

## **NOTE:**

**THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE  
COOKSVILLE PLANNING DISTRICT OF MISSISSAUGA PLAN,  
AND MUST BE READ IN CONJUNCTION WITH ALL THE  
POLICIES OF MISSISSAUGA PLAN**

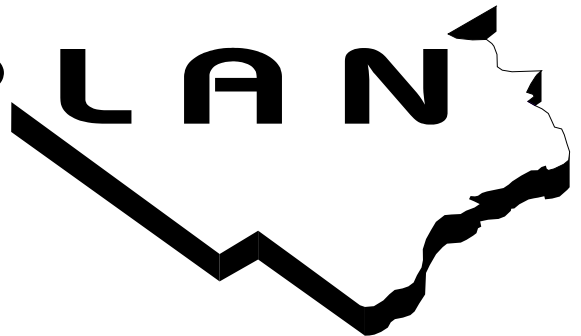
**PLEASE REFER TO MISSISSAUGA PLAN  
FOR ADDITIONAL CITY-WIDE POLICIES WHICH APPLY TO  
THIS DISTRICT.**

**THE COOKSVILLE DISTRICT POLICIES OF MISSISSAUGA  
PLAN CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE  
AREAS MARKED AND OUTLINED IN THIS PLAN THAT HAVE  
BEEN APPEALED TO THE OMB.**

**ALL APPEALS HAVING BEEN SETTLED,  
THE COOKSVILLE DISTRICT POLICIES OF MISSISSAUGA  
PLAN ARE IN FULL FORCE AND EFFECT.**

**M I S S I S S A U G A**

**P L A N**



# **SECTION 4.8 COOKSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

**2012 November**



Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### OFFICE CONSOLIDATION

This is an office consolidation of the Cooksville District Policies of Mississauga Plan (Official Plan), as amended, prepared for the purpose of convenience only. For accurate reference, the "originals" should be consulted.

The number in brackets and italics, eg. (*MPA-123*), at the end of a section, subsection, paragraph, subparagraph, etc., is the number of the Amendment or By-law amending the Cooksville District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Cooksville District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Cooksville District Policies of Mississauga Plan (Official Plan), modified and approved by the Region of Peel, 2003 May 05, save and except certain parts that were appealed to the Ontario Municipal Board.

	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Cooksville District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Cooksville District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Amendment 8	District Land Use Map	2003 Oct. 22	All approved	City of Mississauga
Mississauga Plan	Appeal B11 - District Policies and District Land Use Map	2003 Dec. 02	Further approval with modifications	Ontario Municipal Board Order No. 1608
Mississauga Plan	Appeal B4 - District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed	Ontario Municipal Board Order No. 0662
Mississauga Plan	Appeal B12 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed	Ontario Municipal Board Order No. 0662
Amendment 2	District Policies	2004 June 23	All appealed to OMB	City of Mississauga
Amendment 2	District Policies	2005 Mar. 10	Further approval with modifications All approved	Ontario Municipal Board Order No. 0550
Amendment 69 to City Plan	District Land Use Map	2005 Mar. 10	All approved with modifications	Ontario Municipal Board Order No. 0550
Amendment 35	District Land Use Map	2005 June 30	All approved	City of Mississauga
Amendment 29	District Land Use Map	2006 July 27	All approved	City of Mississauga
Amendment 68	District Policies	2007 Apr. 24	All approved	City of Mississauga
Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	All approved	Ontario Municipal Board Order No. 2622 Issued 2007 Oct. 01
Amendment 40	District Policies	2008 Mar. 24	<b>All Approved Except for two (2) appeals to the OMB "Retail" of term "retail commercial" - Appealed</b>	City of Mississauga
Amendment 83	District Policies and District Land Use Map	2008 May 06	All approved	City of Mississauga

Specific policies in this section must be read in conjunction with all the policies in this Plan.

### Cooksville District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	<b>All Approved Except for two (2) Site Specific appeals to the OMB</b> Term " <i>retail</i> commercial" is no longer under appeal	City of Mississauga
Amendment 92	District Policies and District Land Use Map	2010 Jan. 05	All Approved	City of Mississauga
Amendment 95	District Policies and District Land Use Map	2010 Jan. 07	<b>Partial Approval All Appealed to the OMB</b> (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes [current owners: Hush Homes] – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel
Amendment 95	District Policies and District Land Use Map	2011 Feb. 25	<b>Partial Approval All Appealed to the OMB</b> (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel Withdrawn: Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place) 2011 Feb. 25 Case No. PL101408 File No. PL100111
Amendment 95	District Policies and District Land Use Map	2011 May 09	<b>Partial Approval All Appealed to the OMB</b> (Azuria Group, Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp., Solmar Dev. Corp.)	Region of Peel Withdrawn: Solmar Dev. Corp., 2011 May 09 Case No. PL101408 File No. PL100111
Amendment 95	District Policies and District Land Use Map	2011 Dec. 13	<b>Partial Approval All Appealed to the OMB</b> (Azuria Group, Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp.)	Region of Peel Withdrawn: Azuria Group Inc., 2011 Dec. 13 Case No. PL101408 File No. PL100111

Specific policies in this section must be read in conjunction with all the policies in this Plan.

### Cooksville District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 95	District Policies and District Land Use Map	2012 Apr. 25	<b>Partial Approval Site Specific Appeal to the OMB</b>  Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road <del>Orlando Corp.</del>	Region of Peel Withdrawn: Orlando Corp., 2012 Apr. 25 Case No. PL101408 File No. PL100111
Amendment 124	District Policies and District Land Use Map	2012 May 08	All Approved	City of Mississauga
Amendment 95	District Policies and District Land Use Map	2012 Nov. 20	All approved	Region of Peel Withdrawn: Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road 2012 Nov. 20 Case No. PL101408 File No. PL100111

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### PREFACE

The adopting By-laws and Region of Peel approval certificate for Mississauga Plan (Official Plan) is on file in the Planning and Building Department.

### CITY OF MISSISSAUGA APPROVAL

Mississauga Plan (Official Plan) for the City of Mississauga, except for the Commercial Policies and Commercial Land Use Designations, was adopted by By-law Number 0317-2002 by *City* Council on the 10<sup>th</sup> day of July, 2002. The Commercial Policies, Commercial Land Use Designations and modifications for Mississauga Plan (Official Plan) were adopted by By-law Number 0085-2003 by *City* Council on the 26<sup>th</sup> day of February, 2003.

### REGION OF PEEL APPROVAL

Pursuant to sections 17(35) of the *Planning Act*, the Region of Peel made a Decision on 2003 March 31, to modify and approve part of Mississauga Plan (Official Plan) for the City of Mississauga Planning Area as adopted by By-laws 0317-2002 and 0085-2003

Dated at Brampton this 31<sup>st</sup> day of March, 2003.

#### "NICK TUNNACLIFFE"

Commissioner of Planning  
Region of Peel

The Notice of Decision was issued 2003 April 14 with the Last Date of Appeal being 2003 May 04.

### ONTARIO MUNICIPAL BOARD APPEALS

**MISSISSAUGA PLAN (OFFICIAL PLAN) CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE FOLLOWING WHICH HAVE BEEN APPEALED TO THE ONTARIO MUNICIPAL BOARD.**

Pursuant to section 17(42) of the *Planning Act*, the Region of Peel is forwarding to the Ontario Municipal Board the following parts of Mississauga Plan (Official Plan), which have been appealed as set out in Part B, and indicated in Mississauga Plan (Official Plan) text and on the Schedules and Land Use Maps and labelled as **B#**.

#### **THE FOLLOWING PARTS OF MISSISSAUGA PLAN HAVE BEEN APPEALED:**

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.8, Cooksville District Policies:
    - District Land Use Map, the Commercial Land Use Designations.

#### **APPEAL DISMISSED**

**OMB Order No. 0662 - 2004 Mar. 29**

- B11.** The following as it applies to the lands located at 2264 Gordon Drive, on the west side of Gordon Drive, south of Queensway West (Regency Rowe Incorporated):

- Section 4.8, Cooksville District Policies:
  - Section 4.8;

#### **APPROVED AS MODIFIED**

**OMB Order No. 1608 - 2003 Dec. 02**

- Section 4.8, Cooksville District Policies:
  - District Land Use Map, the Residential Low Density I Designation.

