

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE HURONTARIO 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 HURONTARIO 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 HURONTARIO 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 4.16 HURONTARIO DISTRICT POLICIES OF MISSISSAUGA PLAN

2012 November

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

Hurontario District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Hurontario District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Hurontario 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 | Hurontario District Policies and District Land Use Map | 2003 May 05 | Partially approved with modifications and appeals to OMB | Region of Peel |
| Hurontario District Policies subsequently further amended by: | | | | |
| AMENDED BY | SECTION | DATE | STATUS | APPROVED BY |
| Amendment 4 | District Land Use Map | 2003 Sept. 10 | All approved | City of Mississauga |
| Mississauga Plan | Appeal B16 - District Land Use Map | 2003 Nov. 06 | Further approval | Appeal withdrawn |
| Mississauga Plan | Appeal B4 - District Land Use Map | 2004 Mar. 29 | Further approval Appeal dismissed All approved | Ontario Municipal Board Order No. 0662 |
| Amendment 41 | District Policies and District Land Use Map | 2005 Sept. 07 | All approved | City of Mississauga |
| Amendment 48 | District Policies | 2006 April 05 | All appealed to OMB | City of Mississauga |
| Amendment 48 | District Policies | 2006 Oct. 03 | Appeal dismissed All approved | Ontario Municipal Board Order No. 2794 |
| 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 79 | District Policies and District Land Use Map | 2008 Jan. 09 | All approved | City of Mississauga |
| Amendment 88 | District Land Use Map | 2008 Sept. 03 | All approved | City of Mississauga |
| 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 87 | District Land Use Map (Housekeeping Amendment) | 2008 Oct. 08 | All approved | City of Mississauga |
| Amendment 96 | District Policies and District Land Use Map | 2009 Sept. 01 | All approved | City of Mississauga |
| Amendment 40 | District Policies and District Land Use Map | 2009 Dec. 01 | All Approved Except for two (2) site specific appeals to the OMB Term <i>“retail commercial”</i> is no longer under appeal | City of Mississauga |

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

Hurontario District Policies of Mississauga Plan

| | SECTION | DATE | STATUS | APPROVED BY |
|---------------|---|--------------|--|--|
| 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 |
| 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 109 | District Policies and District Land Use Map | 2011 Aug. 12 | All Approved [Pinnacle International (Ontario) Limited] | Ontario Municipal Board Order No. PL100047 File No. PL100047 Issue Date: 2011 Aug. 12 |
| 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 |

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Hurontario 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 4.16, Hurontario District Policies:
 - District Land Use Map, the Commercial Land Use Designations.

**APPEAL DISMISSED
OMB Order No. 0662 - 2004 Mar. 29**

- B16.** The following as it applies to the lands located at 715 to 745 Matheson Boulevard West, the southeast corner of Matheson Boulevard West and Mavis Road (1299276 Ontario Limited):
- Section 4.16, Hurontario District Policies:
 - District Land Use Map, the Residential High Density I Land use Designation.

**APPEAL WITHDRAWN
By Applicant - 2003 Nov. 06**

"MARK H. KLUGE"
Principal Planner
Development Planning Services
Region of Peel

ALL APPEALS HAVING BEEN SETTLED, THE HURONTARIO 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.

Hurontario District Policies of Mississauga Plan

4.16 HURONTARIO

4.16.1 Planning Context

Most of the lands within the Hurontario District have been developed; however, some areas located primarily at or near major intersections or along major roads remain undeveloped. Most of these lands are designated for medium and high density residential uses. Existing residential *development* consists of low density detached units, semi-detached units, medium density townhouses and walk-up apartments and high density apartments. Most of the medium and high density *development* is located along Hurontario Street and Eglinton Avenue.

The majority of the District is situated within the Cooksville Creek, Carolyn Creek and Mary Fix Creek *watershed*. The easterly portion of the District is drained by the Little Etobicoke Creek which is a major tributary to Etobicoke Creek. The *watershed* divide between Cooksville Creek (east branch) and Little Etobicoke Creek also defines the jurisdictional boundary between the Credit Valley Conservation (CVC) and the Toronto and Region Conservation Authority (TRCA).

