

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE ERINDALE 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 ERINDALE 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 ERINDALE 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 4.12
ERINDALE
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

2010 April

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

Erindale District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Erindale District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Erindale 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	Erindale District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Erindale District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Appeal B4 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed All approved	Ontario Municipal Board Order No. 0662
Amendment 33	District Policies and District Land Use Map	2005 July 19	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 and District Land Use Map	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

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Erindale 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:

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.12, Erindale District Policies:
 - Section 4.12.3.2, Commercial, Land Use;
 - 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 ERINDALE 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.

Erindale District Policies of Mississauga Plan

4.12 ERINDALE

4.12.1 Planning Context

The Erindale District is situated along the east side of the Credit River, extending south from Provincial Highway 403 to the Queen Elizabeth Way. The District is comprised of the former Erindale Woodlands District and lands in the former West Cooksville District situated west of Mavis Road/Stavebank Road.

The Erindale District is comprised largely of established low density residential neighbourhoods, both north and south of Dundas Street West. Medium and higher density uses are concentrated primarily along Dundas Street West and surrounding the Westdale Mall. With the exception of several smaller retail commercial facilities at internal neighbourhood locations, the majority of commercial lands are situated along Dundas Street West. (MPA-40)

The Erindale District is within the Credit River *watershed* and includes portions of the Chappell Creek and Wolfedale Creek *watersheds*. Chappell Creek, a tributary to the Credit River, traverses the District from Provincial Highway 403 to Burnhamthorpe Road West and is contained within a well defined valley. The Credit River valley, which delineates the westerly boundary of the District, is the main natural corridor in the *City*, stretching from Lake Ontario to the northerly boundary of the *City* and beyond to Orangeville. The Credit River provides both coldwater and warmwater *fish habitat* and is a significant migratory route for Atlantic Salmon. The valley also provides abundant habitat and acts as a migratory corridor for birds, animals and plants. There are two regionally and one locally significant *Area of Natural and Scientific Interest (ANSI)* within the District. The section of Credit River from Eglinton Avenue West (outside of the District) to Dundas Street West is designated as an *Environmentally Significant Area (ESA)* by Credit Valley Conservation. The portion of the Credit River valley south of Sir Richard's Road and west of Heartwood Court is known as the Stave Oaks *ESA*. In addition, the portion of the *ESA* from Burnhamthorpe Road West to Eglinton Avenue West is designated as an *ANSI*, specifically a regionally significant life and earth science *ANSI*. In addition to the ecological benefits of the Credit River valley system, there are a number of opportunities for passive recreation and nature appreciation including *City* parks and the Credit Valley Trail.

NOTE:

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

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

Erindale District Policies of Mississauga Plan

4.12.2 Development Concept

The Erindale District is a fully developed area consisting of mature and stable neighbourhoods and established retail commercial sites. The focus of the District Policies is to protect the quality of the existing neighbourhoods and to promote the existing retail commercial facilities which serve the needs of the local area. The District Policies encourage *redevelopment*, *infilling* and *intensification* in a manner that is both functionally and visually *compatible* with the existing *character* of the area. (MPA-40)

Future *redevelopment* opportunities will be focussed on Dundas Street West where the majority of vacant or potentially redevelopable lands exist, particularly between Erindale Station Road/Glengarry Road and Old Carriage Road. Revitalization of existing retail commercial facilities is supported, as is any potential expansion to the Westdale Mall. To increase greater pedestrian traffic near the, Westdale Mall expansion will be encouraged to take the form of free-standing, street related buildings. This will not preclude expansions to the existing mall. With the exception of the southeast corner of Dundas Street West and Glengarry Road, new retail commercial facilities are discouraged from locating along Dundas Street West. (MPA-40)

The historical settlement of Erindale Village is recognized and its *character* is encouraged to be preserved by the *enhancement* of commercial *development*, *compatible* in scale and *character* with the historic village, along Dundas Street West east of the Credit River valley lands.

4.12.3 Land Use

4.12.3.1 Residential

4.12.3.1.1 Residential Low Density I

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

4.12.3.1.2 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*.

