

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE FAIRVIEW 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 FAIRVIEW 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 FAIRVIEW 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 4.14
FAIRVIEW
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

2012 November

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

Fairview District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Fairview District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Fairview 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	Fairview District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Fairview District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Amendment 3	District Land Use Map	2003 Sept. 10	All Approved	City of Mississauga
Mississauga Plan	Appeal B4 - District Land Use Map	2004 Mar. 29	Appeal dismissed All Approved	Ontario Municipal Board Order No. 0662
Amendment 46	District Policies	2005 Dec. 08	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 100	District Policies	2009 July 28	All Approved	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
Amendment 111	District Land Use Map	2010 Dec. 21	All Approved	City of Mississauga

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

Fairview District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 95	District Policies and District Land Use Map	2011 Feb. 25	Partial Approval All Appealed to the OMB (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	Partial Approval All Appealed to the OMB (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	Partial Approval All Appealed to the OMB (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
Amendment 95	District Policies and District Land Use Map	2012 Apr. 25	Partial Approval Site Specific Appeal to the OMB Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road Orlando Corp.	Region of Peel Withdrawn: Orlando Corp., 2012 Apr. 25 Case No. PL101408 File No. PL100111
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

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Fairview 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 4.14, Fairview 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 FAIRVIEW DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

MISSISSAUGA PLAN

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

Fairview District Policies of Mississauga Plan

4.14 FAIRVIEW

4.14.1 Planning Context

The Fairview District is centrally located in Mississauga between the City Centre District to the north and the Cooksville District to the south. Most of the lands within the District are developed with the exception of a few large tracts where large-scale *development* may occur. Several smaller sites may be appropriate for *redevelopment*, should adequate land assembly take place.

Residential *development* consists primarily of low density detached units with a mix of semi-detached and medium density townhouse units. High density apartment *development* has occurred around the perimeter of the District, primarily along the south side of Webb Drive and the west side of Hurontario Street between Elm Drive and the St. Lawrence & Hudson Railway tracks.

The open space system consists of a City Parks, Community Parks and Greenbelt lands. The open space system is centred around Dr. Martin L. Dobkin Community Park, a large centrally located park adjacent to a greenbelt area including a natural *watercourse* and several significant *woodlands*.

The commercial facilities located along the east side of Mavis Road, south of Burnhamthorpe Road West are similar in *character* to those along the west side of Mavis Road forming part of the Mavis-Erindale District. Historically, residential *development* has not been permitted to occur adjacent to the existing uses due to restrictions imposed by the Provincial Government in an effort to buffer residential areas to the east and south from existing chemical plants and outdoor industrial storage areas along the east side of Mavis Road. Thus, a large tract of land surrounding these industries remains vacant.

The Fairview District is within the *watersheds* of the Credit River and Lake Ontario. It is drained by two (2) creeks, the Mary Fix Creek and the Cooksville Creek. Parts of the Mary Fix Creek, particularly the sections north of Central Parkway West and south of Fairview Road West, have been channelized. Only the central portion, between Central Parkway West and Fairview Road West, remains in a natural state. This section of the creek is within a forested greenbelt area forming part of Dr. Martin L. Dobkin Community Park; however, it has only an intermittent flow and a shallow, poorly defined valley over most of its length.

The *woodlands* are located within the southerly half of the District. The *woodland* at the northeast corner of Mavis Road and the closed Fairview Road West alignment is classed as a mixed deciduous forest. The *woodlands* which form part of Dr. Martin L. Dobkin Community Park and the adjacent greenbelt along the Mary Fix Creek are also classed as mixed deciduous forests. An unsurveyed mixed deciduous *woodland* is located within and behind several private properties along the south side of Fairview Road West, between Joan Drive and Hanson Road.

The District also contains a number of *contaminated sites* or potentially *contaminated sites*.

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.

Fairview District Policies of Mississauga Plan

4.14.2 Development Concept

The *development* concept for Fairview was influenced by its proximity to the City Centre and the commercial area of Cooksville. The presence of Square One Shopping Centre and Cooksville has limited the range of commercial and *office* land use designations within the District. The focus of the District Policies is to preserve and *enhance* the *character* of the existing *development* and transportation system.

The Plan provides for future *development* which is *compatible* with existing land uses and encourages higher residential densities near City Centre boundaries and along major arterial roads where existing infrastructure and services, such as transit, can be effectively utilized. This District will not have residential densities within the scale permitted in City Centre. Uses and densities that provide a suitable transition from City Centre will be encouraged.

