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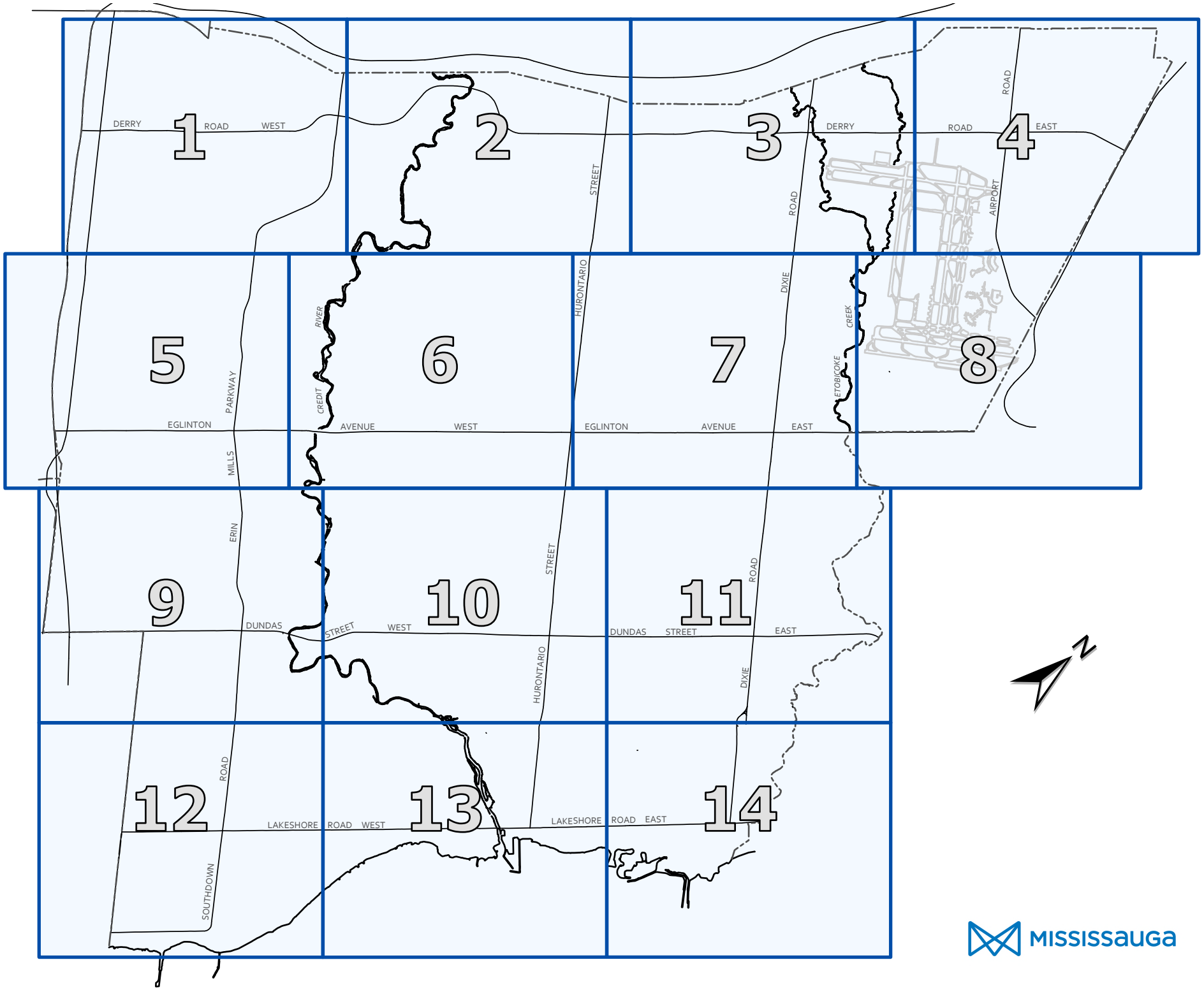
17

Special Sites



(c. City of Mississauga)

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1
2
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7
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9
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11
12
13
14
DERRY ROAD WEST
DERRY ROAD EAST
EGLINTON AVENUE WEST
EGLINTON AVENUE EAST
DUNDAS STREET WEST
DUNDAS STREET EAST
LAKESHORE ROAD WEST
LAKESHORE ROAD EAST
MILLS ROAD
PARKWAY
CREDIT RIVER
HURONTARIO STREET
DIXIE ROAD
ETOBICOKE CREEK
AIRPORT ROAD
ERIN
SOUTHDOWN ROAD
N
MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

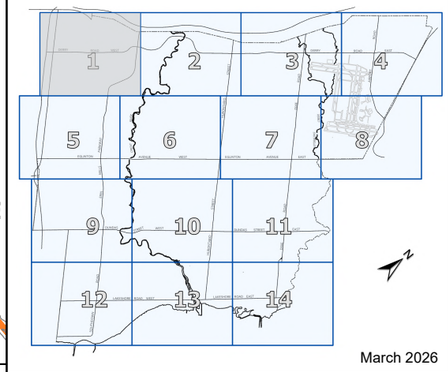
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



March 2026

Index Map 1

MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

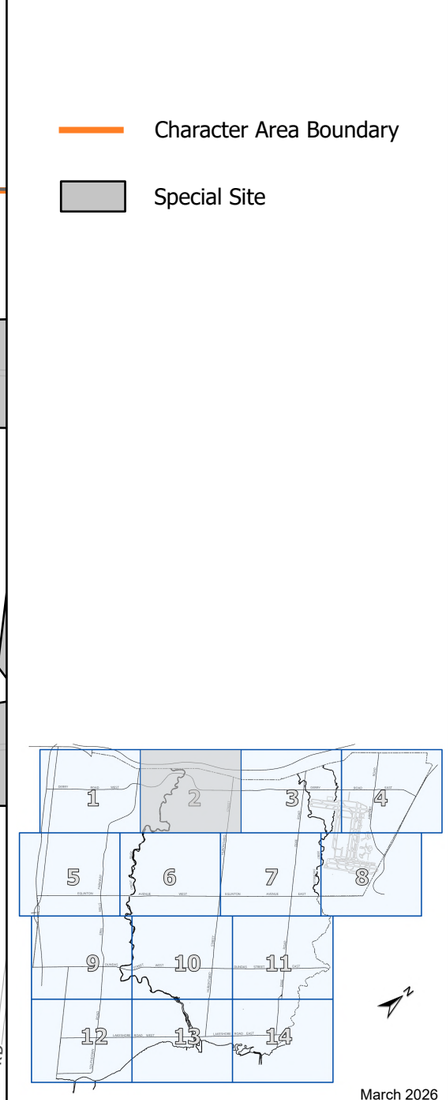
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



March 2026

Index Map 2

MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

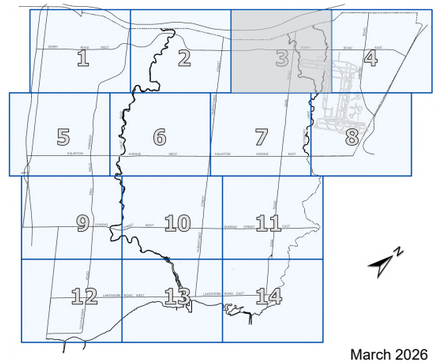
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



March 2026

Index Map 3

MISSISSAUGA

HURONTARIO ST

Canadian National Railway

BRAMALEA RD

DREW RD

TORBRAM RD

NORTHEAST EA (WEST)

DERRY RD E

DIXIE RD

23

23

24

25

28

29

28

GATEWAY CORPORATE CENTRE EA

EDWARDS BLVD

GATEWAY EA (EAST)

29

410

TOMKEN RD

74

AIRPORT SPA

28

28

30

COURTNEYPARK DR E

EDWARDS BLVD

WORLD DR

KENNEDY RD

NETHERHART RD

401

403

MISSISSAUGA OFFICIAL PLAN 2051

SPECIAL SITES

0 500 1000 1500

metres

NORTHEAST EA (WEST)

MALTON NHD

MALTON GN

AIRPORT SPA

NORTHEAST EA (EAST)

31

32

33

34

35

74

TORBRAM RD

DREW RD

MORNING STAR DR

GOREWAY DR

FINCH AVE

FINCH AVE W

DERRY RD E

Canadian National Railway

AIRPORT RD

REXDALE BLVD

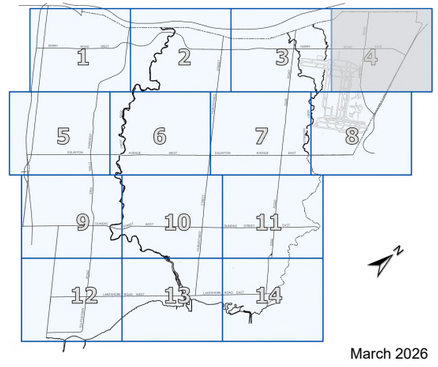
427

409

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Character Area Boundary

Special Site



March 2026

Index Map 4

MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site

LISGAR NHD

MEADOWVALE NHD

MEADOWVALE CORPORATE CENTRE EA

STREETSVILLE NHD

NINTH LINE NHD

CHURCHILL MEADOWS NHD

CENTRAL ERIN MILLS NHD

CENTRAL ERIN MILLS GN

CHURCHILL MEADOWS EA

WESTERN BUSINESS PARK EA

ERIN MILLS NHD

EAST CREDIT NHD

ERINDALE NHD

BRITANNIA RD W

THOMAS ST

EGLINTON AVE W

ERIN CENTRE BLVD

WINSTON CHURCHILL BLVD

TENTH LINE WEST

GLEN ERIN DR

ERIN MILLS PKY

MISSISSAUGA RD

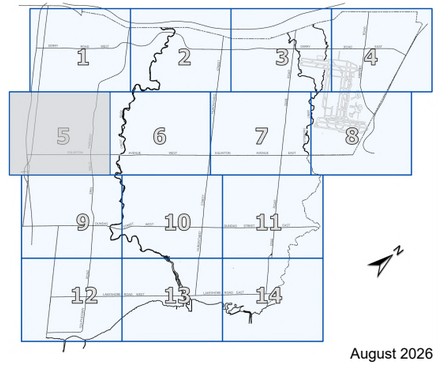
RIDGEWAY DR

Canadian Pacific Railway

407

403

36 37 38 39 40 41 42 44 45 46 47 48 49 50 51 52 54 76 174



August 2026

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MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

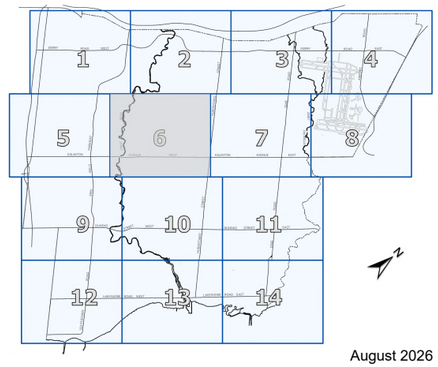
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



August 2026

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MISSISSAUGA

MEADOWVALE CORPORATE CENTRE EA
STREETSVILLE NHD
STREETSVILLE GC
EAST CREDIT NHD
GATEWAY EA (WEST)
GATEWAY CORPORATE CENTRE EA
HURONTARIO NHD
UPTOWN GC
DOWNTOWN CORE DC
RATHWOOD NHD
CREDITVIEW NHD
ERINDALE NHD
ERIN MILLS NHD
CENTRAL ERIN MILLS NHD

QUEENSTON MISSISSAUGA RD
BRITANNIA RD W
BRITANNIA RD E
BELGRAVE RD
CANTAY RD
401
HURONTARIO ST
WHITTLE RD
AVEBURY RD
MATHESON BLVD W
MATHESON BLVD E
MAIN ST
THOMAS ST
CREDITVIEW RD
TERRY FOX WAY
MCLAUGHLIN RD
MAVIS RD
BRISTOL RD W
BRISTOL RD E
ERIN CENTRE BLVD
MISSISSAUGA RD
Canadian Pacific Railway
WAINSCOT DR
CONFEDERATION PKY
EGLINTON AVE W
EGLINTON AVE E
CENTRE VIEW DR
RATHBURN RD W
RATHBURN RD E
403

MISSISSAUGA OFFICIAL PLAN 2051

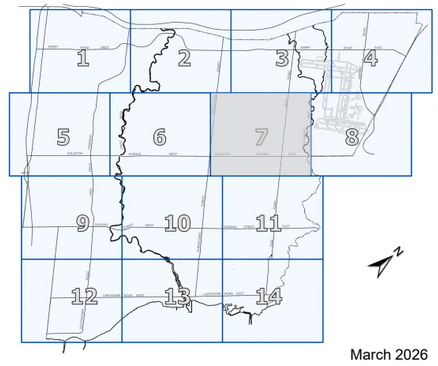
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



March 2026

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MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



March 2026

Index Map 8

MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site

CHURCHILL MEADOWS EA

CHURCHILL MEADOWS NHD

WESTERN BUSINESS PARK EA

CENTRAL ERIN MILLS NHD

EAST CREDIT NHD

Canadian Pacific Railway

403

NINTH LINE

RIDGEWAY DR

WINSTON CHURCHILL BLVD

GLEN ERIN DR

ERIN MILLS PKY

BURNHAMTHORPE RD W

SOUTH COMMON GN

THE COLLEGEWAY

ERIN MILLS NHD

MISSISSAUGA RD

UTM SPA

82

WESTERN BUSINESS PARK EA

DUNDAS ST W

ERINDALE NHD

SHERIDAN NHD

85

SHERIDAN PARK DR

LINCOLN GREEN WAY

FOWLER DR

PLYMOUTH DR

WINSTON PARK DR

SHERIDAN PARK CORPORATE CENTRE EA

SHERIDAN GN

84

LEANNE BLVD

NORTH SHERIDAN WAY

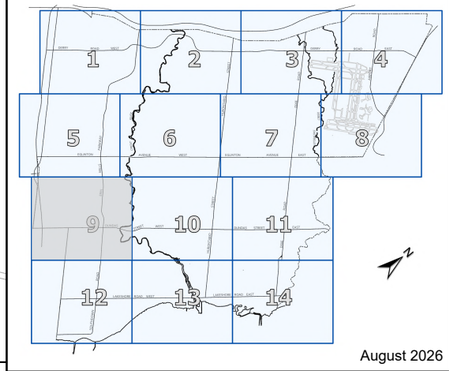
SOUTH SHERIDAN WAY

QUEEN ELIZABETH WAY

CLARKSON EA

CLARKSON - LORNE PARK NHD

76 77 78 79 80 81 82 83 84 85 86 134 135 136 141 188 189



August 2026

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MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

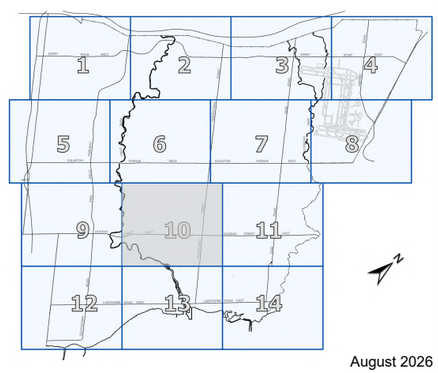
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



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MISSISSAUGA

CENTRAL ERIN MILLS NHD
EAST CREDIT NHD
HURONTARIO NHD
UPTOWN GC
RATHWOOD NHD
CREDITVIEW NHD
ERIN MILLS NHD
DOWNTOWN CORE DC
MAVIS-ERINDALE EA
FAIRVIEW NHD
FAIRVIEW GC
MISSISSAUGA VALLEYS NHD
UTM SPA
ERINDALE NHD
COOKSVILLE GC
COOKSVILLE NHD (WEST)
COOKSVILLE NHD (EAST)
HOSPITAL GC
DIXIE EA
SHERIDAN NHD
CLARKSON - LORNE PARK NHD
MINEOLA NHD

403
CENTRE VIEW DR
RATHBURN RD W
RATHBURN RD E
MISSISSAUGA RD
CREDITVIEW RD
BURNHAMTHORPE RD W
BURNHAMTHORPE RD E
CONFEDERATION PKY
DUKE OF YORK BLVD
HURONTARIO ST
CENTRAL PKY E
CENTRAL PKY W
BLOOR ST
ERINDALE STATION RD
Canadian Pacific Railway
HILLCREST AVE
KIRWIN AVE
CAMILLA RD
DUNDAS ST W
DUNDAS ST E
KING ST W
KING ST E
QUEENSWAY W
QUEENSWAY E
NORTH SERVICE RD
NORTH SHERIDAN WAY
SOUTH SHERIDAN WAY
QUEEN ELIZABETH WAY

82 83 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 151 177 179 182 183 184 186 191

MISSISSAUGA OFFICIAL PLAN 2051

SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



August 2026

Index Map 11

MISSISSAUGA

HURONTARIO NHD

NORTHEAST EA (WEST)

RATHWOOD NHD

RATHWOOD-APPLEWOOD GN

APPLEWOOD NHD

MISSISSAUGA VALLEYS NHD

DIXIE EA

DIXIE-DUNDAS GN

COOKSVILLE NHD (EAST)

LAKEVIEW NHD

MINEOLA NHD

403

EAST GATE PKY

RATHBURN RD E

BURNHAMTHORPE RD E

BURNHAMTHORPE RD

BLOOR ST

BLOOR ST W

DUNDAS ST E

DUNDAS ST W

QUEENSWAY E

THE QUEENSWAY

NORTH SERVICE RD

SOUTH SERVICE RD

QUEEN ELIZABETH WAY

Canadian Pacific Railway

CENTRAL PKY E

CAWTHRA RD

TOMKEN RD

DIXIE RD

OGDEN AVE

PONYTRAIL DR

427

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124

125

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MISSISSAUGA OFFICIAL PLAN 2051

SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site

SHERIDAN PARK CORPORATE CENTRE EA

SHERIDAN GN

SHERIDAN NHD

CLARKSON EA

CLARKSON - LORNE PARK NHD

CLARKSON VILLAGE GN

SOUTHDOWN EA

80 134 135 188 84 136 141 141 146 147 196 143 144 140 139 138 137 145

NORTH SHERIDAN WAY

QUEEN ELIZABETH WAY

SOUTH SHERIDAN WAY

LEANNE BLVD

TRUSCOTT DR

INDIAN RD

LORNE PARK RD

SOUTHDOWN RD

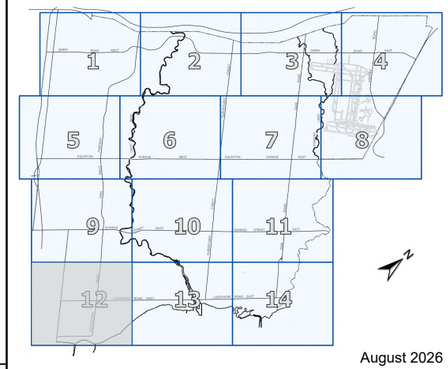
CLARKSON RD N

Canadian National Railway

ROYAL WINDSOR DR

LAKESHORE RD W

WINSTON CHURCHILL BLVD



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Index Map 12 MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

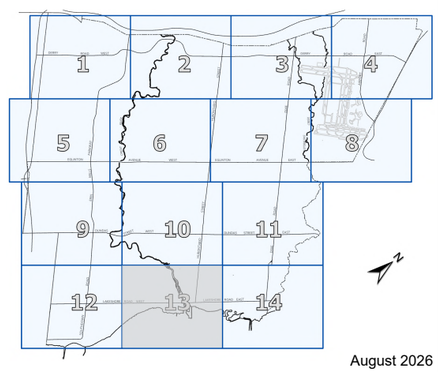
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



August 2026

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MISSISSAUGA

MISSISSAUGA OFFICIAL PLAN 2051

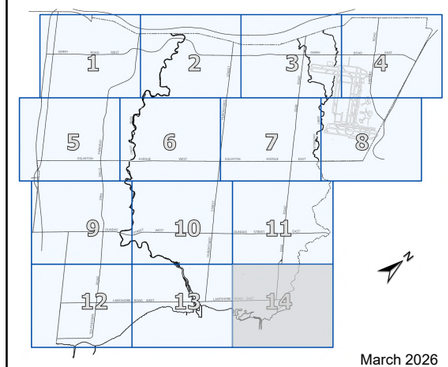
SPECIAL SITES

0 500 1000 1500

metres

Character Area Boundary

Special Site



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MISSISSAUGA

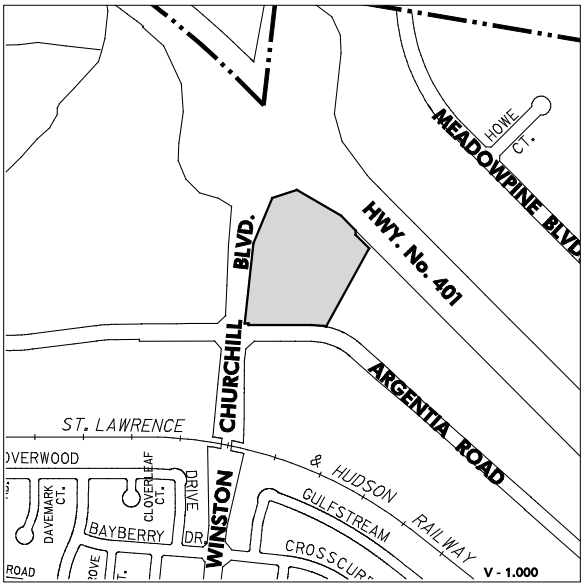
17.1 Introduction

Special sites are sites within Character Areas that merit special attention. They are areas with unique circumstances but still complement and support the long term vision of the Plan. As such, special site policies are to be read in conjunction with the general land use policies and all other applicable policies of the Plan. Unless otherwise stated, the lands may be developed in accordance with their land use designation and/or the uses permitted by the special site. It is intended that special sites will be reviewed during the preparation of local area reviews or other planning studies.

Site 1 (Meadowvale Corporate Centre Employment Area)

17.1.1 The lands identified as Special Site 1 are located east of Winston Churchill Boulevard, south of Provincial Highway 401 and north of Argentia Road.

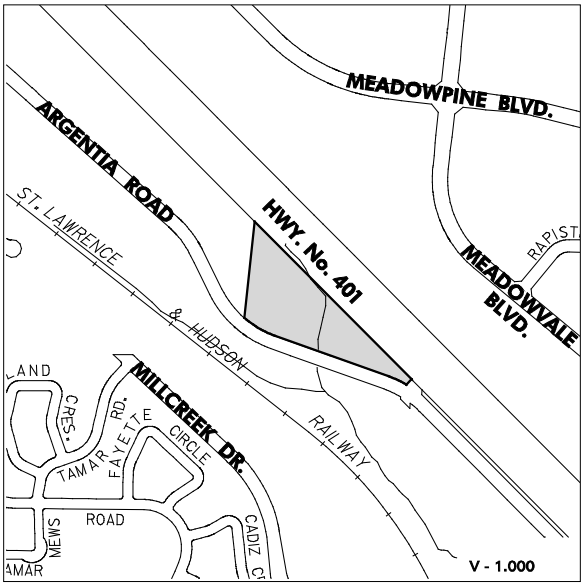
17.1.2 Notwithstanding the provisions of the Business Employment designation, all forms of general commercial uses will be permitted, except motor vehicle commercial uses.



Site 2 (Meadowvale Corporate Centre Employment Area)

17.2.1 The lands identified as Special Site 2 are located north of Argentia Road and west of Fifth Line West.

17.2.2 Notwithstanding the provisions of the Motor Vehicle Commercial designation, all types of restaurants will also be permitted.



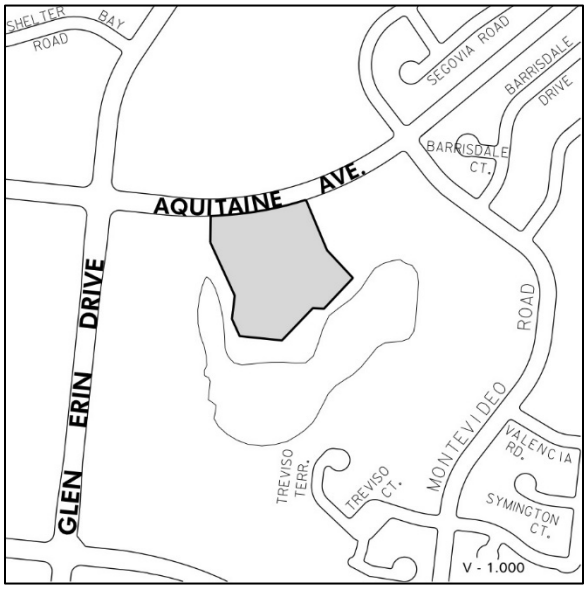
Site 3 (Meadowvale Neighbourhood)

17.3.1 The lands identified as Special Site 3 are located on the south side of Aquitaine Avenue, east of Glen Erin Drive and on the north side of Battleford Road east of Glen Erin Drive.

17.3.2 Notwithstanding the provisions of the Residential High-Rise designation:

a. townhouse dwellings will be permitted; and

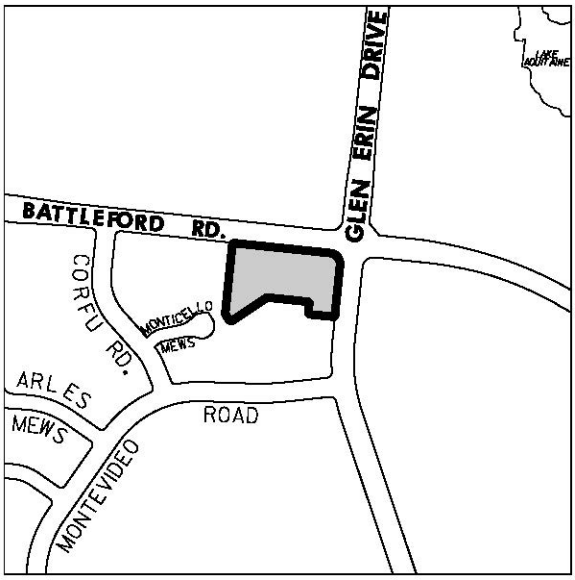
b. the maximum ***floor space index (FSI)*** will be 1.6.



Site 4 (Meadowvale Neighbourhood)

17.4.1 The lands identified as Special Site 4 are located at the southwest corner of Battleford Road and Glen Erin Drive.

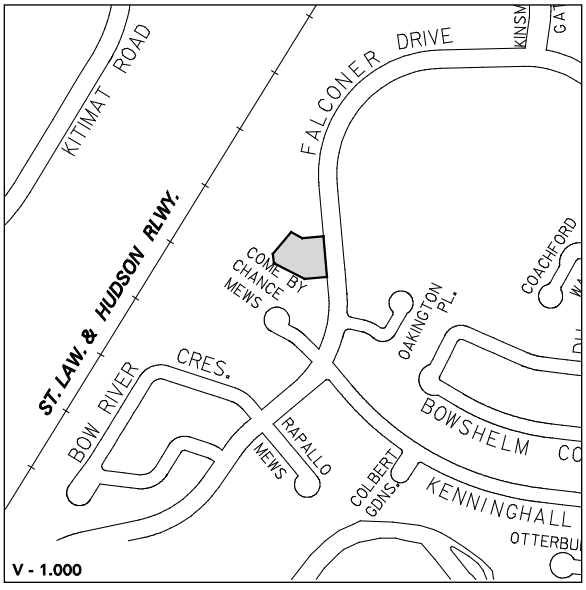
17.4.2 Notwithstanding the policies of this Plan, two apartment dwellings, with maximum heights of 12 and 15 storeys, will be permitted.



Site 5 (Streetsville Neighbourhood)

17.5.1 The lands identified as Special Site 5 are located on the west side of Falconer Drive, north of Oakington Place.

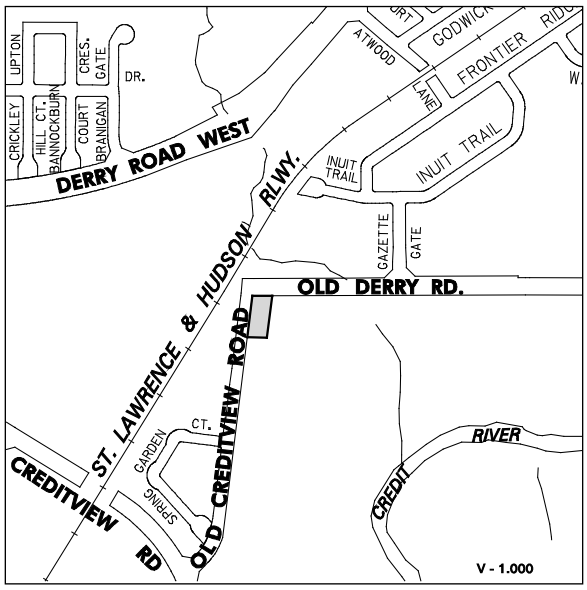
17.5.2 Notwithstanding the provisions of the Mixed Use designation, only a daycare facility will be permitted.



Site 6 (Meadowvale Village Neighbourhood)

17.6.1 The lands identified as Special Site 6 are located at the southeast corner of Old Creditview Road and Old Derry Road.