#### **APPEAL DISMISSED**

**OMB Order No. 1608 - 2003 Dec. 02**

# MISSISSAUGA PLAN

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Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.8, Cooksville District Policies:
    - Section 4.8.4.2, Business Employment, Land Use;
    - District Land Use Map, the Business Employment Land Use Designations.

**APPEAL DISMISSED**

**OMB Order No. 0662 - 2004 Mar. 29**

"MARK H. KLUGE"

Principal Planner  
Development Planning Services  
Region of Peel

**ALL APPEALS HAVING BEEN SETTLED,  
THE COOKSVILLE DISTRICT POLICIES  
OF MISSISSAUGA PLAN ARE IN FULL  
FORCE AND EFFECT.**

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## Cooksville District Policies of Mississauga Plan

### 4.8 COOKSVILLE

#### 4.8.1 Planning Context

The Cooksville District is a large, centrally located area comprising former Planning Districts, or portions thereof, including Cooksville-Munden Park, Dundas-Fairview, West Cooksville and South Dixie. The focal point of the Cooksville District continues to be the historic "Cooksville Corners" area surrounding the intersection of Dundas Street and Hurontario Street. This area has a mixture of commercial and residential uses.

Existing residential land uses consist primarily of detached and semi-detached dwellings which comprise most of the established neighbourhoods in the area. Hurontario Street is the major high density residential corridor. High density uses are also located along the ring road system which circles the Hurontario and Dundas Streets intersection. Other high density sites are located along Argyle Road, Camilla Road and the North Service Road.

The areas surrounding the Hurontario and Dundas Street intersection consist of numerous commercial sites.

The Cooksville District is within the *watersheds* of the Credit River and Lake Ontario. Stavebank Creek is a small tributary of the Credit River originating within the District and is generally located within a defined, well vegetated *valley corridor*. Mary Fix Creek is a larger tributary of the Credit River originating north of the District. Mary Fix Creek has been impacted by urbanization including flood and erosion control, enclosures, and shale extraction; however, south of the Queensway West, it is characterized as a well-defined, vegetated *watercourse corridor*.

Kenolli Creek is a minor tributary of Lake Ontario originating within the District. It is generally within a defined corridor which contains a reduced "Regulatory Storm" *floodplain* due to past flow diversions to Mary Fix Creek.

Cooksville Creek is the most significant natural feature within the District. Portions of Cooksville Creek have been impacted by channelization associated with flood and erosion control and stormwater management; however, natural areas remain along the *watercourse corridor*. The Cooksville Creek has been impacted by urbanization and, in addition to the extensive *floodplain*, it is considered to have "flashy" flood waters, a high erosion rate and

degraded water quality due to unmitigated stormwater drainage. Cooksville Creek does provide warmwater *fish habitat* and serves as a wildlife corridor and linkage to other features within and beyond the District. The Cooksville Creek corridor is used for passive recreation and the potential for restoration and rehabilitation opportunities exist along the *watercourse* in consideration of past impacts.

The area south of Queensway West and north of the Queen Elizabeth Way, between Hurontario Street and Stavebank Road, has been identified as a Residential *Woodland*. Although the area has been developed as a residential community, it is characterized by a mature canopy of red oak, white oak, sugar maple along with other tree species, and contributes to the linkage function of Stavebank Creek, Kenolli Creek and Mary Fix Creek.

#### **NOTE:**

All terms listed in Section 7, Glossary, where used, are ***bolded and italicised*** throughout the text. (MPA-25)



# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.2 Development Concept

The Cooksville District is generally a stable, established area; hence, the focus of the Plan is on recognizing the scale and *enhancing* the *character* of existing neighbourhoods. The Plan also recognizes that specific sites within the Cooksville District are appropriate for *redevelopment*, *infilling* or *intensification*. However, this should occur in such a manner that it is both functionally and visually *compatible* with the *character* of existing neighbourhoods. It also encourages a diversity of mixed uses and densities in the vicinity of the Cooksville Node around the Dundas Street and Hurontario Street intersection.

The focal point of this District is centred around the "Cooksville Corners" intersection and its surrounding ring-road system. This is an area in transition and has considerable potential for appropriate *infill*, *intensification* and *redevelopment*. This Plan recognizes the need to revitalize this area and to encourage a mix of future commercial and residential uses to aid in this process.

The Plan provides for future *development* which is *compatible* with existing land uses and encourages higher densities near the Cooksville GO Station and along major arterial roads where existing infrastructure and services, such as transit, can be utilized.

### 4.8.3 Urban Design Policies

#### 4.8.3.1 Cooksville Node

##### 4.8.3.1.1 Overall Character

A high level of urban design, pedestrian amenity, and intensity of *development* is encouraged along the principal Node street frontages. A sense of entry to the Node should be articulated at these locations by prominent built form, landscaping and signage components.

Sites fronting on Dundas Street and Hurontario Street, immediately outside of the Node, should serve as transitional areas to the Node, where a greater intensity of mixed use *development* should occur.

The sections of Hurontario Street and Dundas Street within the defined Node should function as a focus for the Cooksville Community having a strong sense of place and main street *character* with active mixed use building frontages and highly pedestrianized nature. These street frontages should reinforce a distinctive quality image for the community with high standards in built form, landscaping and related pedestrian amenities.

##### 4.8.3.1.2 Main Street Character

Dundas Street and Hurontario Streets - within the defined Node - should have the following characteristics:

#### a. Street Edge Uses

*Development* abutting the street should encourage a high level of activity along the street by incorporating grade-related retail commercial with residential and/or *offices* above. Retail Commercial units should be clearly oriented to, and accessed from, the public sidewalk. (MPA-40)

#### b. Street Scale and Enclosure

*Development* should be closely related to, and integrated with, the public sidewalk to focus activity on the street and provide a sense of spatial enclosure for the street. *Development* should address the following:

- limited building setback range of three to five (3-5) m from the street line with the larger setback in areas of high transit or pedestrian use;

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

- minimum building height of two to four (2-4) storeys and maximum of six (6) storeys directly abutting the street line;
- maximum continuity of street walls with built form occupying a minimum of 80% of the street frontage;
- a minimum setback of ten (10) m from the street line is required for buildings exceeding six (6) storeys in height.

### c. Bulk and Massing

*Development* should be generally consistent in its bulk, massing and scale within the Node with use of taller more prominent buildings to highlight the Dundas and Hurontario Street intersection. A general height progression should be encouraged from this intersection to the Node edges and abutting Residential Districts. A ratio of 1:2 (building height to eventual street width) should be provided by built form abutting Dundas and Hurontario Streets in the Cooksville Node.

### d. Development Fabric

*Development* fronting on the Hurontario Street and Dundas Street frontages should reinforce patterns and characteristics supportive of a main street role with highly animated pedestrian spaces. *Development* should address the following:

- commercial frontages should be broken up into smaller retail commercial units and accessed directly from the public sidewalk with frequent access doorways; (*MPA-40*)
- no parking should be provided between the buildings and street line;
- blank walls should be avoided along the street in favour of fenestration;
- service, loading and garbage storage areas should be accessed from rear lanes or abutting side streets;
- split level commercial frontages should be avoided;
- periodic building indentations should be provided as relief to long building walls and to provide opportunities for pedestrian spaces;

- storefront signage should respect the pedestrian scale and architectural *character of development*;
- pedestrian weather protection should be provided in the form of canopies and/or inset arcades;
- the *development* and integration of rear yard parking lots to reduce the number of driveways along Hurontario Street and Dundas Street.

### e. Streetscape (Open Space and Landscaping)

*Development* of private land abutting the sidewalk should closely co-ordinate with the public boulevard to create an integrated design *character* at the pedestrian level and to reinforce the sense of a community main street. Opportunities for the *development* of entry forecourts and plazas will be encouraged in order to create a varied *streetscape*. Any existing vegetation will be considered for preservation through the *redevelopment/infill* process to *enhance* the liveability of a space.

### f. Private Development Zone

- Front yard setback areas should be provided with site furnishings, landscaping and paving materials, co-ordinate with the public boulevard design, and extend the usability of the public sidewalk.
- Opportunities for pedestrian spaces and circulation areas should be promoted at intersection corners, major building entrances and terminations of vistas.

