

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE CREDITVIEW 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 CREDITVIEW 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 CREDITVIEW 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 4.9 CREDITVIEW DISTRICT POLICIES OF MISSISSAUGA PLAN

2010 April

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

Creditview District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Creditview 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 Creditview District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Creditview District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Creditview 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	Creditview District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Creditview District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Appeal B4 - District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed	Ontario Municipal Board Order No. 0662
Amendment 15	Appeal B2 - District Policies and District Land Use Map	2005 Jan. 28	Further approval with modification All approved	Ontario Municipal Board Order No. 0173
Amendment 43	District Policies and District Land Use Map	2006 Jan. 06	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	All Approved Except for two (2) appeals to the OMB <i>“Retail”</i> of term <i>“retail commercial”</i> - Appealed	City of Mississauga
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	All Approved Except for two (2) appeals to the OMB Term <i>“retail commercial”</i> is no longer under appeal	City of Mississauga
Amendment 95	District Policies	2010 Jan. 07	Partial Approval All Appealed to the OMB (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

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

Creditview 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 10th 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 26th 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 31st 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:

- B2.** The following as it applies to the lands located at the northwest corner of Rathburn Road West and Creditview Road (Elia Corporation):
- Section 4.9, Creditview District Policies:
 - Section 4.9.6, Special Site Policies, the request for the addition of a new Special Site;
 - District Land Use Map, the Residential High Density I Designation.

**APPROVED AS MODIFIED
OMB Order No. 0173 - 2005 Jan. 28**

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.9, Creditview District Policies:
 - District Land Use Map, the Commercial 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 CREDITVIEW DISTRICT POLICIES
OF MISSISSAUGA PLAN ARE IN FULL
FORCE AND EFFECT.**

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

Creditview District Policies of Mississauga Plan

4.9 CREDITVIEW

4.9.1 Planning Context

The Creditview Secondary Plan was approved by the Ministry of Housing on February 16, 1978 and was retitled the Creditview District Plan, when City Plan came into effect, on July 8, 1997.

The Creditview District is a stable, residential community with limited potential for further *development* as well as, due to its age, for *redevelopment*. Existing residential land uses consist predominately of low density detached and semi-detached dwellings with one high density *development* located east of the Erindale GO Station. There is one remaining vacant site designated for high density residential uses located north of the GO Station.

Three retail commercial facilities provide for day to day shopping needs, while the City Centre, located immediately to the east, provides for comparison and specialty shopping needs. A limited number of *motor vehicle commercial uses* are located at the northwest corner of Burnhamthorpe Road West and Mavis Road. (MPA-40)

The District is served by Community Parks, which are predominantly centred along Rathburn Road West.

The Creditview District is drained by four *sub-watersheds*: Chappell Creek, Wolfedale Creek, Mary Fix Creek and the Credit River. All the *watercourses* have been enclosed within the District and, therefore, are not considered part of the *Natural Areas System*. The *woodland* located on the east and west side of Deer Run, south of Rathburn Road West, is the most significant natural feature. It is a remnant of an *Environmentally Significant Area (ESA)* (a regional life science *Area of Natural and Scientific Interest (ANSI)*) known as Creditview Oak Woods. The easterly portion is dominated by red ash and bur oak, while the westerly portion is dominated by bur oak and white oak with associated sugar maple and shagbark hickory.

NOTE:

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

4.9.2 *Development Concept*

The focus of these policies is on preserving the *character* of the existing neighbourhoods, facilitating *infilling* and *redevelopment* consistent with the *character* of the existing area, and improving the physical and visual linkages between the existing *development* in Creditview and future *development* in City Centre.

The one remaining vacant site in the community, located on the west side of Creditview Road and north of the Erindale GO Station, is designated and zoned for high density residential *development*.

Opportunities to improve pedestrian linkages and vehicular circulation in and around the vicinity of the GO Station will be encouraged.

Retail Commercial *development* in the area will continue to be concentrated in the existing facilities, in *developments* outside of the District on the south side of Burnhamthorpe Road West, and in the City Centre District to the east. (MPA-40)

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

Creditview District Policies of Mississauga Plan

4.9.3 Urban Design Policies

4.9.3.1 Streetscape

- a. "Gateway" treatments including special landscape features, upgraded planting, circulation and pedestrian linkages, and attractive built-form will be promoted in the easterly section of the District adjacent to the City Centre to complement the urban design vision for the City Centre and to encourage the City Centre to be used by area residents.
- b. Where existing noise attenuation walls or rear yard privacy fencing are exposed to public streets, supplementary planting and upgraded landscape features should be added, where feasible, as a condition of *development* or road reconstruction. Mississauga will encourage landowners to coordinate the eventual replacement of fences to *enhance* the appearance of the area from the street. Special consideration should be given to Rathburn Road West and Burnhamthorpe Road West as they function as important entrance ways into the City Centre.

