

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE CENTRAL ERIN MILLS 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 CENTRAL ERIN MILLS 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 CENTRAL ERIN MILLS DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

MISSISSAUGA PLAN



SECTION 4.4 CENTRAL ERIN MILLS DISTRICT POLICIES OF MISSISSAUGA PLAN

2012 November

MISSISSAUGA PLAN

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

Central Erin Mills District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Central Erin Mills 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 Central Erin Mills District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Central Erin Mills District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Central Erin Mills 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	Central Erin Mills District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Central Erin Mills 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 66	District Policies	2007 May 23	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 and District Land Use Map	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 84	District Land Use Map	2008 Mar. 31	All approved	Ontario Municipal Board Case No.: PL070455 File No.: O070067 Issued 2008 April 22
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.

Central Erin Mills District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 108	District Policies and District Land Use Map	2010 Aug. 04	All approved	City of Mississauga
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 Withdrawal 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 Number: Case No. PL101408 File No. PL100111

MISSISSAUGA PLAN

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Central Erin Mills District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY

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Central Erin Mills 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 4.4, Central Erin Mills 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 CENTRAL ERIN MILLS DISTRICT
POLICIES OF MISSISSAUGA PLAN ARE
IN FULL FORCE AND EFFECT.**

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Central Erin Mills District Policies of Mississauga Plan

4.4 CENTRAL ERIN MILLS

4.4.1 Planning Context

The Central Erin Mills District was established during the preparation of the Official (Primary) Plan for Mississauga, approved on April 16, 1981, and the Central Erin Mills Secondary Plan approved in December, 1983 established the current configuration of the Central Erin Mills District.

Most of the residential lands are developed for low density detached units. The remaining lands are developed for a combination of semi-detached, townhouses and apartments. The area is well served by Community Parks.

On the north side of Eglinton Avenue West between Winston Churchill Boulevard and Erin Mills Parkway, there will be a concentration of retail commercial and *office* uses which is intended to serve the District and surrounding districts as the primary area for shopping and *office* employment. The Credit Valley Hospital and associated buildings provide medical services and are strategically located in the vicinity of this area. (MPA-40)

The District is divided into three *sub-watershed* areas: Sawmill Creek, Mullett Creek and the Credit River. The Mullett Creek drains the greatest portion of the District and although portions are channelized, it is an important natural feature within the *City*, providing warmwater *fish habitat* and serving as a wildlife corridor and linkage to other features beyond this District. The Credit River provides both warmwater and coldwater *fish habitat* and is a well-known migratory route for salmonids, particularly Atlantic Salmon and provides a linkage function within and beyond the *City*. The Credit River - Eglinton to Dundas *Environmentally Significant Area (ESA)* is also partially located within the District. It is the largest *ESA* in Mississauga and occupies the valley walls and floor from Eglinton Avenue West to Dundas Street West. The *ESA* is also recognized as a regionally significant life science and earth science *Area of Natural and Scientific Interest (ANSI)*.

The two large *woodlands* within the District are considered Significant Natural Sites and are good examples of remnant *woodlands*.

The *woodland* located on the east side of Erin Mills Parkway between Erin Centre Boulevard and McFarren Boulevard is identified by the Credit Valley Conservation as the Streetsville Woods *ESA*.

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.

Central Erin Mills District Policies of Mississauga Plan

4.4.2 Development Concept

The Central Erin Mills District is generally developed with most of the remaining vacant land in the vicinity of the Node. The focus of these policies is on preserving the *character* of existing neighbourhoods and facilitating *infilling* and *redevelopment*.

The District has been designed to accommodate a variety of housing types, with the multiple family housing component located in proximity to the Node.

The Node represents the central focus of activity in the District as well as for adjacent communities in Mississauga. This 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)

4.4.3 Land Use

4.4.3.1 Residential

4.4.3.1.1 Residential Low Density I

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

4.4.3.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached and other types of freehold dwellings including street townhouses, within a density range of 17-27 units per *net residential hectare*.