4.12.3.1.3 Residential Medium Density I

The Residential Medium Density I designation permits semi-detached dwellings and townhouse dwellings, within a density range of 25-50 units per *net residential hectare*. Building height should not exceed a maximum of three (3) storeys in height. (MPA-25)

4.12.3.1.4 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 0.5-1.0. These dwellings should not exceed a maximum of eight (8) storeys in height. (MPA-25)

4.12.3.1.5 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.0-1.8. (MPA-25)

4.12.3.2 Commercial

4.12.3.2.1 General Retail Commercial (MPA-40)

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

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

Erindale District Policies of Mississauga Plan

4.12.4 Transportation

4.12.4.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, ERINDALE DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Burnhamthorpe Road West	Credit River to St. Lawrence & Hudson Railway tracks	City of Mississauga	50 m
	Dundas Street West	Credit River to Mindemoya Road	City of Mississauga	35 m
	Dundas Street West	Mindemoya Road to Proudfoot Street	City of Mississauga	30 m
	Dundas Street West	Proudfoot Street to Mavis Road	City of Mississauga	35 m
	Mavis Road	Dundas Street West to Queensway West	City of Mississauga	35 m
MAJOR COLLECTOR	Erindale Station Road	St. Lawrence & Hudson Railway tracks to Dundas Street 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 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.

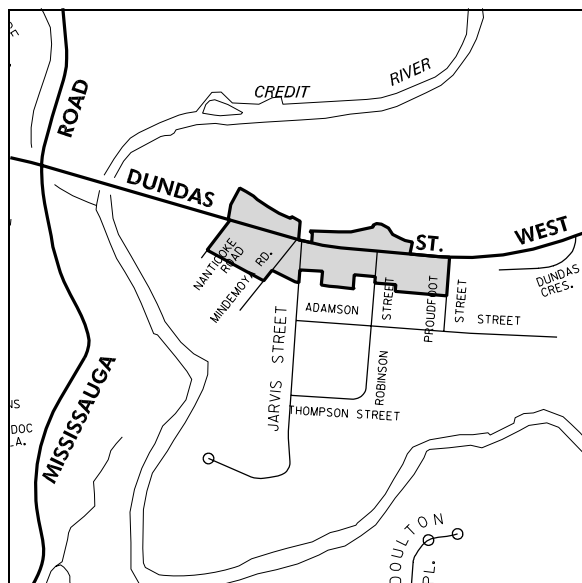
Erindale District Policies of Mississauga Plan

4.12.5 Special Site Policies

4.12.5.1 Introduction

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

4.12.5.2 Site 1



The lands identified as Special Site 1 are located along the north and south sides of Dundas Street West, east of the Credit River and extend easterly from Nanticoke Road to Proudfoot Street.

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

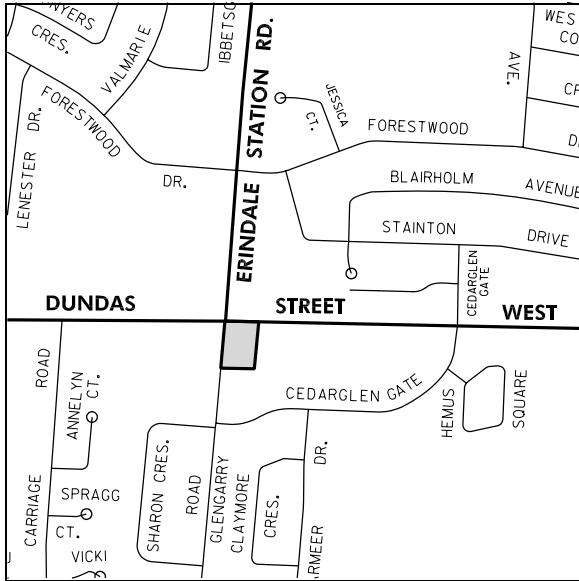
- a. any conversion of existing residential units to *office* uses will maintain a residential appearance in keeping with the *character* of the existing dwellings in the surrounding area;
- b. any additions or alterations of existing buildings will be sensitive to the village theme of the area, and will be largely confined to the rear of the property;
- c. minimal signage will be permitted and the design of such signage and external lighting will be *compatible* with the residential *character* of the area;
- d. for those properties east of Mindemoya Road, on-site parking will consist only of surface parking and will be provided in the rear yard only;

- e. the closed road allowance for Nanticoke Road will provide access to parking and form part of a pedestrian walkway to the Credit River valley;
- f. notwithstanding the Mainstreet Retail Commercial policies of this Plan, retail commercial uses and all types of restaurants will not be permitted within Special Site 1 lands on the south side of Dundas Street West, west of Robinson Street extending westerly to include the lands at the southwest corner of Dundas Street West and Mindemoya Road; (MPA-40)
- g. buildings should have a minimum of two (2) storeys and a maximum of three (3) storeys in height. (MPA-25)