### g. Public Realm - The Design of the Public Boulevard

The following features to reduce the perceived visual width of the street and improve the level of pedestrian comfort, safety and convenience within the public boulevard should be encouraged:

- common paving materials and patterns, street furniture and signage;
- road crossings defined by special paving;
- intersection design to moderate speed of turning traffic in favour of pedestrian movements, i.e. avoid the construction of designated right turn

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

- lanes with islands;
- setting back of bus bays from intersection corners to allow sidewalks to project;
- curb edge parking;
- provision of street trees, feature lighting and related pedestrian amenities.

### 4.8.4 Land Use

#### 4.8.4.1 Residential

##### 4.8.4.1.1 Residential Low Density I

The Residential Low Density I designation, for the area bounded by the Queensway West, Hurontario Street, the Queen Elizabeth Way and Stavebank Road, permits detached dwellings to a maximum density of 10 units per *net residential hectare*.

The Residential Low Density I designation for all other Residential Low Density I lands within the Cooksville District permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per *net residential hectare*.

##### 4.8.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, street townhouses and duplex dwellings within a net density range of 18-50 units per *net residential hectare*.

##### 4.8.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse *development*, at a density of 25-50 units per *net residential hectare*. Building height should not exceed a maximum of three (3) storeys unless otherwise specified in the Urban Design policies of this Plan.

##### 4.8.4.1.4 Residential Medium Density II

The Residential Medium Density II designation permits townhouse dwellings and all forms of horizontal multiple dwellings and apartment dwellings at a *Floor Space Index (FSI)* of 0.4-0.9. Building height should not exceed a maximum of four (4) storeys unless otherwise specified in the Urban Design policies of this Plan. (MPA-25)

##### 4.8.4.1.5 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 0.5-1.5. Buildings should not exceed a maximum of eight (8) storeys in height unless otherwise specified in the Urban Design policies of this Plan. (MPA-25)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.4.1.6 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.5-2.9. (MPA-25)

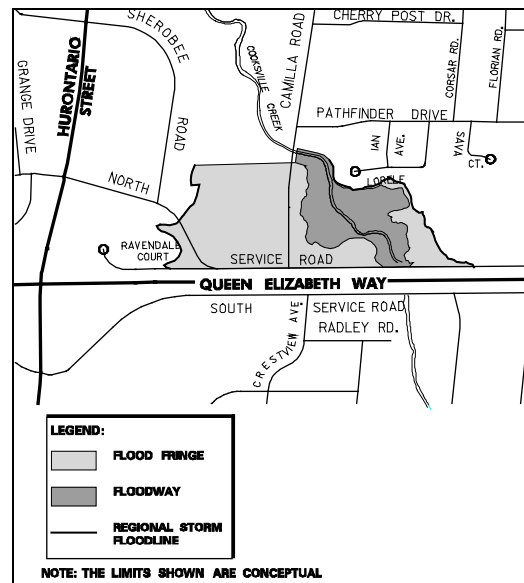
### 4.8.4.2 Business Employment

#### 4.8.4.2.1 Permitted Uses

Notwithstanding the policies of this Plan, only the following uses will be permitted:

- a. *offices*;
- b. outdoor storage and display areas related to the *office* uses.

### 4.8.5 Environmental Planning Areas (MPA-2)



The lands identified above are located generally between the North Service Road where the Cooksville Creek crosses Camilla Road. The lands shown are subject to the Two-Zone *floodplain* management concept, which divides the regulatory *floodplain* into two (2) portions known as the *floodway* and the *flood fringe*. The limits of the *flood fringe* and the *floodway* are conceptual, the exact limits of which will be determined through further study.

Notwithstanding the Natural Hazards policies of this Plan, the following policies will apply to those lands within the regulatory *floodplain*:

- a. the lands within the *floodway* are designated Residential High Density I, *Office*, Greenbelt and Utility. Notwithstanding the Residential High Density I, *Office*, Greenbelt and Utility policies of this Plan, the following uses will be permitted within the *floodway* subject to the satisfaction of the *City* and Credit Valley Conservation:
  - flood and/or erosion works;
  - facilities which by their nature must locate near water or traverse *watercourse* (i.e. bridges, storm sewer outlets and stormwater management facilities);
  - passive recreation activities;
- b. *floodway* lands will be zoned in an appropriate hazard category in the implementing Zoning By-law;

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

- c. the lands within the *flood fringe* are subject to their respective land use designations and the following additional policies:
- *development* may be permitted provided the use, building or structure is floodproofed to the regulatory flood level as required by Credit Valley Conservation;
  - ingress/egress for all *development* located in the *flood fringe* will be such that emergency vehicular and pedestrian movement is not prevented during times of flooding in order that safe access/evacuation is ensured. The determination of safe access shall be made by Credit Valley Conservation based on the depth and velocity factors;
  - enclosed underground parking will be subject to the installation of stringent floodproofing measures to the elevation of the regulatory flood level;
  - the zoning of lands may utilize a holding zone to provide direction as to future permitted uses while ensuring floodproofing and safe access are addressed prior to *development* to the satisfaction of the *City* and Credit Valley Conservation. The Zoning By-law will be amended to remove the holding symbol when the requirements for floodproofing, the provision of safe access to the proposed *development* and a detailed spill assessment and a financing agreement for the reconstruction of the culvert at the QEW has been completed to the satisfaction of the *City*, Credit Valley Conservation and the Ministry of Transportation;
- d. the following uses will not be allowed within the *floodplain*:
- institutional services such as hospitals, nursing homes, and schools where there would be a significant threat to the safety of inhabitants involved in an emergency evacuation situation as a result of flooding or failure of floodproofing measures;
  - new uses associated with the manufacture, storage, disposal and/or consumption of hazardous substances or the treatment, collection and disposal of sewage, which would pose an unacceptable threat to public safety if they were to escape their normal containment/use as a result of flooding
- of failure of floodproofing measures;
- emergency services such as those provided by fire, police, and ambulance stations and electrical sub-stations, which would be impaired during a flood emergency as a result of flooding or failure of floodproofing measures.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.6 Transportation (MPA-2)

#### 4.8.6.1 Road Classification

The transportation system for the District is illustrated on the Cooksville District Land Use Map, and described in Table 1, Basic Road Characteristics, Cooksville District.

TABLE 1: BASIC ROAD CHARACTERISTICS, COOKSVILLE DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Dundas Street West and East	Mavis Road to approximately 150 m east of Hensall Circle	City of Mississauga	35 m
	Queensway West and East	Mavis Road to Cawthra Road	Region of Peel	36/45 m (45 m at intersections)
	Mavis Road	St. Lawrence & Hudson Railway tracks to Queensway West	City of Mississauga	35 m
	Hurontario Street	St. Lawrence & Hudson Railway tracks to Queen Elizabeth Way	City of Mississauga	35 m
	Cawthra Road	Queensway East to Queen Elizabeth Way	Region of Peel	36/45 m (45 m at intersections)
MAJOR COLLECTOR	Hillcrest Avenue	Confederation Parkway to Hurontario Street	City of Mississauga	26 m
	Kirwin Avenue	Hurontario Street to Dundas Street East	City of Mississauga	26 m
	Camilla Road	Dundas Street East to King Street East	City of Mississauga	26 m
	King Street West and East	Confederation Parkway to Camilla Road	City of Mississauga	26 m
	North Service Road	Hurontario Street to Cawthra Road	City of Mississauga	22 m
	Confederation Parkway	St. Lawrence & Hudson Railway tracks to King Street West	City of Mississauga	30 m
	Confederation Parkway	King Street West to Queensway West	City of Mississauga	26 m
MINOR COLLECTOR	Stavebank Road ( <i>Scenic Route</i> )	Approximately 150 m south of Isabella Avenue to Premium Way	City of Mississauga	15 m
	As shown on District Land Use Plan		City of Mississauga	20-26 m
LOCAL ROAD	As shown on District Land Use Plan		City of Mississauga	17-20 m

\* These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along *Higher Order Transit* Corridors, *Bus Rapid Transit* facility, *Bus Rapid Transit* stations, auxiliary lanes, side slopes, bicycle paths, *streetscape* works, etc. (MPA-25) (MPA-95 assoc. with OMB File No.: PL100111)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.6.2 Road System

All *development* applications within the Node are required to address the relationship with adjacent properties and the need to minimize access onto Hurontario Street and Dundas Street.

All *development* applications along the north side of Dundas Street West, between Parkerhill Road and Confederation Parkway, will require an internal access scheme, preferably interconnecting the properties to reduce ingress and egress to Dundas Street West.