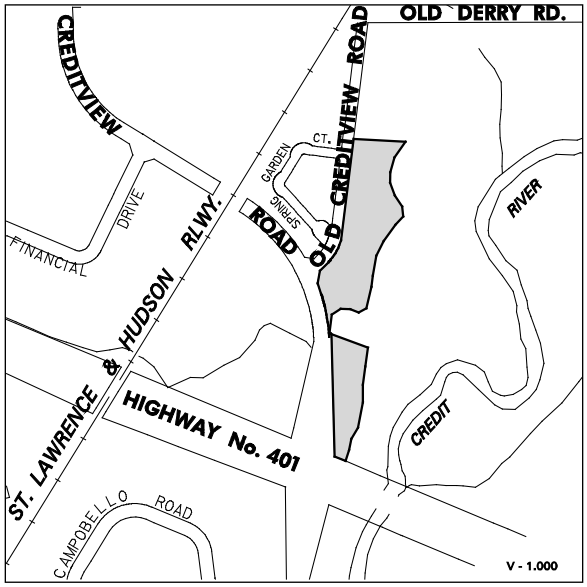
17.6.2 Notwithstanding the provisions of the Public Open Space designation, the lands may be used on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga.



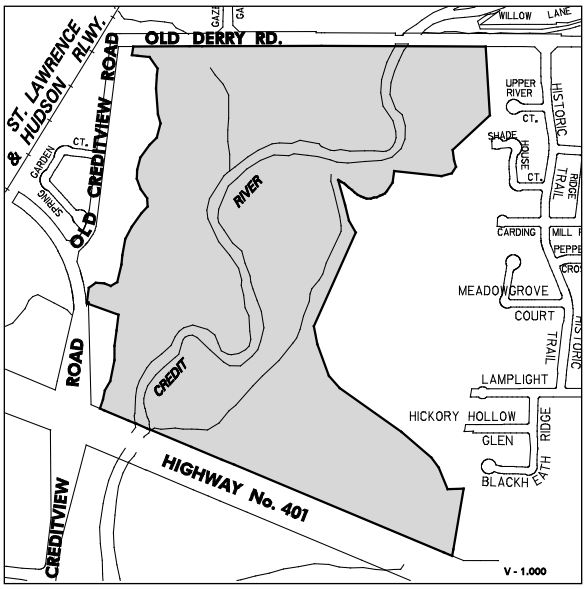
Site 7 (Meadowvale Village Neighbourhood)

17.7.1 The lands identified as Special Site 7 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

17.7.2 Notwithstanding the provisions of the Residential Low-Rise I designation, the lands may also be used for cluster townhouses, and offices having a residential scale and character at a maximum density of 0.5 ***floor space index*** (***FSI***). Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 8.



Site 8 (Meadowvale Village Neighbourhood)



17.8.1 The lands identified as Special Site 8 are located south of Old Derry Road and straddle the Credit River.

17.8.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenlands. Notwithstanding the Greenlands designation, these lands may be used for a golf course.

17.8.3 Development of Special Site 8 as a golf course will be subject to a comprehensive development concept for the site and any portion of Special Site 7 which would be used in connection with Special Site 8, will among other matters, satisfactorily address the following issues:

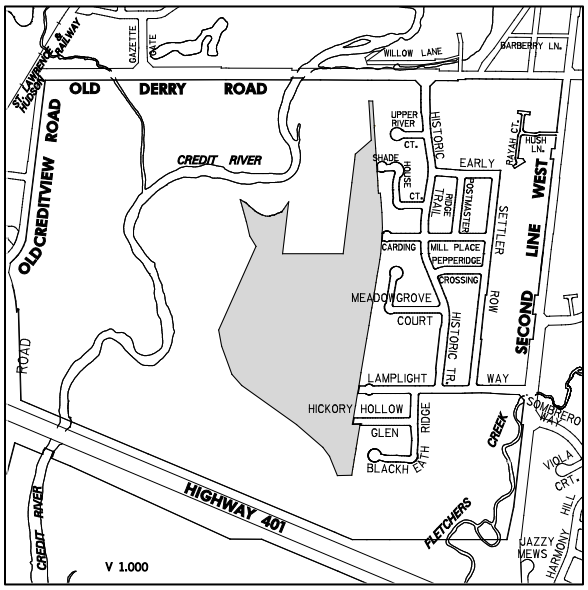
a. compliance with Credit Valley Conservation's Policies for *Flood Plain* Management to address concerns related to *flooding hazards*, flood conveyance, *flood plain* storage and ice jamming along the Credit River;

b. compliance with Credit Valley Conservation's Watercourse and *Valleyland* Protection Policies to address environmental concerns, including the protection and preservation of native *fish habitat*;

c. compliance with Credit Valley Conservation's Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed; and

d. the widening of Provincial Highway 401.

Site 9 (Meadowvale Village Neighbourhood)

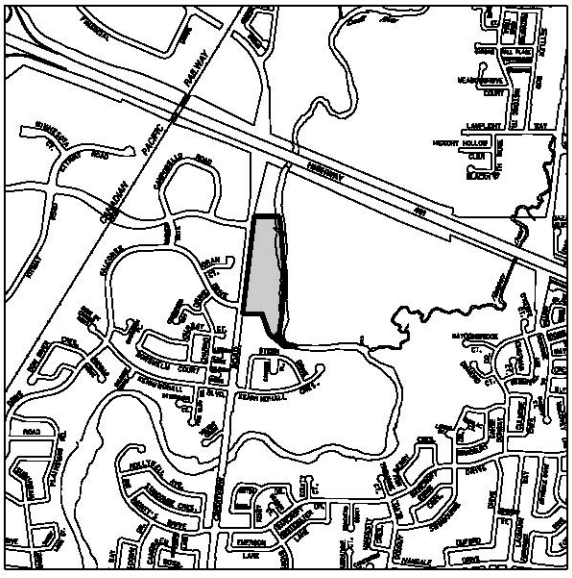


17.9.1 The lands identified as Special Site 9 are located on the south side of Old Derry Road, east of the Credit River.

17.9.2 Development will have regard for its relationship to the Meadowvale Village Heritage Conservation District and will be designed in a similar manner to the lands to the east of the site and incorporate similar design features.

17.9.3 A park with active recreational uses with an area approximately 0.5 hectares in size will be located within proximity to the Credit River Valley. The exact location and design of the park will be determined through the approval of development applications and will not require an amendment to this Plan.

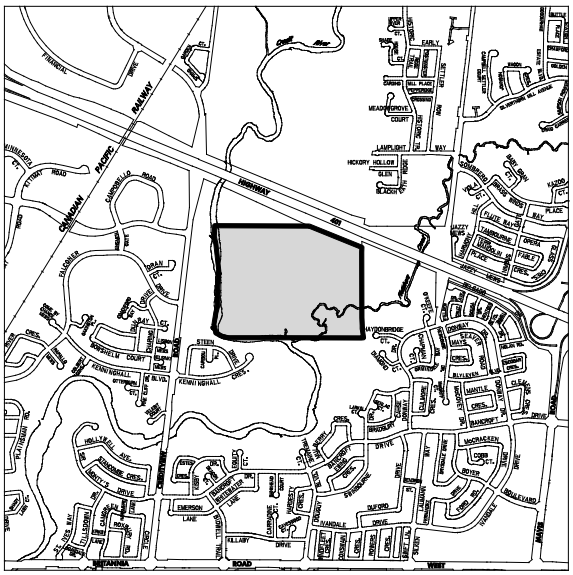
Site 10 (Streetsville Neighbourhood)



17.10.1 The lands identified as Special Site 10 are located at the southeast quadrant of Creditview Road and Highway 401.

17.10.2 Notwithstanding the policies of this Plan, outdoor markets, greenhouses with accessory uses and an education and training will also be permitted.

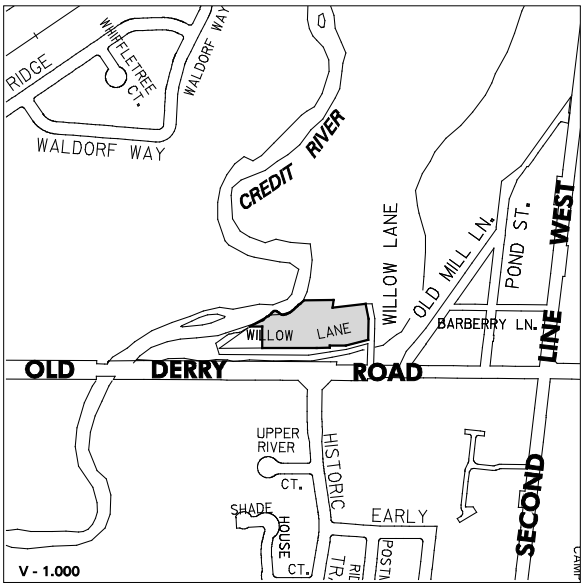
Site 11 (East Credit Neighbourhood)



17.11.1 The lands identified as Special Site 11 are located at the southeast quadrant of Creditview Road and Highway 401.

17.11.2 Notwithstanding the policies of this Plan, outdoor markets, greenhouses with accessory uses and an education and training centre will also be permitted on lands designated Public Open Space.

Site 12 (Meadowvale Village Neighbourhood)



17.12.1 The lands identified as Special Site 12 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

17.12.2 Notwithstanding the provisions of the Greenlands designation, detached dwellings will also be permitted in accordance with the Residential Low-Rise I policies of this plan.

17.12.3 Development of the subject lands will also be subject to the following:

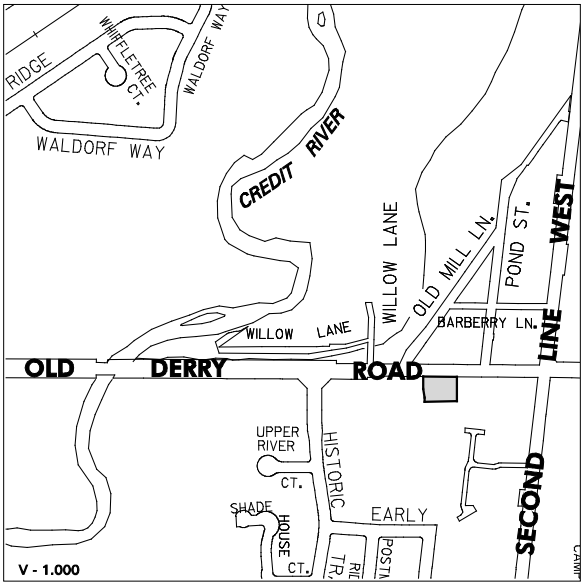
a. compliance with Credit Valley Conservation's Policies for *Flood Plain* Management to address concerns related to *flooding hazards*, flood conveyance, *flood plain* storage and ice jamming along the Credit River; and

b. compliance with Credit Valley Conservation's Watercourse and Valleyland Protection Policies to address environmental concerns, including the protection and preservation of native *fish habitat*.

Site 13 (Meadowvale Village Neighbourhood)

17.13.1 The lands identified as Special Site 13 are located on the south side of Old Derry Road, west of Second Line West.

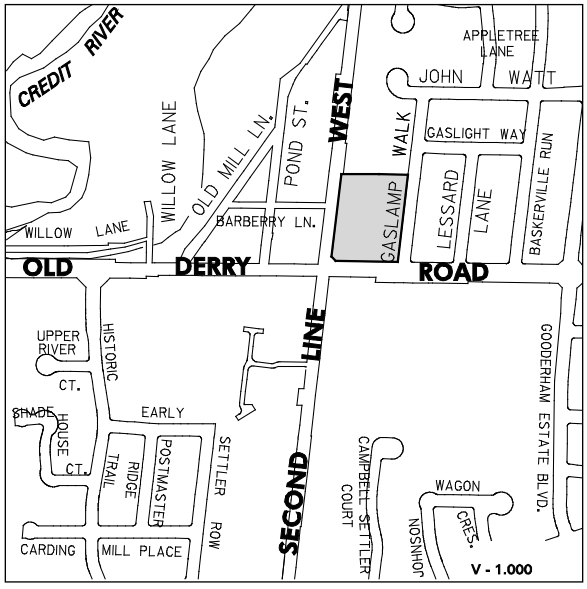
17.13.2 Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that it is in keeping with the historic character of the Meadowvale Village Heritage Conservation District Plan.



Site 14 (Meadowvale Village Neighbourhood)

17.14.1 Within the area identified as Special Site 14, it is the intent of these Character Area Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

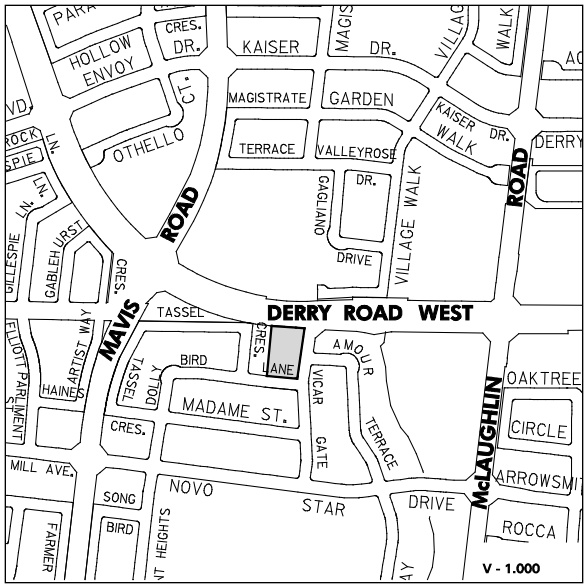
17.14.2 Notwithstanding the provisions of the Residential Low-Rise I and Public Open Space designations, Special Site 14 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low-Rise I may include but are not limited to, overnight accommodation, including bed and breakfast, restaurants, public and private community uses, an art gallery, and multiple unit housing.



Site 15 (Meadowvale Village Neighbourhood)

17.15.1 The lands identified as Special Site 15, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

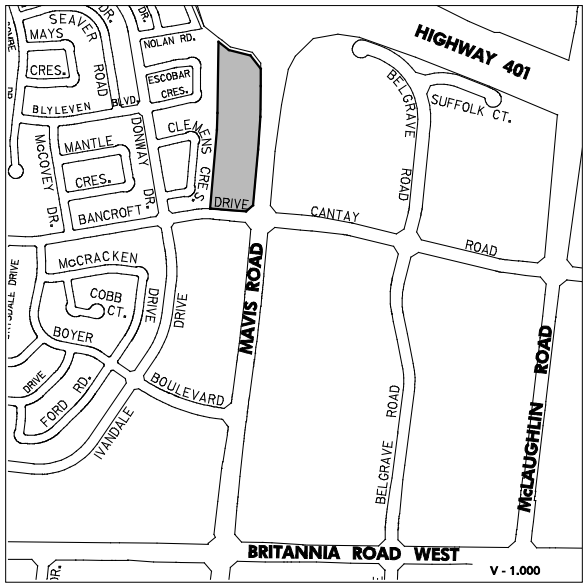
17.15.2 Notwithstanding the provisions of the Residential Low-Rise I designation, the existing house may be converted to a restaurant and/or offices subject to the provision of access to the satisfaction of the Region of Peel.



Site 16 (East Credit Neighbourhood)

17.16.1 The lands identified as Special Site 16 are located at the northwest corner of Mavis Road and Bancroft Drive.

17.16.2 Notwithstanding the provisions of the Business Employment designation, motor vehicle sales, service and repair establishments will also be permitted.



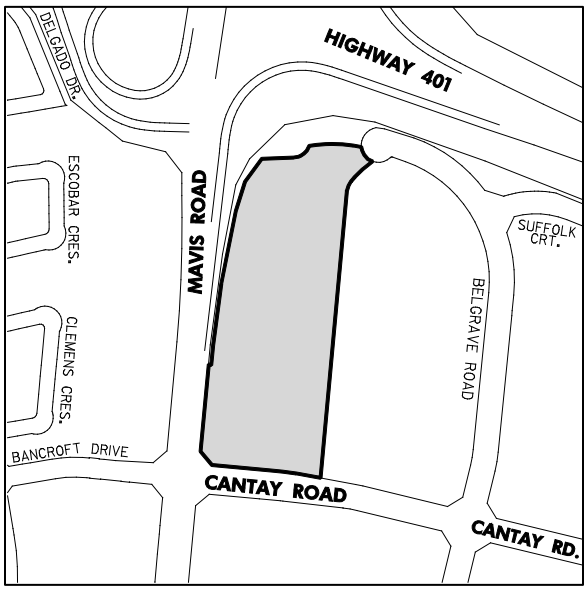
Site 17 (Gateway Employment Area)

17.17.1 The lands identified as Special Site 17 are located south of Highway 401, east of Mavis Road and north of Cantay Road.

17.17.2 Notwithstanding the policies of this Plan, the following additional uses are permitted:

a. outdoor storage and display of motor vehicles accessory to motor vehicle repair; and

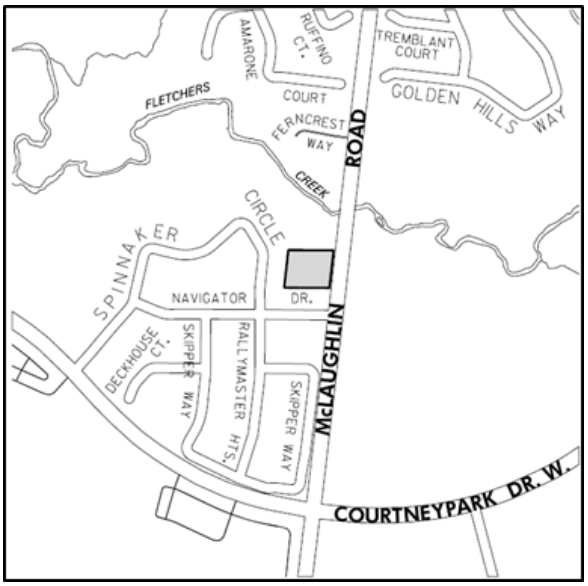
b. a maximum of 40 percent of the total gross floor area (GFA) may be used for motor vehicle sales accessory to motor vehicle repair.



Site 18 (Meadowvale Village Neighbourhood)

17.18.1 The lands identified as Special Site 18 are located on the west side of McLaughlin Road, north of Navigator Drive.

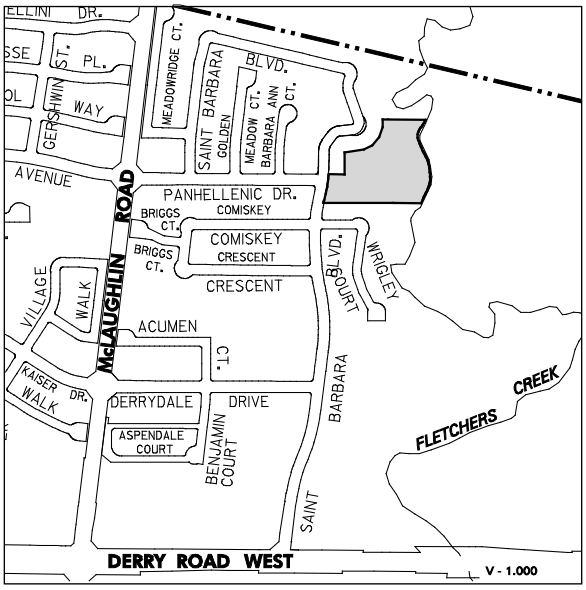
17.18.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of six storeys will be permitted



Site 19 (Meadowvale Village Neighbourhood)

17.19.1 The lands identified as Special Site 19 are located east of McLaughlin Road and north of Derry Road West.

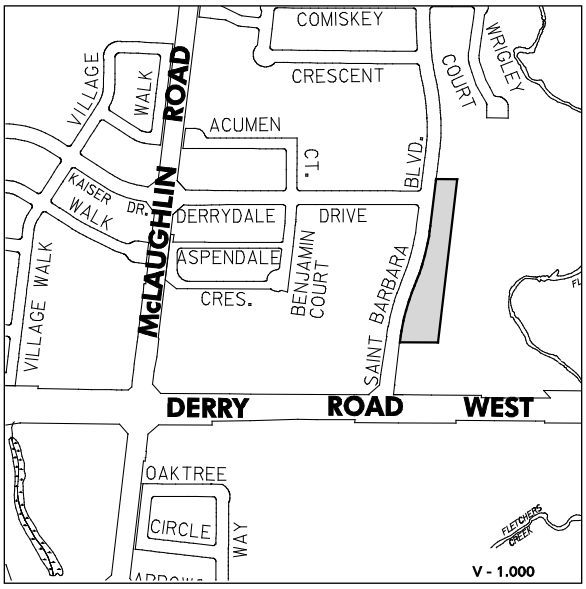
17.19.2 Notwithstanding the provisions of the Residential Low-Rise I and Greenlands designations, the lands may be used as a place of religious assembly. Subject to the Greenlands policies of this Plan and Credit Valley Conservation policies for valleyland protection and *Flood Plain* Management, the lands may be used for place of religious assembly, related and passive recreational uses, the exact nature and extent of which will be determined during the processing of development applications.



Site 20 (Meadowvale Village Neighbourhood)

17.20.1 The lands identified as Special Site 20 are located north of Derry Road West, east of McLaughlin Road.

17.20.2 Notwithstanding the provisions of the Business Employment designation, ***community infrastructure*** will not be permitted.



Site 21 (Meadowvale Village Neighbourhood)

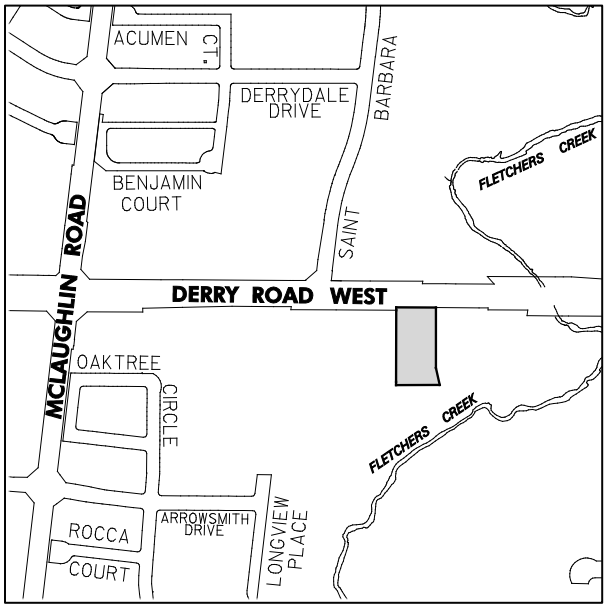


17.21.1 The lands identified as Special Site 21 are located on the south side of Derry Road West, east of McLaughlin Road.

17.21.2 Notwithstanding the policies of this Plan, only the following uses are permitted:

- animal boarding establishment, which may include outdoor facilities;
- banquet hall;
- commercial school;
- conference centre;
- entertainment, recreation and sports facilities;
- financial institution;
- restaurant;
- ***secondary office***; and
- accessory uses.

Site 22 (Meadowvale Village Neighbourhood)



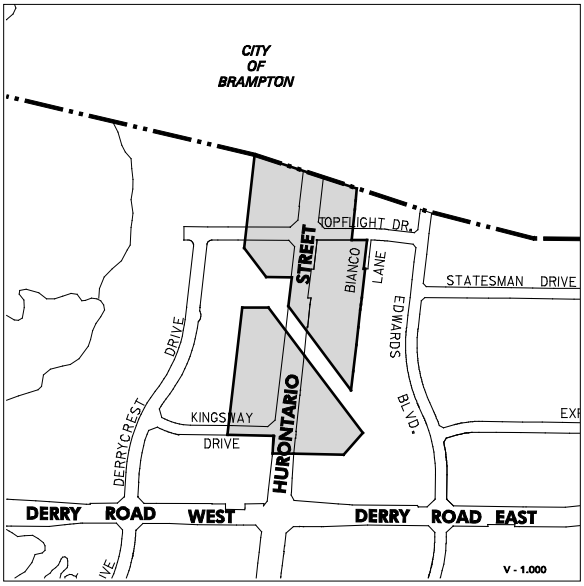
17.22.1 The lands identified as Special Site 22 are located on the south side of Derry Road West, east of McLaughlin Road.

17.22.2 Notwithstanding the policies of this Plan, only the following uses are permitted:

- banquet hall;
- conference centre;
- financial institution;
- funeral establishment;
- manufacturing;
- restaurant;
- ***secondary office***;

- self storage facility;
- warehousing, distributing and wholesaling; and
- accessory uses.

Site 23 (Gateway Corporate Centre Employment Area)



17.23.1 The lands identified as Special Site 23, also known as the City Wide Gateway, are located on both sides of Hurontario Street, south of the northerly municipal boundary.

17.23.2 Notwithstanding the policies of this Plan and the Urban Design Policies in Section 16.10.1.2 for these lands, the following additional policies will apply:

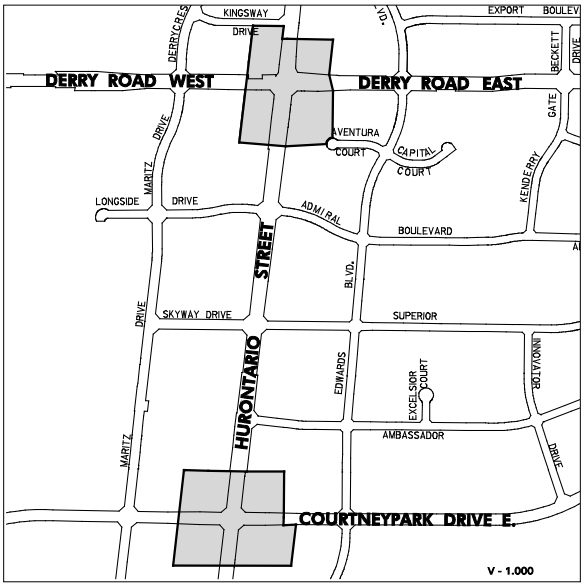
a. prior to a development proposal, the applicant will provide a concept plan demonstrating internal traffic and pedestrian circulation to the satisfaction of the City; and

b. Special Site 23 should function as the primary "gateway" into Mississauga from Brampton and areas to the north. A "gateway" should promote distinctive built form, landscaping and street furniture elements as visual landmarks to identify the City entry and reinforce a quality image.

c. This location is the prime opportunity to initiate a "gateway" into a civic boulevard of this calibre over the longer term. The achievement of this goal will rely on distinctive elements in both the public boulevard (i.e. feature planting, signage and decorative elements) as well as abutting development.

d. Built form in this location should not be seen as "background" development but should create distinctive landmarks by creative use of building massing, architectural features, higher buildings and integrated built form as a "signature" for Mississauga. Further, a transition should be provided between the highway scale of Provincial Highway 407 and the more urban scale of the street corridor through graduated change in setback, character and attention to design detail.

Site 24 (Gateway Corporate Centre Employment Area)



17.24.1 The lands identified as Special Site 24 are located at the four corners of Hurontario Street and Derry Road East/Derry Road West, and Hurontario Street and Courtneypark Drive East/Courtneypark Drive West.

17.24.2 Notwithstanding the policies of this Plan and the Urban Design Policies in Section 16.9.1.2 for these lands, the following additional policies will apply:

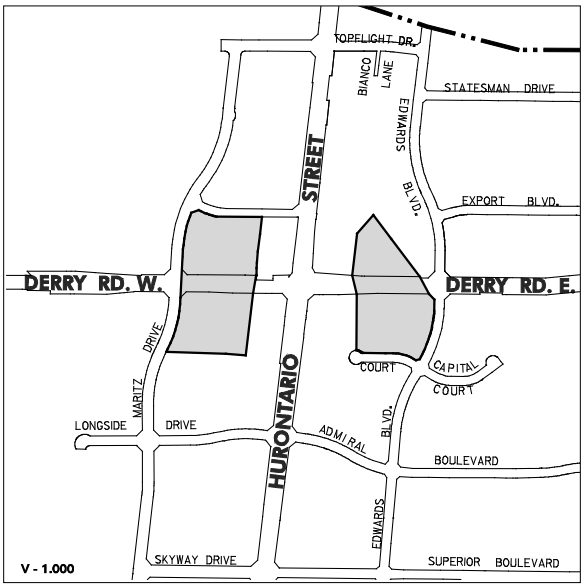
a. accessory commercial uses will generally be limited to a maximum of 30 percent of the total gross floor area (GFA). Freestanding accessory commercial uses will not be permitted. Accessory commercial uses must be contained within the same building as the principal use;

b. assembly of lands at the Hurontario Street/Derry Road intersection is encouraged;

c. prior to development of the lands at the Hurontario Street/Derry Road intersection, an internal access concept will be prepared to the satisfaction of the Transportation and Works Department; and

d. these lands represent the principal intersections along the Hurontario Corridors north of Provincial Highway 401 (Derry Road East/Derry Road West and Courtneypark Drive East/Courtneypark Drive West). Development abutting the intersections should highlight these locations as focal points within the ***streetscape***, given their high profile and visibility.

Site 25 (Gateway Corporate Centre Employment Area)



17.25.1 The lands identified as Special Site 25, also known as the urban corridor of Derry Road East/Derry Road West, are located on both sides of Derry Road East/Derry Road West, east and west of Hurontario Street.

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

a. from an urban design perspective, development along the connecting corridors should establish a continuity of the urban fabric along the street and a defined “edge” and “frame” for the street volume.

