

NOTE:

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

**MISSISSAUGA
PLAN**



**SECTION 4.13
ERIN MILLS
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

2012 November

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

Erin Mills District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Erin Mills District Policies of Mississauga Plan (Official Plan), being an office consolidation of the 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	Erin Mills District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
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 14	District Land Use Map	2004 Mar. 29	All approved	Ontario Municipal Board Order No. 0662
Amendment 33	District Land Use Map	2005 July 19	All approved	City of Mississauga
Amendment 24	District Policies and District Land Use Map	2006 Mar. 13	All approval With modifications	Ontario Municipal Board Order No. 0757
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 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

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Erin Mills 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 129	District Policies and District Land Use Map	2012 Oct. 10	All Approved	City of Mississauga
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

MISSISSAUGA PLAN

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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 4.13, 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 ERIN MILLS DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

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Erin Mills District Policies of Mississauga Plan

4.13 ERIN MILLS

4.13.1 Planning Context

The Erin Mills District is comprised of the former Erin Mills South and Erin Mills West Planning Districts.

Most of the residential lands are developed as a combination of low density detached and semi-detached units, medium density townhouses and high density apartment residential *development*.

The open space system consists of a City Park and Community Parks and a continuous pedestrian Greenbelt system along the Credit River and its tributaries, and in other suitable locations. The campus of the University of Toronto's Erindale College is located along the Credit River.

The Erin Mills District is within the Credit River *watershed* which is divided into the *sub-watersheds* of Loyalist Creek, Sawmill Creek, Glen Erin Brook and Mullet Creek. The Credit River valley, which delineates the easterly boundary of the District is the main natural corridor in the *City*, stretching from Lake Ontario to the northerly boundary of the *City* and beyond to Orangeville. This valley system and the secondary corridors provided by Sawmill Creek and Mullet Creek link the Credit River to natural areas within and beyond the District.

The Credit River provides both coldwater and warmwater *fish habitat*, and is a significant migratory route for Atlantic Salmon. In addition, the valley provides abundant habitat and acts as a migratory corridor for birds, animals and plants. The Credit Valley trail offers an opportunity for passive recreation and nature appreciation. The section of the Credit River from Eglinton Avenue West to Dundas Street West is designated as an *Environmentally Significant Area (ESA)* by Credit Valley Conservation. In addition, the portion of the *ESA* from Burnhamthorpe Road West to Eglinton Avenue West is designated as a regionally significant life and earth science *Area of Natural and Scientific Interest (ANSI)*.

The Sawmill Creek valley contains an area designated as an *ESA* (Ivor's Bird Sanctuary) which is characterized by *woodlands*. The Sawmill Creek valley system also contains a number of Provincially rare plant species and provides connection to a number of natural areas within the District as well as providing opportunities for nature appreciation and passive recreation. Glen Erin Brook is a tributary of

Sawmill Creek, and has been significantly impacted by channelization and enclosures associated with flood and erosion control.

The Mullet Creek *sub-watershed* covers only a small portion of the *watershed* but provides an important linkage function from the Credit River to natural areas beyond the District. A portion of the Credit River Eglinton to Dundas *ESA* is found along the Mullet Creek *valley corridor*, extending south of Burnhamthorpe Road West to the Credit River.

The most significant *woodland* within the District is the mature sugar maple - American beech forest located south of Burnhamthorpe Road West, north of The Collegeway, between Glen Erin Drive and Erin Mills Parkway. The District also has a number of smaller *woodlands*.

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

MISSISSAUGA PLAN

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

Erin Mills District Policies of Mississauga Plan

4.13.2 Development Concept

The Erin Mills District is generally a stable, established area with a few sites remaining to be developed. The focus of these policies is on preserving the *character* of the existing *development* and transportation system and facilitating *infilling* and *redevelopment*. The Erin Mills Node is the central focus of activity in the District.

The area has been designed to accommodate a variety of housing types, with the multiple family housing component located in proximity to major transit routes and activity nodes.