4.4.3.1.3 Residential Medium Density I

The Residential Medium Density I designation permits detached, semi-detached, townhouse and horizontal multiple dwellings or any combination of these dwelling units, within a density range of 27-57 units per *net residential hectare*. (MPA-25)

4.4.3.1.4 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-108)

4.4.3.1.5 Residential High Density I

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

4.4.3.1.6 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.0-2.5.

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

Central Erin Mills District Policies of Mississauga Plan

4.4.4 Transportation

4.4.4.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, CENTRAL ERIN MILLS DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Britannia Road West	Winston Churchill Boulevard to Erin Mills Parkway	Region of Peel	36/45 m (45 m at intersections)
	Eglinton Avenue West	Winston Churchill Boulevard to Erin Mills Parkway	City of Mississauga	40 m
	Eglinton Avenue West	Erin Mills Parkway to the Credit River	City of Mississauga	45 m
	Winston Churchill Boulevard	Britannia Road West to Provincial Highway 403	City of Mississauga	35 m
	Erin Mills Parkway	Britannia Road West to Provincial Highway 403	Region of Peel	45 m
	MAJOR COLLECTOR	Thomas Street	Winston Churchill Boulevard to McFarren Boulevard	City of Mississauga
Erin Centre Boulevard		Winston Churchill Boulevard to Erin Mills Parkway	City of Mississauga	30 m
Erin Centre Boulevard		Erin Mills Parkway to Mississauga Road	City of Mississauga	26 m
Glen Erin Drive		Britannia Road West to Eglinton Avenue West	City of Mississauga	30 m
Glen Erin Drive		Eglinton Avenue West to Provincial Highway 403	City of Mississauga	26 m
Mississauga Road (<i>Scenic Route</i>)		St. Lawrence & Hudson Railway tracks to Provincial Highway 403	City of Mississauga	26 m
MINOR COLLECTOR		As shown on District Land Use Map		City of Mississauga
	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.

Central Erin Mills District Policies of Mississauga Plan

4.4.5 Special Site Policies

4.4.5.1 Introduction

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

4.4.5.2 Site 1

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

4.4.5.3 Site 2

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

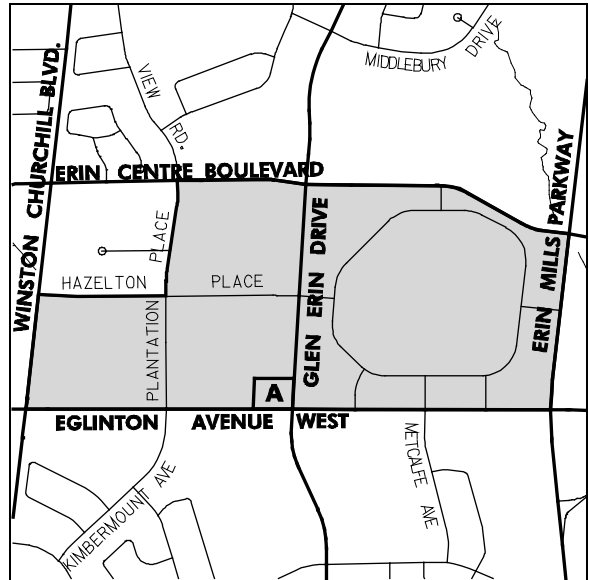
Specific policies in this section must be read in conjunction with all the policies in this Plan.

Central Erin Mills District Policies of Mississauga Plan

4.4.5.4 Site 3 (MPA-66), (MPA-25)

Deleted by Amendment No. 108. (MPA-108)

4.4.5.5 Site 4 (MPA-25)



The lands identified as Special Site 4 are bounded by Erin Centre Boulevard, Plantation Place, Hazelton Place, Winston Churchill Boulevard, Eglinton Avenue West and Erin Mills Parkway.