A future signalized intersection with Hurontario Street is proposed in the vicinity of the former Melissa Street right-of-way along the southerly boundary of T.L. Kennedy Secondary School. This will connect with Cook Street initially and, with the potential *redevelopment* of the school site, may extend to Confederation Parkway in conjunction with the possible extension of Cook Street northerly to the East GO Access Road. *Redevelopment* proposals in this area will consider these options.

### 4.8.6.3 Parking

The City of Mississauga Parking Strategy, carried out in 1993, made recommendations on the short, medium and long term strategies to meet the parking requirements and to achieve urban design objectives. These recommendations will be considered in conjunction with *development* applications and implementation of *High Occupancy Vehicle (HOV) lanes* on Hurontario Street and Dundas Street East.

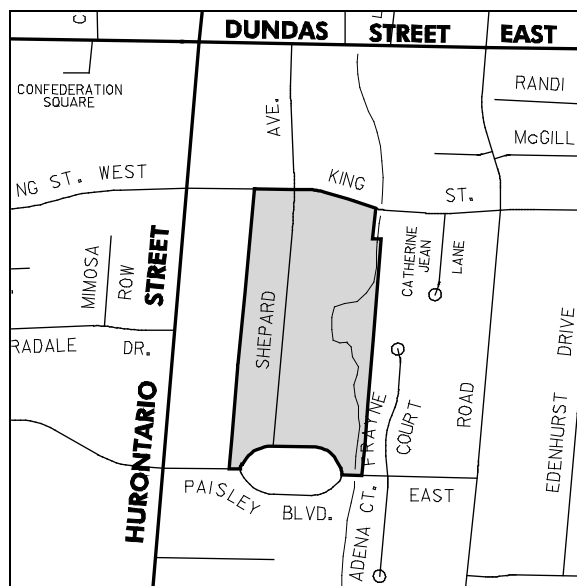
### 4.8.7 Special Site Policies (MPA-2)

#### 4.8.7.1 Introduction

There are sites within the District which merit special attention and are subject to the following policies.

#### 4.8.7.2 Site 1

(MPA-2 ~ OMB Order No. 0550)



The lands identified as Special Site 1 are located on Shepard Avenue between King Street East and Paisley Boulevard East.

Notwithstanding the Residential Low Density I, Residential Medium Density I and Greenbelt designations, the following additional policies will apply:

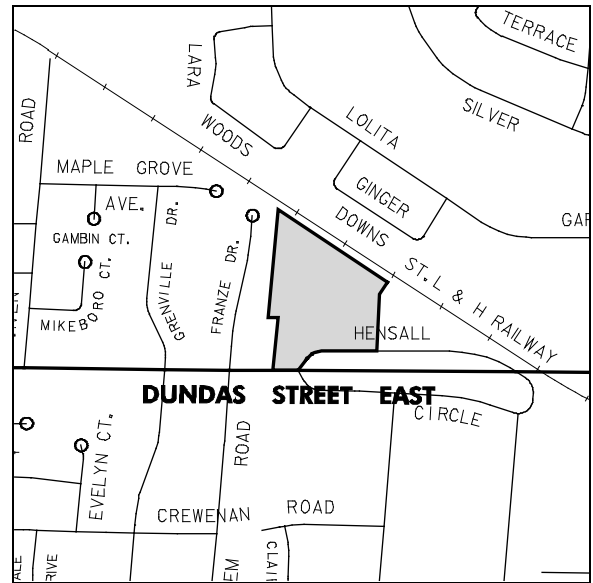
- a. any proposal to alter the natural alignment of the Cooksville Creek and associated Greenbelt lands through filling or channelization will require the appropriate approvals from Credit Valley Conservation and the City of Mississauga. The final design of such alteration works will address the following:
  - criteria for erosion measures;
  - incorporation of the recommendations of the Cooksville Creek Rehabilitation Study for the reach of the Cooksville Creek between King Street East and Paisley Boulevard East;

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

- b. in the event that structural management options are not feasible and, subject to a detailed planning design and supporting engineering studies for the Special Site 1 lands, a Two-Zone **floodplain** management concept, or combination of a Two-Zone **floodplain** management concept and structural management options, may be implemented;
- c. the limits of the **development** will be determined through detailed studies to address limits of flooding. Lands not suitable for **development** will be redesignated to Greenbelt;
- d. the preparation of a concept plan promoting the integrated **redevelopment** of the existing residential lots will be required in conjunction with any **redevelopment** applications. The concept plan will be required to address the following:
  - naturalization of the Cooksville Creek and retention of existing vegetation;
  - an alternate street access and design to limit access to the lands from only King Street East;
  - housing forms that provide for the stepping of densities and building heights from higher at the north and west ends of the site to lower at the south and east ends of the site.

### 4.8.7.3 Site 2



The lands identified as Special Site 2 are located north of Hensall Circle, abutting the CNR tracks. (MPA-25)

Notwithstanding the provisions of the Residential Medium Density I designation, the following additional policies will apply:

- a. the **development** of the site is to incorporate any planned road improvements to Dundas Street East and Hensall Circle. Access for any **development** will be restricted to Hensall Circle;
- b. any **development** is to minimize impact on the abutting low density **development** on Franze Drive through a sensitive design of units, building heights, open space, parking and laneways on the site, and protect and **enhance** existing vegetation along the westerly limits of the site;
- c. unit layouts for the site should minimize privacy/acoustic fencing abutting the public street. Elevations facing the public street should be **enhanced** architecturally.

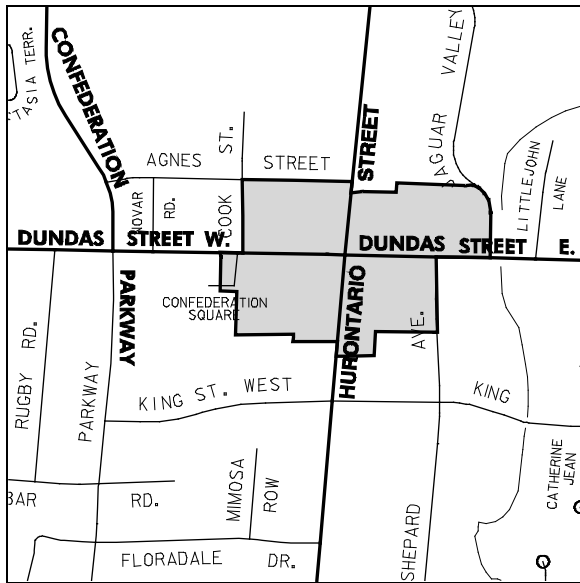


# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.7.4 Site 3



The lands identified as Special Site 3, known as Cooksville Corners, are the lands surrounding the intersection of Hurontario Street and Dundas Street.

Notwithstanding the Mainstreet Retail Commercial and Utility designations and the Urban Design Policies, Main Street *Character* provisions, the following additional policies will apply: (MPA-25), (MPA-40)

- a. *development* up to a *Floor Space Index (FSI)* of 1.0 will be permitted for street-related retail commercial, *office*, and *community uses*. *Development* between a *Floor Space Index (FSI)* of 1.0 and 2.9 will be permitted at a ratio of 80% residential, *office*, *community uses* and overnight accommodation uses and 20% retail commercial uses; (MPA-40)
- b. principal building entries and related forecourts are to be provided at the Dundas and Hurontario streets intersection. Dundas and Hurontario street frontages are to be developed with retail commercial uses having direct access to the public street and continuous weather protection by an arcade and/or projecting awnings; (MPA-40)
- c. internal pedestrian courtyards with retail commercial/restaurant uses will be permitted subject to: the provision of integral walkways to the public street; visibility from the sidewalk; and, such courtyards being clearly secondary to street-related retail commercial uses; (MPA-40)