4.9.4 Land Use

4.9.4.1 Residential

Owners/developers will be encouraged to advise all prospective purchasers or tenants occupying new residential units within the six-hundred (600) m influence area of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West, of the possibility of adverse odour emissions.

4.9.4.1.1 Residential Low Density I

The Residential Low Density I designation permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per *net residential hectare*.

4.9.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, and duplex dwellings within a net density range of 18-36 units per *net residential hectare*.

4.9.4.1.3 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 0.5-1.0.

4.9.4.2 Public Open Space

Deleted by Amendment No. 25. (MPA-25)

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

Creditview District Policies of Mississauga Plan

4.9.5 Transportation

4.9.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, CREDITVIEW DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Provincial Highway 403	St. Lawrence & Hudson Railway tracks to the east limit of the District	Province of Ontario	
ARTERIAL	Burnhamthorpe Road West	St. Lawrence & Hudson Railway tracks to the east limit of the District	City of Mississauga	50 m
	Mavis Road	Provincial Highway 403 to Burnhamthorpe Road West	City of Mississauga	35 m
MAJOR COLLECTOR	Creditview Road	Provincial Highway 403 to Burnhamthorpe Road West	City of Mississauga	26 m
	Rathburn Road West	Creditview Road to Mavis Road	City of Mississauga	26 m
	Rathburn Road West	Mavis Road to the east limit of the District	City of Mississauga	30 m
	Centre View Drive	Mavis Road to the east limit of the District	City of Mississauga	30 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	20-26 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	17-20 m

AMENDMENT NO. 95 HAS BEEN APPEALED TO THE OMB

In its entirety by

Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corporation, Solmar Dev. Corp.

And by

Berkley Homes (Mississauga RD) Inc. (current owner: Hush Homes)-as it applies only to the lands located at 1745, 1765, 1775 Thorny Brae Place

Table 1: Basic Road Characteristics is hereby amended by deleting the reference to *Major Transit Corridors* and replacing it with *Higher Order Transit Corridors*.

* 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 ~~*Major Transit Corridors*~~, *Higher Order Transit Corridors*, *Bus Rapid Transit* facility, *Bus Rapid Transit* stations, auxiliary lanes, side slopes, bicycle paths, *streetscape* works, etc. (MPA-25)

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

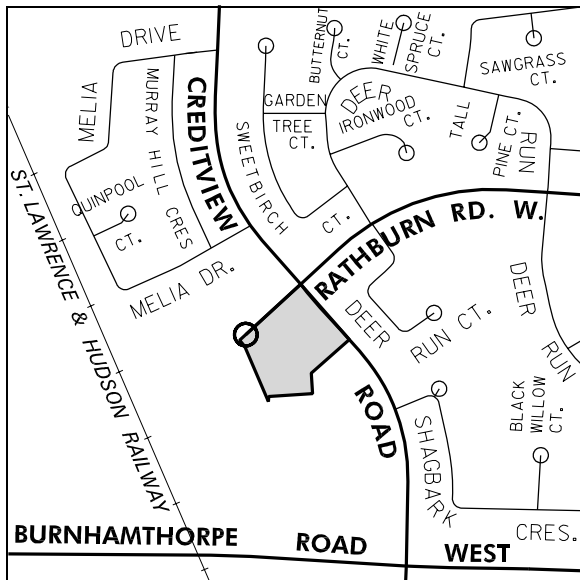
Creditview District Policies of Mississauga Plan

4.9.6 Special Site Policies

4.9.6.1 Introduction

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

4.9.6.2 Site 1

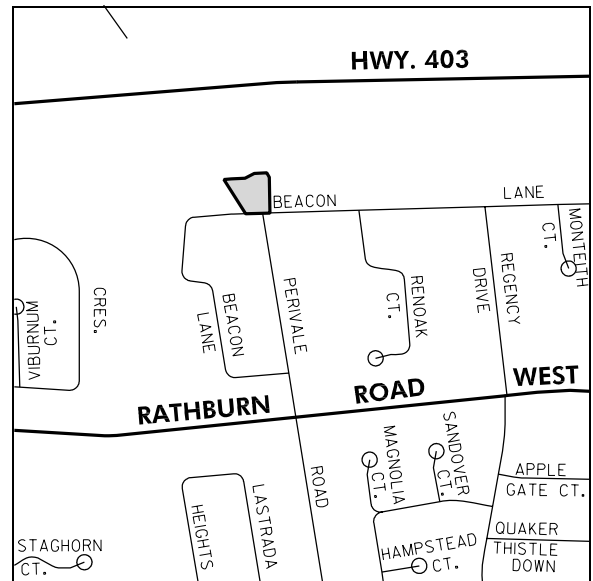


The lands identified as Special Site 1 are located at the southwest corner of Rathburn Road West and Creditview Road.

