

DATE: November 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 - Land Use Study**
MEETING DATE: December 3, 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. It traverses the Sheridan, Erindale, Cooksville and Lakeview Planning Districts.

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 titled "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.

Pursuant to part three of the above recommendation, City Council, on May 10, 2000 adopted By-law Number 0217-2000, being 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. In order to complete the review for this study, Interim Control By-law 0217-2000 was extended with By-Law # 0204-2001 until May 2002. A copy of the study is attached as Exhibit 1.

COMMENTS:**STUDY METHOD AND APPROACH**

The approach to this study has included research, a consultation process, as well as an evaluation of the development potential of

these lands. The background research consisted of the documentation of the numerous license agreements and easements along the Corridor. The consultation assessed the land use requirements of the primary stakeholders that include the City of Mississauga, the Region of Peel, Enbridge Consumers Gas and Enersource Hydro Mississauga. The focus on these stakeholders is the result of the large scale nature of their involvement, their role as infrastructure providers, as well as the encumbrances they likely pose in relation to development on these lands. Following this assessment, the parcels of the Corridor with development potential were identified.

DEVELOPMENT POTENTIAL

Development potential along the Corridor is severely limited by numerous licenses, easements and the land requirements of the larger linear users. Enbridge, for example, currently has a 3 m (10 ft) easement. If the lands are sold, Enbridge would require a 6-9 m (20 - 30 ft) easement to maintain the pipeline. Although development potential has been reviewed on a site by site basis, it is premature to consider alternative land uses until decisions are made regarding the possible conversion of Lakeview Generating Station to gas, and the land requirements for an additional pipeline to provide the gas service in the Corridor are known.

CONCLUSION:

This study has identified and reviewed the development opportunities and constraints for the future use of the decommissioned portion of the Queensway Hydro Corridor. These lands are encumbered, in large part, by an Enbridge pipeline which bisects the majority of the Corridor. There is also interest in developing a second pipeline from Oakville to Lakeview Generating Station and the Corridor lands appear to be the only feasible means of its development. This pipeline could take approximately three years to develop. As well, there are recreational and transportation interests in maintaining an east-

west linear Corridor through the City.

Given the importance of preserving the Corridor for existing and future linear utility functions, particularly an additional pipeline to provide gas for the possible conversion of Lakeview Generating Station, as well as for possible transit uses and a multi-use recreation trail, it is recommended that the entire corridor continue to be designated "Utility" in City Plan and zoned "O3". This will permit the use of the lands for utility purposes, and the existing parking for Trillium Health Centre, Sheridan Mall, and Queentario Plaza.

RECOMMENDATION:

That the Queensway Hydro Corridor continue to be designated "Utility" in City Plan and zoned "O3", "R1" and "R1-Section 1087" as recommended in the report titled "Queensway Hydro Corridor Land Use Study" dated November 13, 2001 from the Commissioner of Planning and Building.

Original Signed By: _____

Thomas S. Mokrzycki
Commissioner of Planning and Building