

**NOTE:**

**THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE MEADOWVALE 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 MEADOWVALE 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 MEADOWVALE 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 4.21  
MEADOWVALE  
DISTRICT POLICIES  
OF  
MISSISSAUGA PLAN**

**2012 November**



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

## Meadowvale District Policies of Mississauga Plan

### OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Meadowvale District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Meadowvale 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	Meadowvale District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Dixie 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 All approved	Ontario Municipal Board Order No. 0662
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	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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## Meadowvale District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 95	District Policies	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	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	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	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	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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## Meadowvale 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 4.21, Meadowvale 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 MEADOWVALE DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.**

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## Meadowvale District Policies of Mississauga Plan

### 4.21 MEADOWVALE

#### 4.21.1 Planning Context

City Plan, which came into effect on July 8, 1997, joined the Meadowvale West Secondary Plan (East Area) and the Meadowvale West Secondary Plan (West Area), and renamed the planning area Meadowvale District. City Plan established the area as predominantly residential and identifies a Node in the District.

Meadowvale has experienced considerable growth since the initial plans for the area were approved. What was once largely undeveloped, agricultural land, has undergone rapid urban **development** resulting in a stable residential community with limited potential for further **development**.

A wide variety of dwellings have been developed in a range of densities, with the densities decreasing with distance from the Town Centre. The Meadowvale Node, consisting of a shopping centre with a range of retail commercial and **office** uses, townhouses, apartments and **community uses**, and transportation facilities, forms a focus for the entire District. A secondary area of high intensity uses is centred around the Glen Erin Shopping Centre located on the northwest corner of Britannia Road West and Glen Erin Drive. (MPA-40)

The District has developed on the basis of neighbourhood units, contain a community park, elementary school and retail commercial facilities. The residential areas are oriented to major north-south open space/pedestrian systems which link the neighbourhoods to each other as well as to educational, recreation and retail commercial facilities. (MPA-40)

The Meadowvale District is within the Mullet Creek **sub-watershed**. Two (2) of the most prominent features - Lake Aquitaine and Lake Wabukayne - are man-made and function as stormwater management lakes.

Three remnant **woodlands** in the District are within **City** parklands. These **woodlands** are located on the east side of the Tenth Line, between Aquitaine Avenue and Battleford Road in Eden Woods Park; at the north end of Millcreek Drive in Windrush Woods Park; and on the east side of Glen Erin Drive, between Gananoque Drive and Aquitaine Avenue in Maplewood Park. The long term viability of the **woodlands** is of concern to the **City** as many have succumbed to the impacts from improper use or over-use. The **woodland** within Windrush Park is an example of where

degradation has occurred and will require community stewardship to prevent the loss of a valuable neighbourhood amenity.

#### **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.

## Meadowvale District Policies of Mississauga Plan

### 4.21.2 Development Concept

Meadowvale is a recently established, stable, Residential District, with limited opportunities for *development*. Hence, the focus of these Policies is to recognize the existing pattern of *development* and reinforce the original *development* concept approved in 1970. Therefore, *infill development* will recognize and *enhance* the scale and *character* of existing residential areas and take advantage of the locational opportunities afforded by the Meadowvale Town Centre, the Community Centre, the open space system and the transportation system. Residential high densities are encouraged in the vicinity of the Town Centre. The sites identified for *infill* must be *compatible* and consistent with the existing surrounding area.

The Meadowvale Node should be strengthened by concentrating further retail commercial, residential, and *community uses* within it, and by improving its vehicular, pedestrian and visual connections with the surrounding area. (MPA-40)

These Policies protect the forms, functions and linkages of the natural features of the District, which includes the lakes and remnant *woodlands*, through *enhancement*, restoration and preservation measures. They also recognize Lake Aquitaine and Lake Wabukayne as man-made features which have a degree of naturalness to them and the protection of such features.

### 4.21.3 Land Use

#### 4.21.3.1 Residential

##### 4.21.3.1.1 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*.

##### 4.21.3.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached and duplex dwellings, within a density range of 18-37 units per *net residential hectare*.

##### 4.21.3.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse dwellings, within a density range of 25-50 units per *net residential hectare*.

##### 4.21.3.1.4 Residential Medium Density II

The Residential Medium Density II designation permits townhouse dwellings and all forms of horizontal multiple dwellings, as well as apartment dwellings at a *Floor Space Index (FSI)* of 0.4-0.9. Building height should not exceed four (4) storeys. (MPA-25)

##### 4.21.3.1.5 Residential High Density I

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

##### 4.21.3.1.6 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.0-1.3, in excess of eight (8) storeys. (MPA-25)

##### 4.21.3.1.7 Residential Medium and High Density Development

a. In addition to the general Residential Medium and High Density *development* policies of this Plan, the following additional policy applies specifically to this District:

- in order to create acceptable built form

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

## Meadowvale District Policies of Mississauga Plan

transitions, buildings should be limited in height when adjacent to low density residential neighbourhoods. Buildings immediately adjacent to low density housing forms should be limited to three (3) storeys. In situations where the low density housing forms are separated from high density *development* by a public road or other permanent open space feature, a height of four to five (4-5) storeys may be *compatible*.