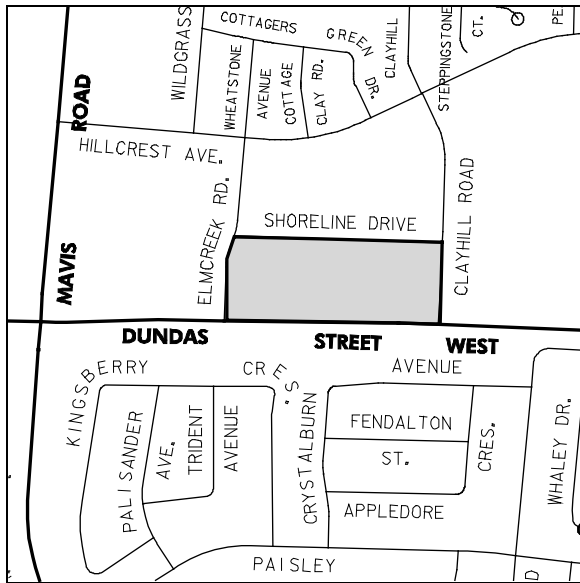
- d. minimum building heights of three (3) storeys and a maximum of six (6) storeys directly abutting Dundas and Hurontario street frontages are encouraged to create an appropriate street scale and enclosure relationship. *Development* exceeding six (6) storeys to a maximum of eighteen (18) storeys will be considered subject to a minimum setback of ten (10) m from the building edge abutting the public sidewalk. Terracing of taller built form will be encouraged;
- e. the lands located at the southeast corner of Agnes Street and Cook Street can be utilized on an interim basis for parking for the Mainstreet Retail Commercial *development* to the west. When these lands are developed, they are to be in compliance with the Residential High Density II designation of the Cooksville District Policies. The majority of parking for the mixed retail commercial and residential *development* shall be accommodated in a below-grade parking structure. (MPA-40)

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.7.5 Site 4

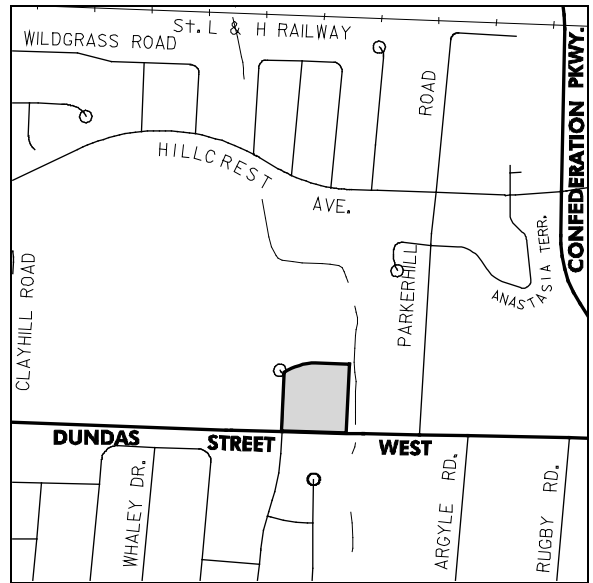


The lands identified as Special Site 4 are located on the north side of Dundas Street West, east of Mavis Road, in the former Canada Brick quarry site.

Notwithstanding the Residential High Density I designation on the lands, the following additional policies will apply:

- a. all forms of horizontal multiple dwellings as well as low-rise apartment dwellings and townhouse dwellings will be permitted in combination with Residential High Density I uses provided the overall density achieves the minimum permitted **Floor Space Index (FSI)** of 1.0 for the subject lands; (MPA-25)
- b. a concept plan for the entire property will be submitted by the applicant to ensure that the overall site **development** achieves the minimum density for the subject lands, an appropriate built form relationship defines the Dundas Street West frontage, and acceptable transitions in built form are established to surrounding land uses.

### 4.8.7.6 Site 5



The lands identified as Special Site 5 are located at the northeast corner of Dundas Street West and Breakwater Court.

Notwithstanding the Residential Medium Density II designation on the lands, the following additional policies will apply:

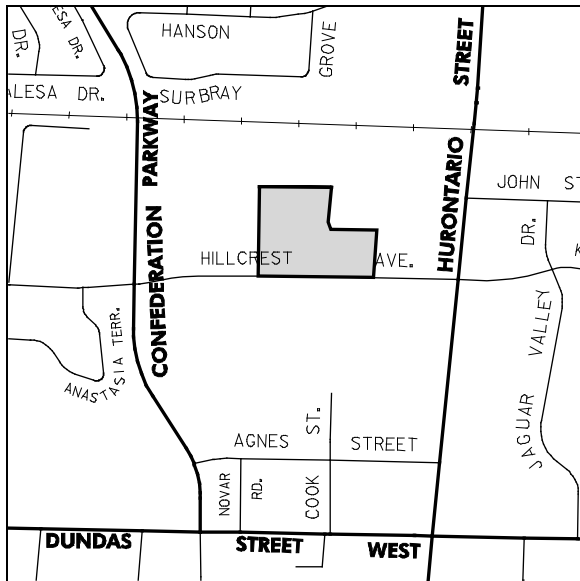
- a. **development** up to an **Floor Space Index (FSI)** of 1.1 will be permitted;
- b. a concept plan for the entire property will be submitted by the applicant to ensure that the overall site **development** achieves an appropriate built form relationship which defines the Dundas Street West frontage, and acceptable transitions in built form are established to the surrounding land uses.

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

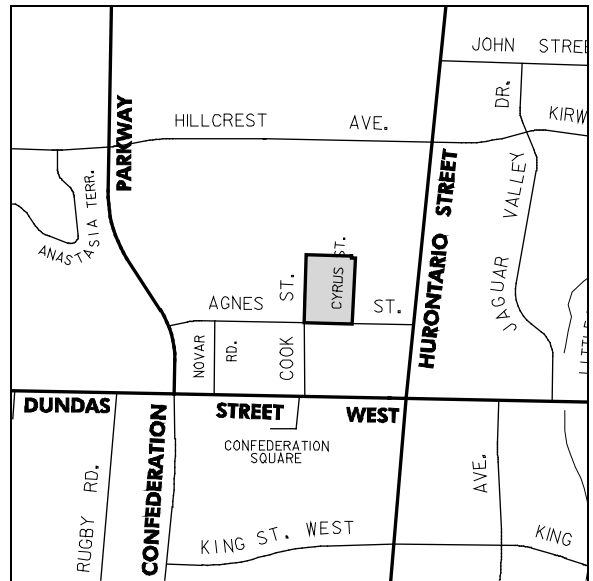
### 4.8.7.7 Site 6 (MPA-25)



The lands identified as Special Site 6 are located on the north side of Hillcrest Avenue, west of Hurontario Street.

Notwithstanding the provisions of the Residential High Density II designation, **office development** will be permitted at a maximum Gross Floor Area (GFA) of 61 439 m<sup>2</sup>, of which a maximum of 9 290 m<sup>2</sup> will be used for accessory uses.

### 4.8.7.8 Site 7



The lands identified as Special Site 7 are located at the northeast corner of Agnes Street and Cook Street.

Notwithstanding the Residential High Density II designation, the following additional policies will apply:

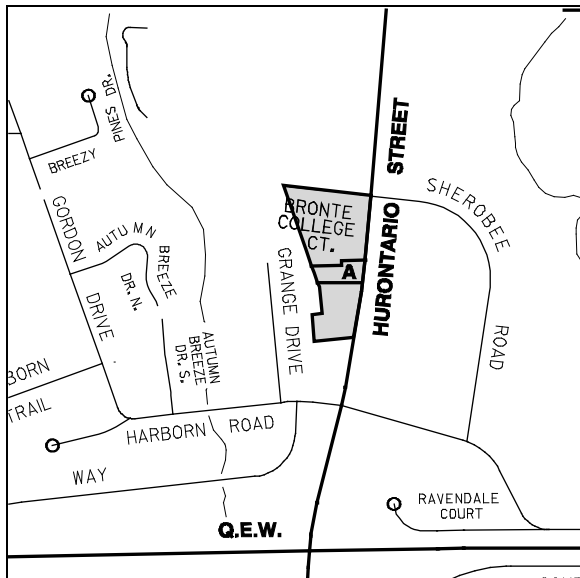
- a. a maximum of one-hundred and twenty-one (121) apartment units and a maximum of twenty-seven (27) condominium townhouse units will be permitted on this site;
- b. the apartment building will not exceed thirteen (13) storeys in height.

