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DATE: March 13, 2001

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Queensway Hydro Corridor**
- Interim Control By-Law Extension
MEETING DATE: April 2, 2001

ORIGIN: Planning and Building Department

BACKGROUND: The hydro transmission corridor lands between Palermo Junction near Highway 25 and Upper Middle Road in Oakville and the Manby Transformer Station on Kipling Avenue in Etobicoke were deemed to be surplus in a 1997 Class Environmental Assessment titled "Supply to the Town of Oakville." This right-of-way traverses Mississauga parallel to the Queensway and is known locally as the Queensway Hydro Corridor.

Since Hydro One Networks Inc. (formerly Ontario Hydro Services Company) has expressed an interest in disposing of these lands, the Planning and Building Department prepared a report "Proposed Queensway Hydro Corridor Land Use Study and Interim Control By-law" dated April 11, 2000. That report concluded that a land use study of the Queensway Hydro Corridor, within the context of adjoining lands, should be undertaken to assess land use options. It recommended that an Interim Control By-law be enacted for the Queensway Hydro

Corridor to allow the City time to review and, where appropriate, revise the land use policies with respect to these lands. Subsequently, on May 10, 2000 City Council considered the report and adopted the following:

1. That staff prepare a Land Use Study of the Queensway Hydro Corridor as outlined in the report titled "Proposed Queensway Hydro Corridor Land Use Study and Interim Control By-law," dated April 11, 2000 from the Commissioner of Planning and Building.
2. That the area for the Land Use Study of the Queensway Hydro Corridor be extended easterly to the Etobicoke Creek.
3. That staff prepare an Interim Control By-law for all lands within the Queensway Hydro Corridor for consideration by City Council as outlined in the report titled "Proposed Queensway Hydro Corridor Land Use Study and Interim Control By-law," dated April 11, 2000 from the Commissioner of Planning and Building.

The Land Use Study is underway to address the first and second recommendations and review the opportunities and encumbrances for the potential future use of these lands. Further, City Council, on May 10, 2000 adopted By-law Number 0217-2000, an Interim Control By-law, which limits the use of the corridor for the transmission and distribution of electricity and gas, and for a public park. The By-law is in effect for one year, but may be extended for an additional period of one year.

COMMENTS:

The background research involves the collection and assembly of data regarding the license agreements and easements pertaining to these lands. While most parties have identified their interests in the corridor lands, two parties, the

Region of Peel and Union Gas, have not, detailed their land use requirements.

Although the Region of Peel is considering widening the Queensway, the land parcels required for this widening have not been identified. In addition, an outstanding land transfer between the Region and Hydro One Networks Inc. must be resolved.

Union Gas has expressed an interest in these lands to potentially install a pipeline which will connect to their existing sub-station between Winston Churchill Boulevard and Ninth Line.

Since the Region of Peel and Union Gas are among the potential linear users of the Corridor, and their interests would extend over a large area, completion of the study requires the identification of land requirements from these two parties.

CONCLUSION:

The Land Use Study will require additional time to solicit and assemble information from the outstanding land use interests. Pending receipt of this information a final review and recommendations will be completed for a draft report to Planning and Development Committee. Consequently, Interim Control By-law 0217-2000 should be extended for one year.

RECOMMENDATION:

That a By-Law be enacted to amend the Interim Control By-Law 0217-2000 being a by-law for all lands within the Queensway Hydro Corridor to extend the interim control for an additional one year period.

Original Signed By: _____

Thomas S. Mokrzycki

Commissioner of Planning and Building