### 4.21.3.1.8 *Intensification of Existing Apartment Sites*

Proposals for additional *development* on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential *development* in this Plan:

- a. on lands designated Residential High Density I or II, other than those located within the Node, *development* in addition to existing buildings will be restricted to the uses permitted in the Residential Medium Density I designation, up to the maximum density specified for the Residential High Density designation;
- b. as a condition of *development*, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards.



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

## Meadowvale District Policies of Mississauga Plan

### 4.21.4 Transportation

#### 4.21.4.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, MEADOWVALE DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Derry Road West	Tenth Line West to Winston Churchill Boulevard	Region of Peel	36 m
	Derry Road West	Winston Churchill Boulevard to Millcreek Drive	Region of Peel	36/45 m (45 m at intersections)
	Britannia Road West	Tenth Line West to Winston Churchill Boulevard	Region of Peel	36 m
	Britannia Road West	Winston Churchill Boulevard to Erin Mills Parkway	Region of Peel	36/45 m (45 m at intersections)
	Winston Churchill Boulevard	St. Lawrence & Hudson Railway tracks to Britannia Road West	City of Mississauga	35 m
	Erin Mills Parkway	Battleford Road to Britannia Road West	Region of Peel	45 m
	MAJOR COLLECTOR	Tenth Line West	St. Lawrence & Hudson Railway tracks to Britannia Road West	City of Mississauga
Glen Erin Drive		Derry Road West to Britannia Road West	City of Mississauga	26 m
Millcreek Drive		Derry Road West to a point approximately 100 m south of Aquitaine Avenue	City of Mississauga	26 m
Aquitaine Avenue		Tenth Line West to Millcreek Drive	City of Mississauga	26 m
Battleford Road		Tenth Line West to Erin Mills Parkway	City of Mississauga	26 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

\* 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)

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## Meadowvale District Policies of Mississauga Plan

### 4.21.4.2 Road System

#### 4.21.4.2.1 Tenth Line West

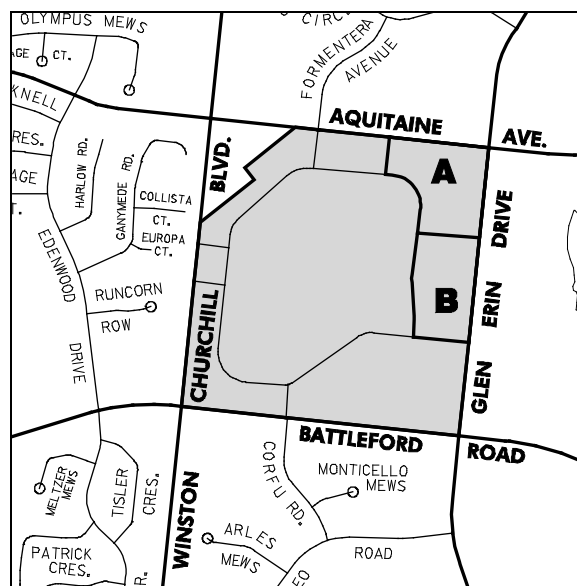
- a. Prior to giving consideration to any proposal to widen Tenth Line, **City Council** will require a neighbourhood traffic study be undertaken. This study should examine alternatives to widening Tenth Line, including traffic management measures. In the event that a widening is required, its need and justification should be clearly documented in accordance with the requirements of the document entitled *Class Environmental Assessment for Municipal Road Projects*.
- b. Truck traffic will be discouraged from utilizing Tenth Line West south of the St. Lawrence & Hudson Railway in recognition of the residential **character** of Tenth Line West south of the railway line.

### 4.21.5 Special Site Policies

#### 4.21.5.1 Introduction

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

#### 4.21.5.2 Site 1



**4.21.5.2.1** The lands identified as Special Site 1 are bounded by Aquitaine Avenue to the north, Glen Erin Drive to the east, Battleford Road to the south and Winston Churchill Boulevard to the west.

