

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE RATHWOOD 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 RATHWOOD 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 RATHWOOD 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 4.28 RATHWOOD DISTRICT POLICIES OF MISSISSAUGA PLAN

2012 November

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

Rathwood District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Rathwood District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Rathwood 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 | Rathwood District Policies and District Land Use Map | 2003 May 05 | Partially approved with modifications and appeal to OMB | Region of Peel |
| Rathwood District Policies subsequently further amended by: | | | | |
| AMENDED BY | SECTION | DATE | STATUS | APPROVED BY |
| Amendment 12 | District Policies and District Land Use Map | 2004 Feb. 20 | All approved | City of Mississauga |
| 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 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 89 | District Policies and District Land Use Map | 2009 Jan. 08 | 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 |

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

Rathwood 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 123 | District Policies and District Land Use Map | 2012 Jul. 31 | Appealed to the OMB (Beverley Homes Holding Corporation) Adopted by City of Mississauga: 2012 July 4 | Ontario Municipal Board Case No.: PL120913 File No.: PL120913 |
| 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 |
| | | | | |

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

Rathwood District Policies of Mississauga Plan

| | SECTION | DATE | STATUS | APPROVED BY |
|--|---------|------|--------|-------------|
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Specific policies in this section must be read in conjunction with all the policies in this Plan.

Rathwood 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 4.28, Rathwood District Policies:
 - Section 4.28.4.2, 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 RATHWOOD 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.

Rathwood District Policies of Mississauga Plan

4.28 RATHWOOD

4.28.1 Planning Context

The Rathwood District is a mature residential community containing a broad mix of low, medium and high density housing types including; link dwellings, conventional and stacked townhouses, and walk-up and high-rise apartments. The medium and high density **development** is clustered around retail commercial facilities near the intersections of Rathburn Road East and Ponytrail Drive, Dixie Road, Tomken Road, and Central Parkway East. A few opportunities for medium and high density residential **redevelopment** exist, including northwest of the intersection of Rathburn Road East and Dixie Road, and along Hickory Drive and Dixie Road south of Rathburn Road East. (MPA-40)

The Rathwood District is within the **watersheds** of Credit Valley Conservation (CVC) and the Toronto and Region Conservation Authority (TRCA) and is defined by the **sub-watersheds** of Cooksville Creek, the Little Etobicoke Creek and Etobicoke Creek. The drainage divide between the two Conservation Authorities is located east of Cawthra Road.

The Etobicoke Creek serves as the easterly boundary of the District and the **City**. It is the most significant natural feature within the District with a well-defined valley system, and forested banks supporting migratory coldwater and warmwater **fish habitat**. There is an **Environmentally Significant Area** (Etobicoke Twin leaf) present within the Etobicoke Creek valley. The valley is considered valuable in terms of facilitating a greenways system, particularly given the connections to the cities of Toronto and Brampton. Greenways have many environmental benefits including wildlife movement corridors and **wildlife habitat**, flood and erosion management and temperature modulation.

The Little Etobicoke Creek and the Cooksville Creek have been channelized within the District, but nonetheless, provide for warmwater **fish habitat** and contribute to the linkage function of the creeks.

There is a one (1) hectare sugar maple - American beech forest located east of Tomken Road between Rathburn Road East and Willowbank Trail within Rathwood Park.

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.

Rathwood District Policies of Mississauga Plan

4.28.2 *Development Concept*

The District is generally a stable, established area with few sites remaining to be developed. The focus of these policies is to preserve and *enhance* the *character* of the existing community and transportation system. The northerly half of the Applewood/Rathwood Node is centred on the intersection of Burnhamthorpe Road East and Dixie Road is the central focus of activity in the District. *Infill* and *redevelopment* will be facilitated/encouraged within and adjacent to the Node and in other appropriate areas in a manner consistent with existing land uses in the area.

These policies provide for future *development* which is *compatible* with existing land uses, and encourages higher densities near retail commercial facilities and where existing infrastructure and services, such as transit, can be more efficiently used. (MPA-40)

Retail Commercial *development* will continue to be concentrated in existing retail commercial facilities. (MPA-40)

4.28.3 *Urban Design Policies*

4.28.3.1 *Streetscape*

Mississauga encourages efforts to improve existing reverse frontage *development* along limited access roadways, particularly Burnhamthorpe Road East and Rathburn Road East, through the use of landscaping and the promotion of a uniform and well maintained rear yard fencing system.

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

Rathwood District Policies of Mississauga Plan

4.28.4 Land Use

4.28.4.1 Residential

4.28.4.1.1 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*.