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.7.9 Site 8

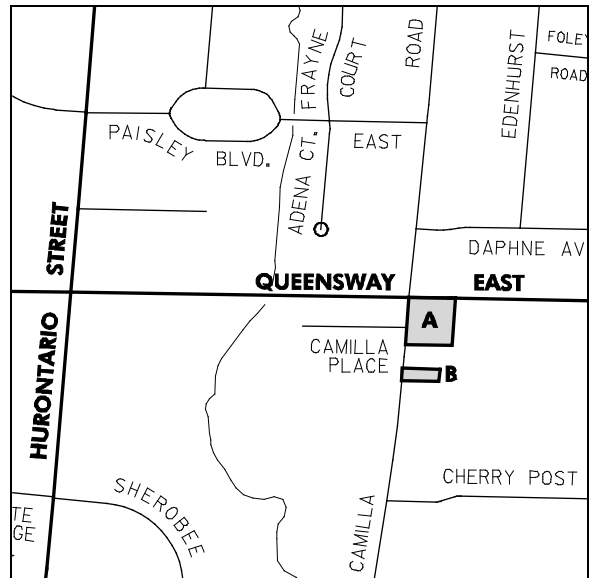


The lands identified as Special Site 8 are located along the west side of Hurontario Street, north of Harborn Road.

Notwithstanding the *Office* designation, the following additional policies will apply:

- a. funeral homes and nursing homes will also be permitted;
- b. vehicular access and internal circulation and parking must respect both the visual and functional quality of the street as well as the privacy of the residential areas to the west;
- c. efforts must be made to retain the existing vegetation cover maintaining the continuity of the area *character*;
- d. building height and form should provide a positive scale transition between Hurontario Street and existing residential *development* to the west;
- e. the building setback from the rear lot line should provide for the retention of natural vegetation to function as a buffer from residential uses to the west;
- f. the lands identified as Area 8A, located at 2150 Hurontario Street, will be permitted to develop at a maximum *Floor Space Index (FSI)* of 1.0.

### 4.8.7.10 Site 9



The lands identified as Site 9 are located south of Queensway East and east of Camilla Road.

Notwithstanding the Convenience Retail Commercial designation, the following additional policies will apply: (*MPA-40*)

- a. uses on Areas 9A and 9B will be limited to a food store, garden centre with outdoor display and sales area, and a residential apartment unit, together with an addition to the existing cold storage room, a private garage and parking lot;
- b. the total Gross Floor Area (GFA) on Area 9A will not exceed one-thousand four-hundred (1 400) m<sup>2</sup>;
- c. the total Gross Floor Area (GFA) on Area 9B will not exceed one-hundred (100) m<sup>2</sup>.

# MISSISSAUGA PLAN

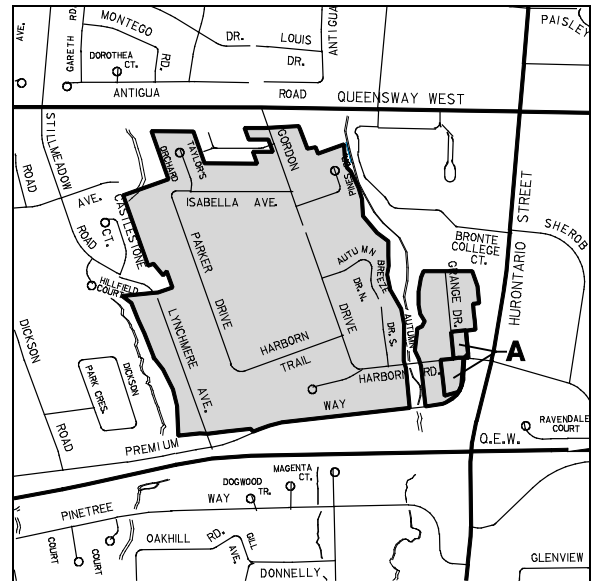
Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.7.11 Site 10

*Deleted by Amendment No. 2. (MPA-2)*

### 4.8.7.12 Site 11



The lands identified as Special Site 11 are located west of Hurontario Street, south of Queensway West. (*Appeal B11 - OMB Order No. 1608*)

Notwithstanding the provisions of the Residential Low Density I and Residential Low Density II designations on these lands, the following additional policies will apply: (*MPA-92*)

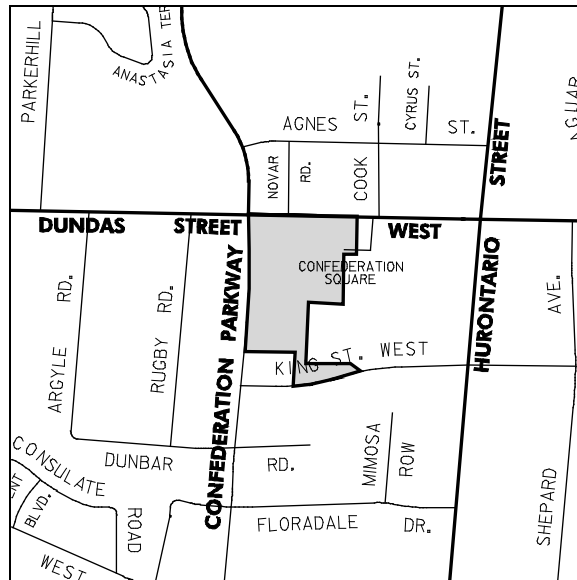
- a. preserve and **enhance** the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and **character** of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new **development** has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

- g. reduce the hard surface areas in the front yard;
- h. *preserve* existing mature high quality trees to maintain the existing mature nature of these areas;
- i. house designs which fit with the scale and *character* of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; (MPA-25)
- j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots. (MPA-25)
- k. for the area identified as 11A, a maximum height of three (3) storeys will be permitted for street townhouses. (MPA-92)

### 4.8.7.13 Site 12



The lands identified as Special Site 12 are located in the southeast quadrant of the intersection of Dundas Street West and Confederation Parkway.

Notwithstanding the Mainstreet Retail Commercial designation on the lands, the following additional policies will apply: (MPA-40)

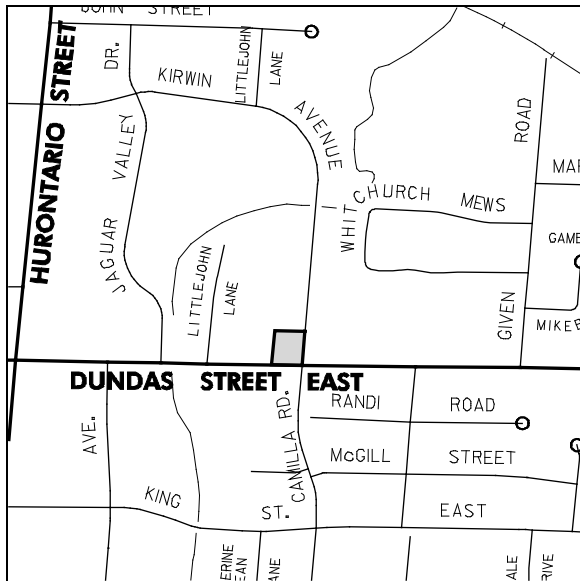
- a. a maximum of six-hundred and eighty-eight (688) apartment units; 2 541 m<sup>2</sup> of *office* and retail commercial uses; a 1 152 m<sup>2</sup> community centre; and an eight (8) storey, approximately 9 580 m<sup>2</sup> existing *office* building will be permitted; (MPA-40)
- b. in the event that the community centre is not required, then the space designated for a community centre, 1 152 m<sup>2</sup>, may be converted to *office* and retail commercial uses. (MPA-40)

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.7.14 Site 13



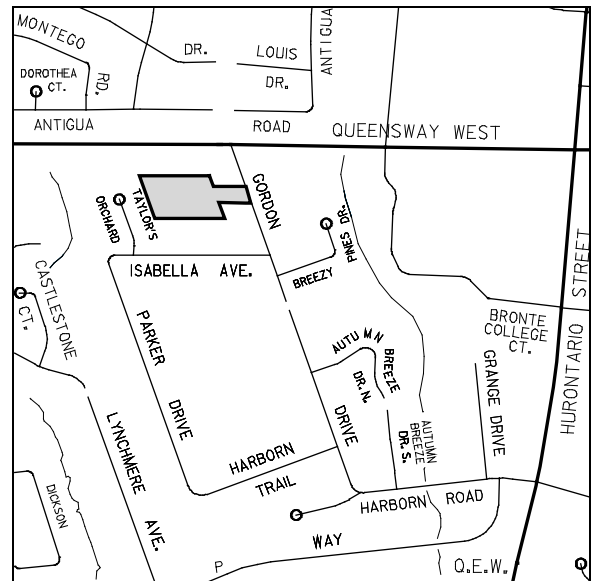
The lands identified as Special Site 13 are located at the northwest corner of Dundas Street East and Kirwin Avenue.