The east side of Mavis Road is the location of several long-term established industrial and mixed industrial-commercial operations which are able to remain at this location as-of-right. Nevertheless, the *redevelopment* of these lands is encouraged. If *redevelopment* is not feasible, existing and future residential uses must be suitably buffered from these industrial uses to reduce or eliminate any possible health, noise or odour impacts.

4.14.3 Land Use

4.14.3.1 Residential

- a. No new residential *development* will be permitted within the three-hundred (300) m influence area of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West, until the closure of the plant, or suitable clean-up of emissions has been carried out to the satisfaction of the Provincial Government.
- b. 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.

4.14.3.1.1 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*.

4.14.3.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, duplex and street townhouse dwellings, within a density range of 18-30 units per *net residential hectare*. (MPA-25)

4.14.3.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse *development*, within a density range of 25-50 units per *net residential hectare*. Building heights will not exceed three (3) storeys.

4.14.3.1.4 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.0-2.1.

4.14.3.1.5 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 2.2-2.9.

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

Fairview District Policies of Mississauga Plan

4.14.4 Transportation

4.14.4.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, FAIRVIEW DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Burnhamthorpe Road West	Mavis Road to Elora Drive/Grand Park Drive	City of Mississauga	50 m
	Mavis Road	Burnhamthorpe Road West to St. Lawrence & Hudson Railway tracks	City of Mississauga	35 m
	Hurontario Street	Elm Drive to St. Lawrence & Hudson Railway tracks	City of Mississauga	45 m
MAJOR COLLECTOR	Central Parkway West	Mavis Road to Hurontario Street	City of Mississauga	30 m
	Confederation Parkway	Webb Drive to St. Lawrence & Hudson Railway tracks	City of Mississauga	30 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	20-26 m
	Kariya Drive	Webb Drive to Elm Drive	City of Mississauga	30 m
	Kariya Drive (Future Extension)	Elm Drive to Central Parkway West	City of Mississauga	20-26 m
LOCAL ROAD	As shown on District Land Use Map		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.

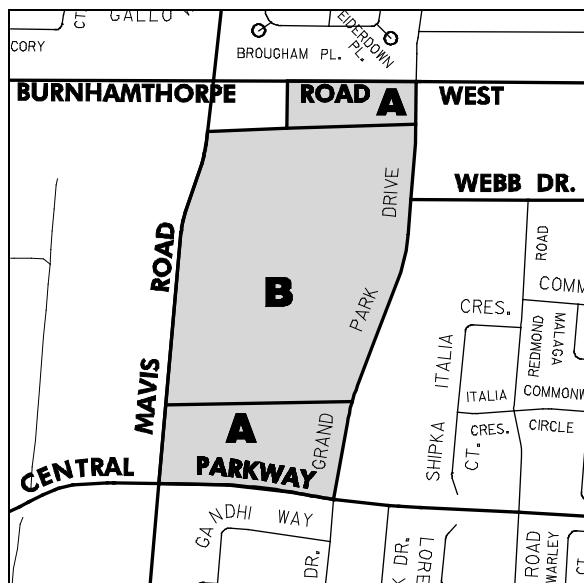
Fairview District Policies of Mississauga Plan

4.14.5 Special Site Policies

4.14.5.1 Introduction

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

4.14.5.2 Site 1



4.14.5.2.1 The lands identified as Special Site 1 are located in the southeast quadrant of Burnhamthorpe Road West and Mavis Road, and comprise a large portion of the currently vacant and industrial lands. Central Parkway West forms the southerly boundary of Site 1.

Notwithstanding the provisions of the General Commercial designation, the following additional policies will apply:

- a. the **redevelopment** of the lands fronting Mavis Road should recognize industries on the west side of Mavis Road. **Redevelopment** of the lands fronting the east side of Mavis Road will be of a mixed commercial/residential nature and any permitted high density residential **development** will be located internally on the site and have an easterly orientation;
- b. further to subsection a. above of this section, a concept plan for all of Site 1 will be required to address, among other matters, the following:
 - compatibility of building form and scale with existing and proposed surrounding land uses;
 - acceptable ingress and egress arrangements for Mavis Road, Burnhamthorpe Road West, Grand Park Drive, and Central Parkway West;

- the provision of off-street parking;
- landscaping and buffering of commercial uses proposed along Mavis Road.

4.14.5.2.2 Area 1A

The General Commercial designation applies to lands fronting on the south side of Burnhamthorpe Road West and on the north side of Central Parkway West.

- a. The General Commercial designation permits a mix of **office** and commercial uses on these sites.
- b. **Offices** will not exceed a **Floor Space Index (FSI)** of 1.0.
- c. In addition to the **Floor Space Index (FSI)** of 1.0 permitted for **offices**, an additional **Floor Space Index (FSI)** of 0.15 will be permitted for accessory street level commercial uses.
- d. Off-street parking at the rear and sides of buildings will be encouraged.