4.28.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, duplex and street townhouses, within a net density range of 17-30 units per *net residential hectare*.

4.28.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits detached, semi-detached, duplex and townhouse dwellings or any combination of these dwelling units, within a net density range of 30-57 units per *net residential hectare*. All forms of horizontal multiple dwellings will also be permitted within this density range.

4.28.4.1.4 Residential High Density I

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

4.28.4.1.5 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.1-1.8.

4.28.4.2 Commercial

4.28.4.2.1 General Retail Commercial (MPA-40)

a. Notwithstanding the General Retail Commercial policies of this Plan, car dealerships will not be permitted on the following lands: (MPA-40)

- northwest corner of Rathburn Road East and Tomken Road;
- northeast corner of Rathburn Road East and Ponytrail Drive.

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

Rathwood District Policies of Mississauga Plan

4.28.5 Transportation

4.28.5.1 Road Classification

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

| TABLE 1: BASIC ROAD CHARACTERISTICS, RATHWOOD DISTRICT | | | | |
|--|-----------------------------------|--|---------------------|---------------------------------|
| ROAD TYPE | NAME | SECTION | JURISDICTION | RIGHTS-OF-WAY* |
| PROVINCIAL HIGHWAY | Provincial Highway 403 | Approximately 450 m east of Hurontario Street to Cawthra Road | Province of Ontario | |
| ARTERIAL | Eastgate Parkway | Cawthra Road to Dixie Road | City of Mississauga | 67 m |
| | Eastgate Parkway | Dixie Road to north boundary of the District | City of Mississauga | 50 m |
| | Burnhamthorpe Road East | Robert Speck Parkway to Etobicoke Creek | City of Mississauga | 50 m |
| | Cawthra Road | Eastgate Parkway to Burnhamthorpe Road East | Region of Peel | 36/45 m (45 m at intersections) |
| | Dixie Road | Eastgate Parkway to Burnhamthorpe Road East | Region of Peel | 45 m |
| MAJOR COLLECTOR | Rathburn Road East | Approximately 400 m east of Hurontario Street to Ponytrail Drive | City of Mississauga | 30 m |
| | Rathburn Road East | Ponytrail Drive to Etobicoke Creek | City of Mississauga | 35 m |
| | Ponytrail Drive | Rathburn Road East to Burnhamthorpe Road East | City of Mississauga | 30 m |
| | Central Parkway East | Provincial Highway 403 to Rathburn Road East | City of Mississauga | 30 m |
| | Central Parkway East | Rathburn Road East to Burnhamthorpe Road East | City of Mississauga | 35 m |
| | Tomken Road | Eastgate Parkway to Burnhamthorpe Road East | 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)

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

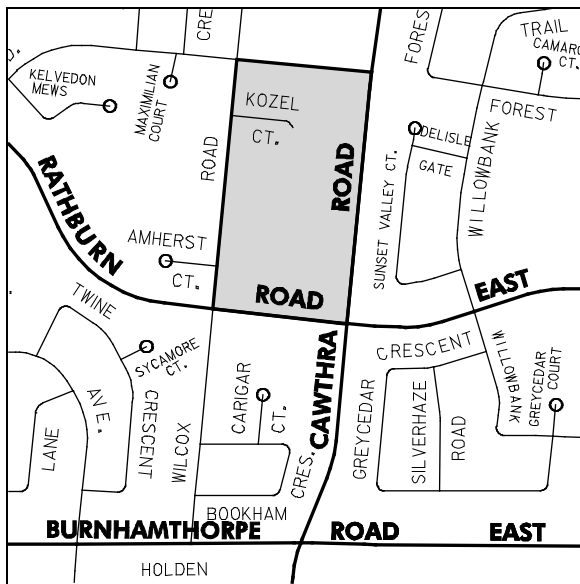
Rathwood District Policies of Mississauga Plan

4.28.6 Special Site Policies

4.28.6.1 Introduction

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

4.28.6.2 Site 1



The lands identified as Special Site 1 are located west of Cawthra Road and north of Rathburn Road East.

