

**NOTE:**

**THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE MAVIS-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 MAVIS-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 MAVIS-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 4.20  
MAVIS-ERINDALE  
DISTRICT POLICIES  
OF  
MISSISSAUGA PLAN**

**2012 November**



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

## Mavis-Erindale District Policies of Mississauga Plan

### OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Mavis-Erindale District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Mavis-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	Mavis-Erindale District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Mavis-Erindale 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
Mississauga Plan	Appeal B12 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed All approved	Ontario Municipal Board Order No. 0662
Amendment 56	District Policies and District Land Use Map	2006 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	<b>All Approved Except for two (2) appeals to the OMB</b>  <b><i>“Retail”</i> of term <i>“retail commercial”</i> - Appealed</b>	City of Mississauga
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 commercial”</i> is no longer under appeal	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

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### Mavis-Erindale District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
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., <del>Solmar Dev. Corp.</del>	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>  ( <del>Azuria Group</del> , 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	<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 95	District Policies and District Policies	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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## Mavis-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 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 4.20, Mavis-Erindale District Policies:
    - District Land Use Map, the Commercial Land Use Designations.

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

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.20, Mavis-Erindale District Policies:
    - Section 4.20.4.1, 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 MAVIS-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.

## Mavis-Erindale District Policies of Mississauga Plan

### 4.20 MAVIS-ERINDALE

#### 4.20.1 Planning Context

City Plan, approved in 1997, established the Mavis-Erindale District as an Employment District which has evolved into a mix of business employment and space extensive industrial uses, and more recently *office development*. In addition, the Burnhamthorpe Road West frontage between Mavis Road and Central Parkway West has developed into a successful retail commercial corridor. (MPA-40)

The District is drained by Wolfedale Creek which discharges into the Credit River valley south of Queensway West. Wolfedale Creek within the District has been impacted by channelization associated with flood and erosion control. Mississauga is currently undertaking a remediation program to improve the ecological features and *ecological functions* of this corridor. Wolfedale Creek is classified as a warmwater *watercourse* due to its contribution to the downstream Credit River fisheries. The channel has insufficient hydrologic capacity; under Regional Storm conditions, floodwater will spill out of the channel and inundate industrial properties to a shallow depth.

**NOTE:**

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

#### 4.20.2 Development Concept

Existing industrial operations, which may have extensive outdoor processing or storage areas, will be permitted to continue and expand. However, Business Employment uses will be supported when *redevelopment* and *infilling* opportunities arise.

Any *development* will be functionally and visually *compatible* with adjacent residential land uses, particularly of the lands on the east side of Wolfedale Road, south of the St. Lawrence & Hudson Railway line, and the west side of Mavis Road, between Burnhamthorpe Road West and Dundas Street West.

Within this framework other more specific forms of retail commercial *development* are designated. The Burnhamthorpe Road West frontage is designated General Retail Commercial to support the various retail commercial uses which should be located on arterial roads. An *Office* designation is established at the southwest corner of Burnhamthorpe Road West and Central Parkway West to recognize the existing *office* complex. The Burnhamthorpe Road West frontage has developed into a retail commercial corridor and merits special design consideration as it is a major approach to the City Centre. (MPA-40)

In addition to this form of retail commercial *development*, lands along the west side of Central Parkway West are designated General Commercial. . (MPA-40)

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

## Mavis-Erindale District Policies of Mississauga Plan

### 4.20.3 Urban Design Policies

#### 4.20.3.1 Design Guidelines

To achieve a high standard of building design, landscape and *streetscape*, the following design guidelines will be used to evaluate the design aspects of *development* proposals:

- a. *redevelopment* of the lands on the west side of Mavis Road across from the lands designated for residential purposes on the east side of Mavis Road will require upgraded landscape and *streetscape* treatment;
- b. *redevelopment* of the lands on the east side of Wolfedale Road will require upgraded landscape and *streetscape* treatment in order to address the residential nature of the lands on the west side of Wolfedale Road, south of the St. Lawrence & Hudson Railway tracks.

### 4.20.4 Land Use

#### 4.20.4.1 Business Employment

Notwithstanding the Business Employment policies of this Plan, the following additional uses will be permitted:

- a. existing industrial uses including manufacturing, assembling, processing, fabricating, warehousing, distributing, and wholesaling that require extensive outdoor processing and storage will be permitted, and may expand subject to the *development* objectives of this Plan and current site plan control requirements.

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

## Mavis-Erindale District Policies of Mississauga Plan

### 4.20.5 Transportation

#### 4.20.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, MAVIS-ERINDALE DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Burnhamthorpe Road West	St. Lawrence & Hudson Railway tracks to Mavis Road	City of Mississauga	50 m
	Dundas Street West	Wolfedale Road to Mavis Road	City of Mississauga	35 m
	Mavis Road	Burnhamthorpe Road West to Dundas Street West	City of Mississauga	35 m
MAJOR COLLECTOR	Central Parkway West	Burnhamthorpe Road West to Mavis Road	City of Mississauga	26 m
	Erindale Station Road	Central Parkway West to St. Lawrence & Hudson Railway tracks	City of Mississauga	26 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	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.