   The urban corridor of Derry Road East/Derry Road West should provide the common denominator of built form character linking the special features outlined above within a strong overall theme. Buildings along the urban corridor should have a consistent setback, height and building street frontage;

b. the following general principles should apply to the urban corridor of Derry Road East/Derry Road West: and

   i. broader streetline setback range on development with substantial landscape area;

   ii. substantial building coverage oriented to streetline;

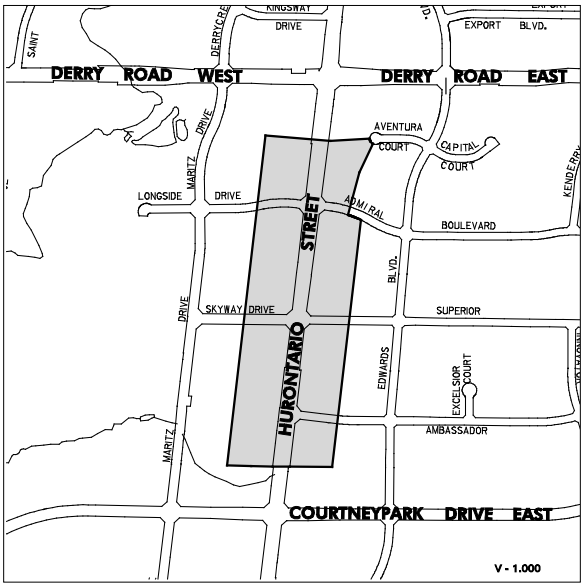
   iii. active building frontages oriented to the public street by use of pedestrian entrances and fenestration to make the building activities an integral part of the street;

   iv. encourage consolidation of vehicular entrances;

   v. "background" architecture to create a unified street frame; and

   vi. signage limited in scale and integrated with architecture (detailed guidelines have regard for Hurontario Streetscape Guidelines - south of Highway 401).

Site 26 (Gateway Corporate Centre Employment Area)



17.26.1 The lands identified as Special Site 26, also known as the urban corridor of Hurontario Street, are located on both sides of Hurontario Street, south of Derry Road East/Derry Road West.

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

a. from an urban design perspective, development along the connecting corridors should establish a continuity of the urban fabric along the street and a defined "edge" and "frame" for the street volume.

   The urban corridor of Hurontario Street should provide the common denominator of built form character linking the special features outlined above within a strong overall theme. Buildings along the urban corridor should have a consistent setback, height and building street frontage. These same elements of consistency should also provide a defined scale for the street and a visual frame for the street as a foundation for a quality image; and

b. the following general principles should apply to the urban corridor of Hurontario Street:

   i. broader streetline setback range on development with substantial landscape area;

   ii. substantial building coverage oriented to streetline;

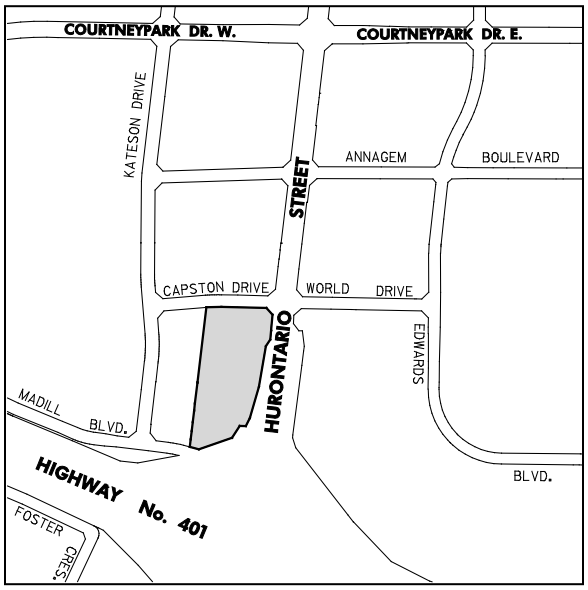
   iii. active building frontages oriented to the public street by use of pedestrian entrances and fenestration to make the building activities an integral part of the street;

   iv. encourage consolidation of vehicular entrances;

   v. "background" architecture to create a unified street frame; and

   vi. signage limited in scale and integrated with architecture (detailed guidelines have regard for Hurontario Streetscape Guidelines - south of Highway 401).

Site 27 (Gateway Corporate Centre Employment Area)



17.27.1 The lands identified as Special Site 27, are located on the west side of Hurontario Street, north of Provincial Highway 401.

17.27.2 Nothwithstanding the Office policies of this Plan, the following additional uses will be permitted:

a. commercial school (except a truck driving school);
b. manufacturing;
c. research and development; and
d. warehousing and distribution.

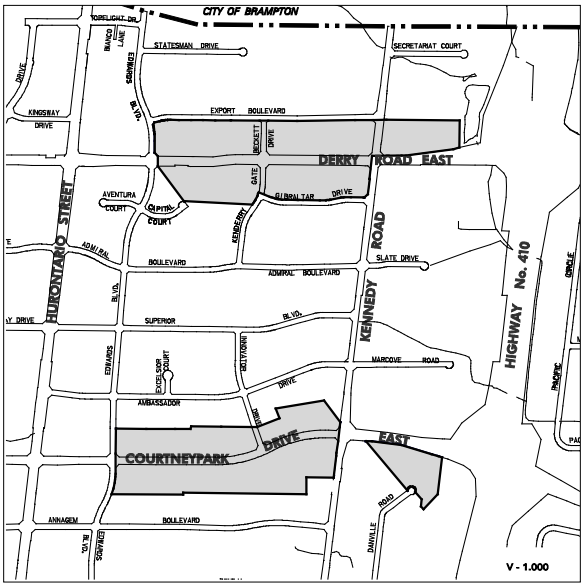
17.27.3 Notwithstanding the policies of this Plan, the following additional policies will apply:

a. this site should provide one of the principal north entry features into the Gateway Corporate Centre. Development should promote a quality image and reinforce an upscale image as a corporate address and destination. Opportunities for secondary landmark buildings should be promoted in order to highlight the entry point and provide orientation points. Built form should provide for a transition in scale from the broad expanses of Provincial Highway 401 to the more contained urban corridor appropriate to Hurontario Street;
b. regard will be given to the applicable design guidelines during the processing of development applications;
c. building elements in combination with a generous landscape buffer will be incorporated into the site design to screen parking and loading areas from the views on Hurontario Street;
d. where buildings are used for manufacturing, warehousing and distributing uses, the following will apply:
    i. an access aisle between the building and Hurontario Street, will be permitted;
    ii. buildings will have a minimum height of 11.5 metres and the appearance of a two storey building;
    iii. buildings will have upgraded elevations with particular attention to detail, scale and treatment given their prominent location on Hurontario Street;
    iv. where an office component is proposed it will be located adjacent to Hurontario Street;

v. a visual and functional pedestrian connection will be incorporated between building entrances and the public sidewalk to encourage pedestrian activity and transit usage; and

vi. at the southwest corner of Hurontario Street and Capston Drive, exposed parking areas will be setback a minimum of 25 metres from the Hurontario Street frontage and will be appropriately screened by landscaping and architectural elements (e.g. arcades, trellises).

Site 28 (Gateway Employment Area)



17.28.1 The lands identified as Special Site 28, are located on both sides of Derry Road East and Courtneypark Drive East between Provincial Highway 410 and Edwards Boulevard.

17.28.2 Notwithstanding the Business Employment designation on these lands, the following additional policies will apply:

a. industrial uses which may have some outside storage, such as transportation related activities, and motor vehicle sales (including trucks and truck trailers), leasing, repairing and servicing, will be permitted; and

b. any site development plans will address the following built form expectations:

   i. that the principal built form model is one of enclosure (i.e. as viewed from Derry Road East and Courtneypark Drive East) of the major portion of materials/trucks/truck trailers storage, service and docking uses by buildings and/or wing walls (e.g. in a quadrangle, "U" shaped or "T" shaped footprint);

   ii. that the street frontage, in linear terms, be defined by built form (i.e. buildings or projecting walls compatible with the architecture) to the greatest extent possible and maintaining a general consistent, and limited setback to relate the buildings both to each other and to the street edge (minimum guideline of at least two thirds of the linear street frontage is to be occupied by building walls with a setback range of four-and-a-half to thirteen (4.5-13) m);

   iii. that street front building walls should be highly articulated by use of creative massing, entry features, fenestration, high quality materials and interesting roof form (unrelieved walls with no concession to the visual character of the street realm should be avoided); and

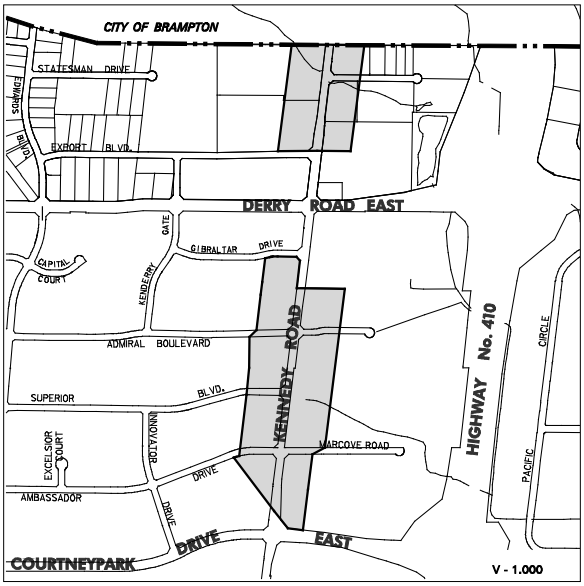
   iv. that high profile locations such as intersections or gateway locations be recognized by the siting, design and height of respective buildings.

Site 29 (Gateway Employment Area)

17.29.1 The lands identified as Special Site 29, are located on both sides of Kennedy Road, north and south of Derry Road East.

17.29.2 Notwithstanding the Business Employment designation on these lands, the following additional policy will apply:

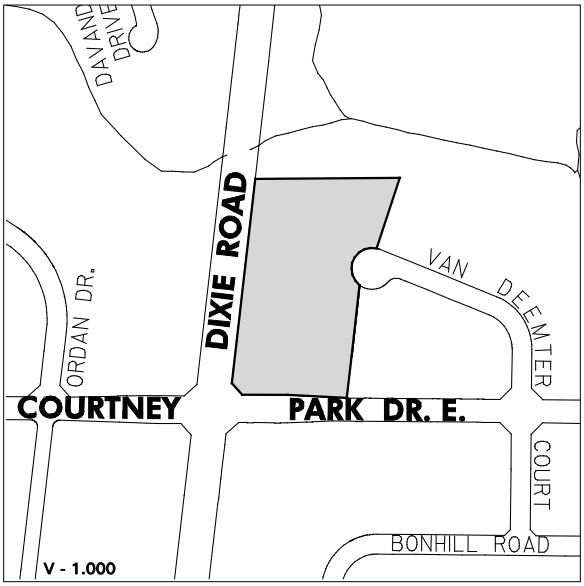
a. industrial uses which may have some outside storage, such as transportation related activities, and motor vehicle sales (including trucks and truck trailers), leasing, repairing and servicing, will be permitted.



Site 30 (Northeast Employment Area)

17.30.1 The lands identified as Special Site 30 are located on the east side of Dixie Road north of Courtneypark Drive East.

17.30.2 Notwithstanding the provisions of the Business Employment designation, retail commercial uses will also be permitted. Motor vehicle commercial uses including a truck detailing establishment and automobile sales and leasing accessory to an automobile repair garage will also be permitted. Private schools, places of religious assembly and daycare centres will not be permitted.



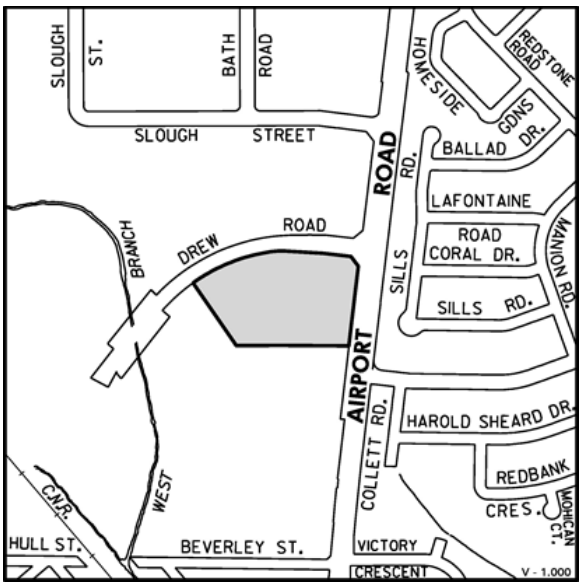
Site 31 (Malton Neighbourhood)

17.31.1 The lands identified as Special Site 31 are located south of Drew Road and west of Airport Road.

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

a. retail stores and personal service establishments will be permitted; and

b. opportunities to provide pedestrian connections to adjacent lands, within the site and along Airport Road are encouraged.



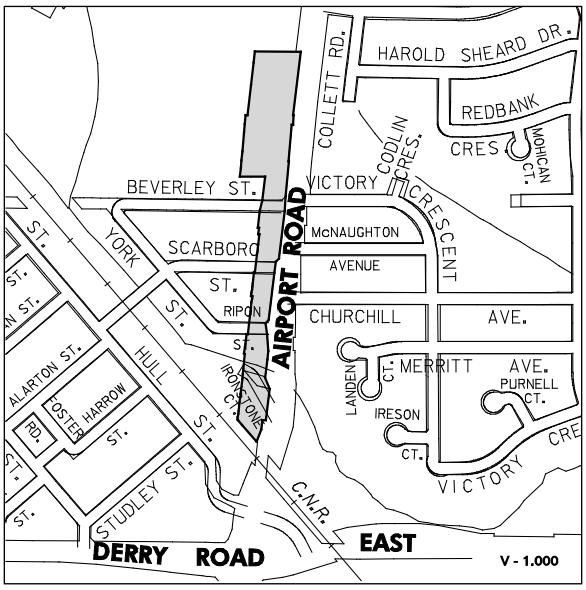
Site 32 (Malton Neighbourhood)

17.32.1 The lands identified as Special Site 32 are located on Airport Road, north of the Canadian National Railway and south of Morning Star Drive.

17.32.2 Pedestrian connections to the commercial uses along Airport Road are vital to its role in the community. The following pedestrian links should be maintained and/or improved as part of any development application:

a. walkway linkages to the Derry Greenway Park;

b. mid-block connection in the vicinity of Churchill Avenue which may also incorporate a link to the City bicycle and pedestrian route system (recreational trail); and



c. strong pedestrian linkages along both sides of Airport Road between Morning Star Drive and Derry Road East the municipal sidewalk to adjacent commercial development.

17.32.3 Parking for this area should be provided in small, distributed parking lots. Parking facilities should be located and designed to be compatible with the main street character of the area by including measures such as landscape space, planters, or other elements which reinforce the street wall and enhance public amenity.

17.32.4 Redevelopment of parking areas should not have an adverse impact upon adjacent residential uses.

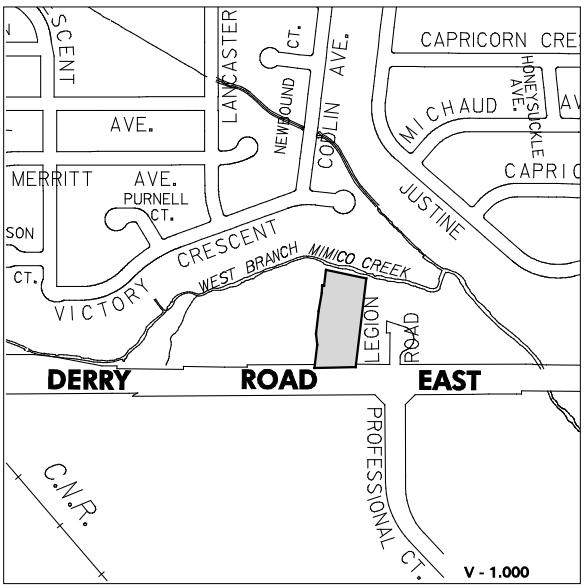
17.32.5 While recognizing that parking is located between the buildings and the street in commercial development of the sort found along Airport Road, development in this area should strive to achieve a rhythm of closely spaced storefronts, in order to foster an attractive and active pedestrian environment along the roadway. Building designs, window treatment and awnings, signs, and landscape treatment, including crossovers from the municipal sidewalk to the storefronts, should act to diminish the apparent separation between buildings and the roadway, and contribute to the overall aesthetic value of the ***streetscape***.

17.32.6 Connections for pedestrians and cyclists are important in the community to support *active transportation*. The City will, as part of any development application, require an open space walkway linkage from Airport Road to the Malton Village Park.

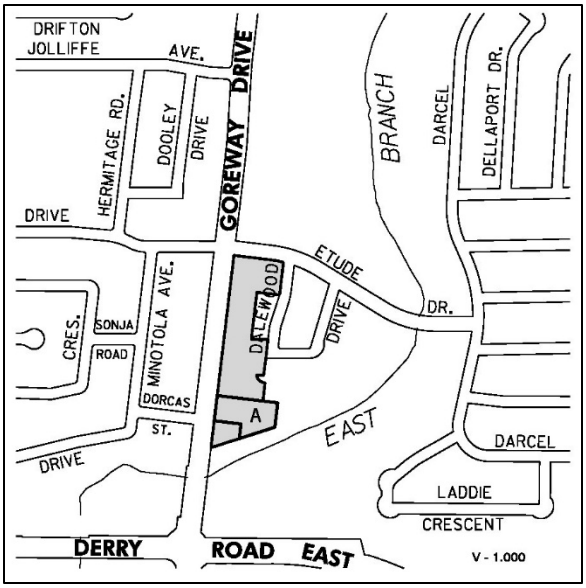
Site 33 (Malton Neighbourhood)

17.33.1 The lands identified as Special Site 33 are located on the north side of Derry Road East, west of Legion Road.

17.33.2 Notwithstanding the provisions of the Mixed Use designation, the existing Malton Mobile Homes Park will also be permitted.



Site 34 (Malton Neighbourhood)



17.34.1 The lands identified as Special Site 34 are located on the east side of Goreway Drive and on the south side of Etude Drive.

17.34.2 Notwithstanding the Mixed Use designation of this Plan, the following additional policies will apply.

Pedestrian Linkages

17.34.3 Pedestrian connections to the commercial uses along Goreway Drive are vital to their role in the community. The following pedestrian links should be maintained and/or improved as part of any development application:

a. open space walkway linkages to the Malton Greenway Park; and

b. linkages to the Malton Community Centre, the Transit Terminal and Lincoln M. Alexander Secondary School (emphasizing safety).

17.34.4 Where pedestrian linkages from the Greenlands and Residential community exist, they are to be strengthened.

Parking Areas

17.34.5 Pedestrian links to parking areas for the commercial uses along the east side of Goreway Drive, south of Etude Drive are encouraged. These links will facilitate the safe movement of pedestrians in the area, and create a sense of continuity between properties.

Building and Massing

17.34.6 Should additional development occur along the Goreway Drive frontage the following items should be addressed:

a. no parking or driveway areas should be provided between the buildings and the street line;

b. blank walls should be avoided along the street in favour of windows, building entrances and architectural detailing;

c. service, loading, and garbage storage areas should be located on the internal side of the development, away from public streets, and should be screened from view by means of built form and landscaping; and

d. all building entrances should be clearly articulated and linked to pedestrian walkway connections.

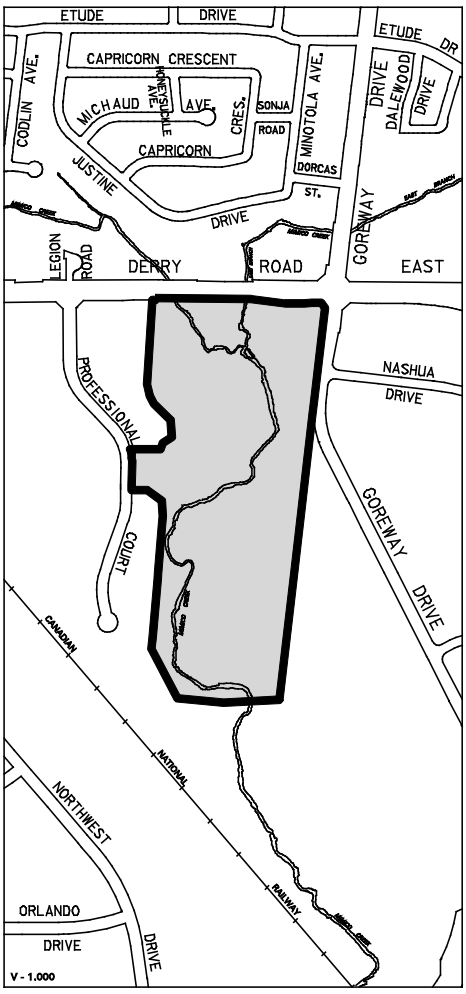
17.34.7 Notwithstanding the policies of this Plan, for lands identified as Area A, an apartment dwelling with a maximum height of 14 storeys will be permitted.

17.34.8 Notwithstanding the policies of this Plan, for lands identified as Area A, an apartment dwelling with a maximum height of 14 storeys will be permitted.

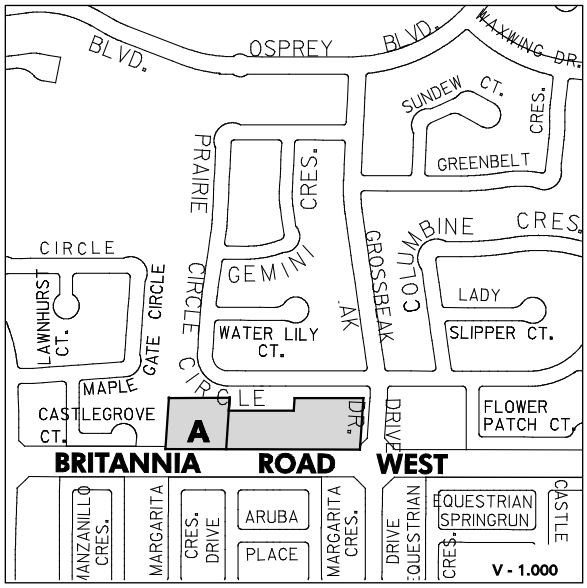
Site 35 (Northeast Employment Area)

17.35.1 The lands identified as Special Site 35 are located at the southwest quadrant of Derry Road East and Goreway Drive.

17.35.2 Notwithstanding the policies of this Plan, outdoor markets will be permitted on lands designated Public Open Space.



Site 36 (Lisgar Neighbourhood)



17.36.1 The lands identified as Special Site 36 consist of five existing detached dwellings located on the north side of Britannia Road West, west of Grossbeak Drive.

17.36.2 Notwithstanding the provisions of the Residential Low-Rise I designation, the following additional policies will apply:

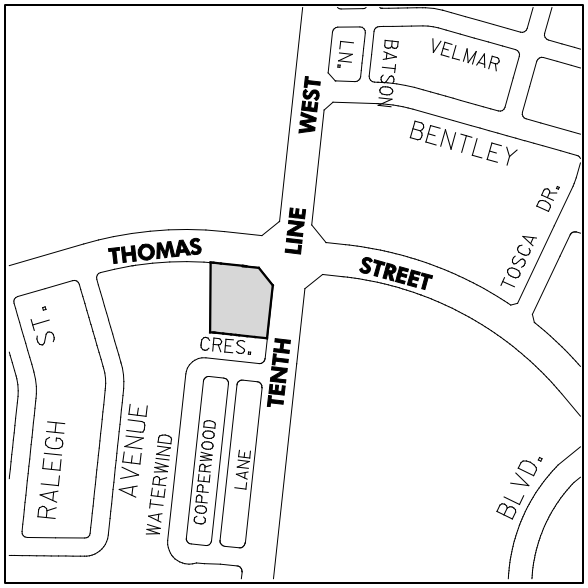
a. offices will be permitted in existing detached dwellings;

b. parking areas associated with office uses located in the front yard of the existing dwellings should be screened from the public street with landscaping, low screen walls or other treatment. Additions and/or alterations to the existing dwellings will be designed to maintain the existing residential character, massing and materials;

c. provisions should be made in any redevelopment plans for assembly of additional lands to facilitate a pedestrian walkway connecting Prairie Circle to the Greenlands lands to the west; and

d. for the land identified as Area A, a veterinary clinic, including indoor overnight boarding of animals, will be permitted.

Site 37 (Churchill Meadows Neighbourhood)



17.37.1 The lands identified as Special Site 37 are located at the southwest corner of Thomas Street and Tenth Line West.

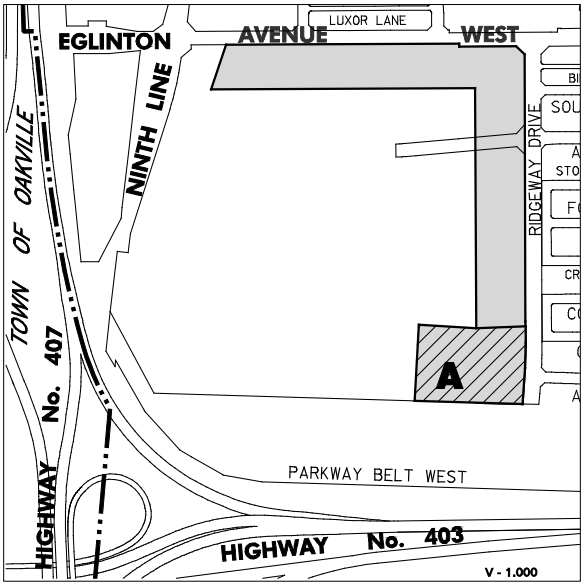
17.37.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

a. buildings on this site will have a built form located close to the street edge to achieve an urban character with a pedestrian friendly environment;

b. parking facilities will be designed in a manner that is compatible with the mainstreet character of the area and will incorporate measures such as landscape space, planters or tree grates, or other elements which reinforce the urban street wall; and

c. building height will be a maximum of four storeys.

Site 38 (Churchill Meadows Employment Area/ Churchill Meadows Neighbourhood)



17.38.1 The lands identified as Special Site 38 are located south of Eglinton Avenue West and west of Ridgeway Drive.

17.38.2 Notwithstanding the provisions of the Employment Commercial designation, the following additional policies will apply:

a. the following additional uses will be permitted:

   i. broadcasting station;

   ii. communications and broadcasting establishment;

   iii. radio and television ***transmission facility***, and

iv. telephone sales and service establishment.

b. retail warehouses will not be permitted.

17.38.3 Area A is located north of the utility corridor and west of Ridgeway Drive. Notwithstanding the Employment Commercial designations, the following additional policy will apply:

a. the physical integration of the Bus Rapid Transit (BRT) facility with adjacent development will be encouraged.

Site 39 (Central Erin Mills Growth Node)

17.39.1 The lands identified as Special Site 39 are located at the northeast corner of Eglinton Avenue West and Erin Mills Parkway.

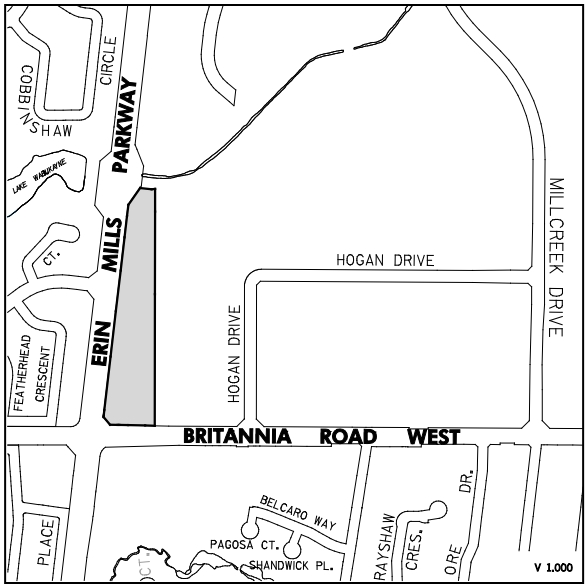
17.39.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

a. a total maximum ***floor space index (FSI)*** of 3.4 will be permitted.

17.39.3 Policies of Sections 14.2.1.1 to 14.2.1.9 will not apply.



Site 40 (Meadowvale Corporate Centre Employment Area)



17.40.1 The lands identified as Special Site 40 are located at the northeast corner of Britannia Road West and Erin Mills Parkway.

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

a. either accessory uses and/or a retail store will be permitted within an office building up to a maximum GFA of 2,000 m^2 or 32 percent of the total GFA, whichever is less;

b. laboratory uses will be permitted;

c. a building with a minimum height of two storeys is required at the northeast corner of Britannia Road West and Erin Mills Parkway;

d. one storey buildings will be permitted on the remainder of the site; and

e. freestanding restaurants and financial institutions will be permitted.

Site 41 (Meadowvale Business Park)



17.41.1 The lands identified as Special Site 41 are located on the north side of Britannia Road West, east of Erin Mills Parkway, opposite Turney Drive.