Notwithstanding the provisions of the Residential Low Density I designation of this Plan, the following additional policies will apply:

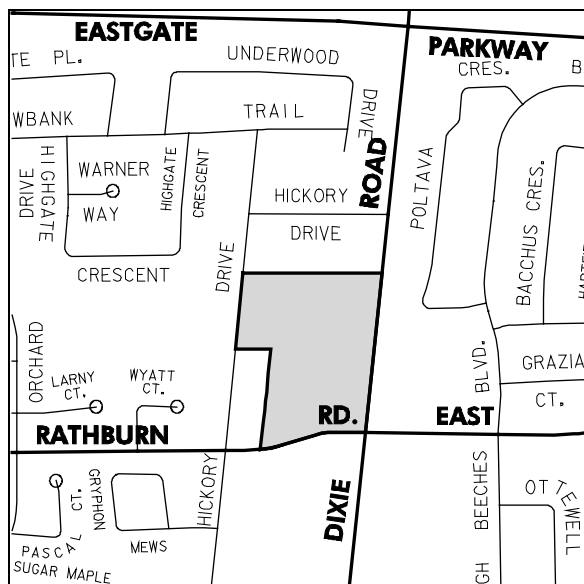
- a. a concept plan for all or part of this site may be required and will address, among other matters, the following:
 - compatibility of building form and scale with existing surrounding land uses;
 - convenient pedestrian access through this site to nearby transit service on Rathburn Road East, Cawthra Road and the future Mississauga **Bus Rapid Transit (BRT)** facility; (MPA-25)
 - the potential to access all lands designated Residential Low Density I from Rathburn Road East;
 - 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. the concept plan will be required to address, to the satisfaction of the City of Mississauga and the Region of Peel, matters relating to transportation and access onto Cawthra Road;
 - c. Mississauga will permit the severance of the rear portions of lots fronting on Wilcox Road to encourage the assembly and comprehensive **redevelopment** of all Residential Low Density I lands in Special Site 1;
 - d. individual frontages on the east side of Wilcox Road will be developed in keeping with lot frontages on the west side of Wilcox Road;
 - e. the **redevelopment** of all lands designated Residential Low Density I will minimize access points to Cawthra Road to preserve the integrity of Cawthra Road as a major arterial roadway;
 - f. access to individual properties on the north side of Rathburn Road East will be discouraged.

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

Rathwood District Policies of Mississauga Plan

4.28.6.3 Site 2



The lands identified as Special Site 2 are located west of Dixie Road and north of Rathburn Road East. (MPA-12)

Notwithstanding the provisions of the Residential Low Density I, Residential Medium Density I and Residential High Density II designations, the following additional policies will apply:

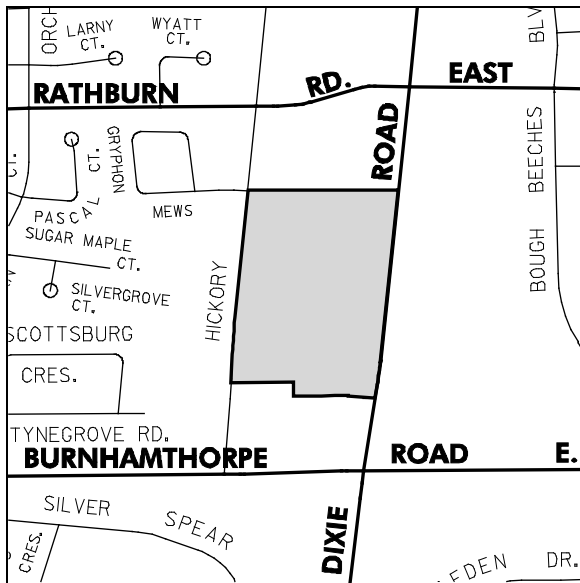
- a. a concept plan for all or part of this site may be required and will address, among other matters, the following:
 - compatibility of building form and scale with existing surrounding land uses;
 - convenient pedestrian access through the site to nearby transit service on Rathburn Road East, Dixie Road and the future Mississauga **Bus Rapid Transit (BRT)** facility; (MPA-25)
 - the potential to access all lands designated Residential Medium Density I from Rathburn Road East or Hickory Drive;
 - 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. the concept plan will be required to address, to the satisfaction of the City of Mississauga and the Region of Peel, matters relating to transportation and access onto Dixie Road;

- c. individual frontages on the east side of Hickory Drive will be developed in keeping with lot frontages on the west side of Hickory Drive;
- d. the **redevelopment** of this site will minimize access points to Dixie Road to preserve the integrity of Dixie Road as a major arterial roadway;
- e. the lands designated Residential High Density II will permit townhouse dwellings. (MPA-25)

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

Rathwood District Policies of Mississauga Plan

4.28.6.4 Site 3



The lands identified as Special Site 3 are located west of Dixie Road and south of Rathburn Road East.