The Cooksville Creek has been channelized within the District and vegetation is limited. Notwithstanding its condition, the Cooksville Creek *watercourse corridor* provides warmwater *fish habitat*, serves as a wildlife corridor and provides potential for passive recreation.

The Little Etobicoke Creek is classified as a warmwater fishery and has been channelized within the District.

There are a number of *woodlands* within the District; the most significant being the sugar maple - American beech forest located at the intersection of Kennedy Road and Matheson Boulevard East. The site has been identified as an *Environmentally Significant Area (ESA)* and a local *Area of Natural and Scientific Interest (ANSI)* (First Line Woods). There is also the potential to link the *woodlands* to other natural areas outside the District.

There is one (1) former *waste disposal site* located within the District.

NOTE:

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

4.16.2 Development Concept

The Hurontario District has experienced considerable growth since the initial Secondary Plan for the area was approved in 1983. However, a number of large parcels of land remain vacant which are designated primarily for medium and high density residential uses, and mixed high density residential and *office* uses.

The District was initially planned recognizing its proximity to the City Centre. As a result, the District has a structure which provides for the establishment of a substantial resident population within convenient distance of the City Centre and for *offices* and retail commercial uses which will complement those uses in the City Centre. Most of the high density residential *development* and *office development* is concentrated along Hurontario Street between Provincial Highway 403 and Bristol Road. The lands surrounding the Eglinton Avenue/Hurontario Street intersection are recognized as the focal point of retail commercial activity and strengthens the Node which is comprised of retail commercial facilities and surrounding *office* and medium and high density residential uses. (MPA-40)

The policies provide for future *development* which is *compatible* with existing land uses and encourages higher residential densities near City Centre boundaries and along major arterial roads where existing infrastructure and services, such as transit, can be effectively utilized. Despite its proximity to City Centre, this Plan will not encourage residential densities within the Hurontario District of the scale permitted in City Centre, but will seek to encourage uses and densities that provide a suitable transition from City Centre.

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

Hurontario District Policies of Mississauga Plan

4.16.3 Urban Design Policies

4.16.3.1 To *enhance* a sense of community, it is proposed that a number of major *streetscapes* be developed in a manner which will impart a sense of *character* and identify major geographic areas of the District.

4.16.3.2 Community Form and Structure

Uses along Hurontario Street should be integrated with the overall community design by providing for:

- a. a graduated transition in *development* intensity and building scale;
- b. orientation of buildings, related open spaces and service functions to minimize visual and functional conflicts on abutting lands.

4.16.4 Land Use

4.16.4.1 Residential

4.16.4.1.1 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*.

4.16.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, street townhouses and duplex dwellings, within a net density range of 18-50 units per *net residential hectare*.

4.16.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse *development* at a density of 25-50 units per *net residential hectare*. Building height should not exceed three (3) storeys.

4.16.4.1.4 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)

4.16.4.1.5 Residential High Density I

The Residential High Density I designation permits apartment buildings at a *Floor Space Index (FSI)* of 1.0-1.8. Buildings should not exceed eight (8) storeys.

4.16.4.1.6 Residential High Density II

The Residential High Density II designation permits apartment buildings at a *Floor Space Index (FSI)* of 1.9-2.9.

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

Hurontario District Policies of Mississauga Plan

4.16.4.2 Institutional

- a. The Institutional designation recognizes the Britannia Farm which is owned and operated by the Peel District School Board and is a unique feature in the *City*. It has maintained its original rural *character*, and is used for agricultural and educational purposes. It will be developed in accordance with the Britannia Farm Master Plan, which recommends that the lands be developed for educational purposes to provide students with experiences with agriculture, the environment, and the historic schoolhouse.
- b. *Deleted by Amendment No. 25. (MPA-25)*
- c. Notwithstanding the Institutional policies of this Plan, a *cogeneration facility* will not be permitted. *(MPA-48)*