These policies provide for further *development* in the District, with emphasis on its compatibility with existing residential *development*.

The preservation of significant natural features is an integral aspect of these policies.

4.13.3 Land Use

4.13.3.1 Residential

4.13.3.1.1 Residential Low Density I

- a. The Residential Low Density I designation permits *development* to a density of 17 units per *net residential hectare*.
- b. East of Winston Churchill Boulevard, the Residential Low Density I designation permits detached, semi-detached and duplex dwellings.
- c. West of Winston Churchill Boulevard, semi-detached and duplex dwellings will not be permitted.

4.13.3.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, duplex and street townhouse dwellings, within a density range of 18-30 units per *net residential hectare*. (MPA-25)

4.13.3.1.3 Residential Medium Density I

The Residential Medium Density I designation permits detached, semi-detached, duplex, townhouse dwellings and all forms of horizontal multiple dwellings within a density range of 30-57 units per *net residential hectare*. (MPA-25)

4.13.3.1.4 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 0.8-1.4.

4.13.3.1.5 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.5-3.0.

4.13.3.2 Institutional

Further expansion of the University of Toronto's Erindale College by the acquisition of adjacent properties will be permitted. As part of any significant future *development*, additional/alternative access to Mississauga Road will be reviewed.

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

Erin Mills District Policies of Mississauga Plan

4.13.4 Transportation

4.13.4.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, ERIN MILLS DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Provincial Highway 403	Winston Churchill Boulevard to Credit River	Province of Ontario	
ARTERIAL	Burnhamthorpe Road West	Ridgeway Drive to Erin Mills Parkway	City of Mississauga	35 m
	Burnhamthorpe Road West	Erin Mills Parkway to Credit River	City of Mississauga	50 m
	Dundas Street West	Approximately 125 m west of Fifth Line West to Credit River	City of Mississauga	35 m
	Winston Churchill Boulevard	Provincial Highway 403 to Laird Road	City of Mississauga	35 m
	Erin Mills Parkway	Provincial Highway 403 to Dundas Street West	Region of Peel	45 m
MAJOR COLLECTOR	The Collegeway	Ridgeway Drive to Mississauga Road	City of Mississauga	26 m
	Ridgeway Drive	Unity Drive to Laird Road	City of Mississauga	26 m
	Glen Erin Drive	Provincial Highway 403 to Burnhamthorpe Road West	City of Mississauga	26 m
	Glen Erin Drive	Burnhamthorpe Road West to approximately 100 m south of Council Ring Road	City of Mississauga	30 m
	Mississauga Road (<i>Scenic Route</i>)	Provincial Highway 403 to Dundas Street West	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)

MISSISSAUGA PLAN

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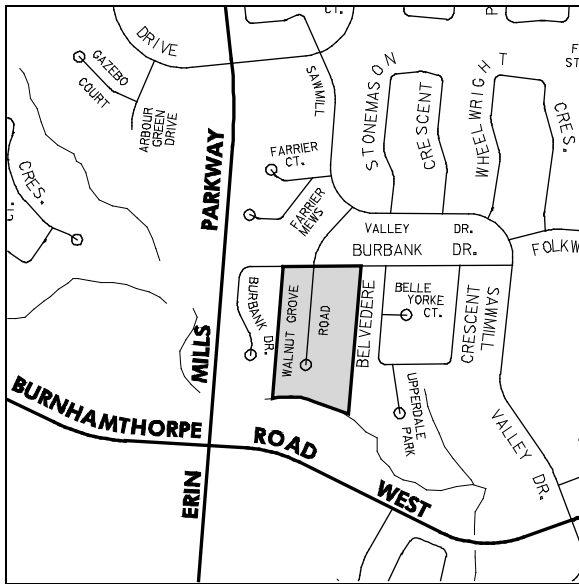
Erin Mills District Policies of Mississauga Plan