Notwithstanding the provisions of the Mainstreet Retail Commercial designation, the following additional policy will apply: (MPA-40)

- a. *motor vehicle commercial uses* will be permitted.

### 4.8.7.15 Site 14

(Appeal B11 - OMB Order No. 1608)



The lands identified as Special Site 14 are located south of Queensway West, on the west side of Gordon Drive.

Notwithstanding the provisions of the Residential Low Density I designation, the following additional policy will apply:

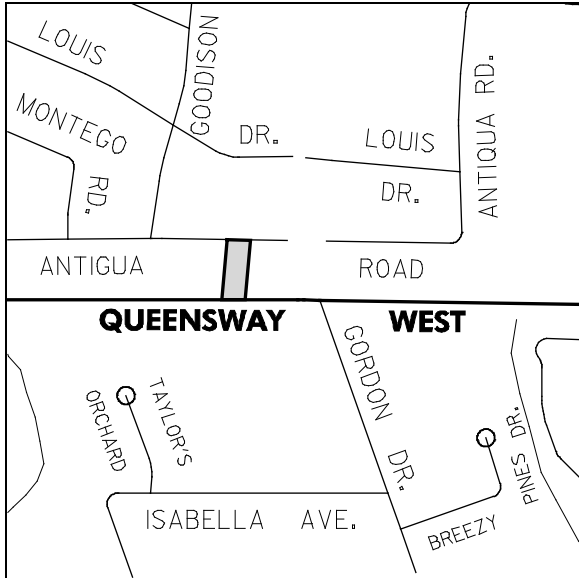
- a. detached dwellings will be permitted to a maximum density of approximately 10 units per *net residential hectare*.

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### 4.8.7.16 Site 15 (MPA-68)



The lands identified as Special Site 15 are located on the north side of Queensway West, west of Confederation Parkway and are municipally known as 255 Queensway West.

Notwithstanding the provisions of the Residential Low Density II designation and Section 5.3.3.3, Temporary Use By-law, the following additional policies will apply:

- a. **City** Council may pass By-laws to authorize the temporary use of the land, building and structure for a dental *office* that is otherwise prohibited by the Plan or the Zoning By-law, as permitted by the provisions of the *Planning Act*;
- b. the temporary use may be permitted by a Temporary Use By-law to allow the use of land, building and structure for a dental *office* until *redevelopment* of the land for a use permitted by this Plan is warranted by future market conditions;
- c. the following conditions will apply to the use permitted by the Temporary Use By-law:
  - Council may by by-law authorize the temporary use of land, buildings and structures for a period of three (3) years from the day of the passing of the by-law (2007 Mar. 28) as per the *Planning Act*;
  - Council may by by-law grant further periods of not more than three (3) years each during which the temporary use is authorized as per the *Planning Act*;

- the temporary use should not continue for more than a total of ten (10) years from the day of the passing of the by-law (2007 Mar. 28);
- the temporary use will not be considered a legal, non-conforming use of the property or building;
- the temporary use will not jeopardize the eventual planned use for Residential Low Density II purposes with vehicular access limited to Antigua Road.

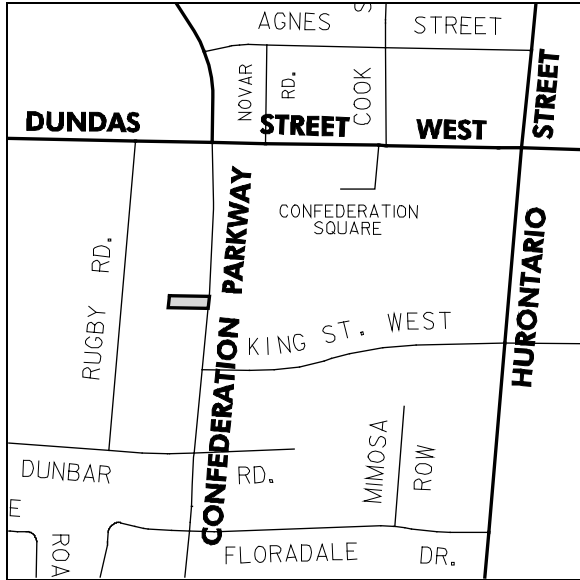


# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

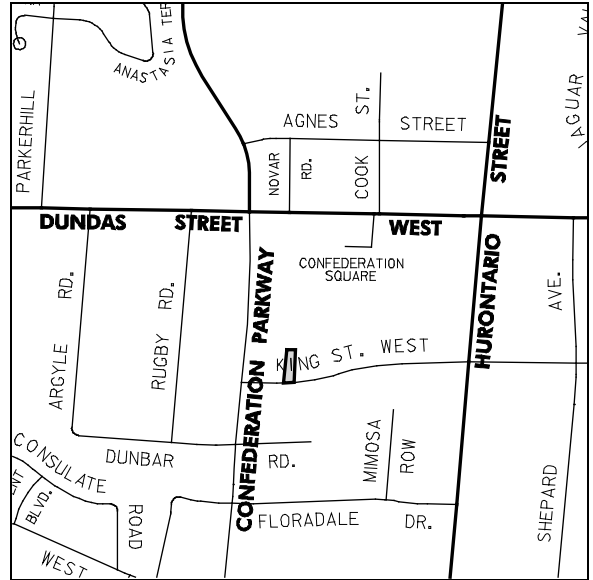
### 4.8.7.17 Site 16 (MPA-25)



The lands identified as Special Site 16 are located on the west side of Confederation Parkway, south of Dundas Street West.

Notwithstanding the provisions of the Residential Low Density II designation, *offices* will be permitted.

### 4.8.7.18 Site 17 (MPA-25)



The lands identified as Special Site 17 are located on the north side of King Street West, east of Confederation Parkway.

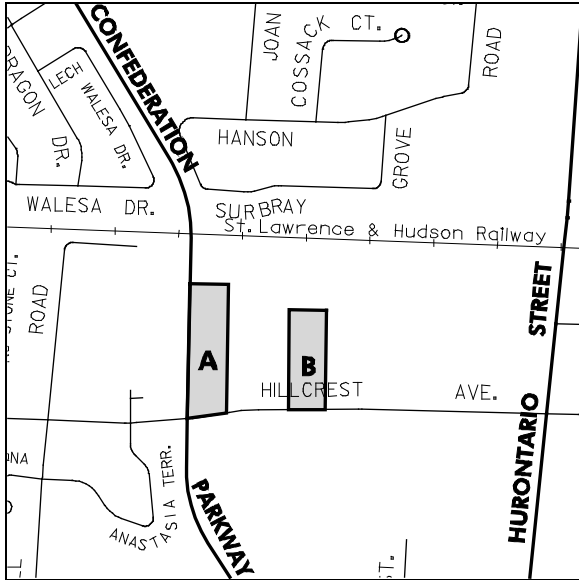
Notwithstanding the provisions of the Residential Low Density II designation, *offices* will be permitted.

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

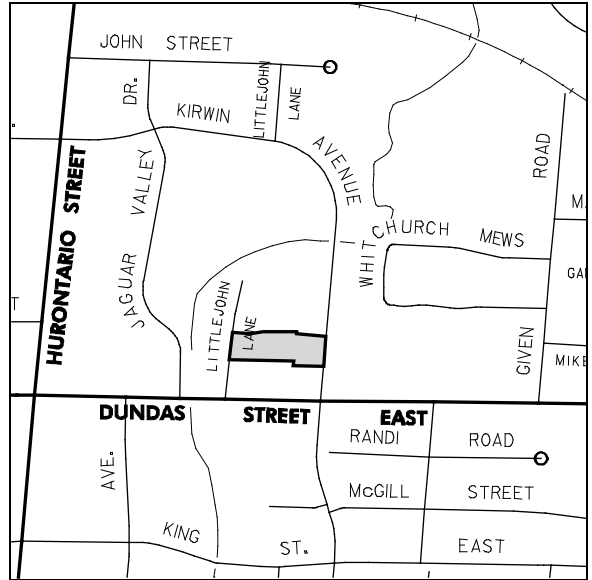
### 4.8.7.19 Site 18 (MPA-25)



The lands identified as Special Site 18 are located on the north side of Hillcrest Avenue, east of Confederation Parkway.