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

Hurontario District Policies of Mississauga Plan

4.16.5 Transportation

4.16.5.1 Road Classification

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

| TABLE 1: BASIC ROAD CHARACTERISTICS, HURONTARIO DISTRICT | | | | |
|--|---|---|---------------------|----------------|
| ROAD TYPE | NAME | SECTION | JURISDICTION | RIGHTS-OF-WAY* |
| ARTERIAL | Eglinton Avenue West and East | Mavis Road to Provincial Highway 403 | City of Mississauga | 45 m |
| | Mavis Road | Matheson Boulevard West to Provincial Highway 403 | City of Mississauga | 40 m |
| | Hurontario Street | Approximately 150 m south of Matheson Boulevard West and East to Provincial Highway 403 | City of Mississauga | 45 m |
| MAJOR COLLECTOR | Matheson Boulevard West | Mavis Road to McLaughlin Road | City of Mississauga | 30 m |
| | Matheson Boulevard East | Approximately 200 m west of Kennedy Road to Provincial Highway 403 | City of Mississauga | 30 m |
| | Bristol Road West and East | Mavis Road to Kennedy Road | City of Mississauga | 30 m |
| | North 403 Major Collector Road | Mavis Road to Hurontario Street | City of Mississauga | 30 m |
| | McLaughlin Road (<i>Scenic Route</i>) | Matheson Boulevard West to Bristol Road West | City of Mississauga | 26 m |
| | McLaughlin Road | Bristol Road West to Eglinton Avenue West | City of Mississauga | 26 m |
| | Confederation Parkway | Eglinton Avenue West to Provincial Highway 403 | City of Mississauga | 30 m |
| | Duke of York Boulevard | North 403 Major Collector Road to Provincial Highway 403 | City of Mississauga | 27.5 m |
| | Kennedy Road | Matheson Boulevard East to Eglinton Avenue East | City of Mississauga | 30 m |
| | Central Parkway East | Eglinton Avenue East to Provincial Highway 403 | 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.

Hurontario District Policies of Mississauga Plan

4.16.5.2 Road System

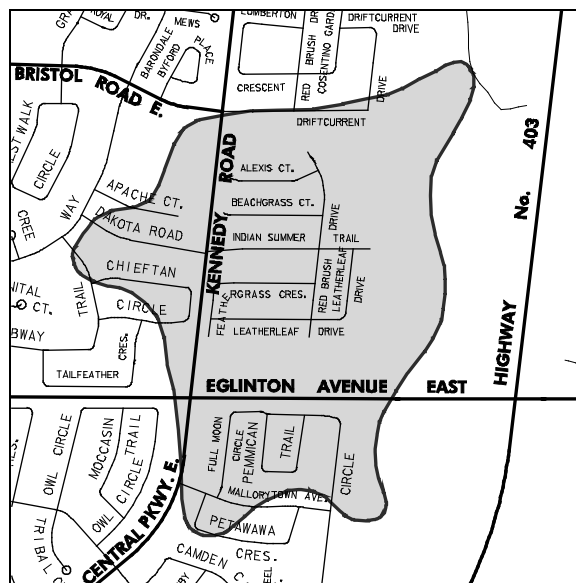
- a. South of the District between the utility corridor and Provincial Highway 403 a new east-west roadway is proposed to provide access to the City Centre area. The proposed Provincial Highway 403 North Collector would be connected to Provincial Highway 403 west of Hurontario Street and east of Mavis Road and would be developed within the Parkway Belt West corridor as a one-way westbound two-lane roadway with grade separations at Hurontario Street, Duke of York Boulevard, Confederation Parkway, the Provincial Highway 403/Mavis Road westbound off-ramp, and Mavis Road. In addition, ramp connections would be provided at Duke of York Boulevard and Confederation Parkway to provide access to and from the City Centre road network.
- b. Overpass structures are planned for Provincial Highway 403 at Confederation Parkway and Duke of York Boulevard.

4.16.6 Special Site Policies

4.16.6.1 Introduction

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

4.16.6.2 Site 1



The lands identified as Special Site 1 are located in the vicinity of Kennedy Road and Eglinton Avenue East.

Development applications for the lands identified as Special Site 1, must be accompanied by studies which determine the extent and depth of the organic soils on the lands.