Notwithstanding the General Retail Commercial designation, Residential High Density II uses will be permitted. (MPA-40)

4.4.5.5.1 Area 4A

The lands identified as Area 4A are located at the northwest corner of Eglinton Avenue West and Glen Erin Drive. Notwithstanding the provisions of the General Retail Commercial designation, a gas bar will also be permitted. (MPA-40)

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

Central Erin Mills District Policies of Mississauga Plan

4.4.5.6 Site 5

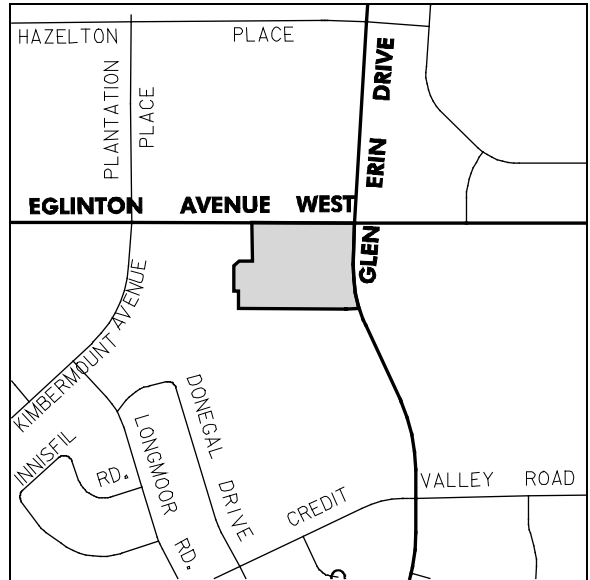


The lands identified as Special Site 5 are located at the northeast corner of Erin Centre Boulevard and Winston Churchill Boulevard.

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

- a. a convenience restaurant will be permitted.

4.4.5.7 Site 6 (MPA-66)



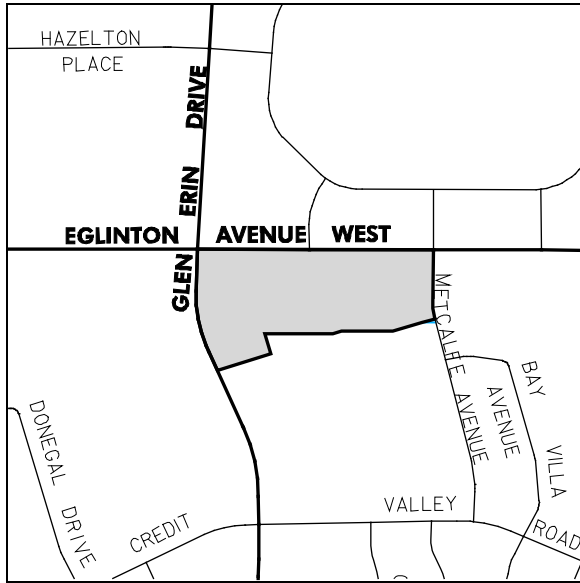
The lands identified as Special Site 6 are located at the southwest corner of Eglinton Avenue West and Glen Erin Drive.

Notwithstanding the provisions of the Residential High Density II designation, the maximum apartment building height will be twenty-five (25) storeys.

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

Central Erin Mills District Policies of Mississauga Plan

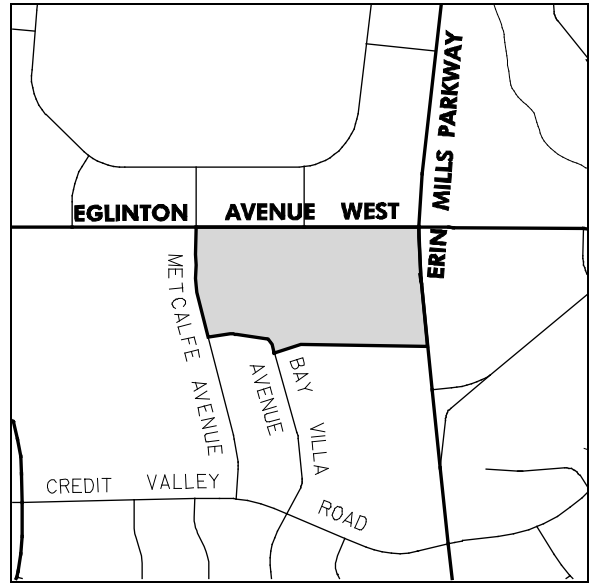
4.4.5.8 Site 7 (MPA-66), (MPA-25)



The lands identified as Special Site 7 are located at the southeast corner of Eglinton Avenue West and Glen Erin Drive.