4.13.5 Special Site Policies

4.13.5.1 Introduction

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

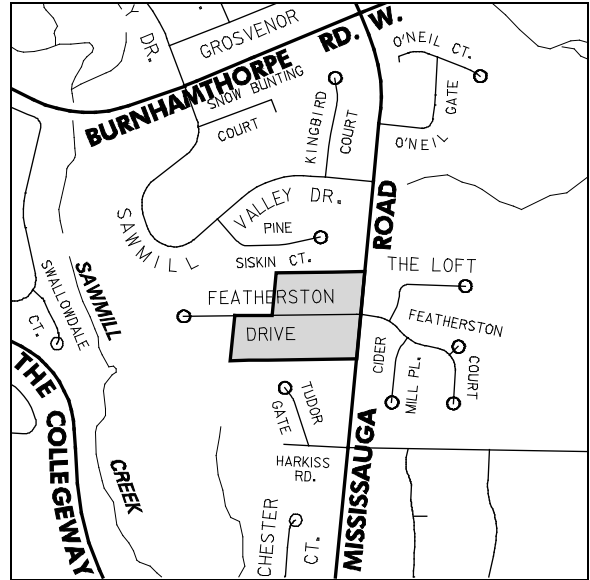
4.13.5.2 Site 1



The lands identified as Special Site 1 are located on Walnut Grove Road, south of Burbank Drive.

Notwithstanding the provisions of the Residential Low Density I designation, any new lots will have a minimum lot frontage of thirty (30) m.

4.13.5.3 Site 2



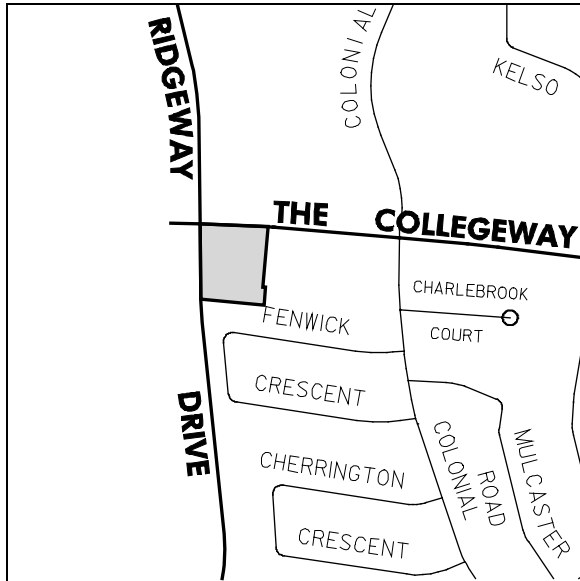
The lands identified as Special Site 2 are located on Featherston Drive, on the west side of Mississauga Road.

Notwithstanding the provisions of the Residential Low Density I designation, any new lots will have a minimum lot frontage of thirty (30) m.

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

Erin Mills District Policies of Mississauga Plan

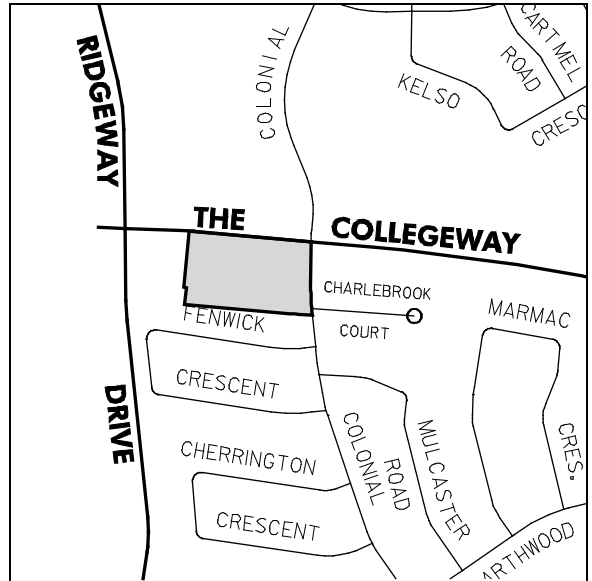
4.13.5.4 Site 3



The lands identified as Special Site 3, are located at the southeast corner of The Collegeway and Ridgeway Drive.

