

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: June 26, 2025

CASE NO.: OLT-24-000064

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Sheridan Retail Inc.
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit two 15-storey apartment buildings with a total of 620 units
Reference Number: OZ/OPA 23-4 W8
Property Address: 2225 Erin Mills Parkway
Municipality/UT: City of Mississauga / Region of Peel
OLT Case No.: OLT-24-000064
OLT Lead Case No.: OLT-24-000064
OLT Case Name: Sheridan Retail Inc. v. Mississauga (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Sheridan Retail Inc.
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision
Description: To permit two 15-storey apartment buildings with a total of 620 units
Reference Number: OZ/OPA 23-4 W8
Property Address: 2225 Erin Mills Parkway
Municipality/UT: City of Mississauga / Region of Peel
OLT Case No.: OLT-24-000065
OLT Lead Case No.: OLT-24-000064
OLT Case Name: Sheridan Retail Inc. v. Mississauga (City)

BEFORE:

S. BOBKA
MEMBER

) Thursday, the 26th
)
) day of June, 2025

THESE MATTERS having come before the Ontario Land Tribunal (the “Tribunal”) for a settlement hearing on December 10, 2024, and the Tribunal, in its decision issued on January 22, 2025 (the “Decision”) having ordered that the appeals under subsection 22(7) of the *Planning Act* (the “Official Plan Amendment Appeal”) and subsection 34(11) of the *Planning Act* (the “Zoning By-law Amendment Appeal”) are allowed, in part, on an interim basis, contingent upon confirmation, satisfaction, or receipt of the pre-requisite matters in paragraph 31 of the Decision, and that the proposed amendments are approved in principle with the Tribunal’s Final Order to be withheld pending receipt and approval by the Tribunal of the proposed Official Plan Amendment and Zoning By-law Amendment submitted in a final form satisfactory to the Parties;

AND THE TRIBUNAL having been advised by the Parties that the sole condition for the Official Plan Amendment has been fulfilled and that the final form of this instrument has been resolved;

AND THE TRIBUNAL having been advised by both parties that they are not requesting the Final Order for the Zoning By-law Amendment to be issued at this time as the parties are continuing to work through the pre-requisite matters pertaining to this part of the appeal;

AND THE TRIBUNAL having been satisfied that its direction as set out in the Decision with respect to the Official Plan Amendment has been met;

THE TRIBUNAL ORDERS that the site-specific amendment to the City of Mississauga Official Plan, set out in Attachment “1” to this Final Order, is amended. The Tribunal authorizes the City Clerk to format, as may be necessary, appropriate numbers to the instrument for record keeping purposes.

“Matthew D.J. Bryan”

REGISTRAR

Ontario Land Tribunal

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The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT “1”

Amendment No. 192

to

Mississauga Official Plan

Amendment No. 192
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 192.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density, and to add a Special Site in the Sheridan Community Node Character Area to permit a floor space index (FSI) of 4.5.

LOCATION

The lands affected by this Amendment are located east of Erin Mills Parkway, south of Lincoln Green Way and north of Fowler Drive. The subject lands are located in the Sheridan Community Node Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Mixed Use which permits commercial parking facility, financial institution, funeral establishment, makerspaces, motor vehicle rental, motor vehicle sales, overnight accommodation, personal service establishment, post-secondary educational facility, residential, in conjunction with other permitted uses, restaurant, retail store and secondary office.

An Official Plan Amendment is required to change the land use designation of the subject lands from Mixed Use to Residential High Density and to permit a FSI of 4.5.

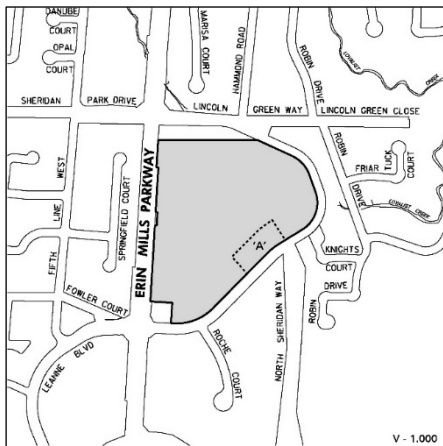
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 14.8, Sheridan Community Node Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 1 on Map 14-8: Sheridan Community Node Character Area, in accordance with the Special Site Policies.
2. Section 14.8, Sheridan Community Node Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

14.8.1 Special Site Policies

There are sites within the Character Area that merit special attention and are subject to the following policies:

14.8.1.1 Site 1



14.8.1.1.1 The lands identified as Special Site 1 are located east of Erin Mills Parkway, south of Lincoln Green Way and north of Fowler Drive.

14.8.1.1.2 Notwithstanding the policies of this Plan, the following additional policy will apply:

a. the lands identified as Area A will have a maximum **floor space index (FSI)** of 4.5.

4. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation from Mixed Use to Residential High Density for portions of the subject lands, as shown on Map "A" of this Amendment.

IMPLEMENTATION

Upon receipt of the Ontario Land Tribunal's Final Order for OLT Case No. OLT-24-000064, Mississauga Official Plan will be amended in accordance with the Order.

Upon receipt of the Ontario Land Tribunal's Final Order for OLT Case No. OLT-24-000065, City of Mississauga Zoning By-law 0225-2007 as amended, will be amended in accordance with the Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 7, 2024.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

