

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE RATHWOOD PLANNING DISTRICT OF CITY PLAN, AND MUST BE READ IN CONJUNCTION WITH ALL THE POLICIES OF CITY PLAN

PLEASE REFER TO CITY PLAN FOR ADDITIONAL CITY-WIDE POLICIES WHICH APPLY TO THIS DISTRICT.

THE RATHWOOD DISTRICT POLICIES OF CITY PLAN CAME INTO EFFECT 1998 OCTOBER 16.

THE RATHWOOD DISTRICT POLICIES OF CITY PLAN ARE IN FULL FORCE AND EFFECT.

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**SECTION 6.29
RATHWOOD
DISTRICT POLICIES
OF
CITY PLAN**

2002 March

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

Rathwood District Policies of City Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Rathwood District Policies of City Plan, Amendment No. 12 to City 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. (*CPA-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 City Plan.

The following text and map, attached hereto, constitute the Rathwood District Policies of City Plan, Amendment No. 12 to City Plan, for the City of Mississauga Planning Area, being an office consolidation of the original Rathwood District Policies of City Plan, Amendment No. 12 to City Plan, as approved by the Regional Municipality of Peel, 1998 October 16.

	SECTION	DATE	STATUS	APPROVED BY
Amendment 12	Rathwood District Policies and District Land Use Map	1998 Oct. 16	All approved	Region of Peel
District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Amendment 71	District Policies and District Land Use Map	1999 Oct. 05	All approved	Region of Peel
Amendment 78	District Policies and District Land Use Map	2000 Apr. 12	All approved	Region of Peel

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Rathwood District Policies of City Plan

PREFACE

The adopting By-law and Regional Municipality of Peel approval certificate for the Rathwood District Policies of City Plan, Amendment No. 12 to City Plan, is on file in the Planning and Building Department.

CITY OF MISSISSAUGA APPROVAL

The Rathwood District Policies of City Plan, Amendment No. 12 to City Plan, for the City of Mississauga Planning Area, was adopted by By-law Number 408-98 by City Council on the 9th day of September, 1998.

REGION OF PEEL APPROVAL

Pursuant to sections 17(34) and (35) of the *Planning Act*, the Regional Municipality of Peel made a Decision on 1998 Sept. 25, approving all of the Rathwood District Policies of City Plan, Amendment No. 12 to City Plan, for the City of Mississauga Planning Area as adopted by By-law Number 408-98.

Dated at Brampton this 25th day of Sept. 1998.

"PETER E. ALLEN"

Commissioner of Planning
Planning Department
Regional Municipality of Peel

This Notice of Decision was issued 1998 Sept. 25 with the Last Date of Appeal being 1998 Oct. 15.

**THE RATHWOOD DISTRICT POLICIES OF
CITY PLAN, AMENDMENT NO. 12 TO CITY
PLAN, CAME INTO EFFECT 1998 OCT. 16.**

**THE RATHWOOD DISTRICT POLICIES OF
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Rathwood District Policies of City Plan

6.29 RATHWOOD (CPA-12)

6.29.1 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 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.

The District is well served by numerous Community Parks. At the heart of the District is Rathwood Park, one of three parks adjacent to Greenbelt areas associated with watercourses. The most prominent of these is Garnetwood Park adjacent to the valley and floodplain of the Etobicoke Creek at the easterly boundary of the District. (CPA-78)

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 subwatersheds 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 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 hectare sugar maple - American beech forest located east of Tomken Road between Rathburn Road East and Willowbank Trail within Rathwood Park.

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

Rathwood District Policies of City Plan

6.29.2 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 "Rockwood" Multiple Use Centre, 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 Multiple Use Centre 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 commercial facilities and where existing infrastructure and services, such as transit, can be more efficiently used.

Commercial development will continue to be concentrated in existing commercial facilities.

6.29.2.1 Development Objectives

6.29.2.1.1 Transportation

To protect the integrity of the Regional Road System, direct access is controlled on Cawthra Road and Dixie Road. Region of Peel approval is required for access onto these roads.

6.29.3 Urban Design Policies

6.29.3.1 Streetscape

New reverse frontage development is discouraged. Cluster development and the use of parallel service roads should be considered for new and infill development along roads where access is limited.

The City 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.

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Rathwood District Policies of City Plan

6.29.4 Land Use

Notwithstanding the general City Plan policies, the following will apply.

6.29.4.1 Residential Low Density I

The Low Density I designation permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per net residential hectare.

6.29.4.2 Residential Low Density II

The Low Density II designation permits detached, semi-detached, duplex and other types of dwellings with individual frontages on a public street, including street townhouses, within a net density range of 17-30 units per net residential hectare.

6.29.4.3 Residential Medium Density I

The Medium Density I designation permits detached, semi-detached, duplex and townhouse dwellings or any combination of these dwelling units, either with individual frontages or in cluster arrangements, within a net density range of 30-57 units per net residential hectare. All forms of low-rise multiple dwellings with a horizontal building mass will also be permitted within this density range.