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

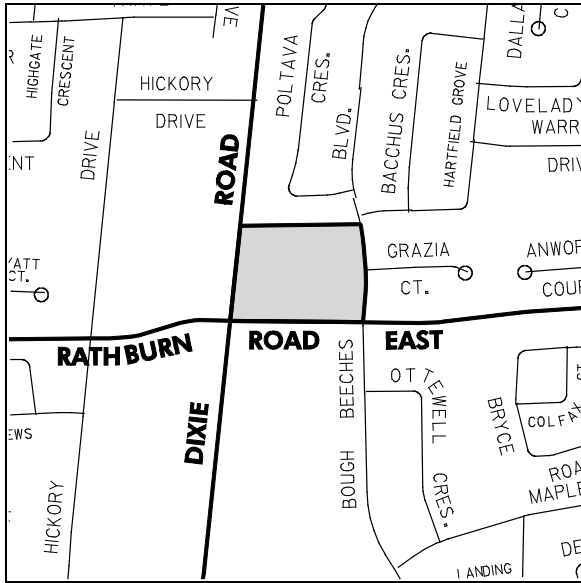
- a. a concept plan for all or part of this site may be required and will address, among other matters, the following:
 - compatibility of building form and scale with existing surrounding land uses;
 - convenient pedestrian access through the site to nearby transit service on Dixie Road and Burnhamthorpe Road East;
 - traffic generated will not adversely affect the transportation system;
 - acceptable ingress and egress, off-street parking, landscaping and buffering;
 - preservation of all mature trees and other significant natural features;
- b. a concept plan will be required to address, to the satisfaction of the City of Mississauga and the Region of Peel, matters relating to transportation and access onto Dixie Road;
- c. the *redevelopment* of this site will minimize access points to Dixie Road to preserve the integrity of Dixie Road as a major arterial roadway;

- d. the *redevelopment* of this site will allow for the construction of a centrally located street which is parallel to Hickory Drive and Dixie Road. The proposed street will connect to Dixie Road and align with the Rockwood Mall entrance on Dixie Road.

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

Rathwood District Policies of Mississauga Plan

4.28.6.5 Site 4 (MPA-89)



Notwithstanding the provisions of the Residential High Density II designation, townhouse dwellings will be permitted. The maximum *Floor Space Index (F.S.I.)* permitted for all development shall be 2.56.

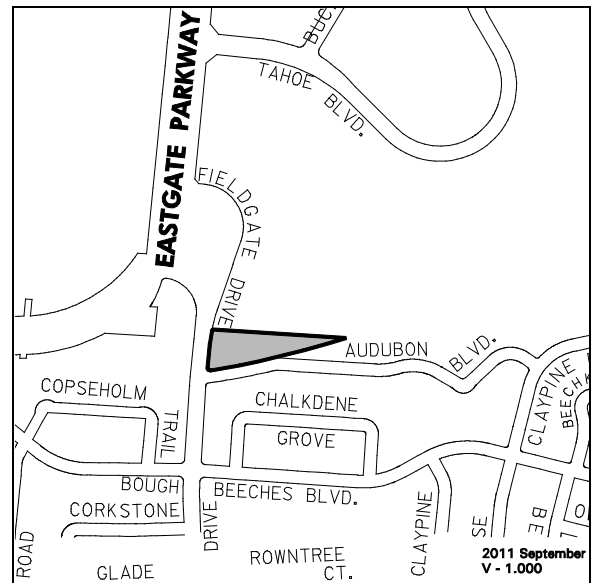
Amendment No. 123

Has been appealed to the OMB by Beverly Homes Holding Corporation

OMB Case Number: PL120913

OMB File Number: PL120913

4.28.6.6 Site 5 (MPA-123)



Notwithstanding the provisions of the “Residential Low Density I” designation of this Plan, only detached dwellings will be permitted.

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

Rathwood District Policies of Mississauga Plan

Rathwood District Land Use Map

Amended by:

Amendment No. 12

- Amend – Land Use Designation of the lands located east of Hickory Drive, north of Rathburn Road East, from "Residential High Density II" to "Residential Low Density I".

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 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 Designation of the lands located north of Rathburn Road East, east of Willowbank Trail, from "Residential Low Density I" to "Public Open Space";
- Amend – Land Use Designation of the lands located east of Willowbank Trail, south of Forest Fire Crescent, from "Open Space" to "Residential Low Density I";

Amendment No. 95

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

Appeal A1

Amendment No. 123

Has Been Appealed to the OMB by:

Beverley Homes Holding Corporation

OMB Case No.: PL120913

OMB File No.: PL120913

- Amend – Land Use Designation of the lands located at the northeast corner of Audubon Boulevard and Fieldgate Drive, from "Parkway Belt West" to "Residential Low Density I".

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

Rathwood District Policies of Mississauga Plan