4.14.5.2.3 Area 1B

The General Commercial designation applies to a large tract of land fronting the east side of Mavis Road, south of Burnhamthorpe Road West and north of Central Parkway West.

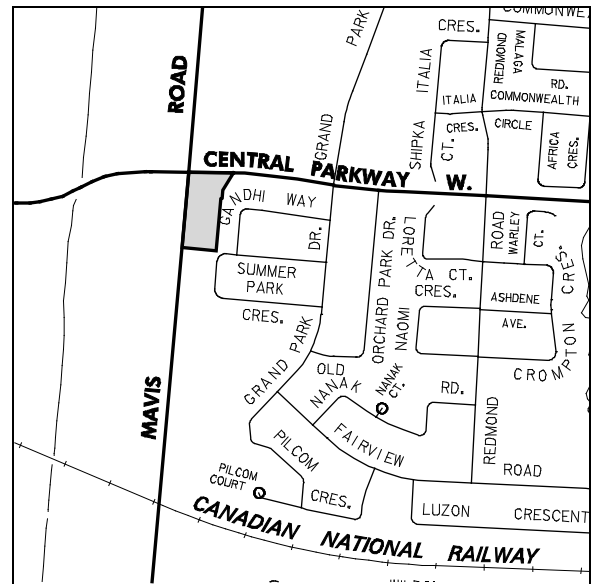
- a. The General Commercial designation permits a mix of **office**, commercial and high density residential uses on this site.
- b. **Office development** will not exceed a **Floor Space Index (FSI)** of 1.0.
- c. In addition to the **Floor Space Index (FSI)** of 1.0 permitted for **office** uses, an additional **Floor Space Index (FSI)** of 0.15 will be permitted for accessory street level commercial uses.
- d. In addition, Residential High Density **development** will be permitted to a maximum of 247 units per **net residential hectare** and will be oriented towards the interior and easterly boundary of this site.
- e. The Provincial Government restrictions regarding the buffering of new residential **development** from existing industrial **development** on Mavis Road will apply.

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

Fairview District Policies of Mississauga Plan

- f. A self storage facility will also be permitted. (MPA-25)
- g. The lands identified as Area 1B, may be used for the industrial operations and related accessory uses in existence at the time this policy comes into effect (2007 September 10). Minor alterations or additions to existing facilities, buildings and structures will be permitted. (MPA-25)
- h. When the existing industries cease operation, the lands will be developed in accordance with the General Retail Commercial designation of this Plan. (MPA-25), (MPA-40)

4.14.5.3 Site 2



The lands identified as Special Site 2 are located at the southeast corner of Mavis Road and Central Parkway West.

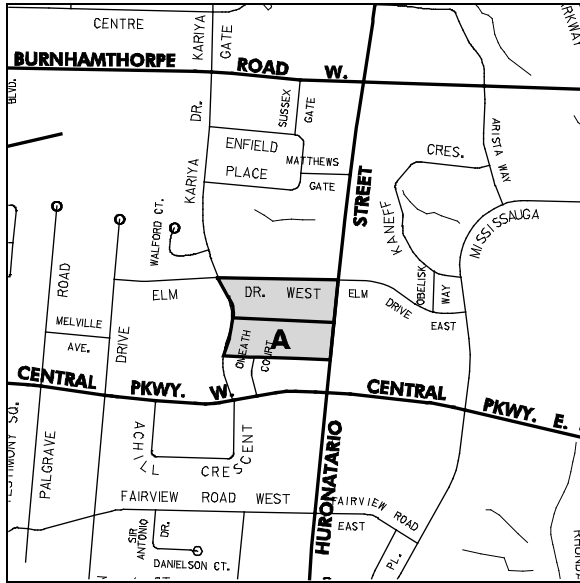
Notwithstanding the provisions of the Motor Vehicle Commercial designation, the following additional policies will apply:

- a. convenience restaurants will be permitted;
- b. car washes will not be permitted.

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

Fairview District Policies of Mississauga Plan

4.14.5.4 Site 3



The lands identified as Special Site 3 are on the west side of Hurontario Street, south of Elm Drive.