Notwithstanding the provisions of the General Retail Commercial, Residential Medium Density I, Residential High Density I and II designations, the following additional policies will apply: (MPA-40)

#### a. Pedestrian Linkages

Pedestrian connections to the Town Centre are vital to its role in the community. The following pedestrian links should be maintained and/or improved as part of any **development** application:

- open space walkway linkages to the following parks: Lake Aquitaine, Hunter's Green and Settler's Green;
- mid-block connections to the area west of Winston Churchill Boulevard between Battleford Road and Aquitaine Avenue;
- linkages to the Meadowvale Community Centre, medical **offices** and the transit terminal;

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

## Meadowvale District Policies of Mississauga Plan

- diagonal connections to the site from the northeast corner of Battleford Road and Winston Churchill Boulevard.

A strong connection between the bicycle route on Winston Churchill Boulevard and the Town Centre should be provided.

### b. Focal Areas

A focal area on the east side of the Town Centre between the existing transit terminal, medical *offices*, church campus and Town Centre tower should be developed to strengthen the space as an outdoor amenity with seating, landscaping, lighting or staging areas; additional building massing should contribute to the central courtyard area by framing the interior space.

One main entrance to the Town Centre from Winston Churchill Boulevard should be developed to strengthen the site entry and contribute to the identity of the site through the use of built form, landscaping, directional signs or lighting.

### c. Ring Road and Parking Areas

The internal ring road and parking areas around the Town Centre should be clearly defined to facilitate the safe movement of pedestrians and vehicles through the site; definition of the ring road *streetscape* should be improved by ensuring adequate sight lines, incorporating landscape islands that define parking areas, and providing sidewalks and lighting.

### d. Building Massing

*Development* along the public road frontages should address the following:

- no parking or driveway areas should be provided between the buildings and the street line;
- blank walls should be avoided along the street in favour of fenestration, building entrances and architectural detailing;
- service, loading and garbage storage areas should be located on the internal side of the *development* away from public streets and screened from view by means of built form and landscaping;

- all building entrances should be clearly articulated and linked to pedestrian walkway connections.

### e. Streetscape

Landscape treatment of the Winston Churchill frontage of the Town Centre should reinforce the treatment within the municipal boulevard.

#### 4.21.5.2.2 Area 1A

Area 1A is located at the southwest corner of Aquitaine Avenue and Glen Erin Drive. Notwithstanding the provisions of the Residential Medium Density I designation, only townhouses and semi-detached dwellings with a maximum Gross Floor Area (GFA) of 0.6 times the lot area in the range of 34.6 to 44.5 units per *net residential hectare* are permitted.

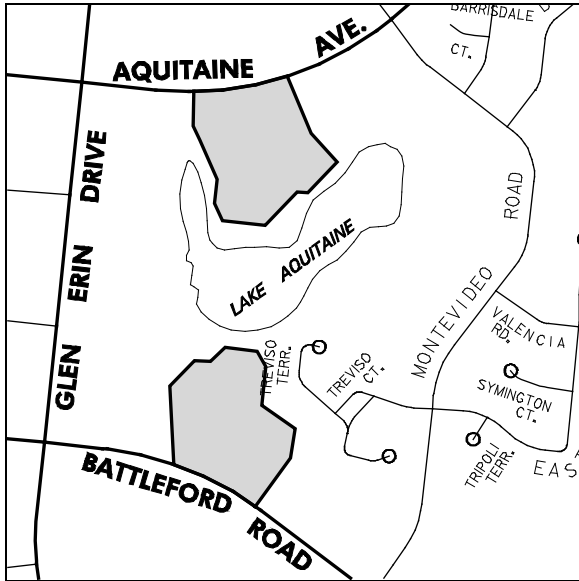
#### 4.21.5.2.3 Area 1B

Area 1B is located between Aquitaine Avenue and Battleford Road on the west side of Glen Erin Drive. Notwithstanding the provisions of the Residential Medium Density I designation, only townhouses with a maximum Gross Floor Area (GFA) of 0.63 times the lot area in the range of 34.6 to 44.5 units *net residential hectare* are permitted.

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## Meadowvale District Policies of Mississauga Plan

### 4.21.5.3 Site 2 (MPA-25)



The lands identified as Special Site 2 are located on the south side of Aquitaine Avenue, east of Glen Erin Drive and on the north side of Battleford Road east of Glen Erin Drive.

Notwithstanding the provisions of the Residential High Density I designation, townhouse dwellings will be permitted.

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

## Meadowvale District Policies of Mississauga Plan

### Meadowvale 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. 25*

- Amend – Land Use Designation of the lands located on the west side of Pendleton Road, south of Augusta Drive, from "Residential Low Density II" to "Residential Medium Density I";
- Amend – Land Use Designation of the lands located on the east and west sides of Townwood Court, east of Windwood Drive, from "Residential Low Density I" to "Residential Medium Density I";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located at the southeast corner of Derry Road West and Shelter Bay Road, from "Private Open Space - Cemetery" to "Public Open Space - Cemetery";
- Amend Land Use Designations – delete "Private Open Space";