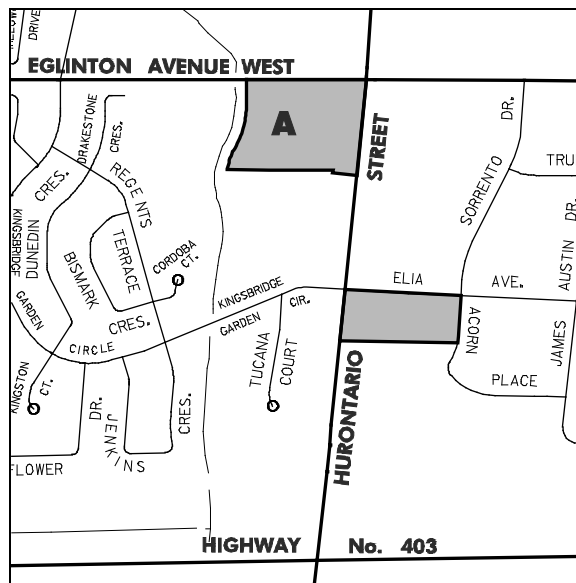
Specific policies in this section must be read in conjunction with all the policies in this Plan.

Hurontario District Policies of Mississauga Plan

4.16.6.3 Site 2 (MPA-41)

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

4.16.6.4 Site 3 (MPA-25)



The lands identified as Special Site 3 are located west of Hurontario Street and south of Eglinton Avenue West and east of Hurontario Street south of Elia Avenue.

Notwithstanding the provisions of the Residential High Density II and *Office* designations, the following additional policies will apply:

- a. Residential High Density II *development* or Residential High Density II *development* in combination with *office* uses will also be permitted, either within one (1) building or in separate buildings. When in combination within a building or on a single site, an integrated *development* will be required;
- b. the preferred location of *office development* will be adjacent to Hurontario Street;
- c. architectural building and site plan solutions will be developed to create an interesting and identifiable street edge along Hurontario Street;
- d. special consideration may be given to reducing building setbacks and other requirements of the Zoning By-law as a means of increasing the opportunities for creative *development*;
- e. in order to achieve a continuous street frontage, buildings will be encouraged to minimize setbacks from street lines.

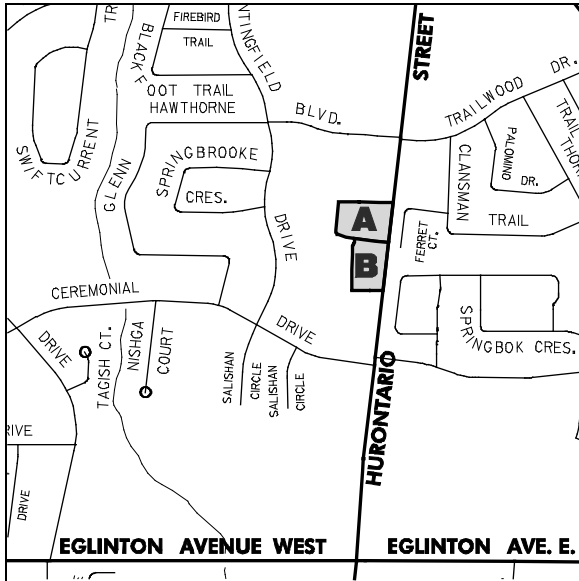
4.16.6.4.1 Area 3A

The lands identified as Area 3A may also be developed for overnight accommodations.

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

Hurontario District Policies of Mississauga Plan

4.16.6.5 Site 4 (MPA-25)



The lands identified as Special Site 4 are located west of Hurontario Street and south of Glenn Hawthorne Boulevard.

