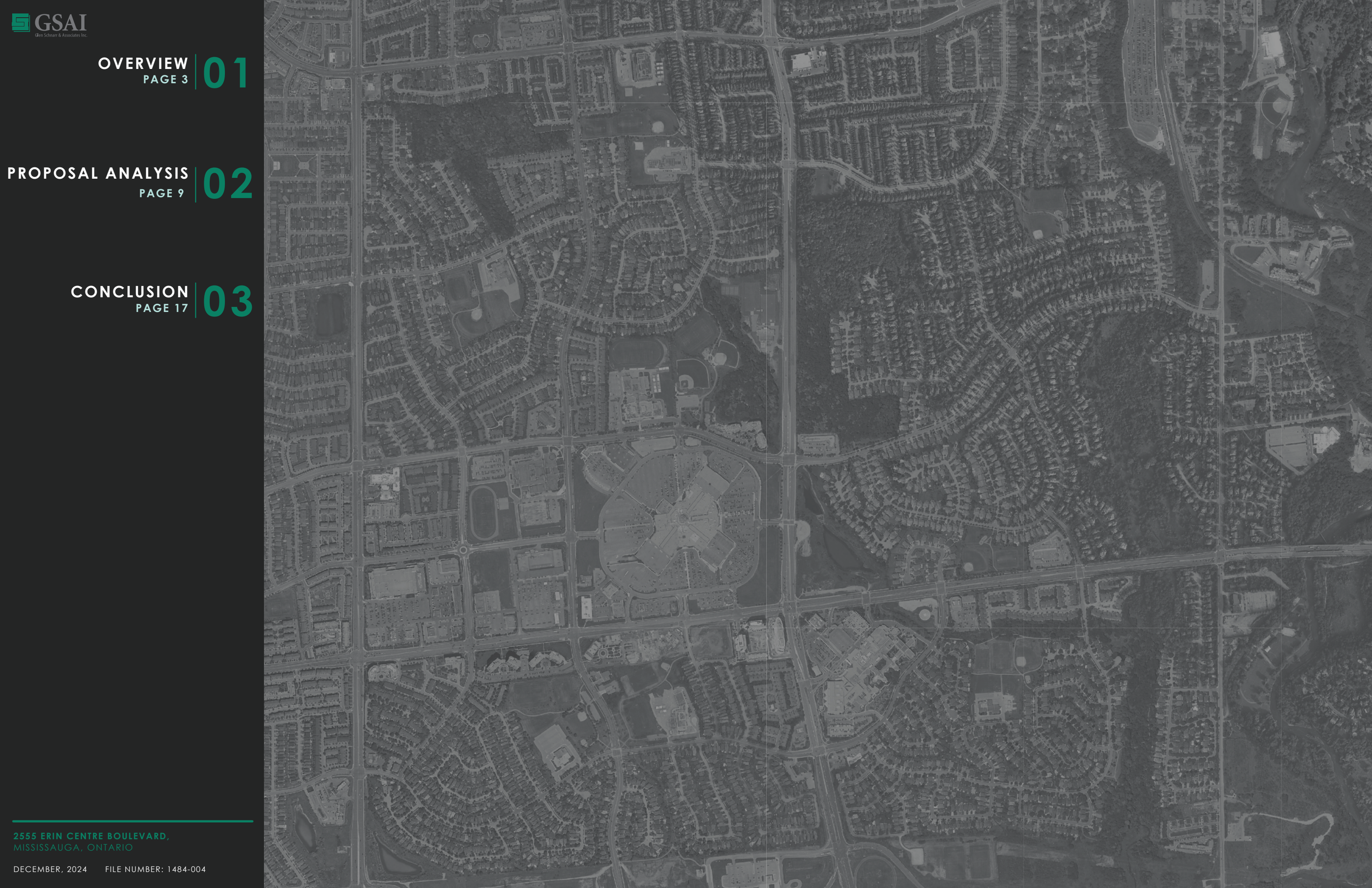


# 2555 ERIN CENTRE BOULEVARD MISSISSAUGA, ONTARIO





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OVERVIEW | 01

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This Urban Design Study ('Study') has been prepared in support of an Official Plan Amendment and Zoning By-law Amendment Application for the lands municipally known as 2555 Erin Centre Boulevard, in the City of Mississauga (the 'Subject Lands' or 'Site').

The purpose of this Study is to illustrate the proposed design considerations and solutions for a compact, vibrant, mixed-use, transit supportive development on the Site. This Study provides urban design guidance and has been prepared to describe, at a high-level, the design vision for the development. Specifically, it provides detail on the design rationale and strategy that has been applied to ensure that the development integrates with the surrounding context.

This Study has been prepared in accordance with the City of Mississauga Urban Design Study Terms of Reference, dated January 19, 2019 and in collaboration with Arcadis, Strybos Barren King and Glen Schnarr & Associates Inc.





OVERVIEW | **01**  
GOALS & OBJECTIVES

The goal of the proposed development is to advance the City of Mississauga’s vision and direction to create a desirable urban city and contributes to the goals and objectives of the Central Erin Mills Major Node Character Area and the Mississauga Official Plan. The key urban design objectives that have guided the proposed development include:

- Develop a safe, comfortable, vibrant and aesthetically pleasing environment for residents and visitors;
- Provide a range and mixture of grade-related, non-residential uses to support the needs of residents and visitors;
- Provide high-quality, refined, aesthetically pleasing built forms;
- Implement architecture and built form elements that are locally inspired, while having a distinguishable and unique identity;
- Contribute to the City’s evolving sky line;
- Support the creation of new housing options for residents; and,
- Support the long-term retention and protection of natural areas and open spaces.



OVERVIEW | 01  
ANALYSIS OF SITE

SUBJECT LANDS

The Subject Lands are located within the Erin Mills community of the City. The Site is located on the north side of Glen Erin Boulevard, west of Erin Mills Parkway. It has an area of approximately 1.01 hectares (2.5 acres). It is generally flat and is situated at the periphery of an established residential area, immediately adjacent to a City Park and woodlot. Overall, the Site's location, combined with its proximity to the evolving Central Erin Mills community, enables a unique and derisible development opportunity to be realized.





OVERVIEW | 02  
SITE CONTEXT

As demonstrated in the images to the right, the Site is located at the periphery of the established Erin Mills community. It is also currently improved with a local retail plaza.



View looking south at the Subject Lands towards Eglinton Avenue



View looking west across the Subject Lands from Erin Mills Parkway



View looking northwest across the Subject Lands from Erin Centre Boulevard



View looking northeast along Erin Centre Boulevard, at Erin Woods Park





View looking north toward Erin Woods Park from Erin Centre Boulevard



View looking east along Erin Centre Boulevard toward Erin Mills Parkway



View looking east along Erin Centre Boulevard, towards Erin Mills Parkway and Erin Mills Town Centre



View looking north across the Subject Lands from Erin Mills Parkway





*View looking south across the Stormwater Management Pond toward Eglinton Avenue*



*View looking south along Erin Mills Parkway at Erin Centre Boulevard*







*View looking east across the Stormwater Management Pond*



*View looking north along Erin Mills Parkway toward Erin Centre Boulevard*



OVERVIEW | 02  
SITE CONTEXT

- SUBJECT LANDS 
- BUFFER LINES 
- PARKS & OPEN SPACES 
- INSTITUTIONAL USES 

The Site is also located in proximity to various green spaces, open spaces and destinations to support daily needs. This includes being within a comfortable walking distance of the Eglinton Avenue corridor, which features a mix and range of uses and built forms. It is also located within walking distance of transit services and the Erin Mills Terminal.