6.29.4.4 Residential High Density I

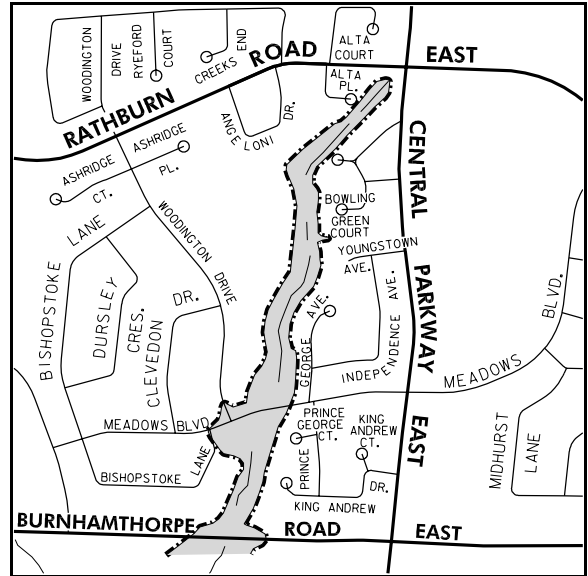
The High Density I designation permits buildings at a Floor Space Index of 0.5-1.0.

6.29.4.5 Residential High Density II

The High Density II designation permits buildings at a Floor Space Index of 1.1-1.8.

6.29.5 Environmental Planning Areas (CPA-78)

6.29.5.1 Cooksville Creek



The Cooksville Creek has an extensive Regulatory Floodplain and is subject to flash floods. Notwithstanding the land use designations of the Rathwood District Policies, lands within the Regulatory Storm Floodplain are subject to the Environmental Policies contained in this Plan. The Regulatory Storm Floodplain is shown conceptually above and is subject to periodic amendments.

Prior to consideration of development proposals within and adjacent to the floodplain, the limits of development will be determined subject to the approval of the City and Credit Valley Conservation. Those lands not deemed suitable for development will be designated Greenbelt.

New development or redevelopment proposed for the Cooksville Creek floodplain will be subject to the recommendations of the *Cooksville Creek Rehabilitation Study*. Any commercial, industrial, institutional or high density residential development within the Cooksville Creek watershed will require on-site stormwater management to control the post-development stormwater discharge to pre-development levels in accordance with City Council adopted policies.

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Rathwood District Policies of City Plan

6.29.6 Transportation (CPA-78)

6.29.6.1 Road Classification (CPA-78)

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*
HIGHWAY	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	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 major intersections, grade separations, or major physical or topographical constraints, wider rights-of-way may be required to accommodate bus bays, auxiliary lanes, side slopes, bicycle paths, streetscape works, etc.

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Rathwood District Policies of City Plan

6.29.6.2 Road System (CPA-78)

Burnhamthorpe Road East is planned ultimately for 6 through lanes, 3 eastbound and 3 westbound. Prior to any widenings for additional through lanes, a Burnhamthorpe corridor overview study should be undertaken addressing the following:

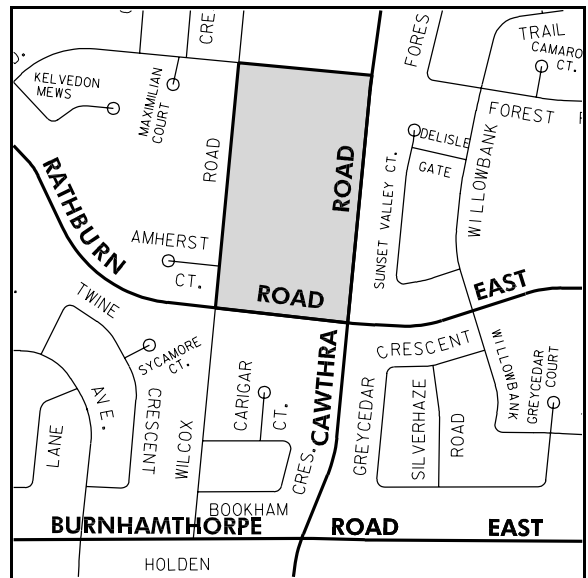
- C need and timing of any widening relative to other major transportation improvements;
- C impact of any widening on cut-through traffic on connecting local streets;
- C pedestrian and cycling requirements;
- C urban design opportunities in the corridor.

6.29.7 Special Site Policies (CPA-78)

6.29.7.1 Introduction (CPA-78)

Although most of the Rathwood District is developed, there are several sites within the District which merit special attention. Any application for development of lands affected by a Special Site Policy will be subject to all City Plan policies and Site Development Plan requirements, with specific regard to the provisions of this section.