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

- a. **development** will be permitted up to a maximum **Floor Space Index (FSI)** of 1.9;
- b. no building or structure will exceed a height of nine (9) storeys, excluding any mechanical penthouse.

4.9.6.3 Site 2



The property identified as Special Site 2 is located at 4265 Pervale Road and is referred to as the Crozier House. This house has been identified as a building worthy of preservation.

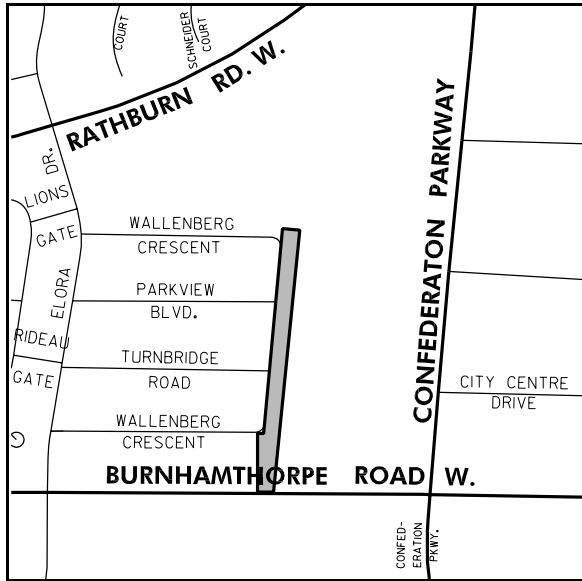
Notwithstanding the provisions of the Residential Low Density II designation, the following additional policies will apply:

- a. any **development** proposals will maintain and incorporate the heritage structure and any new construction or severing of property will be **compatible** in building form and scale with the heritage structure;
- b. new **development** will be subject to site plan approval to ensure compatibility with the heritage structure and the preservation of mature trees and other significant natural features.

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

Creditview District Policies of Mississauga Plan

4.9.6.4 Site 3 (MPA-43)

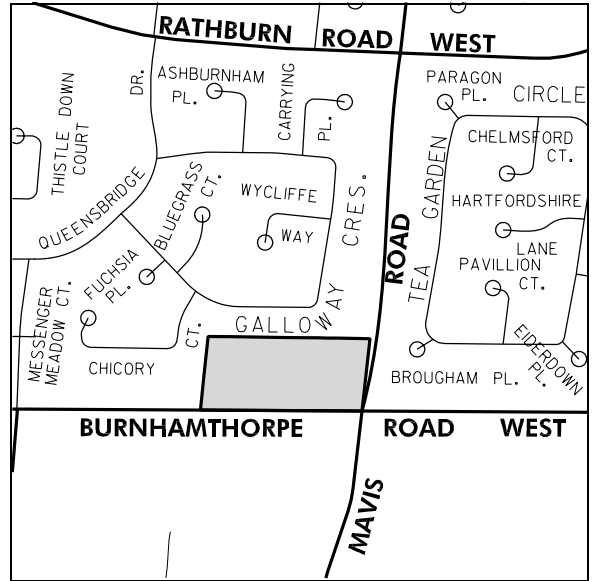


The lands identified as Special Site 3 are located along the east side of Wallenberg Crescent.

Notwithstanding the provisions of the Public Open Space designation, the following additional policy will apply: (MPA-25)

- a. below grade parking may be permitted.

4.9.6.5 Site 4



The lands identified as Special Site 4 are located at the northwest corner of Burnhamthorpe Road West and Mavis Road.