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

Erindale District Policies of Mississauga Plan

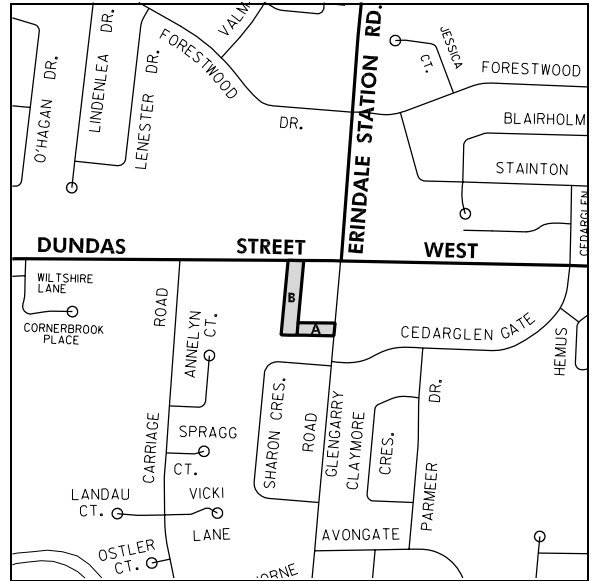
4.12.5.3 Site 2



The lands identified as Special Site 2 are located at the southeast corner of Dundas Street West and Glengarry Road.

Notwithstanding the provisions of the General Retail Commercial designation on these lands, the lands shall only be used for the sales and installation of automobile accessories. (MPA-40)

4.12.5.4 Site 3 (MPA-25)



The lands identified as Special Site 3 are located on the south side of Dundas Street West, west of Glengarry Road, and may be accessed from Glengarry Road.

These lands consist of two (2) individual properties that could be assembled to form the basis for a Residential Medium Density I **development**.

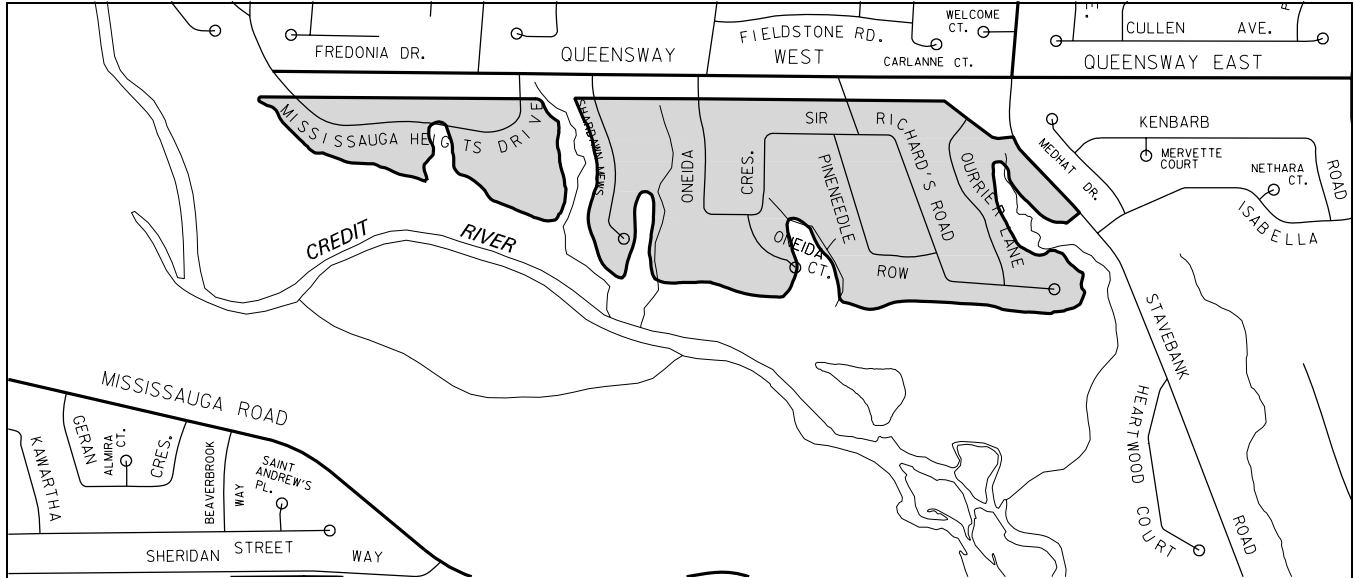
Notwithstanding the provisions of the Residential Medium Density I designation on these lands, the following additional policies will apply:

- a. the preparation of a concept plan promoting the integrated **development** of the existing lots will be required in conjunction with any **development** applications. The concept plan will be required to address the following:
 - street access;
 - housing forms that orient the **development** to, and **enhance** the Dundas Street West **streetscape**;
 - impacts on adjacent residential lands;
- b. for the lands identified as Area 3A, **offices**, a financial institution and a medical building will be permitted;
- c. for the lands identified as Area 3B, **offices** and a medical building will be permitted.