Notwithstanding the provisions of the Residential High Density II designation, the maximum apartment building height will be twenty-five (25) storeys.

4.4.5.9 Site 8 (MPA-66)



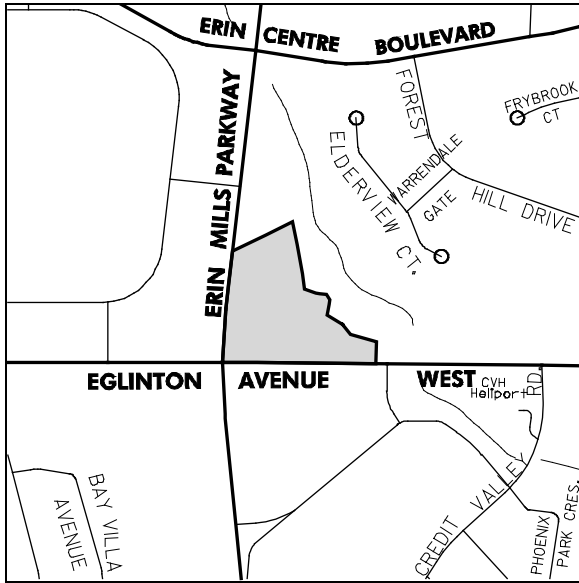
The lands identified as Special Site 8 are located at the southwest corner of Eglinton Avenue West and Erin Mills Parkway.

Notwithstanding the provisions of the Residential High Density II designation, the maximum apartment building height will be twenty-five (25) storeys.

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Central Erin Mills District Policies of Mississauga Plan

4.4.5.10 Site 9 (MPA-66)



The lands identified as Special Site 9 are located at the northeast corner of Eglinton Avenue West and Erin Mills Parkway.

Notwithstanding the provisions of the Residential High Density II designation, the maximum apartment building height will be twenty-five (25) storeys.

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Central Erin Mills District Policies of Mississauga Plan



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Central Erin Mills District Policies of Mississauga Plan

Central Erin Mills 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 at the southeast corner of Eglinton Avenue West and Winston Churchill Boulevard, from "Residential High Density I" to "Residential High Density II";
- Amend – Land Use Designation of the lands located on the south side of Eglinton Avenue West, east of Winston Churchill Boulevard, from "Residential High Density I" to "Residential Medium Density I".
- Amend – Land Use Designation of the lands located at the southwest corner of Erin Centre Boulevard and Plantation Place from "Residential High Density II" to "Medium Density I".
- Delete – the "Greenbelt" Land Use Designation on the lands located on the east side of Erin Mills Parkway, north of Eglinton Avenue West that are used for road access into the Erin Mills Town Centre. The "Node Boundary" is also adjusted to include these lands.
- Amend – Land Use Designation of the lands located north of Carlson Court, south of Termini Terrace from "Greenbelt" to "Public Open Space".
- 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 east of McFarren Boulevard, opposite Mullet Drive, from "Residential Low Density II" to "Public Open Space".
- Amend – Land Use Designation of the lands located east of Glen Erin Drive, south of Eglinton Avenue West, from "Residential High Density II" to "Public Open Space" and from "Open Space" to "Residential High Density II";

Amendment 84

- Amend – Land Use Designation of the lands located on the west side of Mississauga Road, south of Badminton Drive, municipally known as 4390 Mississauga Road, from "Residential Low Density I" to "Residential Medium Density I" and "Greenbelt" and to redesignate lands from "Residential Low Density I" to "Greenbelt" for conservation purposes;

Amendment No. 95

- Amend – Land Use Map by removing Eglinton Avenue as a Major Transit Corridor. (MPA-95 assoc. with OMB File No.: PLI00111)

Amendment 108

- Amend – Land Use Designation of the lands located on the north side of Hazelton Place, west side of Plantation Place, south side of Rio Court and east of Winston Churchill Boulevard, by changing the land use designation of the subject lands from "Residential High Density II – Special Site 3" to "Residential Medium Density II" and deleting Special Site 3.
- Amend Land Use Map and Land Use Legend – by indicating Special Site Areas by outline and number with a note to see Special Site Policies.

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Central Erin Mills District Policies of Mississauga Plan