Notwithstanding the provisions of the Residential High Density II designation and applicable policies, the following additional policies will apply:

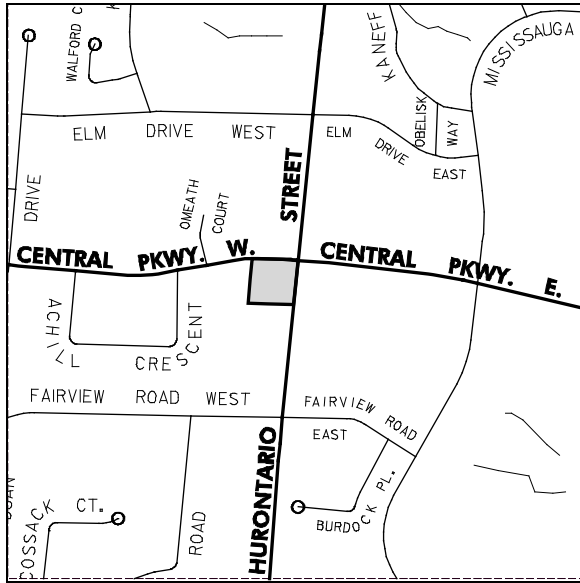
- a. a concept plan for all or part of this site will be required and will address, among other matters, the following:
 - compatibility of building form and scale with existing and proposed surrounding land uses;
 - convenient pedestrian access through this site to nearby transit services on Hurontario Street;
 - traffic generated will not adversely affect the transportation system;
 - acceptable ingress and egress, off-street parking, landscaping, and buffering;
 - preservation of mature trees and other significant natural features;
- b. Mississauga will encourage the assembly of lots fronting along Elm Drive and comprehensive *redevelopment* of all Residential High Density II lands in Site 3;
- c. the *redevelopment* of all lands designated Residential High Density II will minimize access points to Hurontario Street to preserve the integrity of Hurontario Street as an arterial roadway. Alternative access to Elm Drive or the proposed Kariya Drive Extension should be investigated as part of the comprehensive *redevelopment* of Site 3;

- d. for the lands identified as Area 3A, the maximum *Floor Space Index (FSI)* will not exceed 4.2. (MPA-46)

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

Fairview District Policies of Mississauga Plan

4.14.5.5 Site 4



The lands identified as Special Site 4 are on the west side of Hurontario Street, south of Central Parkway West.

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

- a. the total number of units constructed on the site will not exceed one-hundred and thirty-five (135).
- b. a maximum Floor Space Index (FSI) of 3.75 will be permitted. (MPA 100)

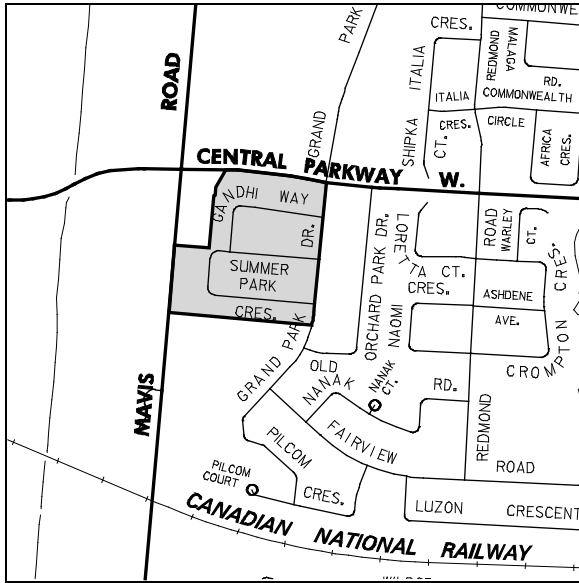
4.14.5.6 Site 5

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

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

Fairview District Policies of Mississauga Plan

4.14.5.7 Site 6 (MPA-25)



The lands identified as Special Site 6 are located south of Central Parkway West between Mavis Road and Grand Park Drive.

Notwithstanding the provisions of the Residential Medium Density I designation, semi-detached dwellings will also be permitted.

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

Fairview District Policies of Mississauga Plan

Fairview District Land Use Map

Amended by:

Amendment No. 3

- Amend – Land Use Designation of the lands south of Fairview Road West, west of Hurontario Street, from "Residential Low Density I" to "Residential Low Density II".

Appeal B4 (OMB Order No. 0662)

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

Amendment No. 25

- Amend – Land Use Designation of the lands located on the south side of Burnhamthorpe West, east of Mavis Road from "Motor Vehicle Commercial" to "General Commercial";
- Amend – Land Use Designation of the lands located on the west side of Grand Park Drive, south of Summer Park Crescent from "Open Space" to "Residential Low Density II";
- Amend Land Use Designations – from "Open Space" to "Public Open Space".

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. 111

- Amend – Land Use Designation of the lands located on the south side of Burnhamthorpe Road West, east of Mavis Road from "General Commercial" to "Motor Vehicle Commercial".

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

Fairview District Policies of Mississauga Plan