Notwithstanding the Residential High Density I designation on these lands, a maximum of one-hundred and thirty-two (132) units, will be permitted.

4.13.5.5 Site 4



The lands identified as Special Site 4, are located at the southwest corner of The Collegeway and Colonial Drive.

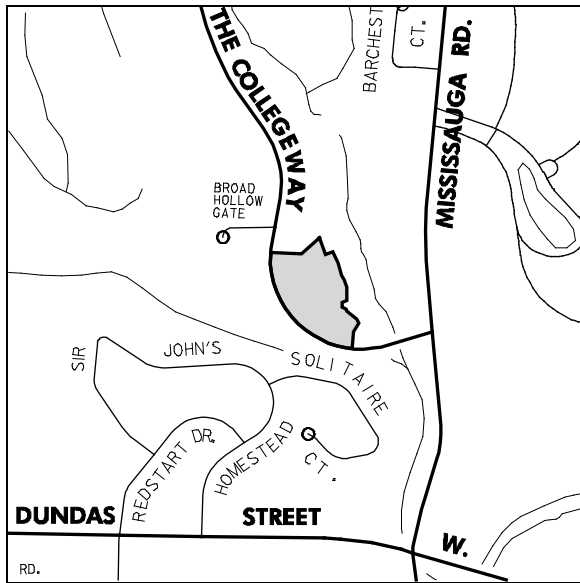
Notwithstanding the Residential Medium Density I designation on these lands, townhouse and horizontal multiple dwelling units with a density of 76 units per *net residential hectare*, accommodating a maximum of one-hundred and twenty-six (126) units, will be permitted.

MISSISSAUGA PLAN

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Erin Mills District Policies of Mississauga Plan

4.13.5.6 Site 5 (CPA-24)

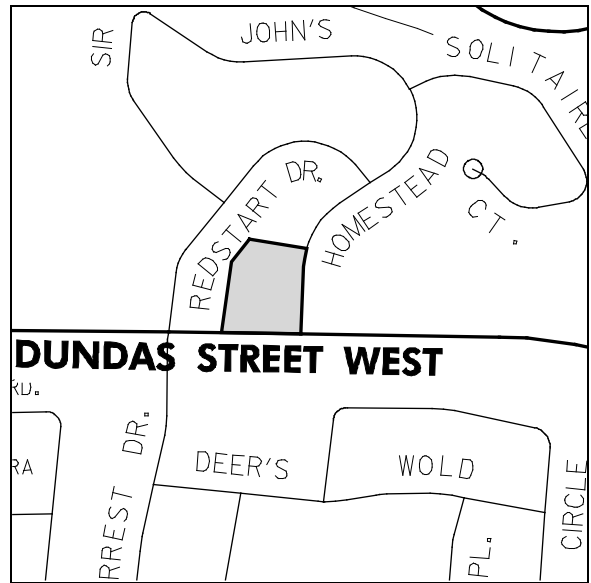


The lands identified as Special Site 5, are located on the north side of The Collegeway, west of Mississauga Road and contain a cultural *heritage resource* under the terms and conditions of Part IV of the *Ontario Heritage Act*.

a. Notwithstanding the General Retail Commercial policies of this Plan, uses will be limited to the following: (MPA-40)

- overnight accommodation;
- restaurants;
- banquet halls;
- conference centres;
- spa;
- recreation facilities associated with overnight accommodation;
- residential apartment building with a maximum height of twenty-two (22) storeys as measured from The Collegeway and a maximum *Floor Space Index (FSI)* of 1.17;
- the maximum *Floor Space Index (FSI)* of all commercial uses shall not exceed 0.27.