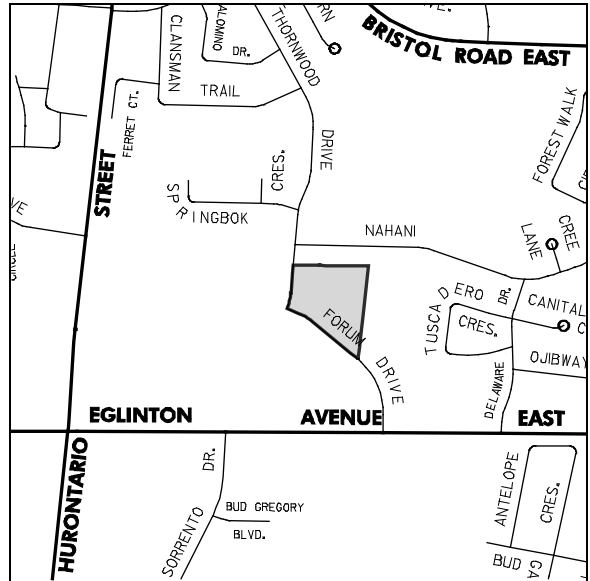
4.16.6.5.1 Area 4A

Notwithstanding the provisions of the Residential High Density I designation, an apartment building to a maximum **Floor Space Index (FSI)** of 4.18 and a maximum height of twenty (20) storeys, will be permitted.

4.16.6.5.2 Area 4B

Notwithstanding the provisions of the Residential High Density I designation, an apartment building to a maximum **Floor Space Index (FSI)** of 3.45 and a maximum height of fifteen (15) storeys, will be permitted.

4.16.6.6 Site 5



The lands identified as Special Site 5 are located on the east side of Forum Drive and north of Eglinton Avenue East.

Notwithstanding the Residential High Density II policies of this Plan, the lands identified as Special Site 5 will only be developed for a mixed residential complex comprised of the following:

- a. a one-hundred and thirty-three (133) unit apartment building;
- b. a thirty (30) unit retirement home;
- c. a nursing home with a maximum total Gross Floor Area (GFA) of 9 600 m².

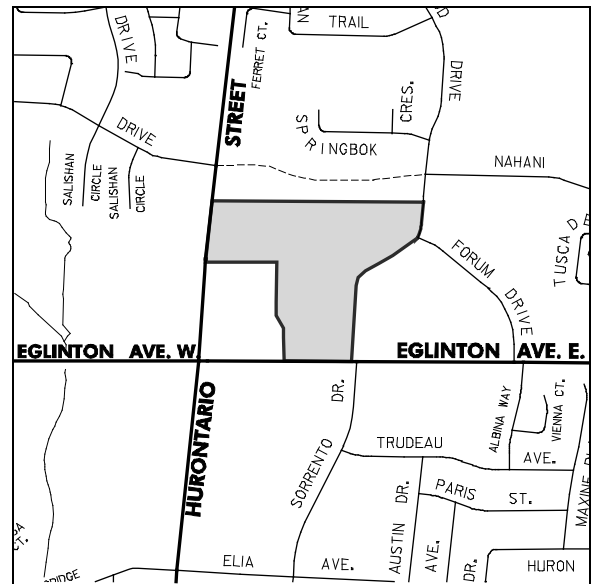
Specific policies in this section must be read in conjunction with all the policies in this Plan.

Hurontario District Policies of Mississauga Plan

4.16.6.7 Site 6

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

4.16.6.8 Site 7



The lands identified as Special Site 7 are located east of Hurontario Street and north of Eglinton Avenue East.

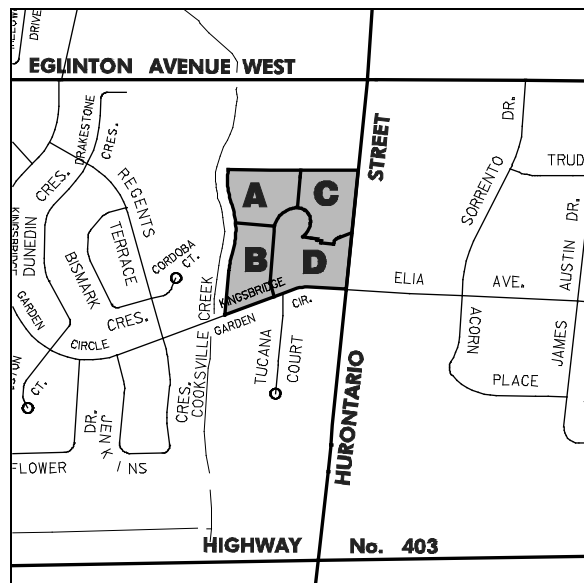
Notwithstanding the Residential High Density II policies of this Plan, the following additional policies will apply:

- a. a concept plan will be required to address, among other matters:
 - compatibility of building form and scale with existing and proposed surrounding land uses;
 - acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive.