17.41.2 Notwithstanding the provisions of the Business Employment designation, the following additional policies will apply:

a. a motor vehicle sales establishment will also be permitted;

b. general commercial uses will be permitted to a maximum of 35 percent of the total gross floor area (GFA); and

c. the following uses will not be permitted:

i. animal boarding establishments;

ii. body rub and adult entertainment establishments;

iii. cardlock fuel dispensing facilities;

iv. transportation facilities;

v. trucking terminals; and

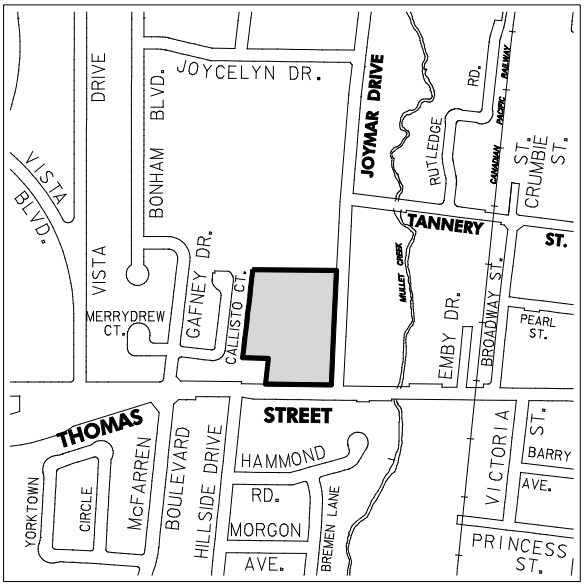
vi. ***waste processing stations*** or ***waste transfer stations*** and composting facilities.

17.41.3 Notwithstanding the policies of this Plan, one storey buildings will be permitted.

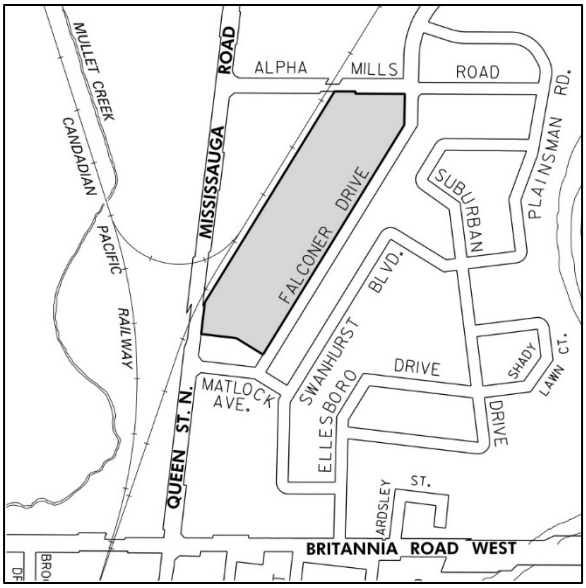
Site 42 (Streetsville Neighbourhood)

17.42.1 The lands identified as Special Site 42 are located at the northwest corner of Thomas Street and Joymar Avenue in the City of Mississauga.

17.42.2 Notwithstanding the policies of this Plan, semi-detached dwellings will also be permitted.



Site 43 (Streetsville Growth Node)



17.43.1 The lands identified as Special Site 43 are located on Falconer Drive, between Matlock Ave and Alpha Mills Road.

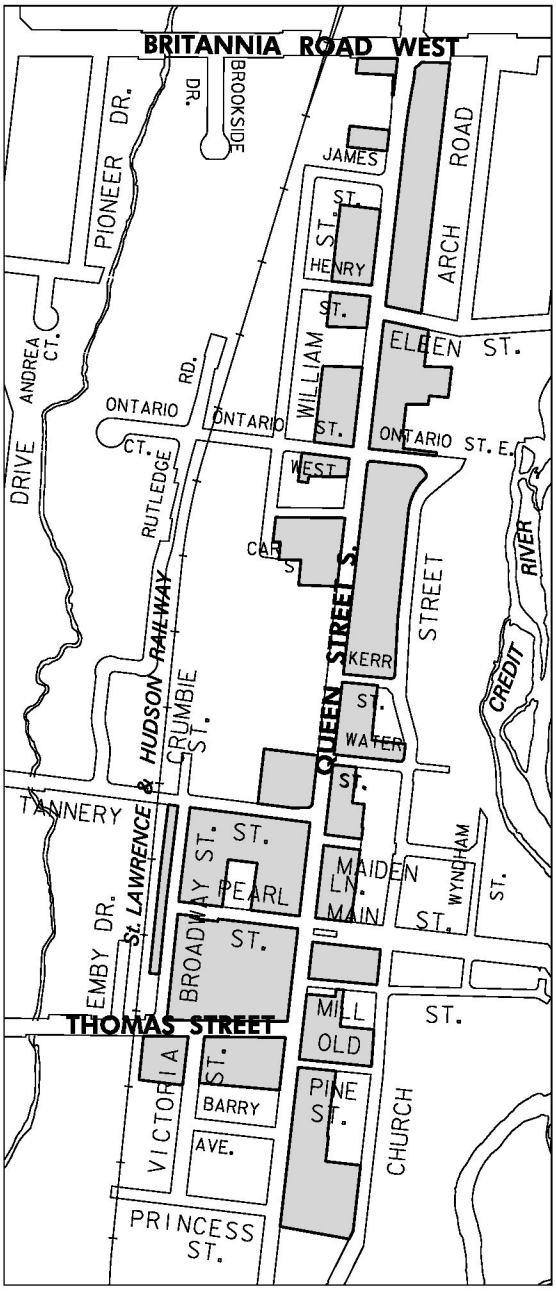
17.43.2 Notwithstanding the Business Employment designation only the following uses will be permitted:

a. ***community infrastructure***;
b. entertainment, recreation and sports facility;
c. financial institution;
d. manufacturing;
e. motor vehicle rental facility;
f. research and development;
g. sales and service accessory to a permitted use;
h. ***secondary office***; and
i. warehousing, distribution and wholesaling.

Site 44 (Streetsville Growth Node)

17.44.1 The lands identified as Special Site 44 are located on the east and west sides of Queen Street South, the south side of Tannery Street, the east and west side of Broadway Street, the south side of Pearl Street and the north and south sides of Thomas Street.

17.44.2 Notwithstanding the provisions of the Mixed Use designations, drive-through facilities will not be permitted.



Site 45 (Streetsville Growth Node)

17.45.1 The lands identified as Special Site 45 are located on the west side of William Street, south of James Street and are municipally known as 46 William Street.

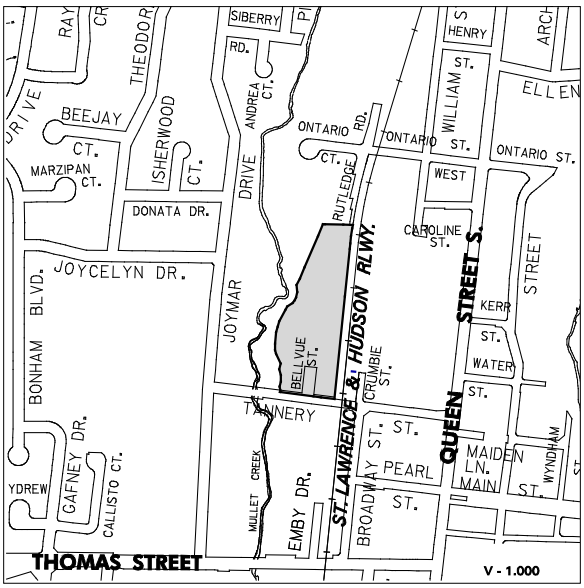
17.45.2 Notwithstanding the provisions of the Residential Low-Rise II designation, outdoor storage of refrigeration trailers may be permitted on a temporary basis by a Temporary Use By-law in accordance with the provisions of the *Planning Act*.



Site 46 (Streetsville Growth Node)

17.46.1 The lands identified as Special Site 46 are located north of Tannery Street, west of the St. Lawrence & Hudson Railway.

17.46.2 Notwithstanding the provisions of the Residential High-Rise and Residential Mid-Rise designations, the following additional policies will apply:

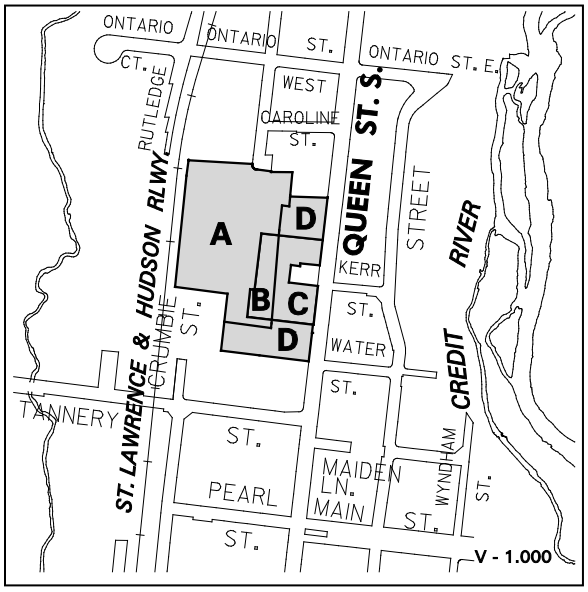


a. the determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" *flood plain* and the *erosion hazards* associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of the appropriate conservation authority and the City;

b. redevelopment will include provision of a connecting public road between Rutledge Road and Tannery Street; and

c. a maximum of 397 dwelling units are permitted in a building form consisting of low profile buildings ranging in height from three storeys near Mullet Creek to six storeys near the railway tracks.

Site 47 (Streetsville Growth Node)



17.47.1 The lands identified as Special Site 47 are located on the west side of Queen Street South, north of Tannery Street.

17.47.2 Notwithstanding the provisions of the Mixed Use designation, lands identified as Area B and Area C will be permitted to develop for a residential apartment building ranging in height from three storeys to seven storeys with ground floor commercial uses.

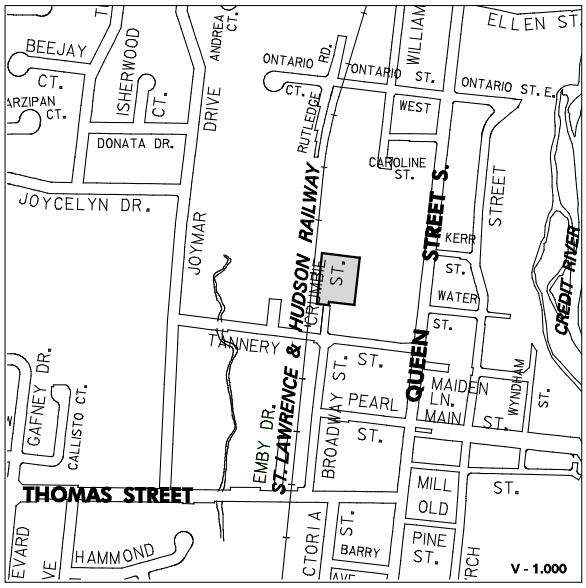
17.47.3 Notwithstanding the provisions of the Mixed Use designation, drive-through facilities will not be permitted for lands identified as Area C and Area D.

17.47.4 Prior to development of lands identified as Area A and Area D, a concept plan will be required to address among other matters:

a. a connecting public road network linking Queen Street South with Crumbie Street and William Street; and

b. the location of additional public open space for recreational and library purposes.

Site 48 (Streetsville Growth Node)



17.48.1 The lands identified as Special Site 48 are located east of the St. Lawrence and Hudson Railway tracks and north of Crumbie Street.

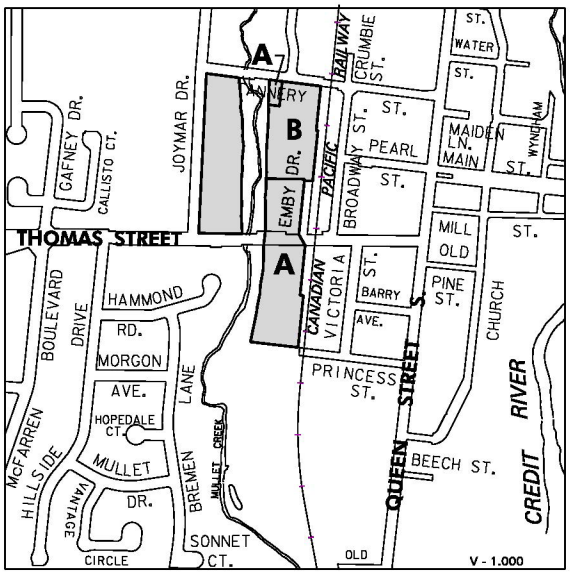
17.48.2 Notwithstanding the provisions of the Mixed Use designation, motor vehicle repair facilities will also be permitted.

17.48.3 Prior to development of lands, a concept plan will be required to address among other matters:

a. connecting the public road network linking Queen Street South with Crumble Street and William Street; and

b. the location of additional public open space for recreational and library purposes.

Site 49 (Streetsville Growth Node)



17.49.1 The lands identified as Special Site 49 are located south of Tannery Street, north of Old Station Road, east of Joymar Drive and west of the St. Lawrence and Hudson Railway.

17.49.2 Notwithstanding the provisions of the Residential High-Rise, Residential Mid-Rise, Low-Rise II, and Greenlands designations, the following additional policies will apply:

a. the determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" *flood plain* and the *erosion hazards* associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation Authority and the City; and

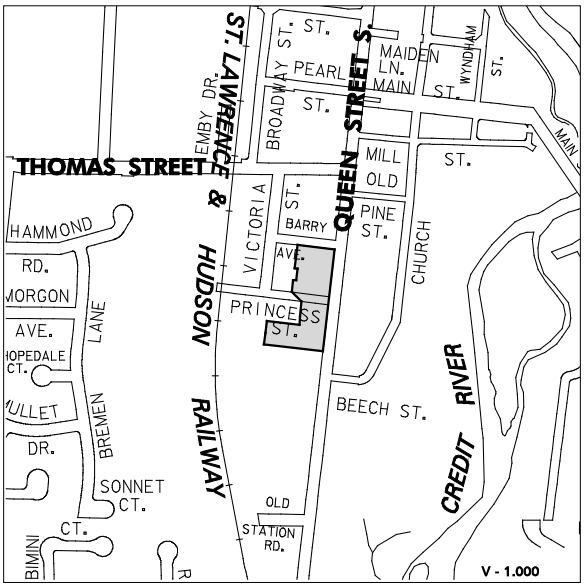
17.49.3 Redevelopment of Area A and Area B should include provision for a road connecting Thomas Street and Tannery Street west of the railway right-of-way.

17.49.4 Notwithstanding the policies of this Plan, the lands identified as Area A and Area B will also permit townhouse dwellings not accessory to an apartment building.

17.49.5 Notwithstanding the policies of the Streetsville Growth Node Character Area, an apartment building with a maximum height of 12 storeys will be permitted on the lands identified as Area B.

17.49.6 Notwithstanding the policies of the Streetsville Growth Node Character Area, an apartment building with a maximum density of 3.05 FSI will be permitted on the lands identified as Area B.

Site 50 (Streetsville Growth Node)



17.50.1 In addition to the uses permitted by their Residential Low-Rise I designation, the lands identified as Special Site 50, which front on Queen Street South, may also be used for offices.

17.50.2 Any office conversion should maintain a residential appearance in keeping with the existing scale, materials, and character of the existing dwellings in the immediate area. The existing houses should be preserved, if at all possible, while the interior floor plan may be altered for office use.

17.50.3 Any additions and alterations of existing buildings should be sensitive to the existing vernacular and heritage village theme and should be largely confined to the rear of the property.

17.50.4 Any additions, alteration, conversion or redevelopment should maintain the existing front yard setback, with the front yard used for landscaping.

17.50.5 Sufficient on-site parking, which will consist of only surface parking, as required by the Zoning By-law, should be provided in the rear yard only at grade without removal of existing trees, except at the discretion of the City arborist.

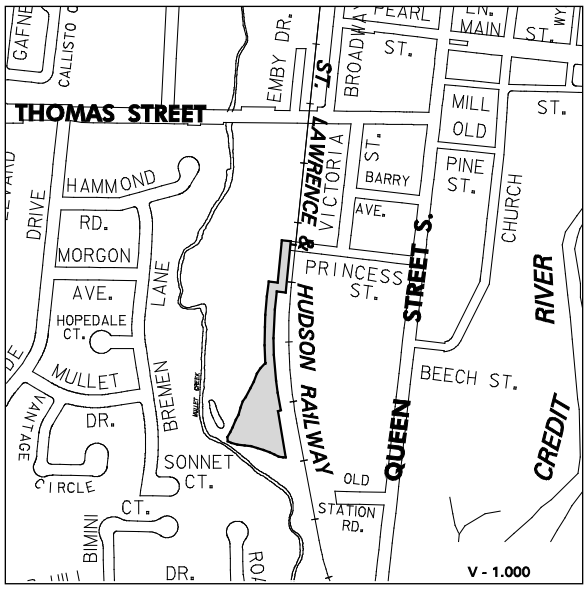
17.50.6 Vehicular entrances should be combined to minimize the number of access points on Queen Street South.

17.50.7 Minimal signage will be permitted. The design of such signage and external lighting should be compatible with the residential character of the area.

17.50.8 Existing lot sizes should be retained.

17.50.9 Rear yard drainage will be provided to the satisfaction of the City.

Site 51 (Streetsville Neighbourhood)



17.51.1 The lands identified as Special Site 51 are located south of Thomas Street, north of Old Station Road and west of the St. Lawrence and Hudson Railway.

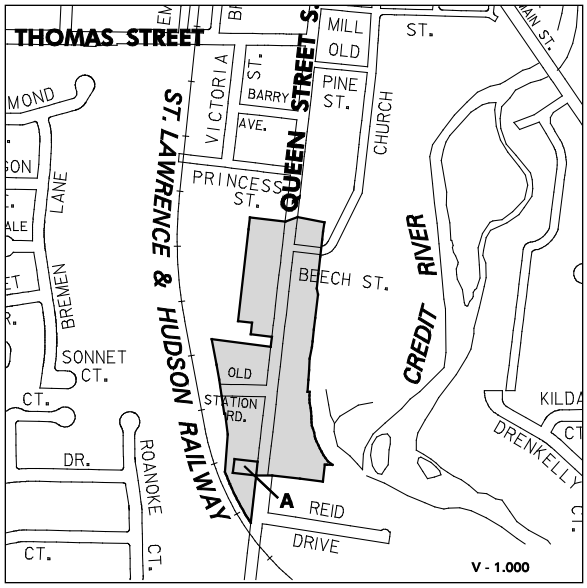
17.51.2 Notwithstanding the provisions of the Residential High-Rise designation, the following additional policies will apply:

a. the determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" *flood plain* and the *erosion hazards* associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation Authority and the City;

b. building forms should consist of low-profile buildings ranging in height from three storeys near Mullet Creek to six storeys near the railway tracks; and

c. redevelopment will include provisions for a community park and a multi-use recreational trail. The trail will be located adjacent to the east side of the Mullet Creek valley, from Tannery Street to the existing trail crossing Mullet Creek, south of Thomas Street. The location and size of the community park will be determined through the preparation of a parkland concept plan.

Site 52 (Streetsville Neighbourhood)



17.52.1 The lands identified as Special Site 52 are located on Queen Street South, south of Princess Street.

17.52.2 Notwithstanding the provisions of the Low-Rise I designation, the lands identified as Special Site 52 which front onto Queen Street South, may also be used for offices.

17.52.3 Any office conversion should maintain a residential appearance in keeping with the existing scale, materials, and character of the existing dwellings in the immediate area. The existing houses should be preserved, if at all possible, while the interior floor plan may be altered for office use.

17.52.4 Any additions and alterations of existing buildings should be sensitive to the existing vernacular and heritage village theme and should be largely confined to the rear of the property.

17.52.5 Any additions, alteration, conversion or redevelopment should maintain the existing front yard setback, with the front yard used for landscaping.

17.52.6 Sufficient on-site parking, which will consist of only surface parking, as required by the Zoning By-law, should be provided in the rear yard only at grade, without removal of existing trees, except at the discretion of the City arborist.

17.52.7 Vehicular entrances should be combined to minimize the number of access points on Queen Street South.

17.52.8 Minimal signage will be permitted. The design of such signage and external lighting should be compatible with the residential character of the area.

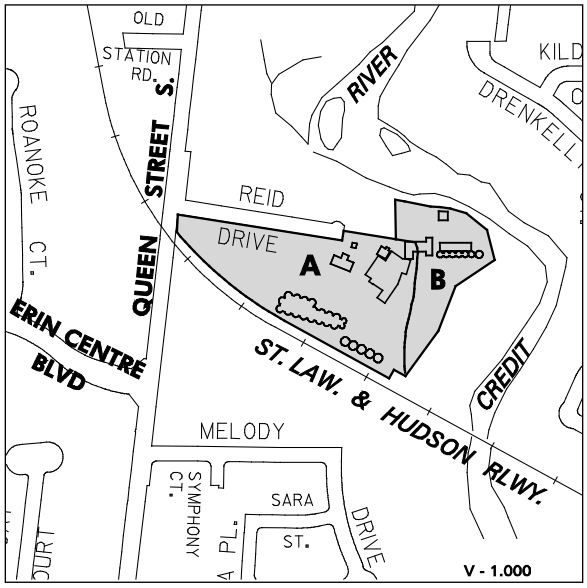
17.52.9 Existing lot sizes should be retained.

17.52.10 Rear yard drainage will be provided to the satisfaction of the City.

17.52.11 Notwithstanding the provisions of the Residential Low-Rise II designation, the lands identified as Area A may be used for a medical office and a maximum of three dwelling units at a maximum density of 33 units per ***net residential hectare***.

17.52.12 The existing residential context of the areas generally located along Main Street east of Church Street and along Queen Street South, south of Princess Street, will be maintained through appropriate building masses, setbacks, intensive landscaping, ***streetscapes*** with many mature trees, and a regular street grid pattern.

Site 53 (Streetsville Neighbourhood)



17.53.1 The lands identified as Special Site 53 are located east of Queen Street South, south of Reid Drive.

17.53.2 Notwithstanding the provisions of the Business Employment designation, the following additional policies will apply:

a. the lands identified as Area A, may be used for the existing flour mill operation, and related accessory uses, including accessory offices, outdoor storage located to limit its visibility to Queen Street, Reid Drive and the Credit River valley, and the temporary storage of motor vehicles related to the primary use of the property. Any new construction will be limited to a construction envelope identified in the applicable implementing zoning by-law; and

b. amendments to the Official Plan and Zoning By-law will be required prior to the development of Area A for any purpose other than grain processing, grain milling, and related accessory uses.

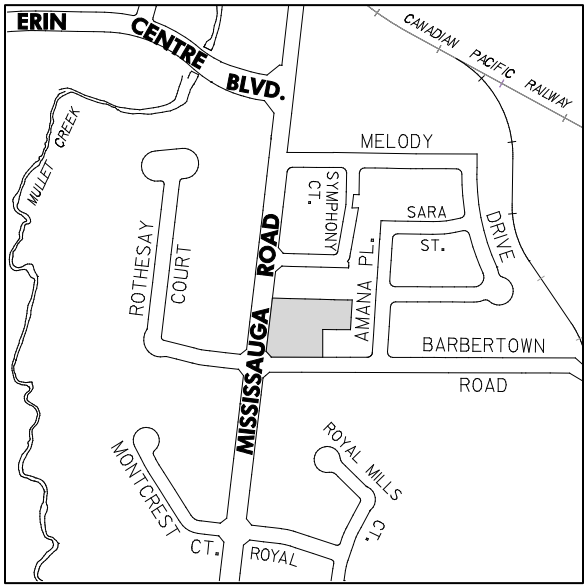
17.53.3 Notwithstanding the provisions of the Greenlands designation, on the lands identified as Area B, the existing buildings may be used for grain processing, grain milling and related accessory uses. Repairs that do not enlarge or extend the existing buildings or structures and which are for the purpose of maintenance or restoration of the buildings or structures to a safe condition will be permitted.

Subject to the approval of the Credit Valley Conservation Authority, minor alterations or additions to existing buildings and structures to accommodate the replacement or upgrading of equipment, buildings or structures will be permitted. Subject to the approval of the Credit Valley Conservation Authority, existing buildings and structures may be replaced with new buildings and structures, provided that any new building or structure is not larger or higher than the building or structure it replaces and is in the same location as the building it replaces.

Site 54 (Central Erin Mills Neighbourhood)

17.54.1 The lands identified as Special Site 54 are located at the northeast corner of Mississauga Road and Barbertown Road.

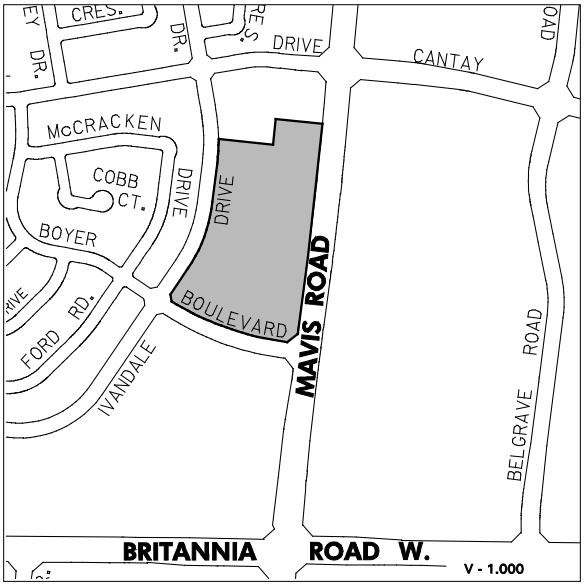
17.54.2 Notwithstanding the policies of this Plan, detached and semi-detached dwellings will be permitted.



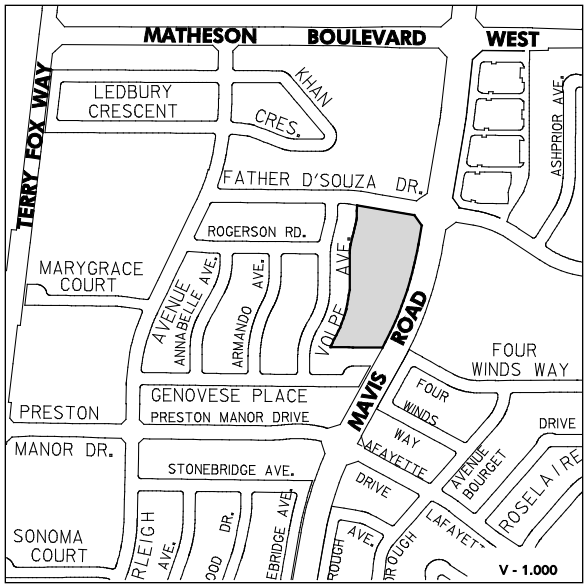
Site 55 (East Credit Neighbourhood)

17.55.1 The lands identified as Special Site 55 are located on the west side of Mavis Road, north of Boyer Boulevard.

17.55.2 Notwithstanding the provisions of the Business Employment designation, motor vehicle sales, rental and repair establishments and establishments for minor motor vehicle repairs will also be permitted. Entertainment, recreation and sports facilities as well as broadcasting, communication and public utility rights-of-way, will not be permitted. Noise *sensitive land uses*, as defined in the Provincial Planning Statement and this Plan, will not be permitted.



Site 56 (East Credit Neighbourhood)



17.56.1 The lands identified as Special Site 56 are located on the southwest corner of Father D'Souza Drive and Mavis Road.

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

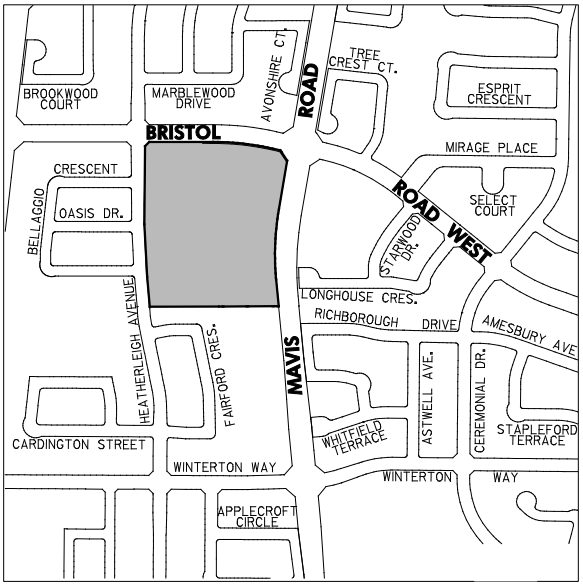
a. development of the property will be permitted up to a maximum ***floor space index (FSI)*** of 2.40;

b. one building with a maximum height of 18 storeys will be permitted, provided that the building is located at the northeast corner of the site and any portion of the development above 13 storeys will consist of one single building with a maximum floorplate size of 750 m^2;

c. one building with a maximum height of 13 storeys; and

d. offices, personal service establishment and a retail store shall be permitted accessory to the Residential High-Rise uses permitted on this site.

Site 57 (East Credit Neighbourhood)



17.57.1 The lands identified as Special Site 57 are located at the southwest corner of Bristol Road West and Mavis Road.

17.57.2 Notwithstanding the policies of this Plan, a service station, gas bar and car wash may be permitted.

Site 58 (East Credit Neighbourhood)

17.58.1 The lands identified as Special Site 58 are located at the southwest corner of Eglinton Avenue West and Mavis Road.

17.58.2 Notwithstanding the policies of this plan, apartment dwellings and townhouse dwellings at a maximum ***floor space index (FSI)*** of 3.93 will be permitted.



Site 59 (Hurontario Neighbourhood)

17.59.1 The lands identified as Special Site 59 are located at the northwest corner of Hurontario Street and Bristol Road West.