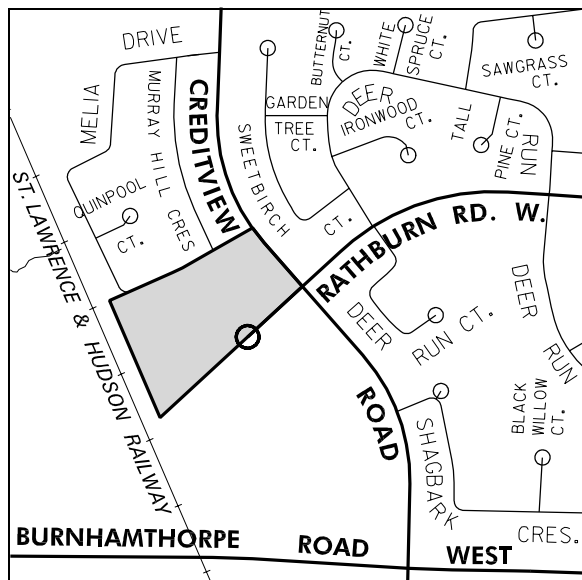
Notwithstanding the provisions of the Motor Vehicle Commercial designation, the following additional policy will apply:

- a. all types of restaurants will be permitted.

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

Creditview District Policies of Mississauga Plan

4.9.6.6 Site 5 (MPA-15)

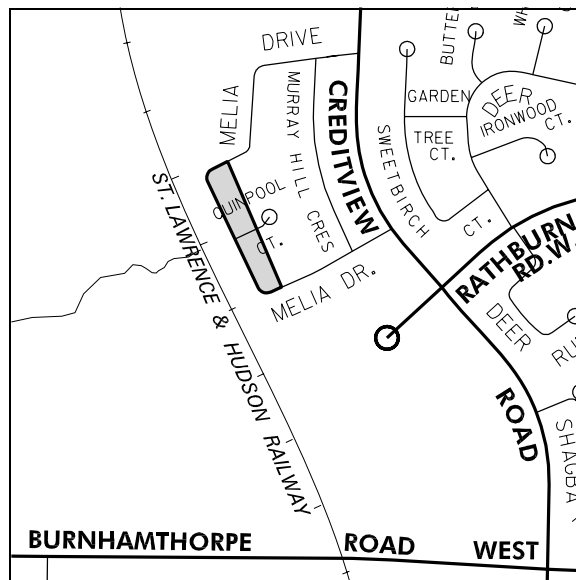


The lands identified as Special Site 5 are located on the west side of Creditview Road between Rathburn Road West and Melia Drive.

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

- a. a maximum of three (3) apartment buildings containing a maximum of five-hundred (500) apartment dwelling units and an enclosed recreation centre will be permitted on the lands at a **Floor Space Index (FSI)** of 2.09;
- b. building heights shall range from seven to ten (7-10) storeys adjacent to Creditview Road to twelve (12) storeys on the south side of Melia Drive to eighteen (18) storeys adjacent to the southern boundary of the site in the vicinity of the GO train station on the St. Lawrence & Hudson Railway;
- c. the **development** of these lands will also be subject to the following:
 - no vehicular access to Melia Drive;
 - the erection of an enclosed recreation centre concurrent with the erection of the twelve (12) storey apartment building fronting on Melia Drive;
 - provision for Rathburn Road West modifications and site access to the satisfaction of the City of Mississauga.

4.9.6.7 Site 6 (MPA-25)



The lands identified as Special Site 6 are located on the east side of Melia Drive east and west of Quinpool Court.

Notwithstanding the provisions of the Residential Low Density II designation, townhouse dwellings will also be permitted.

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

Creditview District Policies of Mississauga Plan

Creditview District Land Use Map

Amended by:

Appeal B4 (OMB Order No. 0662)

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

*Amendment No. 15 - Appeal B2
(OMB Order No. 0173)*

- Amend – Land Use Designation of the lands located at the northwest corner of Creditview Road and Rathburn Road West from "Residential - Apartments" [Creditview District Plan] to "Residential High Density I" [Creditview District Policies of Mississauga Plan] (Elia Corporation).

Amendment No. 43

- Amend – Land Use Designation of the lands located east of Wallenberg Crescent from "Residential Low Density II" to "Open Space - Community Park".
- Amend – the District boundary between the "City Centre District" and the "Creditview District" to follow the rear lot boundary of the Public Open Space lands east of Wallenberg Crescent.

Amendment No. 25

- Delete – Mavis Road Bus Rapid Transit Station;
- Amend – Bus Rapid Transit Corridor alignment at Confederation Parkway;
- Amend Transportation Legend – from "Transitway" and "Transitway Station" to "Bus Rapid Transit Corridor" and "Bus Rapid Transit Station";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend Land Use Map and Land Use Legend – by indicating Special Site Areas by outline and number with a note to see Special Site Policies.