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

Hurontario District Policies of Mississauga Plan

4.16.6.9 Site 8 (MPA-25)



The lands identified as Special Site 8 are located west of Hurontario Street, north of Kingsbridge Garden Circle.

4.16.6.9.1 Area 8A

Notwithstanding the provisions of the Residential High Density II designation, the lands identified as Area 8A will be permitted to develop to a maximum *Floor Space Index (FSI)* of 3.9.

4.16.6.9.2 Area 8B

Notwithstanding the provisions of the Residential High Density II designation, the lands identified as Area 8B will be permitted to develop to a maximum *Floor Space Index (FSI)* of 3.6.

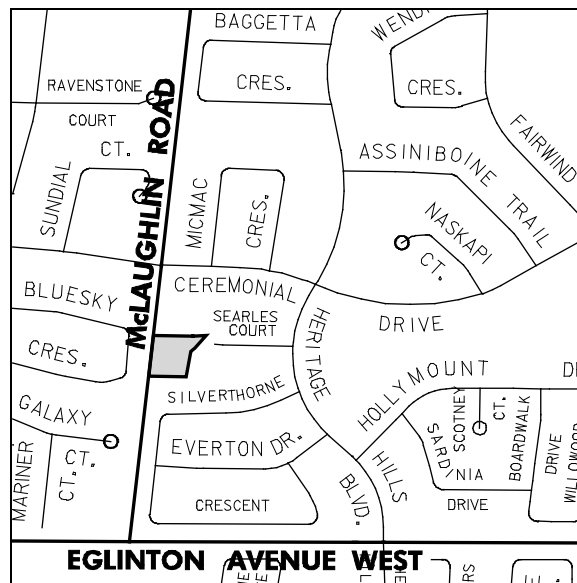
4.16.6.9.3 Area 8C

Notwithstanding the provisions of the Residential High Density II designation, the lands identified as Area 8C will be permitted to develop to a maximum *Floor Space Index (FSI)* of 3.6. *Offices* will also be permitted.

4.16.6.9.4 Area 8D

Notwithstanding the provisions of the Residential High Density II designation, on the lands identified as Area 8D *offices* will also be permitted.

4.16.6.10 Site 9 (MPA-25)



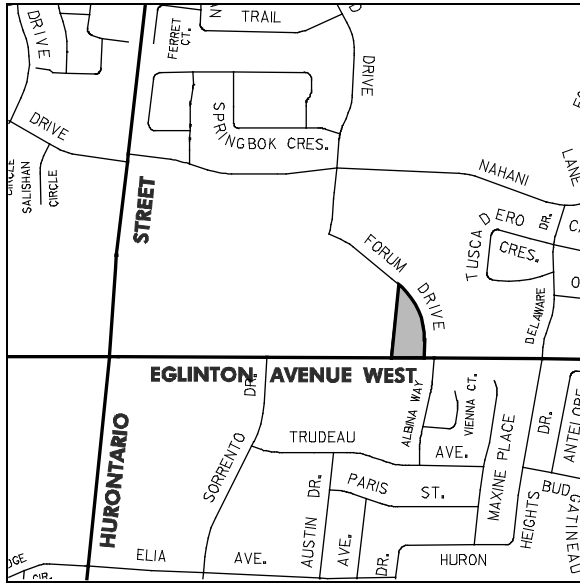
The lands identified as Special Site 9 are located on the east side of McLaughlin Road, north of Silverthorne Crescent.

Notwithstanding the provisions of the Residential Low Density II designation, an *office* for a maximum of two (2) physicians, dentists or drugless practitioners will be permitted.