17.59.2 Notwithstanding the policies of this Plan, the following will also be permitted:

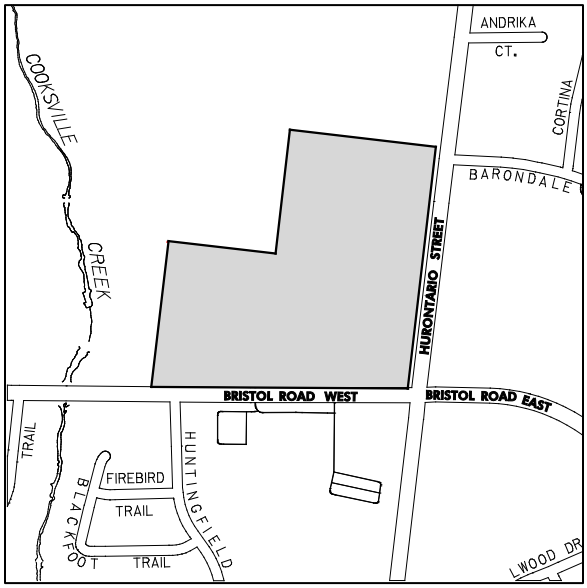
a. ***major office***

17.59.3 Notwithstanding the policies of this Plan, the following uses will not be permitted:

a. motor vehicle rental;

b. motor vehicle sales;

c. along the Hurontario Street frontage, townhouses and ground floor residential uses; and



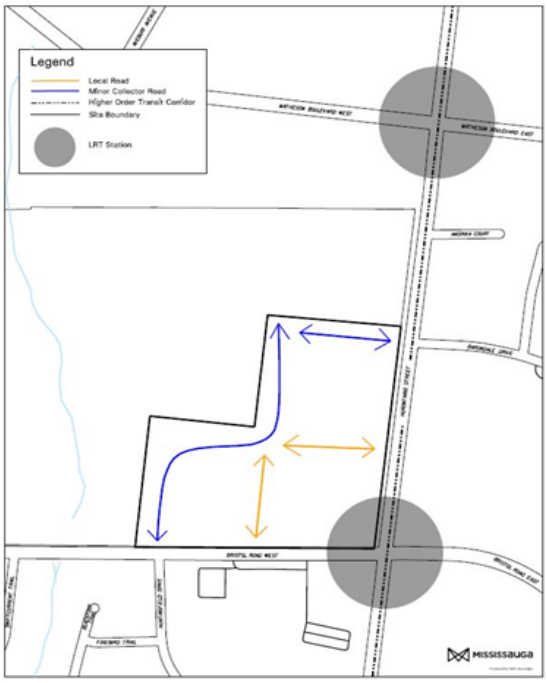
d. along the Bristol Road West frontage, townhouses within 250 m of Hurontario Street and residential uses within 50 m of Hurontario Street

17.59.4 Buildings with a maximum height of 20 storeys will be located in proximity to the Hurontario Street and Bristol Road West intersection.

Transportation

17.59.5 Future additions to the road network will be public roads. Minor collector roads and local roads are shown on Map 17-1. Location of the roads are shown conceptually and adjustment to the alignment may be made without further amendment to this plan. Additional local roads may be identified as part of the development master plan.

17.59.6 A north-south minor collector road illustrated in Map 17-1 will be designed and constructed to allow for a future connection to Matheson Boulevard West, should the lands immediately north of Special Site 59 be developed.



Map 17-1: Potential Opportunity for Road Connections

17.59.7 A public open space will be located on the site having frontage onto public roads.

17.59.8 The Public Open Space network and the road system will be designed to create view connections to Britannia Farm.

17.59.9 All roads will be designed to accommodate pedestrians and cyclists as appropriate.

Implementation

17.59.10 A development master plan will be required to address matters including, but not limited to, the following:

a. consider the appropriate built form and a high standard of architectural and landscape design around the Light Rail Transit stop planned at the intersection of Hurontario Street and Bristol Road West;

b. demonstrate appropriate transition in building heights;

c. have regard for other City plans, policies and reports, such as the Hurontario/Main Street Corridor Master Plan (2010);

d. include provisions for a finer grain road pattern;

e. provide a range of housing types and *affordable* housing;

f. provide a model for sustainability within Mississauga;

g. include the size and location of public open space (e.g. parks);

h. address environmental requirements (e.g. stormwater management, flood protection);

i. include provisions for public art;

j. outline how the envisioned population and employment will be achieved;

k. address any relocation of the designated heritage buildings located within the development parcel; and

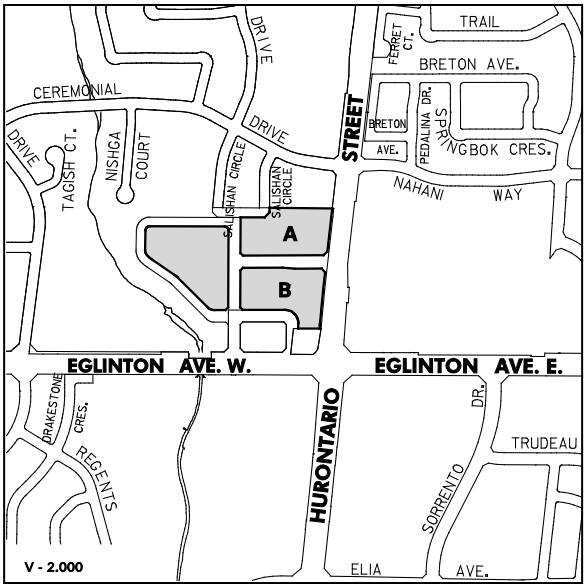
l. demonstrate how proposed built forms and landscaping adjacent to the Britannia Farm will respect the natural and *heritage attributes* and mitigate *negative impacts* on the Britannia Farm

17.59.11 In order to ensure the proper and orderly development in accordance with this Plan, development will occur by way of one or more plans of subdivision which will generally determine the detailed alignment of municipal roads, the location of parkland and conditions regarding development phasing.

17.59.12 In the event that there are multiple landowners, to ensure the appropriate and orderly development of the site and to ensure that the costs associated with development are equitably distributed among all landowners, the City will require that a cost sharing agreement and/or front-end agreement has been executed to address distribution of costs and municipal and ***community infrastructure***, lands and facilities associated with development in a fair and equitable manner. Individual developments will generally not be approved until the subject landowner becomes party to the landowners' cost sharing agreement.

The City will not be a party to any landowner cost sharing agreement but may be a party to a front-end agreement. Where necessary for the purposes of facilitating a front end agreement, the City may utilize area specific development charge bylaws enacted pursuant to the *Development Charges Act, 1998*, as amended.

Site 60 (Uptown Growth Centre)



17.60.1 The lands identified as Special Site 60 are located within the northwest quadrant of Eglinton Avenue West and Hurontario Street.

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

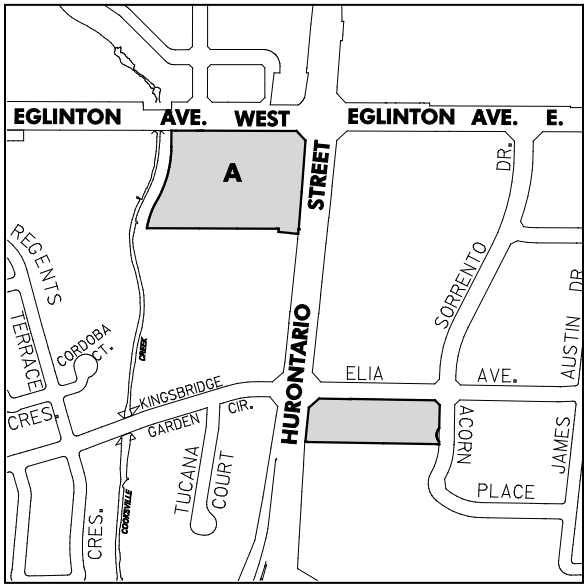
a. a maximum of 2,370 dwelling units will be permitted;

b. a minimum of 9,400 m^2 of retail commercial and office space will be located within the first three floors of the buildings within Areas A and B;

c. a maximum building height of 35 storeys will be permitted on the lands identified as Area A; and

d. a maximum building height of 38 storeys will be permitted on the lands identified as Area B.

Site 61 (Uptown Growth Centre)



17.61.1 The lands identified as Special Site 61 are located east of Hurontario Street and south of Elia Avenue.

17.61.2 Notwithstanding the provisions of the Residential High-Rise and Office designations, the following additional policies will apply:

a. Residential High-Rise development in combination with office uses will also be permitted, either within one 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; and

e. in order to achieve a continuous street frontage, buildings will be encouraged to minimize setbacks from street lines.

17.61.3 Notwithstanding the policies of this Plan, the lands identified as Area A will permit the following uses:

a. apartment dwellings with a maximum height of 36 storeys;

b. commercial school;

c. ***major office;***

d. funeral establishment; and,

e. post-secondary education facility.

Site 62 (Uptown Growth Centre)

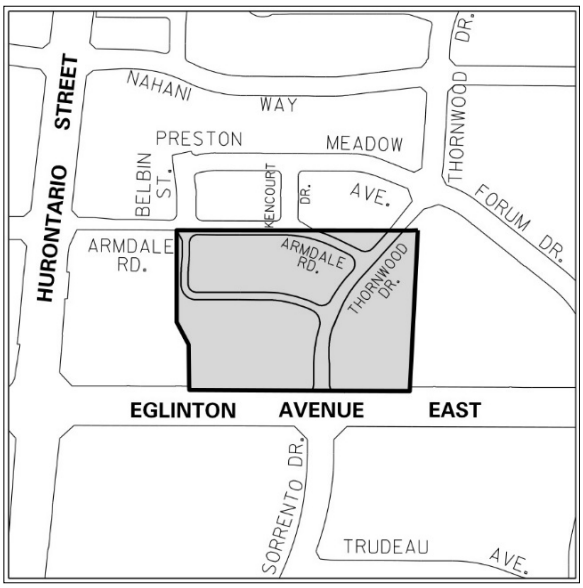
17.62.1 The lands identified as Special Site 62 are located on the north side of Eglinton Avenue East, east of Hurontario Street.

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

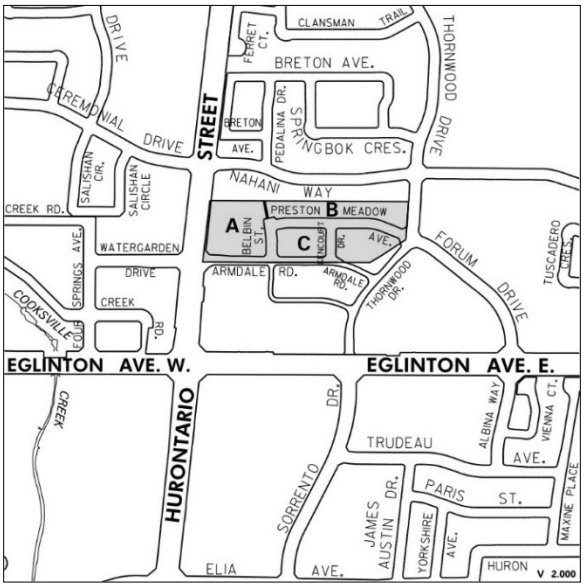
a. a maximum ***floor space index (FSI)*** of 5.6 will be permitted; and

b. a minimum of 1,300 m^2 of retail commercial and office space will be required.

17.62.3 Notwithstanding the maximum height provisions, three apartment buildings with maximum building heights of 35, 35 and 37 will be permitted.



Site 63 (Uptown Growth Centre)



17.63.1 The lands identified as Special Site 63 are located east of Hurontario Street and north of Eglinton Avenue East.

17.63.2 Notwithstanding the provisions 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; and acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive;

b. a maximum of 1,323 dwellings units will be permitted collectively on areas identified as A and C;

c. a minimum of 2,750 m^2 and a maximum of 6,300 m^2 of retail commercial and office space will be provided, contained within the first three floors of the apartment buildings within Area A;

d. notwithstanding the provision of the Residential High-Rise designation, the lands identified as Area A will be permitted to develop to maximum ***floor space index (FSI)*** of 6.13, and have a maximum building height of 30 storeys; and

e. notwithstanding the provision of the Residential Low-Rise 2 designation, semi-detached dwellings will also be permitted on the lands identified as Area B.

Site 64 (Uptown Growth Centre)



17.64.1 The lands identified as Special Site 64 are located east of Hurontario Street and south of Nahani Way.

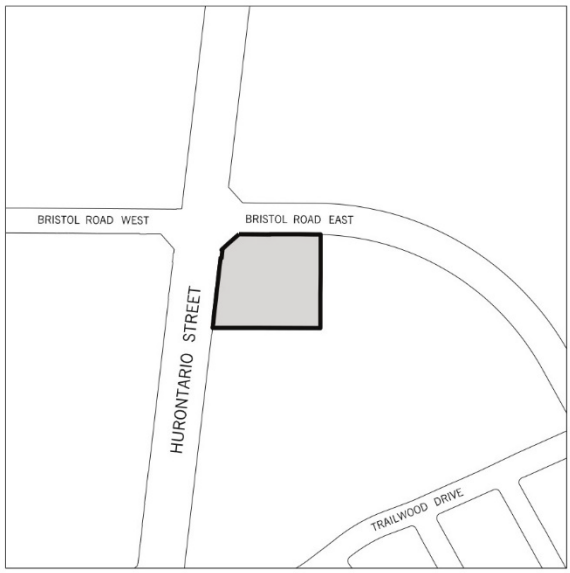
17.64.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

a. a minimum retail commercial floor space of 313 m^2 will be permitted;

b. an apartment building to a maximum ***floor space index (FSI)*** of 5.1 will be permitted; and

c. a maximum building height of 33 storeys will be permitted.

Site 65 (Hurontario Neighbourhood)



17.65.1 The lands identified as Special Site 65 are located at the southeast corner of Hurontario Street and Bristol Road East.

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

a. two apartment buildings with maximum heights of 18 and 24 storeys will be permitted; and

b. a commercial school will be permitted as an accessory use.

Site 66 (Gateway Corporate Centre Employment Area)



17.66.1 The lands identified as Special Site 66 are located on the west side of Hurontario Street, north of Milverton Drive.

17.66.2 Notwithstanding the policies of this Plan, the following additional uses, excluding drive-through facilities, will be permitted in the existing building:

a. banquet hall;

b. daycare;

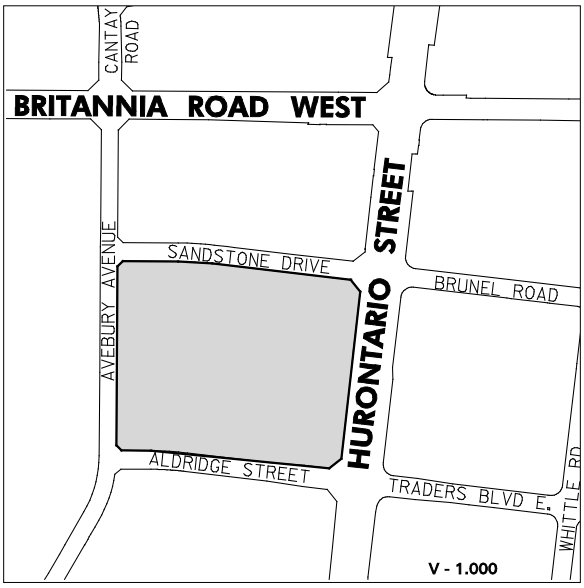
c. entertainment, recreation and sports facility;

d. financial institution;

e. research and development; and

f. restaurant.

Site 67 (Gateway Corporate Centre Employment Area)



17.67.1 The lands identified as Special Site 67 are located at the southwest corner of Sandstone Drive and Hurontario Street.

17.67.2 Notwithstanding the policies of this Plan, the following will apply to new development:

a. buildings will have a minimum building frontage of 39 metres facing Hurontario Street;

b. a visual and functional pedestrian connection will be incorporated between building entrances and the public sidewalk to encourage pedestrian activity and transit usage;

c. architectural elements and landscape features (e.g. arcades, trellises) will be incorporated to achieve a prominent street edge condition where the minimum street wall that would otherwise be required will not be achieved in the short term, and may include principal pedestrian street entrances facing Hurontario Street; and

d. architectural elements will not be subject to any minimum height requirements.

17.67.3 Notwithstanding the policies of this Plan, the following additional policies will apply where the existing building is extended:

a. the building extension will not have greater setbacks than the existing building; and

b. a maximum of four rows of parking and associated aisles will be permitted between the building extension and Hurontario Street.

Site 68 (Gateway Corporate Centre Employment Area)



17.68.1 The lands identified as Special Site 68 are located at the northwest corner of Sandstone Drive and Hurontario Street.

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

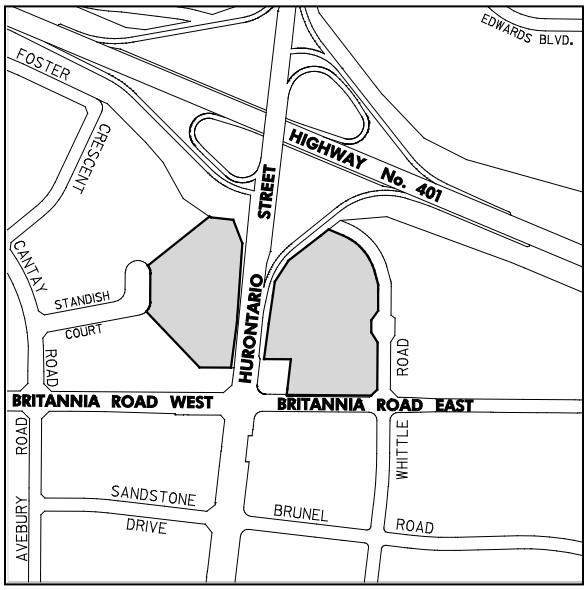
a. buildings will have a minimum building frontage of 39 metres facing Hurontario Street;

b. a visual and functional pedestrian connection will be incorporated between building entrances and the public sidewalk to encourage pedestrian activity and transit usage;

c. architectural elements and landscape features (e.g. arcades, trellises) will be incorporated to achieve a prominent street edge condition where the minimum streetwall that would otherwise be required will not be achieved in the short term, and may include principal pedestrian street entrances facing Hurontario Street; and

d. architectural elements will not be subject to any minimum height requirements.

Site 69 (Gateway Corporate Centre Employment Area)



17.69.1 The lands identified as Special Site 69 are located on the east and west sides of Hurontario Street, south of Provincial Highway 401.

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

a. buildings will be setback a maximum of 14 metres;

b. buildings will have a minimum building frontage of 39 metres facing Hurontario Street;

c. a visual and functional pedestrian connection will be incorporated between building entrances and the public sidewalk to encourage pedestrian activity and transit usage;

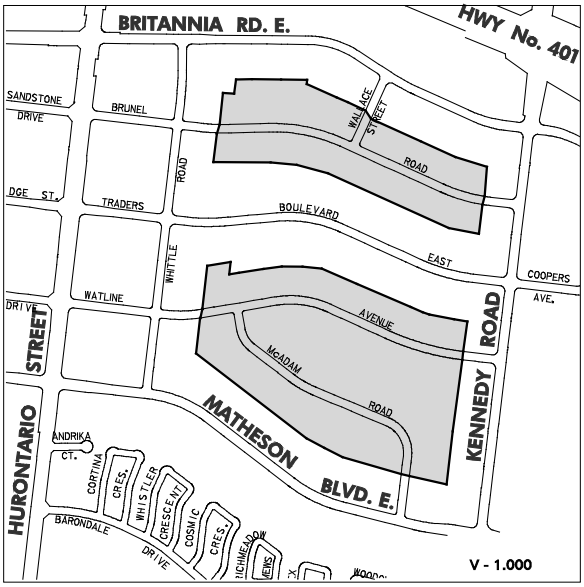
d. architectural elements and landscape features (e.g. arcades, trellises) will be incorporated to achieve a prominent street edge condition where the minimum street wall that would otherwise be required will not be achieved in the short term, and may include principal pedestrian street entrances facing Hurontario Street; and

e. architectural elements will not be subject to any minimum height requirements.

Site 70 (Gateway Employment Area)

17.70.1 The lands identified as Special Site 70 are located on the north and south sides of Brunel Road, west of Kennedy Road and on the north and south sides of Watline Avenue and McAdam Road, west of Kennedy Road.

17.70.2 Notwithstanding the provisions of the Business Employment designation, all uses in existence at the time this policy comes into effect (2007 September 10), and outdoor storage will be permitted.

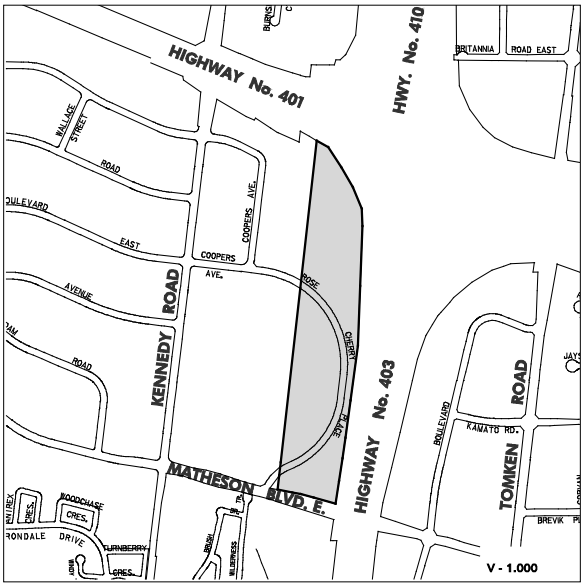


Site 71 (Gateway Employment Area)

17.71.1 The lands identified as Special Site 71, known as the Paramount Centre, are located west of Provincial Highway 403, between Provincial Highway 401 and Matheson Boulevard East.

17.71.2 Notwithstanding the provisions of the Public Open Space designation, the following additional policy will apply:

a. land uses permitted within Special Site 71 include entertainment, sports, recreational and spectator facilities such as, spectator arenas, outdoor stadiums, community arenas, and indoor sport complex, as well as complementary uses such as, but not limited to,

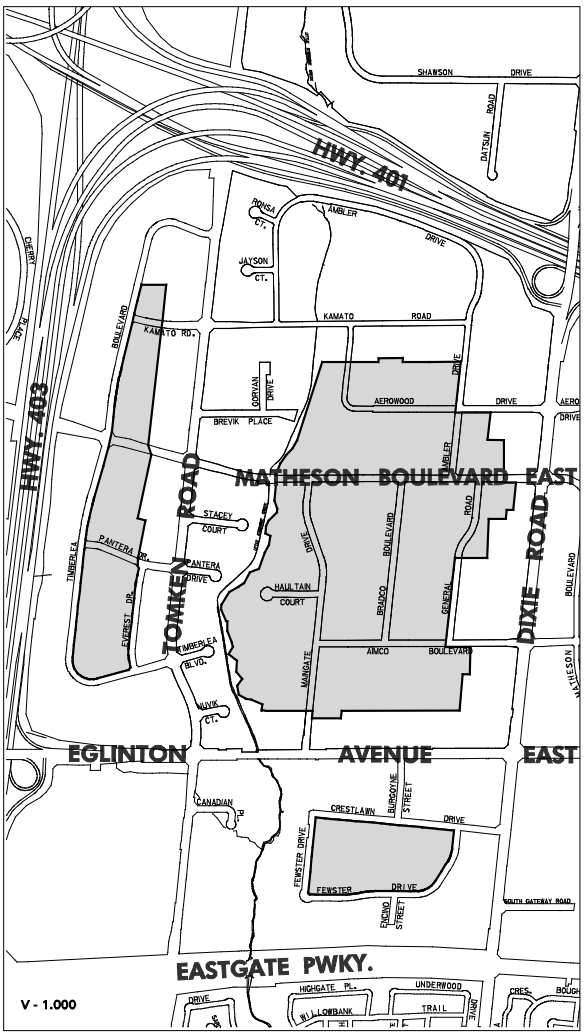


retail commercial uses, restaurants, sports medical clinic, health and fitness centre, accessory offices, and overnight accommodations.

Site 72 (Northeast Employment Area)

17.72.1 The lands identified as Special Site 72 are located north of Eastgate Parkway, west of Dixie Road, south of Highway 401, and east of Highway 403.

17.72.2 Notwithstanding the provisions of the Business Employment designation, outdoor storage will also be permitted.



Site 73 (Northeast Employment Area)

17.73.1 The lands identified as Special Site 73 are located on the south side of Eglinton Avenue East, east of Tomken Road.

17.73.2 Notwithstanding the provisions of the Business Employment and Greenlands designations, housing for the elderly will also be permitted.

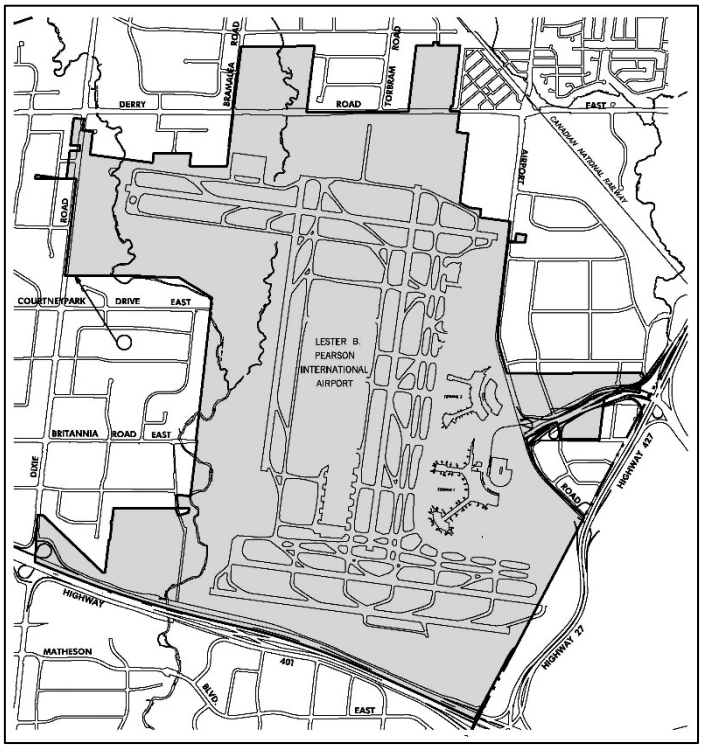


Site 74 (Toronto-Lester B. Pearson International Airport Special Purpose Area)

Introduction

17.74.1 It is recognized that the impacts of Airport operations, including noise, air navigation facilities and procedures, and airport obstacle limitation surface restrictions, extend beyond its geographic boundaries. This is a permanent circumstance that this Plan acknowledges.

Land use and development can impact the safe operation of aircraft in an area extending well beyond the limits of the Airport. New construction has the potential to impact on civil navigation for aircraft using the Airport or which has the potential to impact airport or airspace capacity due to interference with signals, communications, and instrument flight procedures.



Further, there are areas of Mississauga which are subject to high levels of aircraft noise. As a result, Chapter 4 contains policies which set out the restrictions on development within the areas subject to high levels of aircraft noise. The policies of this Plan are based on a six runway configuration of the Airport.

Land Use

17.74.2 Mississauga will cooperate with the Federal Government, or its assigns, to ensure that new construction is compatible with the requirements of the Airport for:

a. height limitations;

b. protection of navigational aids, surveillance equipment and communications;

c. visibility; and

d. protection from wildlife hazards.

17.74.3 Applications to amend the Official Plan or Zoning By-law, draft plans of subdivision, and site development plans may be circulated to the GTAA for comments.

17.74.4 Because of the economic importance of the Airport to the city, region and province, development should be compatible with Airport operations and allow the Airport to function efficiently to achieve its economic potential having regard for:

a. existing and future industry;

b. business and employment opportunities; and

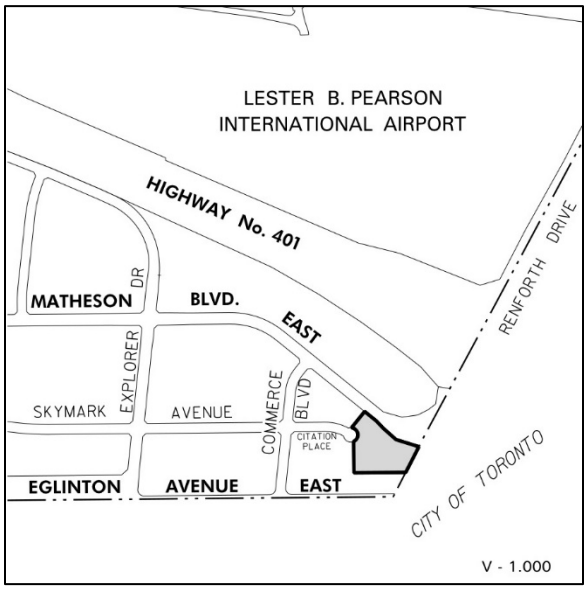
c. the interests of existing and future residents.