4.13.5.7 Site 6



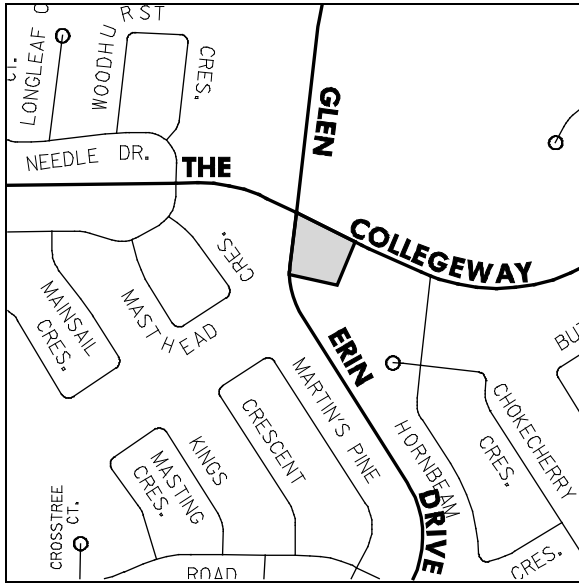
The lands identified as Special Site 6, are located at the northwest corner of Dundas Street West and Sir John's Homestead.

Notwithstanding the Residential Low Density I designation on these lands, *office* uses will be permitted.

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Erin Mills District Policies of Mississauga Plan

4.13.5.8 Site 7

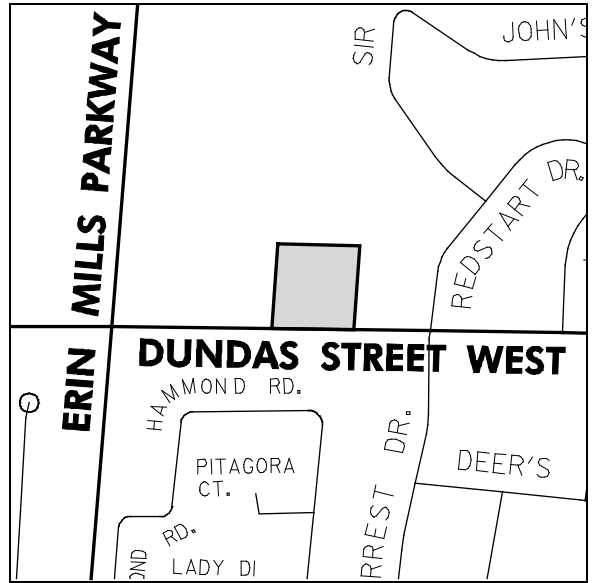


The lands identified as Special Site 7 are located at the southeast corner of The Collegeway and Glen Erin Drive.

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

- a. *motor vehicle commercial uses* will be permitted.

4.13.5.9 Site 8 (MPA-25)



The lands identified as Special Site 8 are located on the north side of Dundas Street West, east of Erin Mills Parkway.

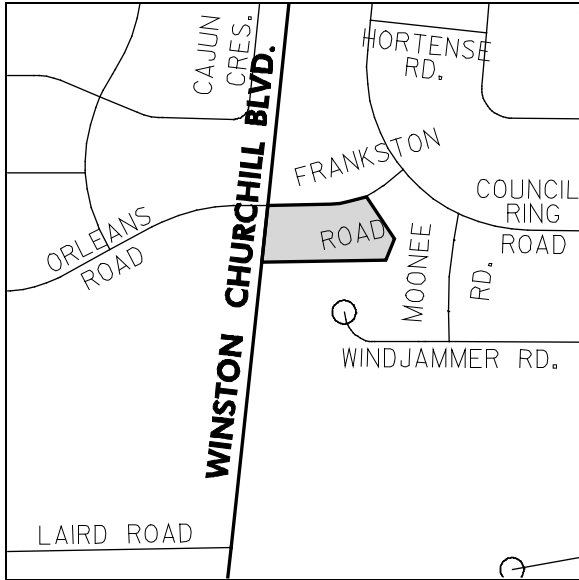
Notwithstanding the provisions of the General Retail Commercial designation, a funeral establishment will be the only permitted use. (MPA-40)