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

Hurontario District Policies of Mississauga Plan

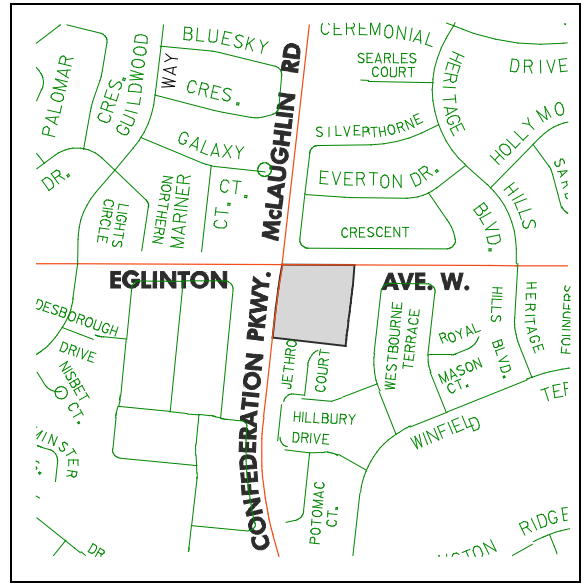
4.16.6.11 Site 10 (MPA-25)



The lands identified as Special Site 10 are located at the northwest corner of Eglinton Avenue East and Forum Drive.

Notwithstanding the provisions of the Residential High Density II designation, an apartment building to a maximum **Floor Space Index (FSI)** of 3.7 and a maximum height of twenty (20) storeys, will be permitted.

4.16.6.12 Site 11 (MPA-96)



The lands identified as Special Site 11 are located at the southeast corner of Eglinton Avenue West and Confederation Parkway.

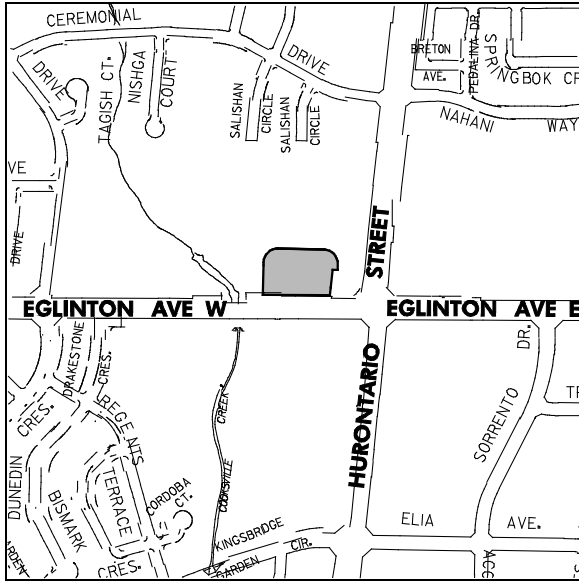
Notwithstanding the provisions of the “Convenience Commercial” designation, a commercial development with a maximum gross floor area of 2,770 m² will be permitted.

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

Hurontario District Policies of Mississauga Plan

4.16.6.13 Site 12

(MPA 109 - OMB File No. PL100047)



The lands identified as Special Site 12 are located on the north side of Eglinton Avenue West, west of Hurontario Street.

Notwithstanding the provisions of the Residential High Density II designation, the maximum Floor Space Index (F.S.I) permitted for all development shall be 7.5.

(OMB File No. PL100047)

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

Hurontario District Policies of Mississauga Plan

Hurontario District Land Use Map

Amended by:

Amendment No. 4

- Amend – Land Use Designation of the lands north of Nahani Way extension, east of Hurontario Street, from "Residential Medium Density I" to "Residential Low Density II".

Appeal B16

- The applicant has withdrawn the appeal to the OMB of the "Residential High Density I" designation as it applies to the lands located at 715 to 745 Matheson Boulevard West, the southeast corner of Matheson Boulevard West and Mavis Road (1299276 Ontario Limited).

Appeal B4 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Commercial" Land Use Designations (Greater Toronto Airports Authority).

Amendment No. 41

- Amend – Land Use Designation of the lands located at the southwest corner of Mavis Road and Matheson Boulevard West, from "Residential High Density I" to "Residential Medium Density I".