Notwithstanding the provisions of the Residential High Density II designation, the lands identified as Area 18A will be permitted to develop to a maximum **Floor Space Index (FSI)** of 3.5 and the lands identified as Area 18B will be permitted to develop to a maximum **Floor Space Index (FSI)** of 4.0.

### 4.8.7.20 Site 19 (MPA-25)



The lands identified as Special Site 19 are located on the west side of Kirwin Avenue, north of Dundas Street East.

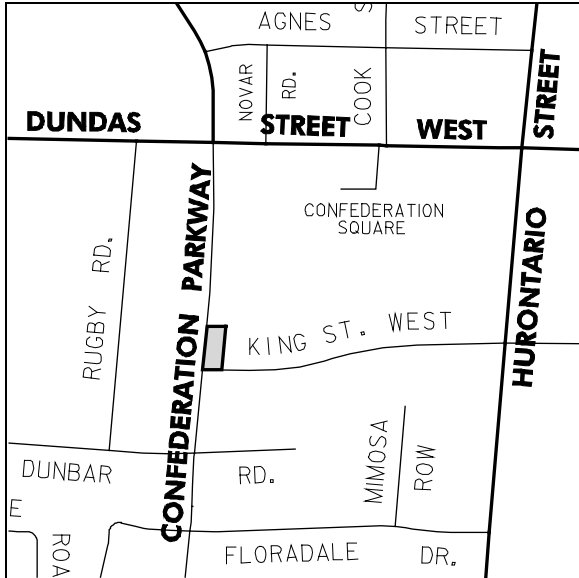
Notwithstanding the provisions of the Mainstreet Retail Commercial designation, a hotel not exceeding forty-two (42) storeys will be permitted. (MPA-40)

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

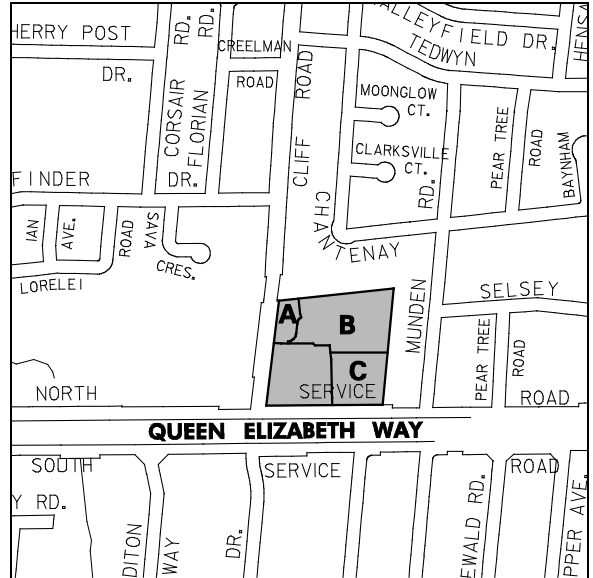
### 4.8.7.21 Site 20 (MPA-83)



The lands identified as Special Site 20 are located on the northeast corner of King Street West and Confederation Parkway.

Notwithstanding the provisions of the Residential Low Density II designation, *offices* will be permitted.

### 4.8.7.22 Site 21 (MPA-124)



The lands identified as Special Site 21 are located at the northeast corner of North Service Road and Cliff Road.

Notwithstanding the “General Retail Commercial”, “Residential High Density II”, “Residential Medium Density I” and “Convenience Retail Commercial” designations, the following additional policies will apply:

- a. The maximum *Floor Space Index* (FSI) for the entire site shall not exceed 2.5 times the site area.
- b. A maximum eleven (11) storey retirement dwelling having a maximum gross floor area of 10 702 m<sup>2</sup> shall be the only permitted use on the lands identified as Area A.
- c. The maximum number of townhouse dwellings permitted on the lands identified as Area B shall not exceed fifty-four (54) units.
- d. A one (1) storey commercial building permitting retail and personal service uses, having a maximum gross floor area of 1 075 m<sup>2</sup> shall be permitted on the lands identified as Area C.

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**Specific policies in this section must be read in conjunction with all the policies in this Plan.**

**Cooksville District Policies of Mississauga Plan**

# MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### Cooksville District Land Use Map

Amended by:

#### *Amendment No. 8*

- Amend – Land Use Designation of the lands located south of Queensway West, west of Hurontario Street, from "Utility" to "Institutional - Hospital".

#### *Appeal B11 (OMB Order No. 1608)*

- The OMB has dismissed the appeal of the "Residential Low Density I" designation as it applies to the lands located at 2264 Gordon Drive, on the west side of Gordon Drive, south of Queensway West (Regency Rowe Incorporated).

#### *Appeal B4 (OMB Order No. 0662)*

- The OMB has dismissed the appeal of the "Commercial" Land Use Designations (Greater Toronto Airports Authority).

#### *Appeal B12 (OMB Order No. 0662)*

- The OMB has dismissed the appeal of the "Business Employment" Land Use Designations (Canadian Petroleum Products Institute).

#### *Amendment 69 to City Plan (OMB Order No. 0550)*

- Add – a "Residential High Density II" designation to the lands located along the north side of North Service Road, west of Camilla Road, and south of the Ontario Hydro right-of-way, previously indicated with "no designation" on the Cooksville District Land Use Map, and governed by the Cooksville District Plan - Munden Park Area designated as "Office Commercial".

#### *Amendment No. 35*

- Amend – Land Use Designation of the lands located north of Hillcrest Avenue east of Parkerhill Road, from "Residential Low Density II" to "Residential Medium Density I".

#### *Amendment No. 29*

- Amend – Land Use Designation of the lands located on the south side of Paisley Boulevard West, west of Antigua Road and east of Goodison Avenue from "Residential Low Density II" and "Open Space – Community Park" to "Residential Medium Density I" and "Open Space – Community Park".

#### *Amendment No. 25*

- Amend – Land Use Designation of the lands located on the north side of John Street, east of Hurontario Street from "Residential High

- Density I" to "Residential High Density II";
- Amend – Land Use Designation of the lands located east of Clayhill Road, across from Shoreline Drive from "Residential Medium Density I" to "Public Open Space";
- Amend – Land Use Designation of the lands located as follows:
  - on the north side of Dundas Street West, west of Parkerhill Boulevard;
  - on the south side of Dundas Street West, west of Confederation Parkway;
  - on the north side of Dundas Street East, east of Kirwin Avenue;
  - on the north side of Dundas Street East, east of Franze Drive;
  - on the south side of Dundas Street East, east of Burslem Road;from "Convenience Commercial" to "General Commercial";
- Amend – Land Use Designation of the lands located on the east side of Hurontario Street, south of the railway tracks from "Convenience Commercial" to "Mainstreet Commercial";
- Amend – Land Use Designation of the lands located as follows:
  - at the northwest corner of Dundas Street East and Franze Drive;
  - at the northeast corner of Dundas Street East and Given Road;
  - at the southeast corner of Dundas Street East and Cliff Road;
  - on the west side of Hensal Street, south of Dundas Street East;
  - at the southwest corner of Dundas Street West and Argyle Road;from "General Commercial" to "Motor Vehicle Commercial";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located south of Hillcrest Avenue, west of Parkerhill Road from "Residential Medium Density I" to "Greenbelt";
- Amend – Land Use Designation of the lands located on the north side of Dundas Street West, east of Franze Drive from "Convenience Commercial" to "Residential Medium Density I";

#### *Amendment No. 92*

- Amend – Land Use Designation of the lands located on the northeast corner of Harborn Road and Grange Drive, and the southwest corner of Harborn Road and Premium Way, from "Residential Low Density I" to "Residential Low Density II";

# MISSISSAUGA PLAN

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Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Cooksville District Policies of Mississauga Plan

### *Amendment No. 95*

- Amend – Land Use Map by removing Eglinton Avenue as a Major Transit Corridor.  
(MPA-95 assoc. with OMB File No.: PL100111)

### *Amendment No. 124*

- Amend – Land Use Designation of the lands located at the northeast corner of North Service Road and Cliff Road, from “General Retail Commercial” to “Residential High Density II”, “Residential Medium Density I” and “Convenience Retail Commercial” and to add Special Site 21 to permit an eleven (11) storey, 140 unit retirement building, a maximum of 54 townhouse dwellings, and a convenience commercial facility.