubon Boulevard from the Parkway Belt West Plan.

COMMENTS:**Subject Lands**

The subject lands are located on the east side of Fieldgate Drive, north of Audubon Boulevard and comprise 0.77 ha (1.9 acres). The lands are used as a passive park by the City of Mississauga and are designated Parkway Belt West in Mississauga Plan. The Parkway Belt West Plan (PBWP) in Mississauga forms part of the Official Plan and takes precedence over it.

The Parkway Belt 1 (PB1) zoning of the lands permits passive parks, trails, open space and other conservation uses. Adjacent lands to the east and south of the subject lands are occupied by detached dwellings and zoned “R3”. Lands to the west and north are within the PBWP, are vacant and are zoned PB1.

Parkway Belt West Plan

The subject lands are designated “Road” in the Southern Link of the PBWP, which has the following specific objectives relevant to this link:

- define the northern limits of the Mississauga Urban Area;
- include the existing Ontario Hydro facilities;
- identify transportation, communication and utility corridors to Toronto;
- provide for a controlled access arterial road; and
- provide for inter-urban transit.

The subject lands were originally designated “Road” to provide for the extension of Eastgate Parkway and protect for the Bus Rapid Transit (BRT). Eastgate Parkway has been constructed to the northwest of the subject lands, and the alignment of the BRT has been finalized to the north of the site. The Ministry of Transportation and Mississauga Transit have confirmed that the subject lands are not required for public transit or road purposes. The other objectives of the PBWP are no longer relevant or have been fulfilled. Consequently, removal of the lands from the PBWP is appropriate as they are no longer required for their intended purposes.

Department Comments

The Transportation and Works Department have no comments regarding this application.

Community Services commented that “since 1998, the subject lands have been maintained by the City as a temporary passive park and listed in the City’s Parks Inventory as P-397 (Not To Be Named). As these lands have been declared surplus to the Provincial government’s needs and will be sold at market value, the Community Services Department – Park Planning Section have conducted a needs assessment for the park site and consulted with area residents.

Within the City's standard 800 metre radius (10 minute walk) of P-397, there are four other parks that serve the surrounding residential area. These parks include:

Rockwood Glen (P-185)

Size: 1.73 ha

Facilities: 1 Play Site, 1 Soccer Field and Park Pathways

Bough Beeches Park (P-136)

Size: 1.52 ha

Facilities: 1 Play Site, 1 Multi-Purpose Field and Park Pathways

Shaver Trail (P-239)

Size: 3.48 ha

Facilities: None. Passive park with park pathways

Wood Creek (P-210)

Size: 11.42 ha

Facilities: None. Wood Creek is a natural area with connections to the City's trail network.

As per Future Directions Master Plan for Parks and Natural Areas, the area is well served by parkland and recreational facilities. Further, Park Planning staff reviewed the type of facilities that could be accommodated on the surplus site, specifically soccer as this is the greatest need. Given the size and configuration of the subject lands, the City's standard soccer field could not be accommodated. On February 18, 2009, Park Planning staff presented the situation and needs assessment to the Rockwood Homeowners Association, who supported Park Planning's position to not acquire the surplus lands for park purposes."

STRATEGIC PLAN: N/A

FINANCIAL IMPACT: N/A

CONCLUSION: The application to delete lands on the east side of Fieldgate Drive, north of Audubon Boulevard from the Parkway Belt West Plan by Ontario Realty Corporation is acceptable as the lands are neither required to fulfill the objectives of the Parkway Belt West Plan, nor are they required for municipal purposes. Mississauga should initiate a land use review of the subject lands as the basis for amendments to Mississauga Plan and the zoning by-law to permit the development of the subject lands for private purposes.

ATTACHMENTS: APPENDIX 1: Aerial Photograph
APPENDIX 2 Report Map
APPENDIX 3 General Context Map

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: Ron Miller, Planner, Planning and Building
Department*



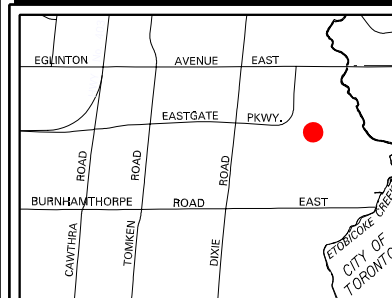
LEGEND:



SUBJECT LANDS



SUBJECT:
PROPOSED PARKWAY BELT AMENDMENT-
ONTARIO REALTY CORPORATION



FILE NO:

BL.09.PAR

DWG. NO:

BL09PAR PBA A

SCALE:

1:3000

PDC DATE:

2010 05 27

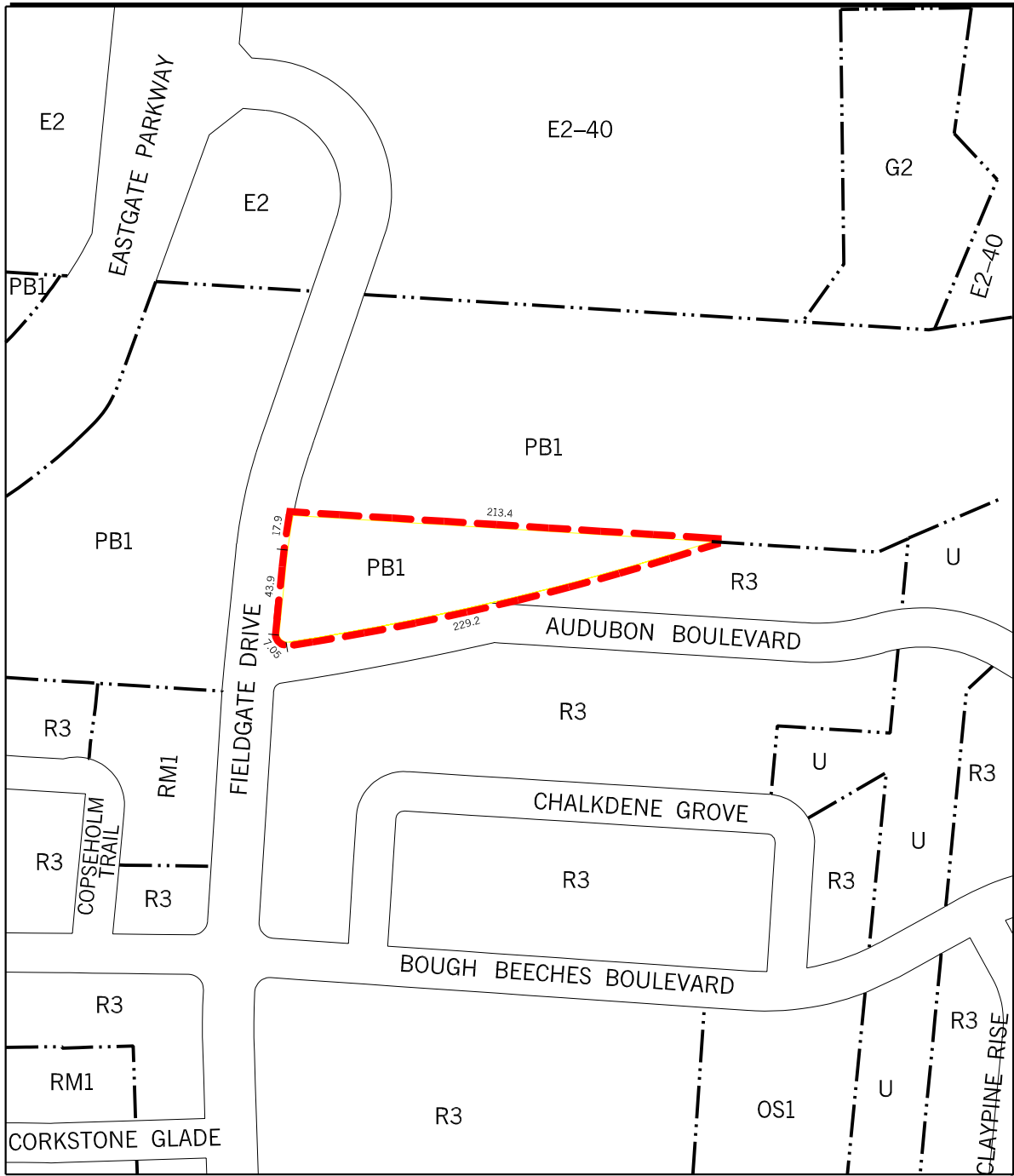
DRAWN BY:

K. PROKOP

MISSISSAUGA
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APPENDIX 1



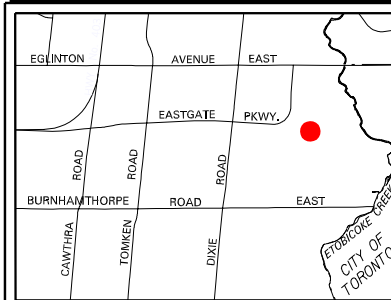
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APPENDIX 2

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