Site 75 (Airport Corporate Centre Employment Area)

17.75.1 For the lands identified as Special Site 75 known municipally as 2950 Citation Place, and located at the easterly limits of Citation Place, south of Matheson Boulevard East and north of Eglinton Avenue West, the City may consider through a site specific zoning amendment an initial phase consisting of a minimum two storey building on the eastern portion of the property provided:

a. at least half of the site is reserved for a future phase(s) which consists of one or more buildings that will each be a minimum four storeys in height;

b. the future phase(s) is located on the western portion of the property;



c. the initial phase meets all other provisions of the Plan including a minimum ***floor space index (FSI)*** of 0.5 on the portion of the property proposed for the initial phase;

d. a site specific zoning amendment and a site plan application are submitted which delineate the initial phase and the lands reserved for a future phase;

e. the site plan application includes a plan which illustrates how the site will function through future phased development; how the individual buildings of the initial and future phase(s) will relate and integrate with one another; how the site will meet the design requirements of the Official Plan in subsequent phase(s); and how the site will achieve a ***floor space index (FSI)*** of 1.0 over time; and

f. the site specific zoning by-law amendment places a hold on the western portion of the site subject to a site plan application being submitted for that portion of the site which meets the requirements of the Official Plan and Zoning By-law.

Site 76 (Western Business Park employment Area)



17.76.1 The lands identified as Special Site 76 are located in the northwest quadrant of the intersection of Winston Churchill Boulevard and Unity Drive.

17.76.2 Notwithstanding the provisions of the Business Employment designation, the following additional policies will apply:

a. Mixed Uses, excluding motor vehicle commercial uses, will be permitted; and

b. the preparation of a concept plan promoting the integrated development of the existing lots will be required in conjunction with any development applications. The concept plan will be required to address the following:

   i. street access;

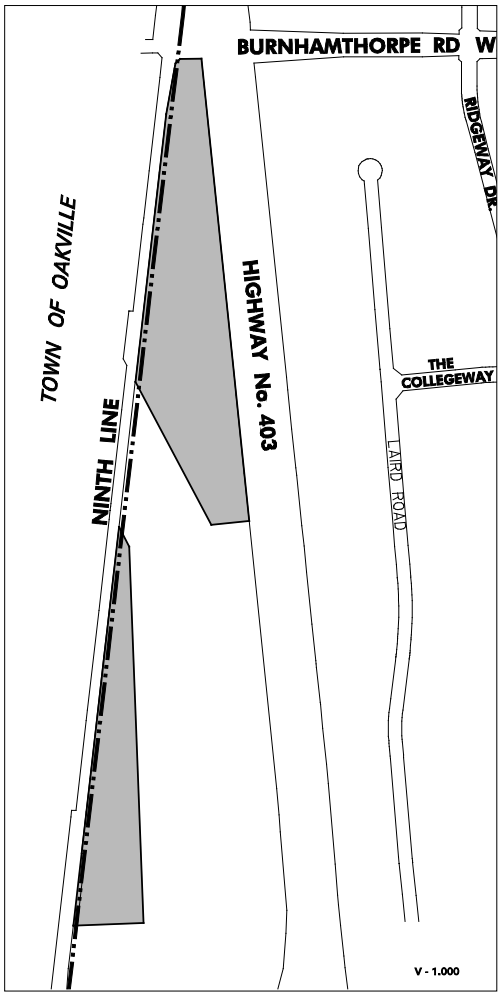
   ii. impacts on residential lands will be addressed in accordance with the Urban Design policies of this Plan; and

   iii. appropriate gateway treatment through the massing of buildings and landscape design.

Site 77 (Western Business Park Employment Area)

17.77.1 The lands identified as Special Site 77 are located on the east side of Ninth Line, south of Burnhamthorpe Road West.

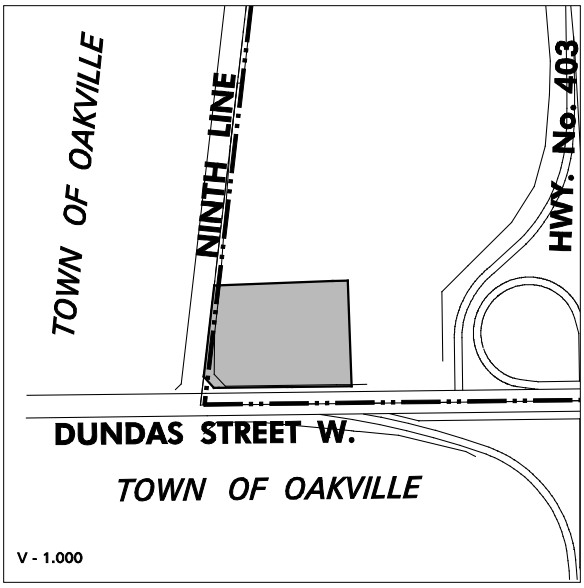
17.77.2 Notwithstanding the provisions of the Business Employment designation, cemetery use will be permitted.



Site 78 (Western Business Park Employment Area)

17.78.1 The lands identified as Special Site 78 are located on the north side of Dundas Street West, east of Ninth Line, and west of Provincial Highway 403.

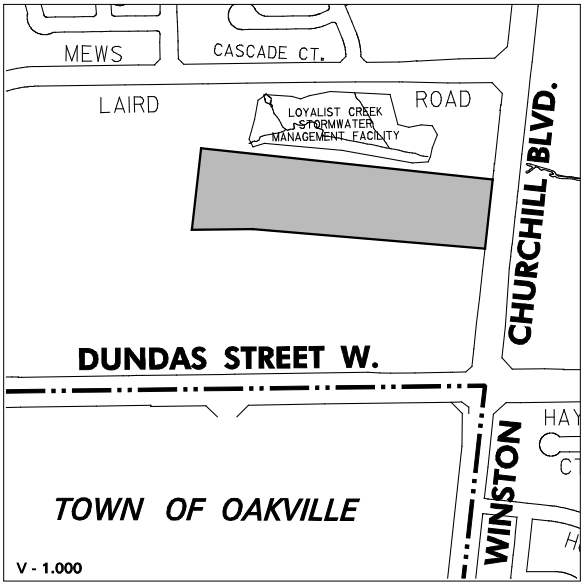
17.78.2 Notwithstanding the provisions of the Business Employment designation, Mixed Uses and cemetery use will be permitted.



Site 79 (Erin Mills Neighbourhood)

17.79.1 The lands identified as Special Site 79 are located south of Laird Road and west of Winston Churchill Boulevard.

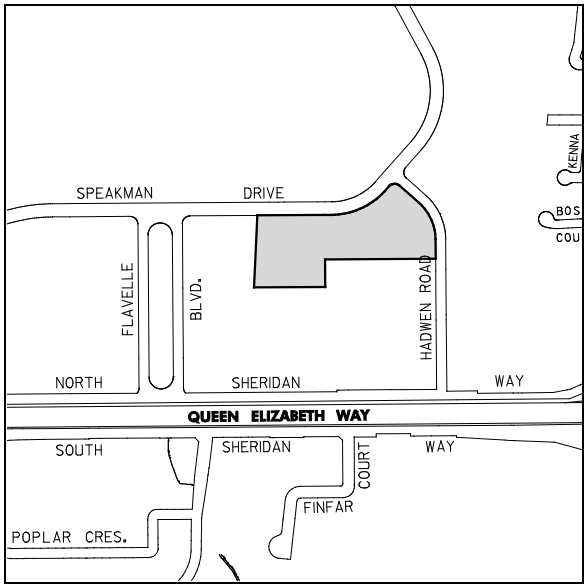
17.79.2 Notwithstanding the provisions of the Mixed Use designation, housing for the elderly will also be permitted.



Site 80 (Sheridan Park Corporate Centre Employment Area)

17.80.1 The lands identified as Special Site 80 are located on the south side of Speakman Drive, west of Hadwen Road and are municipally known as 2270 and 2300 Speakman Drive.

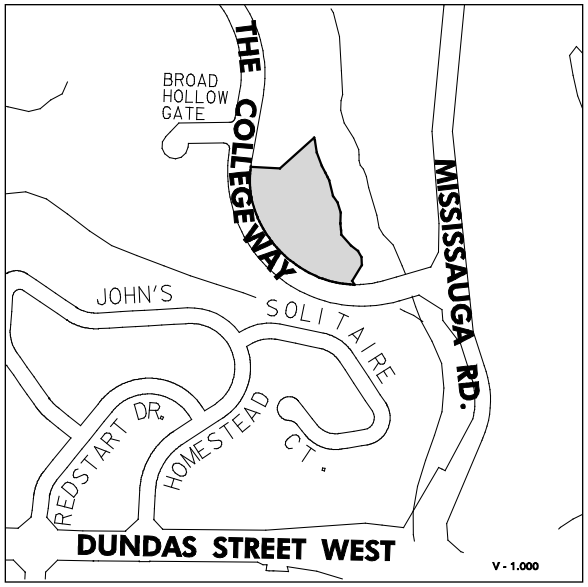
17.80.2 Notwithstanding the policies of this Plan, a private elementary and secondary school will also be permitted.



Site 81 (Erin Mills Neighbourhood)

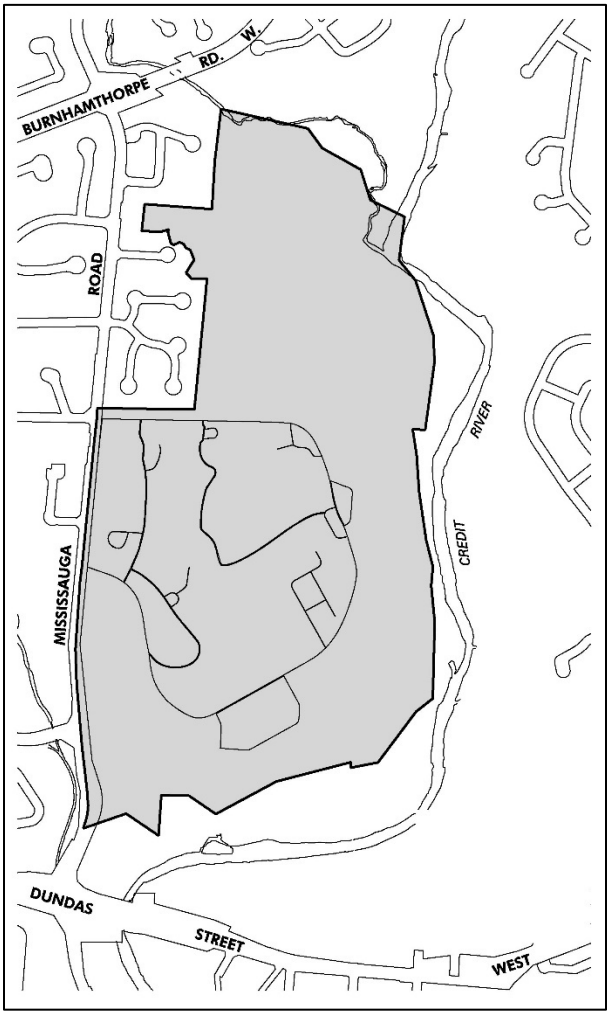
17.81.1 The lands identified as Special Site 81, are located on the north side of The Collegeway, west of Mississauga Road and contain a cultural heritage resource under the terms and conditions of Part IV of the *Ontario Heritage Act*.

17.81.2. Notwithstanding the provisions of the Mixed Use designation, uses will be limited to the following:



a. overnight accommodation;
b. restaurant;
c. banquet hall;
d. conference centre;
e. spa;
f. recreation facilities associated with overnight accommodation;
g. residential apartment building with a maximum height of 22 storeys as measured from The Collegeway and a maximum ***floor space index (FSI)*** of 1.17; and
h. the maximum ***floor space index (FSI)*** of all commercial uses shall not exceed 0.27.

Site 82 (University of Toronto Mississauga Special Purpose Area)



Introduction

17.82.1 The University of Toronto Mississauga (UTM) is located on the east side of Mississauga Road, north of Dundas Street. The campus is situated on 91 ha of land adjacent to the Credit River.

Land Use

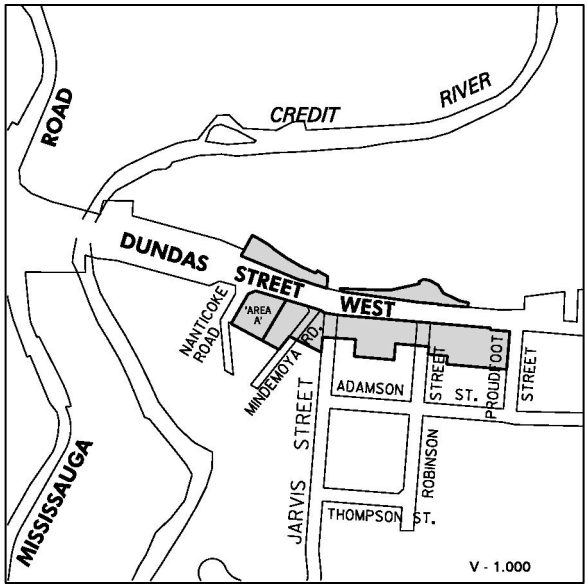
17.82.2 Expansion of the UTM campus by the acquisition of adjacent properties will be permitted without an amendment to this Plan.

17.82.3 Development should be located and designed to minimize adverse effects on adjacent residential areas.

17.82.4 Development should have regard for the Mississauga Road ***Scenic Route*** Policies

17.82.5 As part of any significant future development, the need for additional or alternative access will be reviewed.

Site 83 (Erindale Neighbourhood)

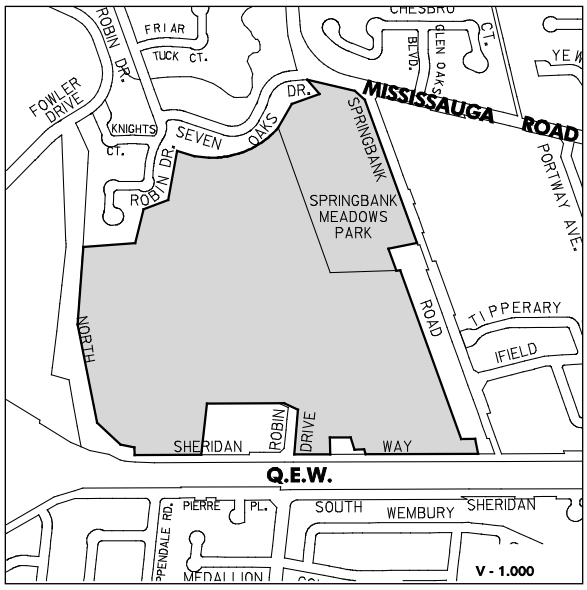


17.83.1 The lands identified as Special Site 83 are located along the north and south sides of Dundas Street West, east of the Credit River and extend easterly from Nanticoke Road to Proudfoot Street.

17.83.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:

a. any conversion of existing residential units to office uses will maintain a residential appearance in keeping with the character of the existing dwellings in the surrounding area;
b. any additions or alterations of existing buildings will be sensitive to the village theme of the area, and will be largely confined to the rear of the property;
c. minimal signage will be permitted and the design of such signage and external lighting will be compatible with the residential character of the area;
d. for those properties east of Mindemoya Road, on-site parking will consist only of surface parking and will be provided in the rear yard only;
e. the closed road allowance for Nanticoke Road will provide access to parking and form part of a pedestrian walkway to the Credit River valley;
f. notwithstanding the provisions of the Mixed Use designation, commercial uses and all types of restaurants will not be permitted within Special Site 83 lands on the south side of Dundas Street West, west of Robinson Street extending westerly to include the lands at the southwest corner of Dundas Street West and Mindemoya Road. This does not prohibit the conversion of existing residential units to office uses in this area;
g. buildings should have a minimum of two storeys and a maximum of three storeys in height; and
h. the lands identified as Area A will permit a maximum height of nine storeys.

Site 84 (Sheridan Neighbourhood)



17.84.1 The lands identified as Special Site 84 are known as the North Sheridan Landfill site and Springbank Meadows Park. This site has been identified as a former ***waste disposal site***. Permitted land uses include open space and privately operated uses of a recreation, conservation and agricultural nature, and other uses deemed compatible with open space.

17.84.2 Notwithstanding the provisions of the Public Open Space designation, the following additional policies will apply:

a. development within or adjacent to these lands will be restricted where such activity would constitute a hazard to human or ecosystem health;

b. prior to the consideration of development proposals on, or in proximity to, these lands, a detailed study will be submitted by the applicant to determine the impact and area of influence of the ***waste disposal site***. Where no information is available on the influence area of the site, a 500 m radius surrounding the ***waste*** cell is recommended by the Provincial Government. Any remediation that must be undertaken will be in accordance with Provincial Government legislation and guidelines;

c. the site will be planned, designed, operated and maintained to the satisfaction of the City and the Provincial Government in such a way as to ensure compatibility with adjacent, existing and future land uses, and to ensure minimal adverse impact on the natural environment;

d. there should be no development permitted on the site until the long term care, maintenance and security of the gas control system is established by the Region of Peel;

e. a buffer zone of 20 m must be established around the perimeter of the site to be used exclusively as a corridor for the gas control system;

f. any use that would allow the accumulation of methane gas requires the approval of the City and the Region of Peel;

g. engineering studies must accompany development applications to determine any hazards of development and damage that may result to the subject property and surrounding lands from methane gas, leachate and settling;

h. development proposals must demonstrate that they will not interfere with the migration gas control system for the site; and

i. land uses and activities that may have an adverse impact on adjacent, existing and future residential land uses in terms of noise, safety, and traffic generation should be discouraged.

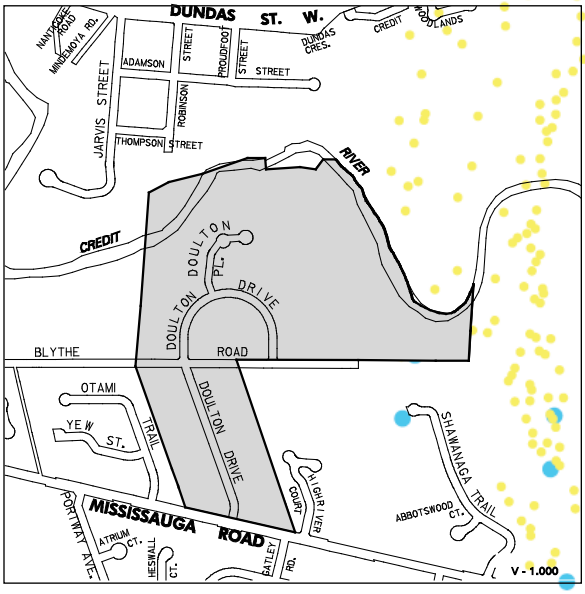
Site 85 (Sheridan Neighbourhood)

17.85.1 The lands identified as Special Site 85 are referred to as the Doulton Drive Lands.

17.85.2 Notwithstanding the provisions of the Residential Low-Rise I and Greenlands designations, these lands will be subject to the following:

a. any redevelopment may proceed on the basis of private sewage disposal systems subject to the applicable regulations; and

b. comprehensive site and environmental analyses will be required in support of any divisions of land.



Site 86 (Erindale Neighbourhood)

17.86.1 The lands identified as Special Site 86 are generally located north of Burnhamthorpe Road West, east of the Credit River. The site, within Riverwood Park, is to be developed with a series of display gardens, demonstration exhibits, interpretive sites and appropriate buildings linked together by a system of walks and trails.

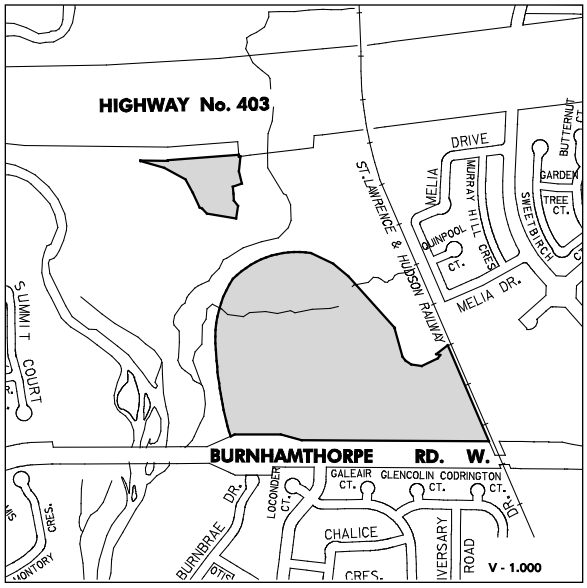
17.86.2 Notwithstanding the provisions of the Public Open Space and Greenlands designations, the following additional policies will apply:

a. in addition to the uses permitted in the Public Open Space designation, the following uses will also be permitted:

   i. offices;

   ii. retail uses that are accessory to the City Garden Park;

   iii. conference centre;



iv. banquet hall;

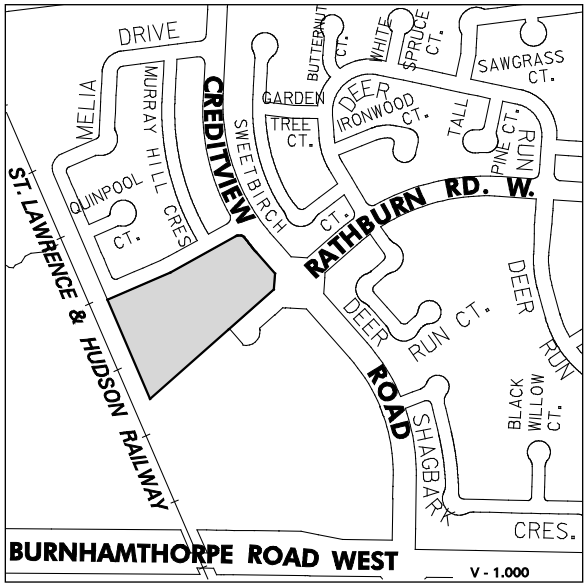
v. conservatory/greenhouse complex; and

vi. commercial school.

b. any proposed structures will be limited in size and to a design compatible with the existing structures and will be designed and located in a manner that minimizes the removal of forest cover; and

c. the planning and development of Riverwood Park will be pursuant to the approved Mississauga Garden Park Master Plan and Implementation Strategy.

Site 87 (Creditview Neighbourhood)



17.87.1 The lands identified as Special Site 87 are located on the west side of Creditview Road between Rathburn Road West and Melia Drive.

17.87.2 Notwithstanding the provisions of the Residential High-Rise designation, the following additional policies will apply:

a. a maximum of three apartment buildings containing a maximum of 500 apartment dwelling units and an enclosed recreation centre will be permitted on the lands at a ***floor space index (FSI)*** of 2.09;

b. building heights shall range from seven to ten storeys adjacent to Creditview Road to 12 storeys on the south side of Melia Drive to 18 storeys adjacent to the southern boundary of the site in the vicinity of the GO train station on the St. Lawrence and Hudson Railway; and

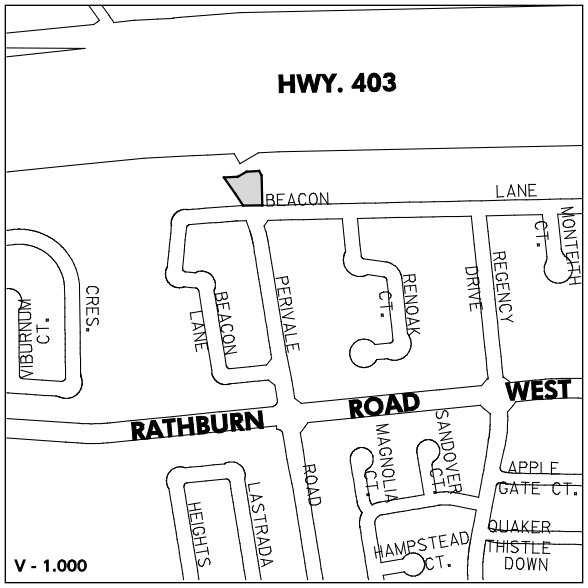
c. the development of these lands will also be subject to the following:

i. no vehicular access to Melia Drive;

ii. the erection of an enclosed recreation centre concurrent with the erection of the 12 storey apartment building fronting on Melia Drive; and

iii. provision for Rathburn Road West modifications and site access to the satisfaction of the City of Mississauga.

Site 88 (Creditview Neighbourhood)



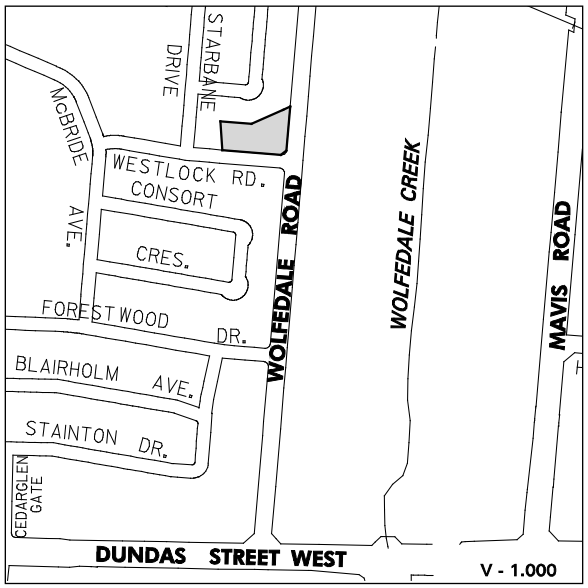
17.88.1 The property identified as Special Site 88 is located at 4265 Perivale Road and is referred to as the Crozier House. This house has been identified as a building worthy of preservation.

17.88.2 Notwithstanding the provisions of the Residential Low-Rise I designation, the following additional policies will apply:

a. any development proposals will maintain and incorporate the heritage structure and any new construction or severing of property will be compatible in building form and scale with the heritage structure; and

b. new development will be subject to site plan approval to ensure compatibility with the heritage structure and the preservation of mature trees and other significant natural features.

Site 89 (Erindale Neighbourhood)



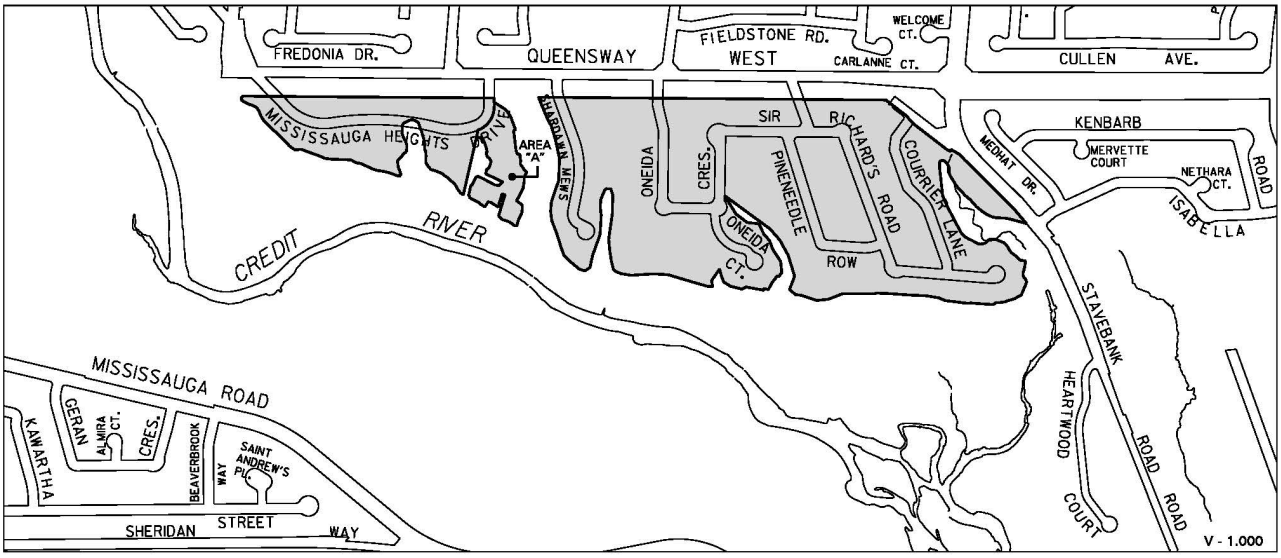
17.89.1 The lands identified as Special Site 89 are located at the northwest corner of Wolfedale Road and Westlock Road.

17.89.2 Notwithstanding the provisions of the Convenience Commercial designation, the following additional uses will also be permitted:

a. townhouse dwellings; and

b. motor vehicle rental facility.

Site 90 (Erindale Neighbourhood)



17.90.1 The lands identified as Special Site 90 are located south of Queensway West, west of Stavebank Road.

17.90.2 Notwithstanding the provisions of the Residential Low-Rise I designation, the following additional policies apply:

a. preserve and enhance the generous front, rear and side yard setbacks;

b. ensure that existing grades and drainage conditions are preserved;

c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;

d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;

e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;

f. encourage buildings to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;

g. reduce the hard surface areas in the front yard;

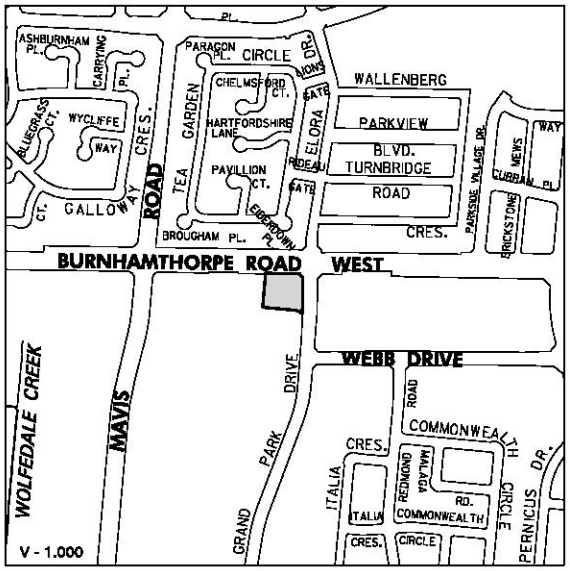
h. preserve existing mature high quality trees to maintain the existing mature nature of these areas; and

i The lands identified as Area A will permit detached dwellings on a common element (CEC) road.