MISSISSAUGA PLAN

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Erin Mills District Policies of Mississauga Plan

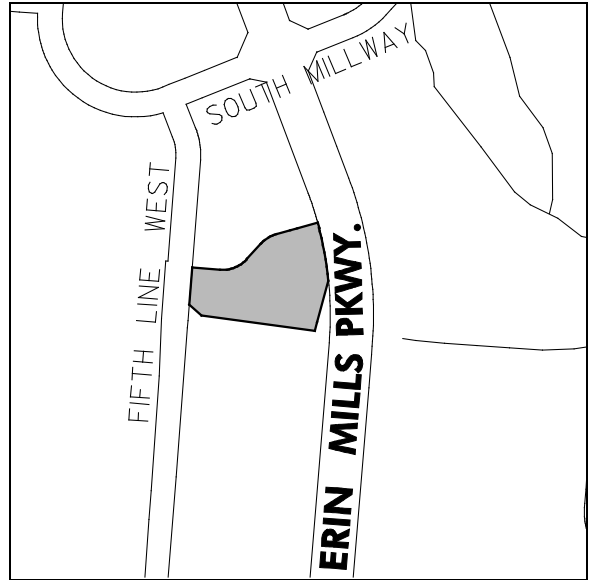
4.13.5.10 Site 9 (MPA-25)



The lands identified as Special Site 9 are located at the southeast corner of Frankston Road and Winston Churchill Boulevard.

Notwithstanding the provisions of the Residential Low Density I designation, a garden centre will also be permitted.

4.13.5.11 Site 10 (MPA-129)



Notwithstanding the provisions of the Residential High Density I designation, a maximum height of five (5) storeys will be permitted.

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

Erin Mills District Policies of Mississauga Plan

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. 14

- Amend – Land Use Designation of the lands located at the northwest corner of Burnhamthorpe Road West and Glen Erin Drive from "Motor Vehicle Commercial" to "Convenience Commercial".

Amendment No. 33

- Amend – Land Use Designation of the lands located north of Burnhamthorpe Road West, west of the Credit River, from "Parkway Belt West" to "Greenbelt".

Amendment No. 24

- Amend – Land Use Designation of the lands located west of Mississauga Road, on the north side of The Collegeway, from "General Commercial" to "Greenbelt".

Amendment No. 25

- Amend – Land Use Designation of the lands located on the east side of Sawmill Valley Drive, north of Burnhamthorpe Road West from "Greenbelt" to "Public Open Space";
- Amend – Land Use Designation of the lands located north of the Collegeway, west of South Millway from "Residential High Density I" to "Residential Medium Density I";
- Amend – Land Use Designation of the lands located on the north side of The Collegeway, east of Glen Erin Drive from "High Density II" to "Residential Medium Density I";
- Amend – Land Use Designation of the lands located on the west side of The Collegeway, north of Broad Hollow Gate from "Residential High Density I" to "Residential Medium Density I";
- Amend – Land Use Designation of the lands located on the north side of Dundas Street West, east of Erin Mills Parkway from "Residential Low Density I" to "General Commercial";
- Add – Ninth Line as an Arterial Road south of Eglinton Avenue West to Dundas Street West;
- Add on Land Use Map – "Bus Rapid Transit Corridor" alignment and "Bus Rapid Transit Stations";
- Add on Transportation Legend – "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 Dundas Street West, east of Mississauga Road, from "Open Space" to "Institutional - University";
- Amend – Land Use Designation of the lands located on the west side of The Collegeway, north of Broad Hollow Gate from "Residential High Density I" to "Residential High Density II";

Amendment No. 95

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

Amendment No. 129

- Amend – Land Use Designation of the subject lands, located south of South Millway and between Erin Mills Parkway and Fifth Line West, from "General Retail Commercial" to "Residential High Density I".