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

Erindale District Policies of Mississauga Plan

4.12.5.5 Site 4



The lands identified as Special Site 4 are located south of Queensway West, west of Stavebank Road.

Notwithstanding the provisions of the Residential Low Density I designation on these lands, the following additional policies apply:

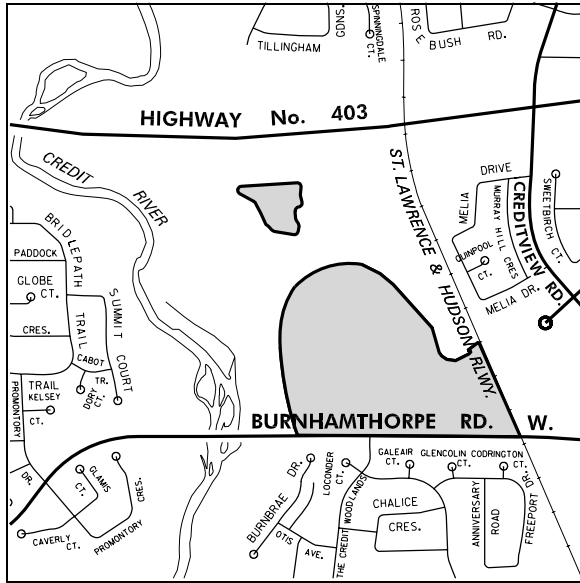
- a. preserve and **enhance** the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and **character** of the surrounding area, and take advantage of the features of a particular site, i.e. topography, 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;
- 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. the lots fronting on Mississauga Heights Drive will be required to have a minimum frontage of thirty (30) m and a minimum area of one-thousand and four-hundred (1 400) m². (MPA-25)

MISSISSAUGA PLAN

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

Erindale District Policies of Mississauga Plan

4.12.5.6 Site 5 (MPA-33)



The lands identified as Special Site 5 are generally located north of Burnhamthorpe Road West, east of the Credit River. The site is to be developed as part of a **City** Garden Park with a series of display gardens, demonstration exhibits, interpretive sites and appropriate buildings linked together by a system of walks and trails.

Notwithstanding the provisions of the Public Open Space and Greenbelt designations on these lands, the following additional policies will apply: (MPA-25)

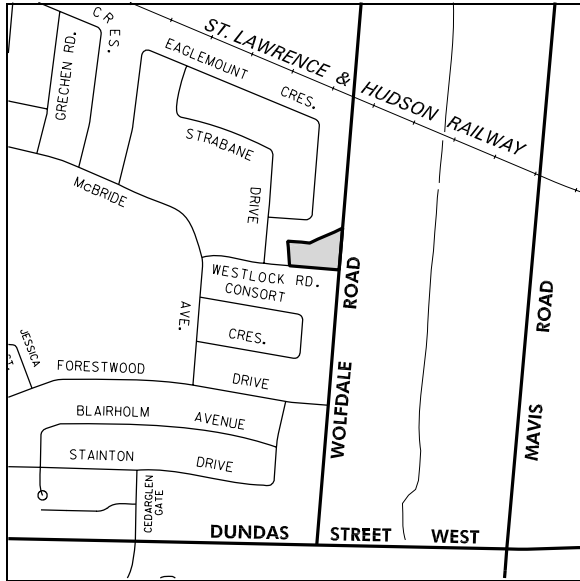
- a. in addition to the uses permitted in the Public Open Space designation, the following uses will also be permitted: (MPA-25)
 - *offices*;
 - commercial retail uses that are accessory to the **City** Garden Park; (MPA-40)
 - conference centre;
 - banquet hall;
 - conservatory/greenhouse complex;
 - commercial school;
- b. any proposed structures will be limited in size and to a design *compatible* with the existing structures and will be designed and located in a manner that minimizes the removal of forest cover;

- c. the planning and *development* of the Mississauga Garden Park will be pursuant to the approved *Mississauga Garden Park Master Plan and Implementation Strategy*.