Site 91 (Fairview Neighbourhood)

17.91.1 The lands identified as Special Site 91 are located at the southwest corner of Burnhamthorpe Road West and Grand Park Drive.

17.91.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of 25 storeys will be permitted.



Site 92 (Fairview Neighbourhood)

17.92.1 The lands identified as Special Site 92 are located in the southeast quadrant of Burnhamthorpe Road West and Mavis Road.

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

a. residential uses will not be permitted; and

b. a self-storage facility will be permitted.

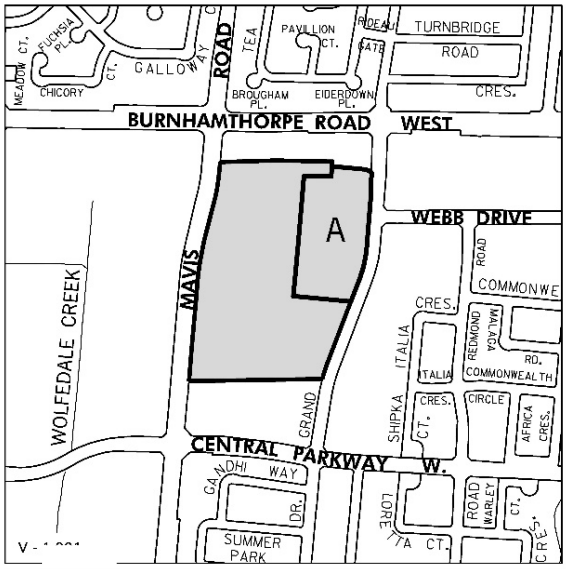
17.92.3 A concept plan for all of Special Site 92 will be required to address, among other matters, the following:

a. compatibility of building form and scale with existing and proposed surrounding land uses;

b. acceptable ingress and egress arrangements for Mavis Road, Burnhamthorpe Road West, Grand Park Drive, and Central Parkway West;

c. the provision of off-street parking; and

d. landscaping and buffering of commercial uses proposed along Mavis Road.



17.92.4 Office development will not exceed a ***floor space index (FSI)*** of 1.0;

a. In addition to the above, an additional ***floor space index (FSI)*** of 0.15 will be permitted for accessory grade related commercial uses.

17.92.5 The lands may be used for the industrial operations and related accessory uses in existence at the time this policy comes into effect (September 10, 2007). Minor alterations or additions generally limited to a maximum of 20 percent of the gross floor area (GFA) of existing facilities, buildings and structures will be permitted; and

17.92.6 When the existing industries cease operation, residential uses will be permitted as part of the redevelopment of the lands, in accordance with the Mixed Use designation of this Plan. The redevelopment of lands fronting Mavis Road should recognize industries on the west side of Mavis Road. Redevelopment of the lands fronting the east side of Mavis Road will be of a mixed commercial/residential nature. Any additional residential buildings will be located internally on the site and should have an easterly orientation.

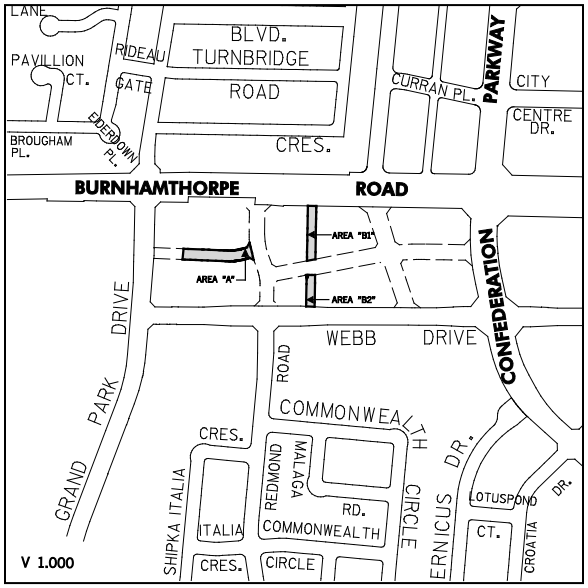
17.92.7 Notwithstanding the policies of this Plan, on the lands identified as Area A, no residential development will be permitted until the closure of the chemical plant located on Mavis Road, south of Burnhamthorpe Road West.

Site 93 (Downtown Core)

17.93.1 The lands identified as Special Site 93 are located between Burnhamthorpe Road West and Webb Drive and between Grand Park Drive and Confederation Parkway.

17.93.2 Area A shall be a public road but permit a private below grade parking structure.

17.93.3 Area B1 and B2 shall permit private streets with below grade parking structures, however, surface public access easement shall be required over the roads to contribute to the public road network.



Site 94 (Downtown Core)

17.94.1 The lands identified as Special Site 94 are located north of Rathburn Road, west of the Confederation Parkway extension.

17.94.2 Notwithstanding the provisions of the Mixed Use designation, townhouse dwellings will be permitted

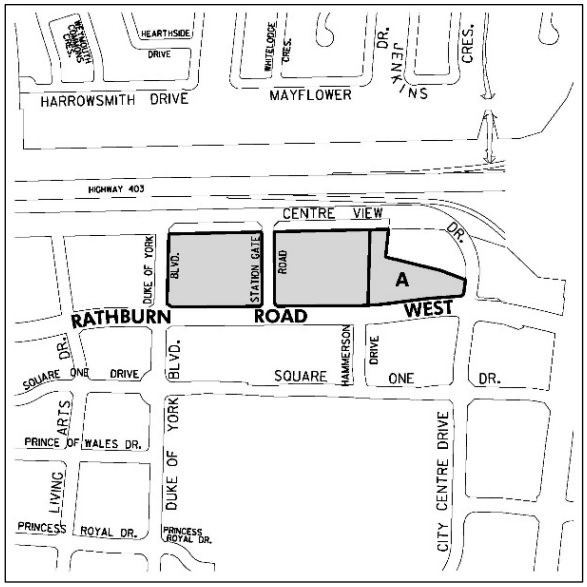


Site 95 (Downtown Core)

17.95.1 The lands identified as Special Site 95 are located north of Rathburn Road West, east of Duke of York Boulevard and south of Centre View Drive.

17.95.2 Notwithstanding the provisions of this Plan, apartment dwellings will be permitted, provided they do not exceed 20% of the total gross floor area (GFA) of a development application that includes an office, medical office, hospital, university/college, or overnight accommodation, science and technology facility or any combination thereof.

17.95.3 In addition to the uses permitted in the Office designation, science and technology facilities will be permitted.

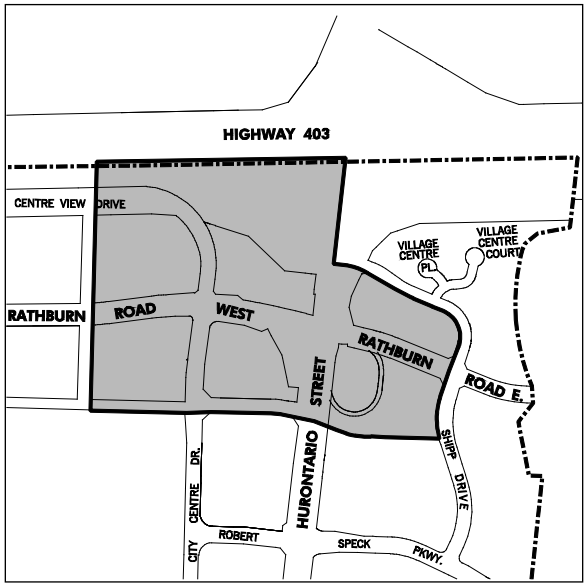


17.95.4 The lands identified as Area A will be required to provide a Public Open Space comprising a minimum area of 0.92 hectares in conjunction with any development of the lands.

Site 96 (Downtown Core)

17.96.1 The lands identified as Special Site 96 are located in the four quadrants adjacent to the Hurontario Street and Rathburn Road intersection.

17.96.2 Prior to the finalization of the road network for this site area, the appropriate transportation studies will be carried out in conjunction with the Provincial Government.



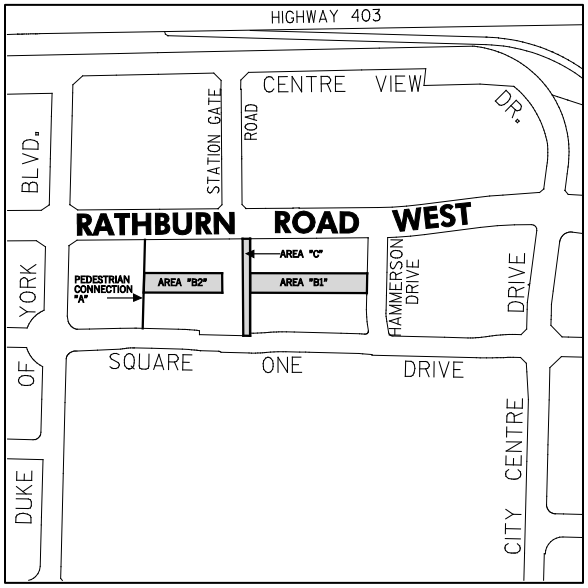
Site 97 (Downtown Core)

17.97.1 The lands identified as Special Site 97 are bounded by Rathburn Road West to the north, Duke of York Boulevard to the east, Prince of Wales Boulevard to the south and Living Arts Drive to the west.

17.97.2 Notwithstanding the Open Space and Mixed Use designations shown on the Land Use Plan, the lands designated Open Space and Mixed Use may be increased or decreased in size, reconfigured or relocated within Special Site 97 without an amendment to this Plan and these lands may also be used for parking.



Site 98 (Downtown Core)



17.98.1 The lands identified as Special Site 98 are bounded by Rathburn Road West, Hammerson Drive, Square One Drive and the pedestrian connection that will be located east of Duke of York Boulevard.

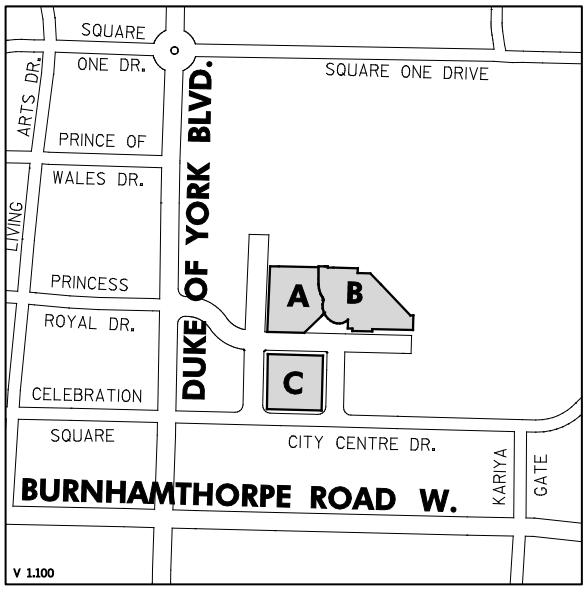
17.98.2 Should the City Centre Transit Terminal remain in its current location, the following modifications to Map 12-2.4 – Downtown Core Long Term Street Network and Classification will be permitted without amendment to this Plan:

a. the extension of Station Gate Road south of Rathburn Road West to Square One Drive, may be removed and replaced with a pedestrian connection on adjacent lands east of the City Centre Transit Terminal in Area C;

b. Area 'B1' located east of the City Centre Transit Terminal may be designed to terminate mid-block, continuing as a pedestrian connection with a public easement and connecting to the north south pedestrian connection within Area C; and

c. the private road with public easement west of the City Centre Transit Terminal located within Area B2 may be removed and replaced with a pedestrian easement that links the north-south pedestrian easement to the west of the City Centre Transit Terminal.

Site 99 (Downtown Core)



17.99.1 The lands identified as Special Site 99 are generally located east of Duke of York Boulevard and north of City Centre Drive.

17.99.2 Notwithstanding the policies in this Plan, commercial uses to a maximum of 925 m^2 gross floor area (GFA) will be permitted in a building of less than 3 storeys, accessory to Open Space within Area C.

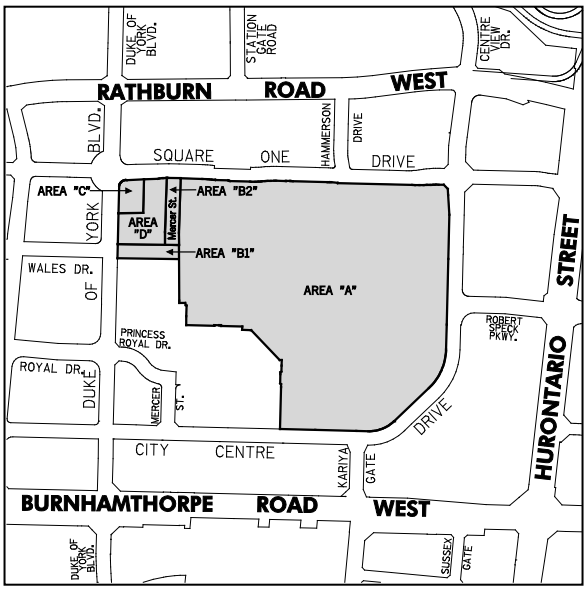
17.99.3 Below-grade parking structures will be permitted in Area C.

17.99.4 Storefronts may vary in width within Area A.

17.99.5 Buildings in Areas A and B will be a minimum of one storey and have the following minimum heights:

1. Area A – 13.5 metres
2. Area B – 7.5 metres

Site 100 (Downtown Core)



17.100.1 The lands identified as Special Site 100 are generally located, south of Square One Drive and north and west of City Centre Drive.

17.100.2 Notwithstanding the policies of this Plan the following shall apply:

a. storefronts may vary in width within Area A;

b. buildings within Area A and C will be a minimum of one storey and have a minimum height of 10.7 metres;

c. buildings within Areas C and D will have a minimum aggregate ***floor space index (FSI)*** of 3.0. Any application for buildings within Area C or D that would result in an aggregate ***floor space index (FSI)*** of less than 3.0 must be part of a development application that demonstrates how the minimum ***floor space index (FSI)*** of 3.0 will be achieved within Areas C and D in aggregate;

d. a pedestrian bridge with a maximum width of 12 metres may be located above Area B1 and/or Area B2 provided that:

   i. the sidewalls and ceilings are designed to be generally transparent;

   ii. impacts on sky views from the streets below are acceptable to the City's satisfaction; and

   iii. areas below the bridge are designed to address pedestrian comfort and safety.

e. motor vehicle sales and display, internal to Square One Mall (100 City Centre Drive) will be permitted provided that:

   i. motor vehicle sales and display does not have an exterior face on the mall and is located internal to the shopping centre.

Site 101 (Downtown Core)

17.101.1 The lands identified as Special Site 101 are located on the north side of Burnhamthorpe Road West, east of Confederation Parkway.

17.101.2 Notwithstanding the policies of this Plan, a stratified public park with a minimum size of 0.182 hectares and a maximum size of 0.243 hectares with underground parking is permitted within the approximate location identified as Area A.



Site 102 (Downtown Core)

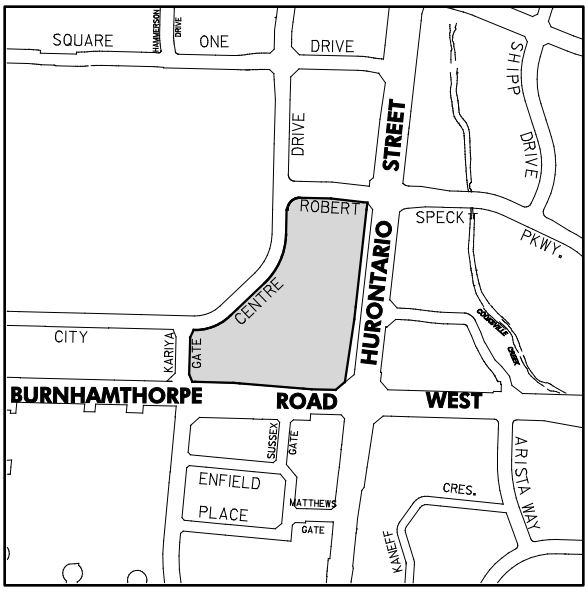
17.102.1 The lands identified as Special Site 102 are located at the northeast corner of Burnhamthorpe Road West and Duke of York Boulevard.

17.102.2 Notwithstanding the policies of this Plan, Retail Activation on the east side of Duke of York Boulevard and Burnhamthorpe Road West may be reduced for existing buildings from the respective 50 percent and 75 percent requirements without amendment to this Plan.

17.102.3 Minor additions and alterations, and the reuse or reconfiguration of the existing buildings in existence at the time this policy comes into effect June 8, 2020 are permitted without amendment to this Plan.



Site 103 (Downtown Core)



17.103.1 The lands identified as Special Site 103 are located on the east side of City Centre Drive, south of Robert Speck Parkway.

17.103.2 Notwithstanding the policies of this Plan, a master site plan will be required to demonstrate a road and block layout for future development.

17.103.3 Additional public roads and/or private roads with public easements may be required through the processing of a master site plan or development applications without amendment to this Plan.

17.103.4 The realignment of City Centre Drive may occur if it is satisfactory to the City.

17.103.5 Below-grade encroachments may be permitted at the P2 level or below under a public right-of-way to accommodate a maximum of one two-way drive aisle between each building block to facilitate shared access of underground parking and loading areas. The location of these drive aisles will be determined through the development application process.

17.103.6 Surface parking lots for new development may be permitted to facilitate office development.

17.103.7 Retail Activation along the east side of Kariya Gate may be reduced for existing buildings from the 75 percent minimum requirement without amendment to this Plan.

17.103.8 Minor additions and alterations, and the reuse or reconfiguration of the existing buildings in existence at the time this policy comes into effect June 8, 2020 are permitted without amendment to this Plan.

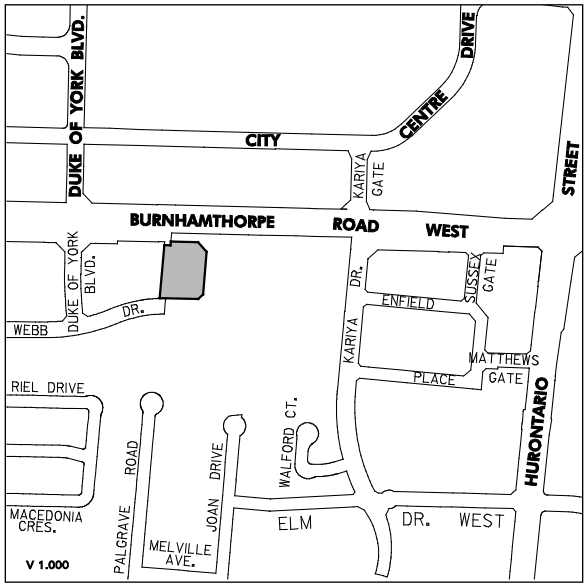
Site 104 (Downtown Core)

17.104.1 The lands identified as Special Site 104 are located at the southwest corner of Burnhamthorpe Road East and the future extension of Main Street.

17.104.2 Notwithstanding the 'A' Street policies of this Area Plan, access for servicing (off-street parking, deliveries, garbage pick-up and loading) will be permitted from Burnhamthorpe Road West.

17.104.3 Minimum Retail Activation on buildings fronting onto Burnhamthorpe Road West may be 65 percent.

17.104.4 Pedestrian access to units above/below the first storey of a building with a first storey streetwall facing Webb Drive may be provided through a main front entrance facing Webb Drive.

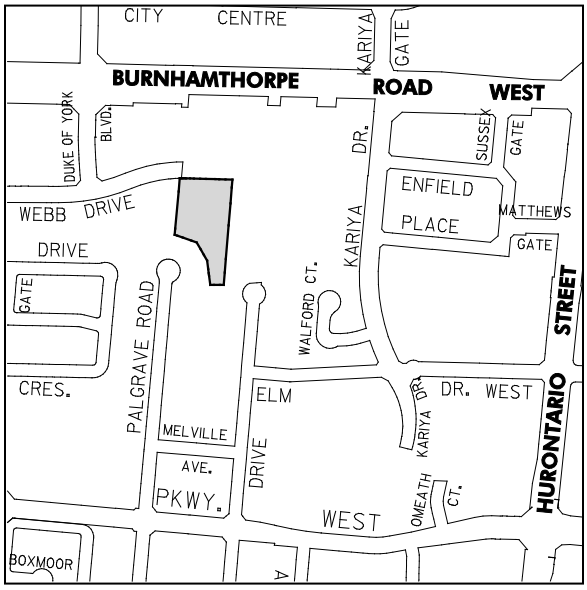


Site 105 (Downtown Core)

17.105.1 The lands Identified as Special Site 105 are located on the south side of the Webb Drive extension, east of the Palgrave Road unopened right-of-way.

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

a. townhouse dwellings will be permitted.

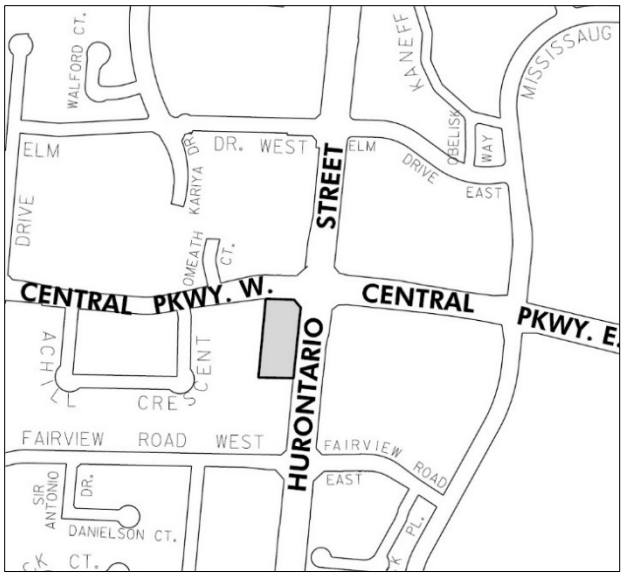


Site 106 (Fairview Growth Centre)

17.106.1 The lands identified as Special Site 106 are located on the west side of Hurontario Street, south of Central Parkway West.

17.106.2 Notwithstanding the policies of this Plan, two apartment dwellings with maximum heights of 33 and 30 storeys will be permitted.

17.106.3 Notwithstanding the policies of this Plan, a maximum ***floor space index (FSI)*** of 7.6 will be permitted.

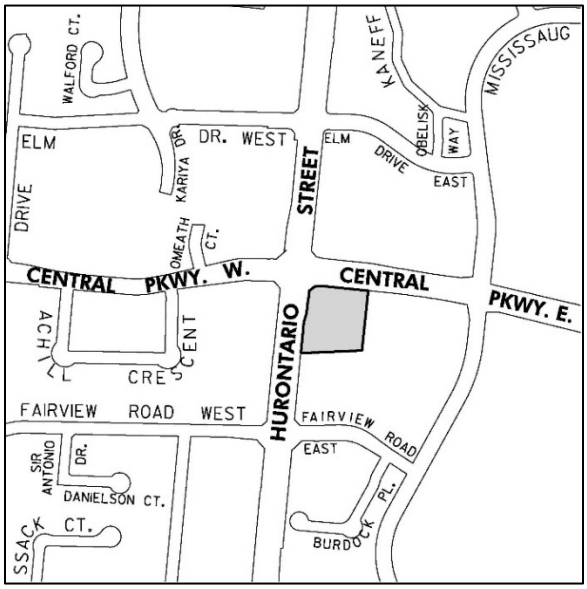


Site 107 (Fairview Growth Centre)

17.107.1 The lands identified as Special Site 107 are located on the southeast corner of Hurontario Street and Central Parkway East.

17.107.2 Notwithstanding the policies of this Plan, motor vehicle commercial uses will also be permitted.

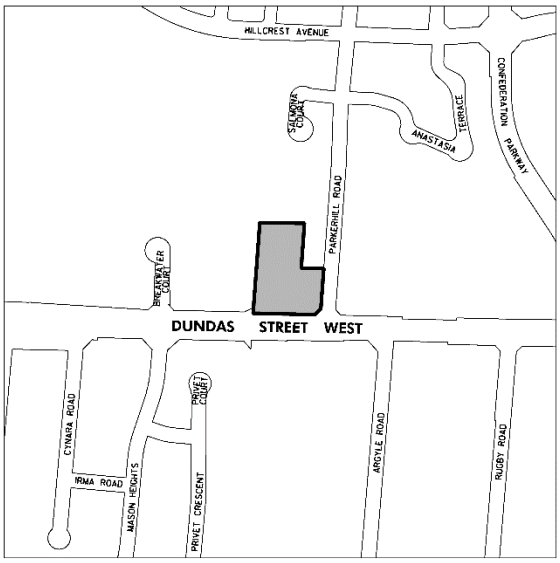
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Site 108 (Cooksville Neighbourhood)

17.108.1 The lands identified as Special Site 108 are located at the northwest corner of Dundas Street West and Parkerhill Road.

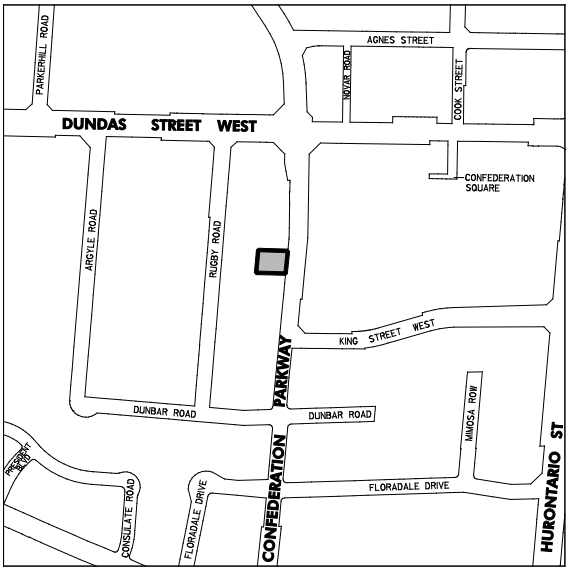
17.108.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of 14 storeys will be permitted.



Site 109 (Cooksville Neighbourhood)

17.109.1 The lands identified as Special Site 109 are located south of Dundas Street West and on the west side of Confederation Parkway.

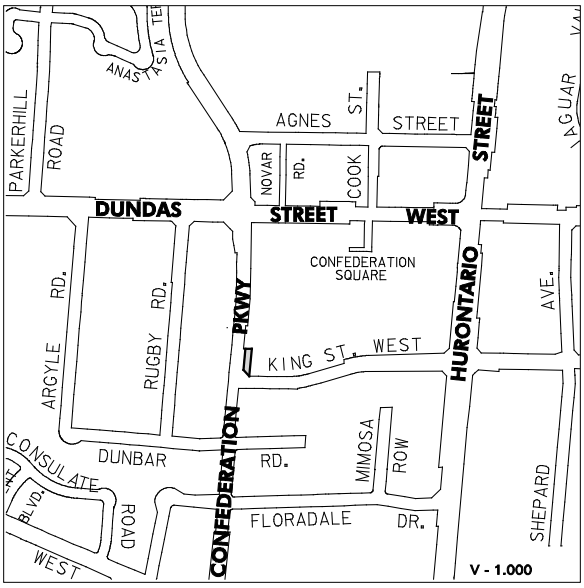
17.109.2 Notwithstanding the policies of this Plan, townhouses will be permitted on the subject land.



Site 110 (Cooksville Growth Centre)

17.110.1 The lands identified as Special Site 110 are located on the northeast corner of King Street West and Confederation Parkway.

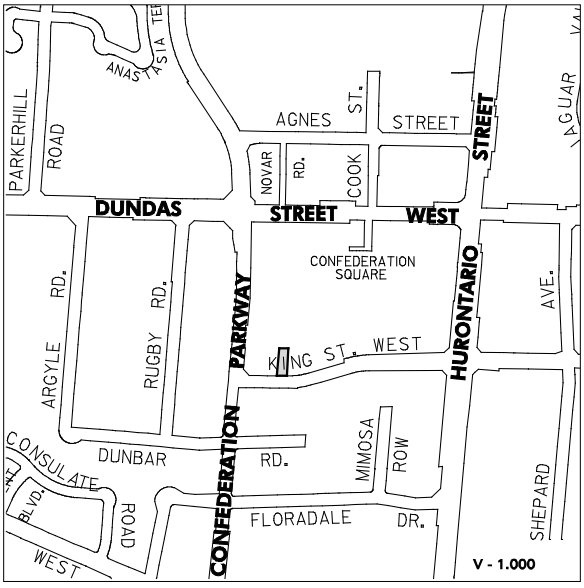
17.110.2 Notwithstanding the provisions of the Residential Low-Rise I designation, offices will be permitted.



Site 111 (Cooksville Growth Centre)

17.111.1 The lands identified as Special Site 111 are located on the north side of King Street West, east of Confederation Parkway.