Amendment No. 25

- Amend – Land Use Designation of the lands located on the east and west side of Drakestone Crescent, south of Eglinton Avenue West from "Residential Medium Density I" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located on the east and west sides of Founders Walk and on the east and west sides of Empress Crescent, south of Eglinton Avenue West from "Residential Medium Density I" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located on the north and south sides of Leatherleaf Drive, east of Kennedy Road from "Residential Medium Density I" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located along the north side of Nahani Way, east of Hurontario Street from "Greenbelt" to "Residential Medium Density I";
- Amend – Land Use Designation of the lands located on the north side of Trailwood Drive, west of Bristol Road East from "Residential Medium Density I" to "Residential Medium Density II";
- Amend – Land Use Designation of the lands located on the east side of Forum Drive, north of Eglinton Avenue East from "Residential Medium Density I" to "Residential High Density II";

- Amend – Land Use Designation of the lands located at the northwest corner of Forum Drive and Eglinton Avenue East from "Residential Medium Density I" to "Residential High Density II";
- Amend – Land Use Designation of the lands located on the west side of Hurontario Street, north of Kingsbridge Garden Circle from "Mixed Residential High Density II and Office" to "Residential High Density II";
- Amend – Land Use Designation of the lands located as follows:
 - at the southwest corner of Eglinton Avenue West and Hurontario Street;
 - at the southwest corner of Kingsbridge Garden Circle and Hurontario Street;
 - at the southeast corner of Elia Avenue and Hurontario Street;
 from "Mixed Residential High Density II and Office" to "Office";
- Amend Land Use Designations – add "Office";
- Amend Land Use Designations – delete "Mixed Residential High Density II and Office";
- Amend – Land Use Designation of the lands located at the northeast corner of Faith Drive and McLaughlin Road, from "Residential Medium Density I" to "Residential High Density I";
- Amend – Land Use Designation of the lands located on the east side of Mavis Road, south of Avonwick Avenue from "Residential High Density I" to "Residential Medium Density I";
- Amend – Bus Rapid Transit Corridor alignment and Confederation Parkway ramp changes with Bus Rapid Transit Corridor alignment;
- Delete – Mavis Road Bus Rapid Transit Station;
- 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 west of Hurontario Street, north of Ceremonial Drive, from "Residential High Density I" to "Residential Medium Density I";
- Amend – Land Use Designation of the lands located fronting on Tree Crest Court and Mirage Place, east of Mavis Road, north of Bristol Road West, from "Residential Medium Density I" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located fronting on Starwood Drive and Longhouse Crescent, east of Mavis Road, south of Bristol Road West, from "Residential Medium Density I" to "Residential Low Density II";

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

Hurontario District Policies of Mississauga Plan

- Amend – Land Use Designation of the lands located on the west side of McLaughlin Road, south of Langport Court, from "Residential Low Density II" to "Residential Medium Density I";
- Amend – Land Use Designation of the lands located on the west side of Ashprior Avenue, east of Mavis Road, from "Residential Medium Density I" to "Residential Low Density II";
- 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;

Amendment No. 79

- Amend – Land Use Designation of the lands located on the northwest corner of Glenn Hawthorne Boulevard and Hurontario Street, from "Motor Vehicle Commercial" to "Convenience Commercial."

Amendment No. 88

- Amend – Land Use Designation of the lands located at the southwest quadrant of Eglinton Avenue West and Confederation Parkway, from "Residential Medium Density I" and "Residential – Low Density II" to "Residential – Low Density II" and "Public Open Space" and to delete the minor collector road by reconfiguring the proposed road network to permit detached and semi-detached dwelling units and an addition to a community park.

Amendment No. 87

- Amend – Land Use Designation of the lands located on the north side of Glen Hawthorne Boulevard, west of Hurontario Street from "Motor Vehicle Commercial" to "Residential High Density I";

Amendment No. 96

- Amend – Land Use Designation of the lands located at the southeast corner of Eglinton Avenue West and Confederation Parkway, from "Convenience Commercial" to "Convenience Commercial – Special Site 11".

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. 109

(OMB File No. PL100047 – 2011 August 12)

- Amend – Land Use Designation of the subject lands from "Residential – Medium Density I" and "Residential – High Density II" to "Residential – High Density II - Special Site 12", "Public Open Space", and "Greenbelt".

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

Hurontario District Policies of Mississauga Plan