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

Erindale District Policies of Mississauga Plan

4.12.5.7 Site 6 (MPA-25)

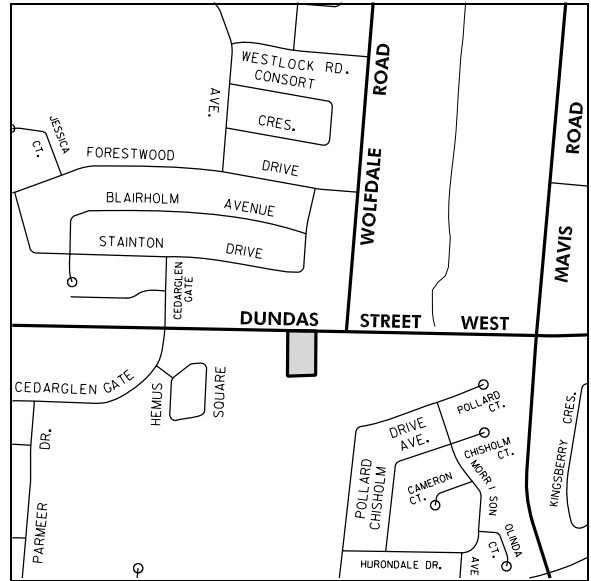


The lands identified as Special Site 6 are located at the northwest corner of Wolfedale Road and Westlock Road.

Notwithstanding the provisions of the Convenience Retail Commercial designation, the following additional uses will also be permitted: (MPA-40)

- a. townhouse dwellings;
- b. motor vehicle rental facility.

4.12.5.8 Site 7



The lands identified as Special Site 7 are located on the south side of Dundas Street West, adjacent to and west of Huron Community Park.

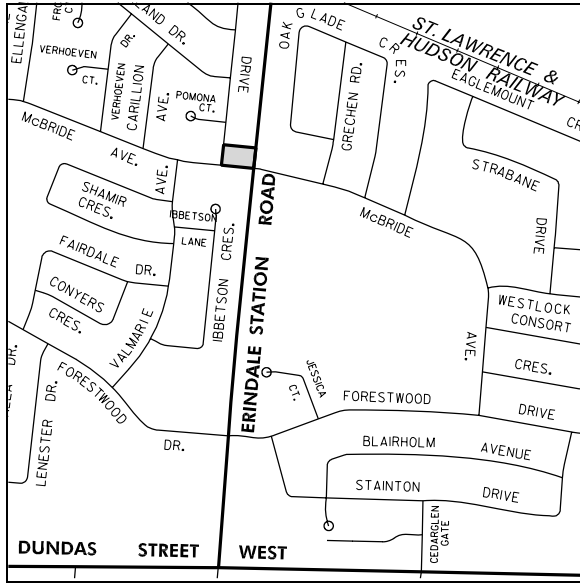
Notwithstanding the Residential Medium Density I designation, the density range permitted is 42-57 units per *net residential hectare*.

MISSISSAUGA PLAN

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

Erindale District Policies of Mississauga Plan

4.12.5.9 Site 8 (MPA-25)



The lands identified as Special Site 8 are located at the northwest corner of Erindale Station Road and McBride Avenue.

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

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

Erindale District Policies of Mississauga Plan

Erindale 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. 33

- Amend – Land Use Designation of the lands located north of Burnhamthorpe Road West, west of the St. Lawrence and Hudson Railway, from "Parkway Belt West", "Greenbelt" and "Open Space - City Park" to "Greenbelt" and "Open Space - City Park".

Amendment No. 25

- Amend – Land Use Designation of the lands located at the northwest corner of Wolfedale Road and Westlock Road from "Residential Medium Density I" to "Convenience Commercial";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located at the southwest corner of Dundas Crescent and The Credit Woodlands from "Residential Low Density I" to "Public Open Space";
- Amend – Land Use Designation of the lands located west of Heartwood Court, north of the QEW from "Greenbelt" to "Residential Low Density I";
- Amend – Land Use Designation of the lands located east of Burnbrae Drive, south of Otis Avenue from "Residential Low Density II" to "Greenbelt";

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

- Amend – Land Use Map by deleting from the Land Use Legend Major Transit Corridor and replacing it with Higher Order Transit Corridor.

- 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.

MISSISSAUGA PLAN

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

Erindale District Policies of Mississauga Plan