6.29.7.2 Site 1 (CPA-78)



The lands designated 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:

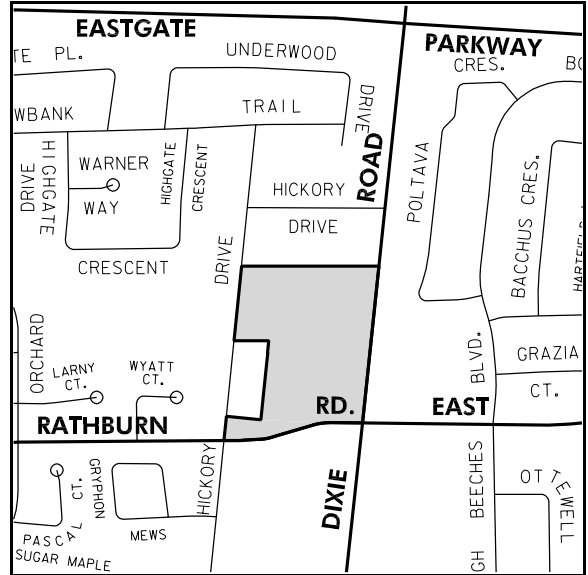
- a. a concept plan for all or part of this site may be required and will address, among other matters, the following:
 - compatibility of building form and scale with existing surrounding land uses;
 - convenient pedestrian access through this site to nearby transit service on Rathburn Road East, Cawthra Road and the future Mississauga Transitway;
 - 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;

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Rathwood District Policies of City Plan

- 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. the City 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.

6.29.7.3 Site 2 (CPA-78)



The lands designated as Special Site 2 are located west of Dixie Road and north of Rathburn Road East. 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 Transitway;
 - 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

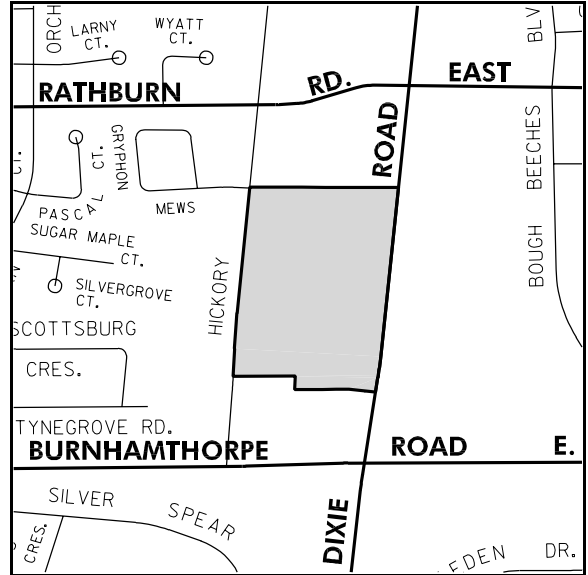
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Rathwood District Policies of City Plan

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.

6.29.7.4 Site 3 (CPA-78)



The lands designated 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 Commercial designations, the following additional policies will apply:

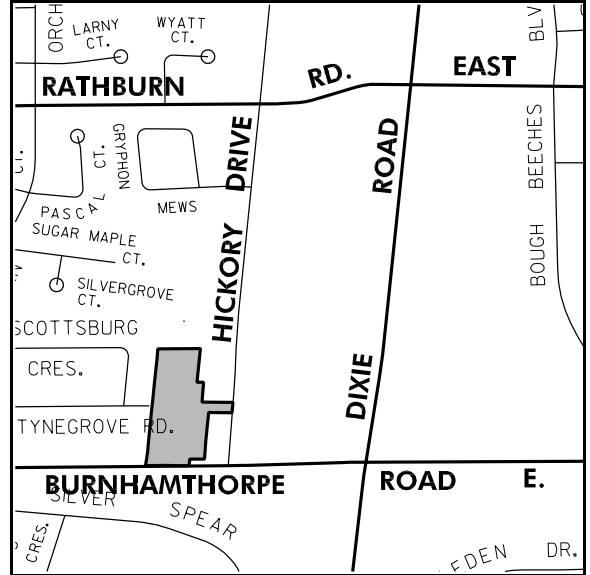
- a. a concept plan for all or part of this site may be required and will address, among other matters, the following:
 - compatibility of building form and scale with existing surrounding land uses;
 - convenient pedestrian access through the site to nearby transit service on Dixie Road and Burnhamthorpe 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

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Rathwood District Policies of City Plan

Road. The proposed street will connect to Dixie Road and align with the Rockwood Mall entrance on Dixie Road.

6.29.7.5 Site 4 (CPA-71), (CPA-78)



The lands identified as Special Site 4 are located on the north side of Burnhamthorpe Road East, west of Hickory Drive. Notwithstanding the Residential - Medium Density I designation on the lands, the following additional policy will apply:

- a. a 84-unit retirement residence with accessory personal service uses.

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Rathwood District Policies of City Plan

Rathwood District Land Use Map

Amended by:

Amendment 71

- Changing the land use designation of the lands north of Burnhamthorpe Road East and west of Hickory Road, from "Residential - High Density I" and "Residential - Low Density I" to "Residential - Medium Density I" and "Open Space - Neighbourhood Park".

Amendment 78

- Replacing all "Neighbourhood Park symbols" with "Community Park symbols" and deleting the "Neighbourhood Park symbol" from the Land Use Legend.

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CONSOLIDATIONS\Current Consolidation\CP - Section 6.29 - Rathwood.wpd

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Rathwood District Policies of City Plan