## Mavis-Erindale District Policies of Mississauga Plan

### 4.20.6 Special Site Policies

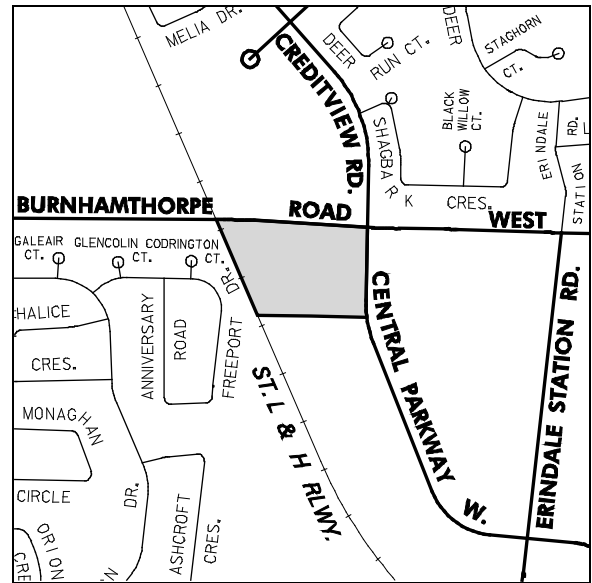
#### 4.20.6.1 Introduction

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

#### 4.20.6.2 Site 1

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

#### 4.20.6.3 Site 2



The lands identified as Special Site 2 are located on the southwest corner of Burnhamthorpe Road West and Central Parkway West.

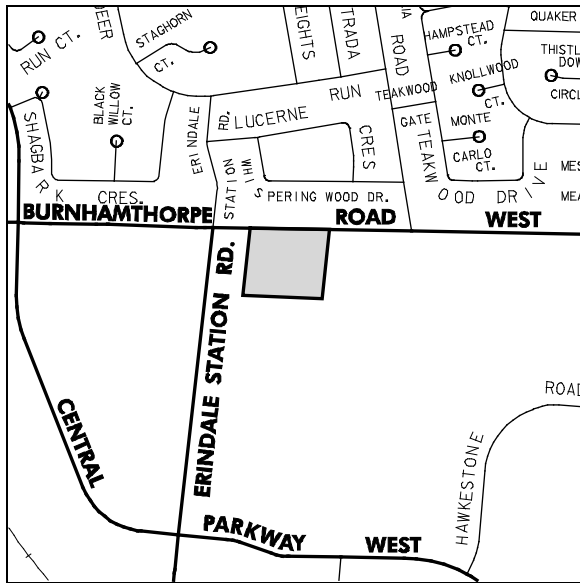
Notwithstanding the *Office* designation on the lands, the following additional policy will apply:

- a. *office* uses to a maximum Gross Floor Area (GFA) of 30 255 m<sup>2</sup> will be permitted.

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

## Mavis-Erindale District Policies of Mississauga Plan

### 4.20.6.4 Site 3

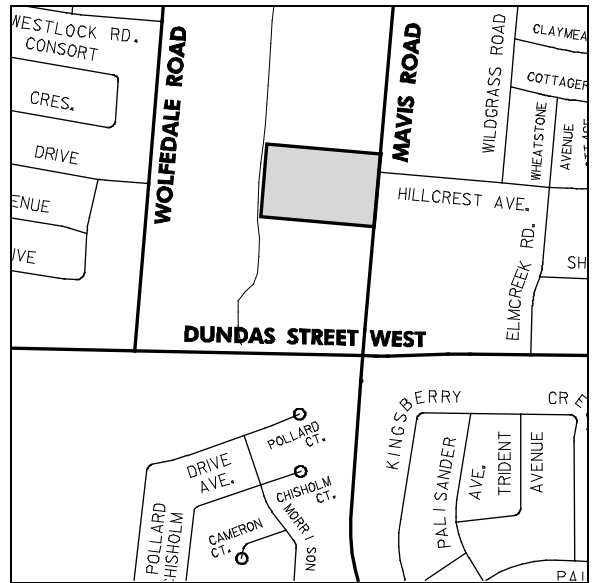


The lands identified as Special Site 3 are located south of Burnhamthorpe Road West and east of Erindale Station Road.

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

- a. motor vehicle body repair uses will be permitted.

### 4.20.6.5 Site 4 (MPA-56)



The lands identified as Special Site 4 are located on the west side of Mavis Road, north of Dundas Street West.

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

- a. the following uses will not be permitted:
  - a department store;
  - a food supermarket;
  - a drug store;
  - an automotive parts and accessories store.

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

## Mavis-Erindale District Policies of Mississauga Plan

### Mavis-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).

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

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

#### *Amendment No. 56*

- Amend – Land Use Designation of the lands located on the west side of Mavis Road north of Dundas Street West, from "Business Employment" to "General Commercial".

#### *Amendment No. 25*

- Amend – Land Use Designation of the lands located as follows:
  - at the southeast corner of Burnhamthorpe Road West and Erindale Station Road;
  - on south side of Burnhamthorpe Road West, west of Wolfedale Road;
  - at the southwest corner of Burnhamthorpe Road and Mavis Road;
  - at the northeast corner of Dundas Street West and Wolfedale Road;from "Motor Vehicle Commercial" to "General Commercial";
- Amend Land Use Designations – delete "Motor Vehicle Commercial";

#### *Amendment No. 95*

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

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

**Mavis-Erindale District Policies of Mississauga Plan**