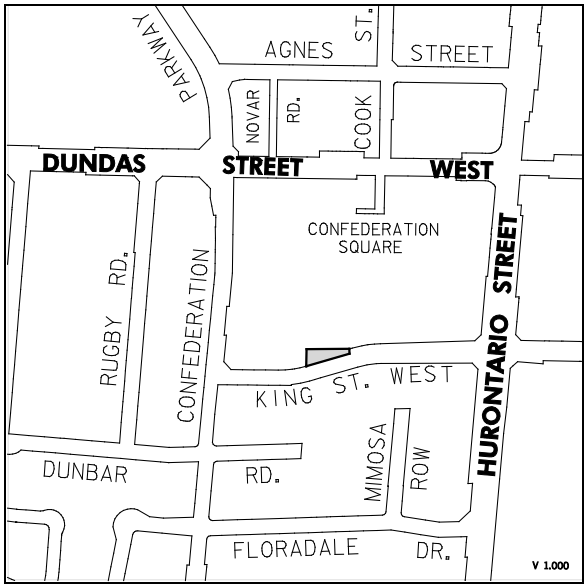
17.111.2 Notwithstanding the provisions of the Residential Low-Rise I designation, offices will be permitted.



Site 112 (Cooksville Growth Centre)

17.112.1 The lands identified as Special Site 112 are located on the north side of King Street West, east of Confederation Parkway.

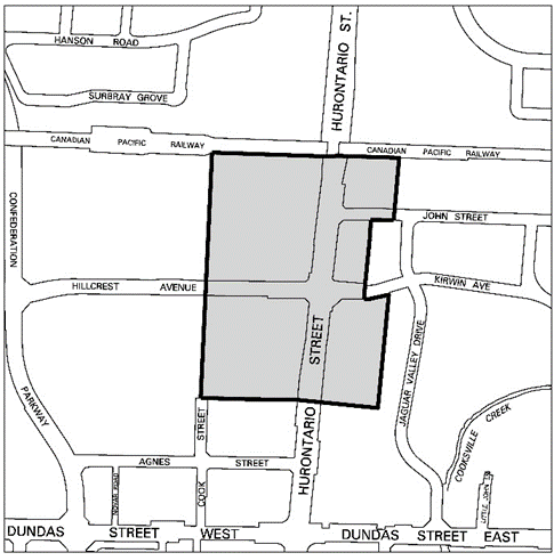
17.112.2 Notwithstanding the provisions of this Plan, these lands must only be developed as part of a comprehensive development with adjacent lands designated Residential High-Rise.



Site 113 (Cooksville Growth Centre)

17.113.1 The lands identified as Special Site 113 are located on the east and west sides of Hurontario Street between the Canadian Pacific Railway and north of Agnes Street.

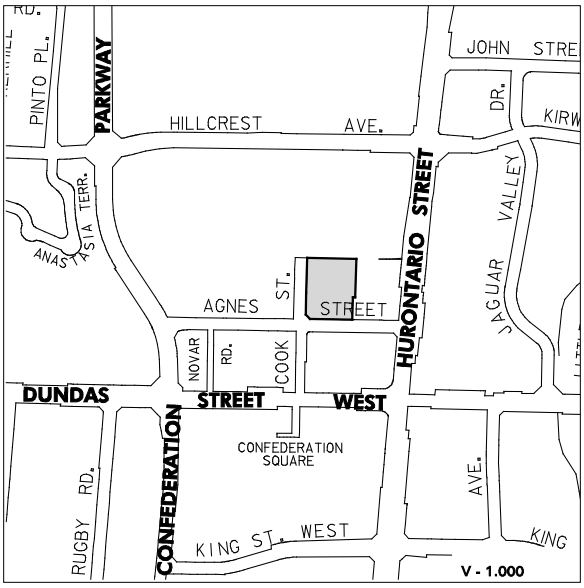
17.113.2 Notwithstanding the policies of this Plan, a minimum of three floors of non-residential uses will be required for buildings on lands designated Mixed Use or Residential High-Rise that are immediately adjacent to Hillcrest Avenue and Hurontario Street.



Site 114 (Cooksville Growth Centre)

17.114.1 The lands identified as Special Site 114 are located at the northeast corner of Agnes Street and Cook Street.

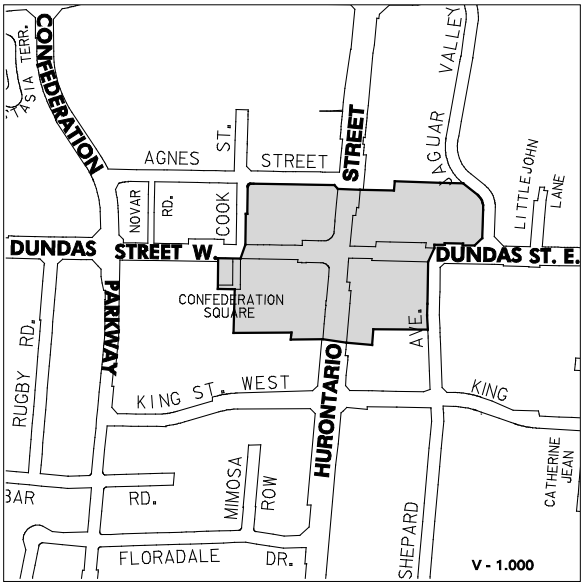
17.114.2 Notwithstanding the policies of this Plan, a maximum of 27 townhouse dwellings and a 28 storey apartment building will be permitted.



Site 115 (Cooksville Growth Centre)

17.115.1 The lands identified as Special Site 115, known as Cooksville Corners, are the lands surrounding the intersection of Hurontario Street and Dundas Street.

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



a. minimum building heights of three storeys and a maximum of 18 storeys directly abutting Dundas Street and Hurontario Street frontages to create an appropriate main street scale of development;

b. ***tall buildings*** will incorporate ***podiums*** that are reflective of a main street character; buildings along Hurontario Street and Dundas Street will incorporate a generous stepback between the edge of the ***podium*** and tower portion of the building;

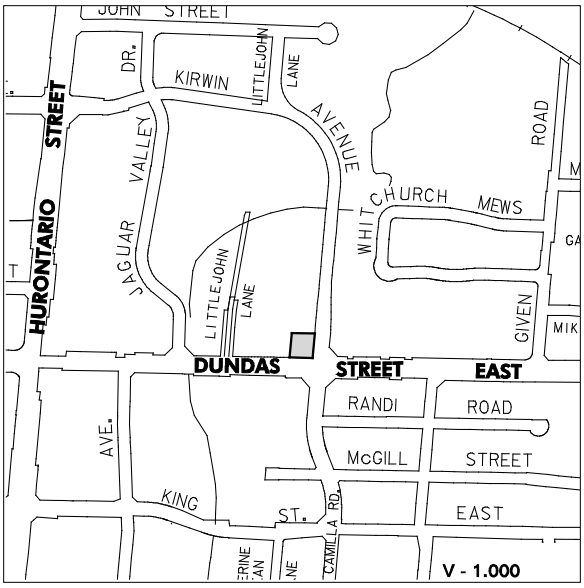
c. to achieve vibrant walkable spaces, buildings along pedestrian connections will promote animation at grade with outdoor patios and storefront entrances to individual retail and service commercial units; and

d. a minimum of three floors of non-residential uses will be required for buildings on lands designated Mixed Use or Residential High-Rise that are immediately adjacent to have frontage on Hurontario Street and Dundas Street.

Site 116 (Cooksville Growth Centre)

17.116.1 The lands identified as Special Site 116 are located at the northwest corner of Dundas Street East and Kirwin Avenue.

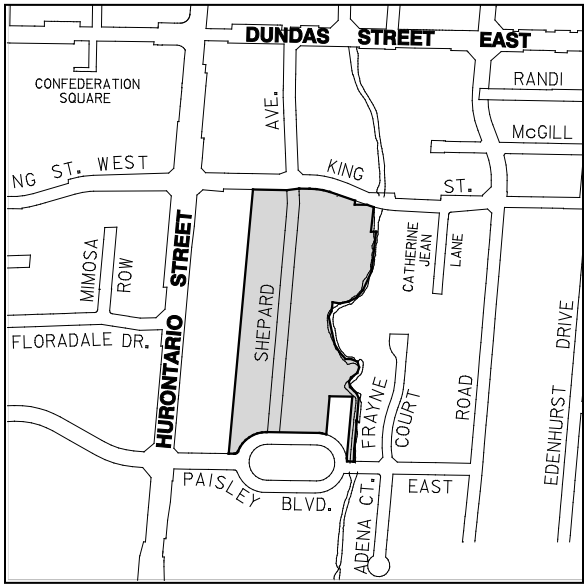
17.116.2 Notwithstanding the provisions of the Mixed Use designation, motor vehicle commercial uses will also be permitted.



Site 117 (Hospital Growth Centre)

17.117.1 The lands identified as Special Site 117 are located on Shepard Avenue between King Street East and Paisley Boulevard East.

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



a. any proposal to alter the natural alignment of the Cooksville Creek and associated Greenlands lands through filling or channelization will require approvals from the appropriate conservation authority and the City of Mississauga. The final design of such alteration works will address the following:

   i. criteria for erosion measures; and

   ii. incorporation of the recommendations of the Cooksville Creek Rehabilitation Study for the reach of the Cooksville Creek between King Street East and Paisley Boulevard East; and

b. in the event that structural management options are not feasible and, subject to a detailed planning design and supporting engineering studies for the Special Site 117 lands, a *two zone flood plain* management concept, or combination of a *two-zone*

*flood pla*in management concept and structural management options, may be implemented;

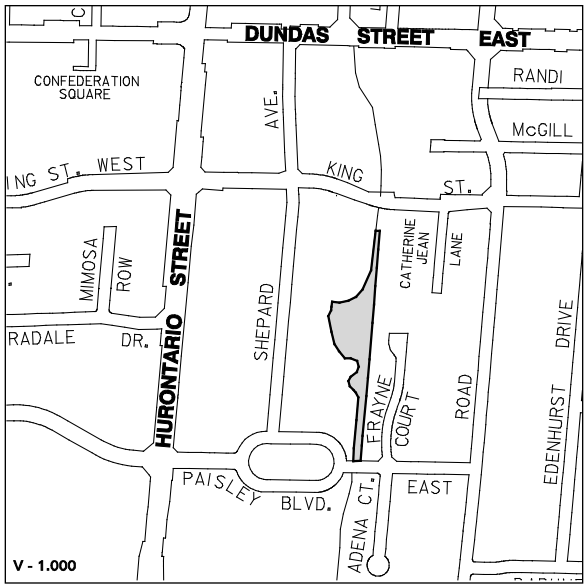
c. the limits of the development will be determined through detailed studies to address limits of flooding. Lands not suitable for development will be redesignated to Greenlands; and

d. the preparation of a concept plan promoting the integrated redevelopment of the existing residential lots will be required in conjunction with any redevelopment applications. The concept plan will be required to address the following:

   i. naturalization of the Cooksville Creek and retention of existing vegetation; and

   ii. an alternate street access and design to limit access to the lands from only King Street East.

Site 118 (Cooksville Neighbourhood)



17.118.1 The lands identified as Special Site 118 are located east of Shepard Avenue between King Street East and Paisley Boulevard East.

17.118.2 Notwithstanding the provisions of the Greenlands designation, the following additional policies will apply:

a. any proposal to alter the natural alignment of the Cooksville Creek and associated Greenlands lands through filling or channelization will require the appropriate approvals from Credit Valley Conservation Authority and the City of Mississauga. The final design of such alteration works will address the following:

   i. criteria for erosion measures; and

   ii. incorporation of the recommendations of the Cooksville Creek Rehabilitation Study for the reach of the Cooksville Creek between King Street East and Paisley Boulevard East.

b. in the event that structural management options are not feasible and, subject to a detailed planning design and supporting engineering studies for the Special Site 118 lands, a *two-zone flood plain* management concept, or combination of a *two zone*

flood plain management concept and structural management options, may be implemented;

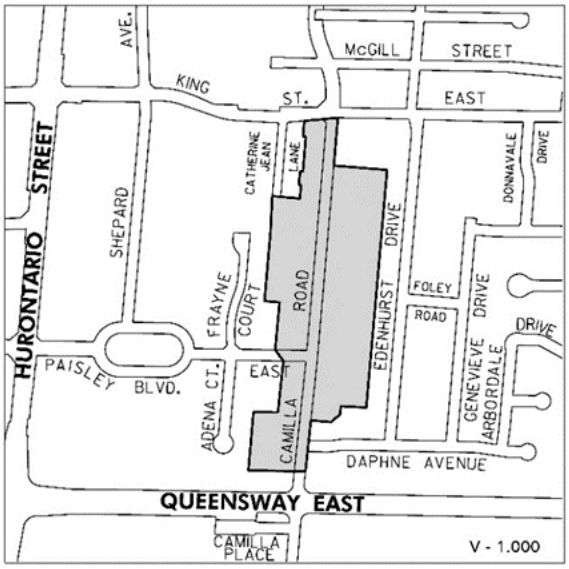
c. the limits of the development will be determined through detailed studies to address limits of flooding. Lands not suitable for development will be redesignated to Greenlands; and

d. the preparation of a concept plan promoting the integrated redevelopment of the existing residential lots will be required in conjunction with any redevelopment applications. The concept plan will be required to address the following:

   i. naturalization of the Cooksville Creek and retention of existing vegetation; and

   ii. an alternate street access and design to limit access to the lands from only King Street East.

Site 119 (Cooksville Neighbourhood)



17.119.1 The lands identified as Special Site 119 are located on the east and west sides of Camilla Road between King Street East and Queensway East.

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

a. the lotting, building mass, side yards and rear yards should respect and relate to those of adjacent lots;

b. new lots should front onto existing public streets;

c. existing grades and drainage conditions will be preserved unless modified by a City approved drainage plan;

d. new housing will be encouraged to fit the scale and character of the surrounding development, and take advantage of the features of a particular site, e.g. topography, contours, mature vegetation;

e. house designs which fit with the scale and character of the local area and take advantage of the particular site are encouraged. The use of standard, repeat designs is discouraged;

f. garages should be recessed or be located behind the main face of the house, or in the rear of the property;

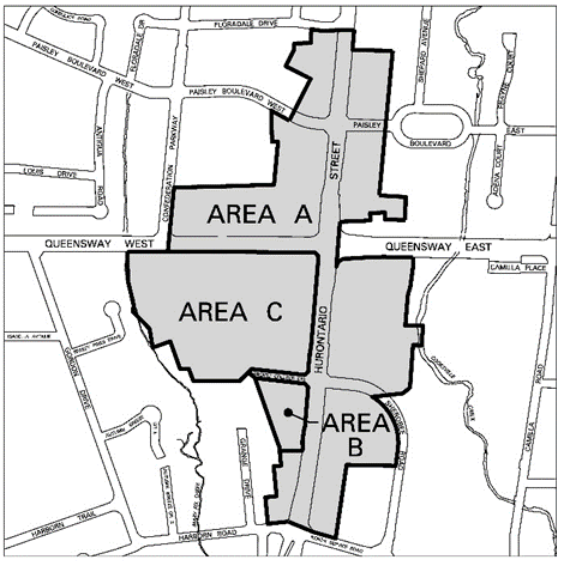
g. new development will have minimal impact on adjacent development with respect to shadowing and overlook;

h. buildings will be encouraged to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, e.g. projecting dormers and bay windows;

i. hard surface areas in the front yard will be less than half of the front yard; and

j. existing high quality trees will be preserved to maintain the existing mature nature of the area.

Site 120 (Hospital Growth Centre)



17.120.1 The lands identified as Special Site 120 are located on the east and west sides of Hurontario Street between Floradale Drive and Harborn Road/North Service Road and identified as a health district.

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

a. lands identified as Area A and Area B that are designated Mixed Use or Residential High-Rise will provide a minimum of three floors of non-residential uses in buildings immediately adjacent to Hurontario Street and Queensway West;

b. lands identified as Area B will also permit funeral homes and nursing homes; and

c. lands identified as Area C will provide a potential location for an urban plaza and will also permit the following uses:

- conference centre;
- education and training facility;
- financial institution;
- major and ***secondary office***;
- overnight accommodation;

- personal service establishment;
- research and development;
- restaurant;
- retail store;
- retirement building to a maximum building height of 25 storeys; and
- *additional needs housing*, including a long term care facility and a hospice to a maximum building height of 25 storeys.

Site 121 (Cooksville Neighbourhood)

17.121.1 The lands identified as Special Site 121 are located on the east side of Grange Drive, north of Harborn Road.

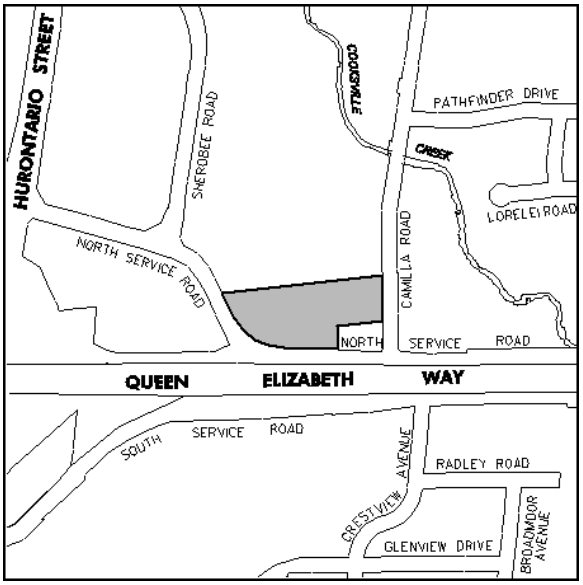
17.121.2 Notwithstanding the policies of this Plan, only back to back townhouses will be permitted.



Site 122 (Hospital Growth Centre)

17.122.1 The lands identified as Special Site 122 are located on the north side of North Service Road and west side of Camilla Road.

17.122.2 Notwithstanding the policies of this Plan, townhouses will be permitted.



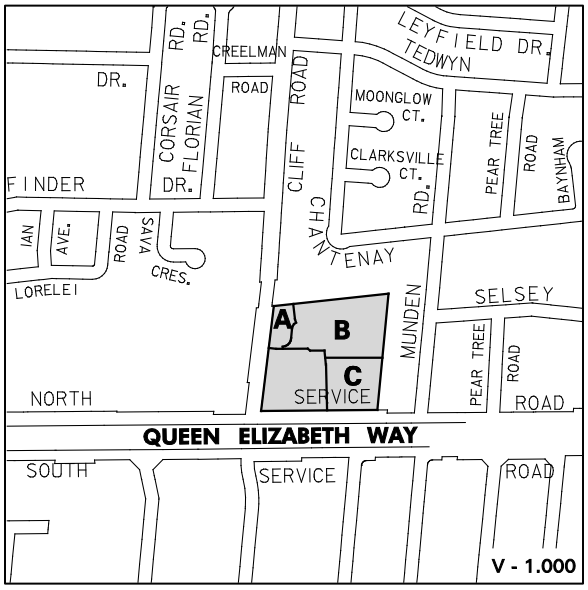
Site 123 (Cooksville Neighbourhood)

17.123.1 The lands identified as Special Site 123 are located at the northeast corner of North Service Road and Cliff Road.

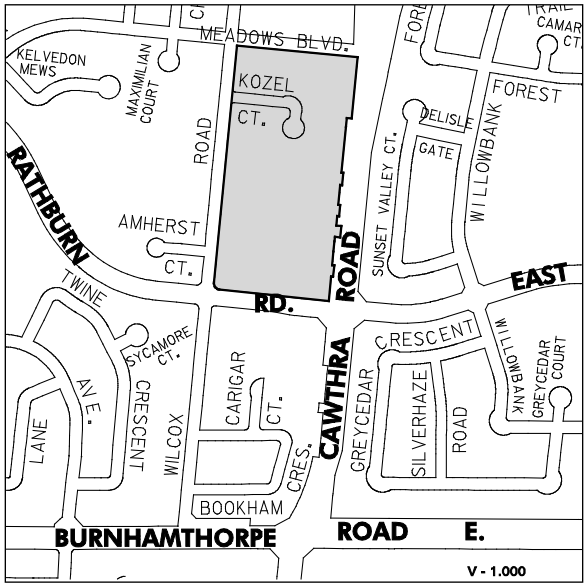
17.123.2 Notwithstanding the Residential Low-Rise II, Mixed Use and Convenience Commercial designations, the following additional policies will apply:

a. The maximum ***floor space index (FSI)*** for the entire site shall not exceed 2.5 times the site area; and

b. A one storey commercial building permitting retail and personal service uses, having a maximum gross floor area (GFA) of 1,075 m² shall be permitted on lands identified as Area C.



Site 124 (Rathwood Neighbourhood)



17.124.1 The lands identified as Special Site 124 are located west of Cawthra Road and north of Rathburn Road East.

17.124.2 Notwithstanding the provisions of the Residential Low-Rise I designation of this Plan, the following additional policies will apply:

a. a concept plan for all or part of this site may be required and will address, among other matters, the following:

   i. compatibility of building form and scale with existing surrounding land uses;

   ii. convenient pedestrian access through this site to nearby transit service on Rathburn Road East, Cawthra Road and the future Mississauga Bus Rapid Transit (BRT) facility;

   iii. the potential to access all lands designated Residential Low-Rise I from Rathburn Road East;

   iv. traffic generated will not adversely affect the *transportation system*;

   v. acceptable ingress and egress, off-street parking, landscaping and buffering; and

   vi. preservation of mature trees and other significant natural features.

b. the concept plan will be required to address, to the satisfaction of the City of Mississauga and the Region of Peel, matters relating to transportation and access onto Cawthra Road;

c. Mississauga will permit the severance of the rear portions of lots fronting on Wilcox Road to encourage the assembly and comprehensive redevelopment of all Residential Low-Rise I lands in Special Site 124;

d. individual frontages on the east side of Wilcox Road will be developed in keeping with lot frontages on the west side of Wilcox Road;

e. the redevelopment of all lands designated Residential Low-Rise I will minimize access points to Cawthra Road to preserve the integrity of Cawthra Road as a major arterial roadway; and

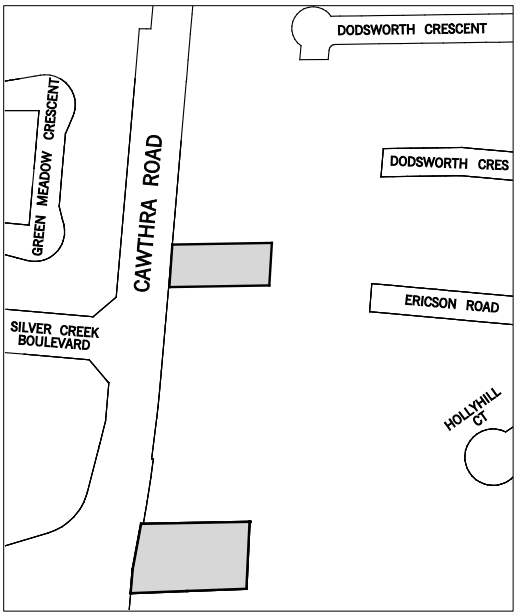
f. access to individual properties on the north side of Rathburn Road East will be discouraged.

Site 125 (Applewood Neighbourhood)

17.125.1 The lands identified as Special Site 125 are located along the east side of Cawthra Road, north of Dundas Street East.

17.125.2 Notwithstanding the provisions of the Residential Low-Rise I designation, offices will be permitted.

17.125.3 Approval for development will be subject to approval of a tree survey submission which demonstrates appropriate tree preservation measures.

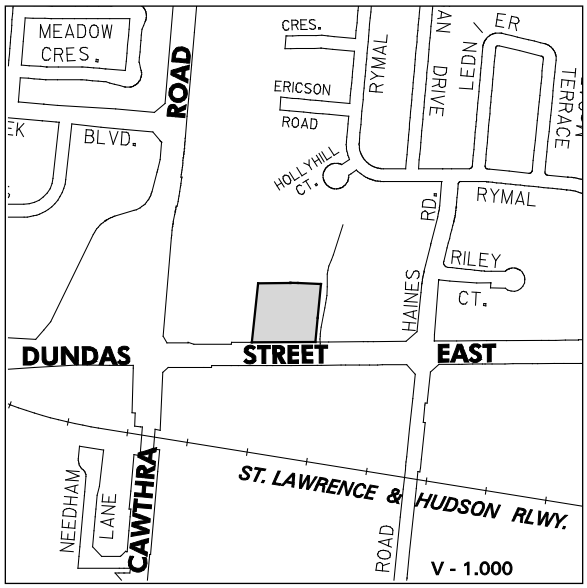


Site 126 (Applewood Neighbourhood)

17.126.1 The lands identified as Special Site 126 are located on the north side of Dundas Street East, east of Cawthra Road.

17.126.2 Notwithstanding the policies of this Plan the following additional policies will apply:

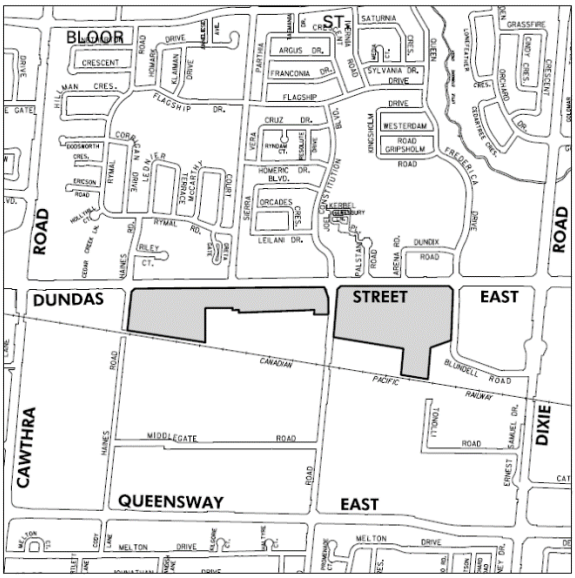
a. the extension of the existing cemetery is also permitted on the westerly portion of these lands.



Site 127 (Dixie Employment Area)

17.127.1 The lands identified as Special Site 127 are fronting the south side of Dundas Street East between Blundell Road in the east and Haines Road in the west.

17.127.2 Notwithstanding the policies of this plan, a change in land use permissions will be subject to the completion of a municipally led land use compatibility assessment and will occur through a City-initiated amendment to this plan.



Site 128 (Applewood Neighbourhood)

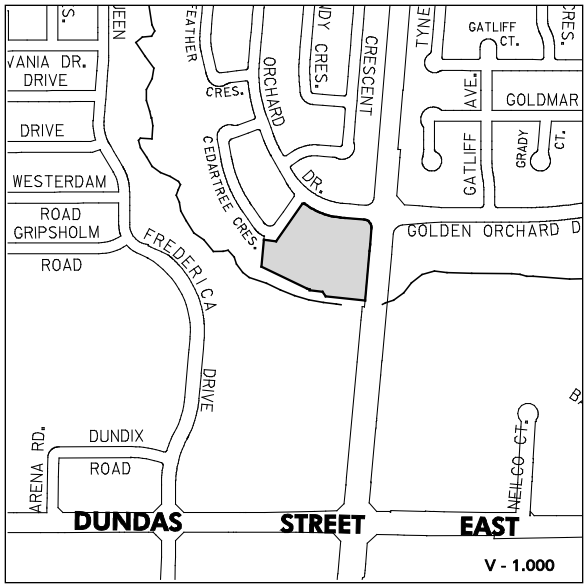
17.128.1 The lands identified as Special Site 128 are located on the southwest corner of Golden Orchard Drive and Dixie Road.

17.128.2 Notwithstanding the provisions of the Residential High-Rise designation, apartment dwellings are permitted subject to the following additional policies:

a. development will be restricted to apartment dwellings to a maximum of 328 units;

b. the maximum density will be 134 units per hectare; and

c. the maximum building height of new development will be seven storeys.



17.128.3 Townhouse development may be permitted subject to a rezoning application that addresses, among other matters, the location, number and design of units.

17.128.4 In addition to the other applicable policies, the site will incorporate the following design guidelines:

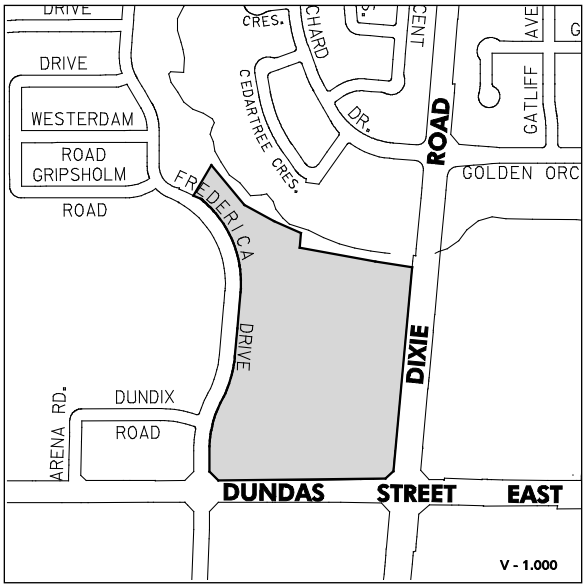
a. Built Form - the perceived building scale of all new construction will be minimized, by incorporating the top level of apartment units within a gable roof form with dormer window accents;

b. Site Layout - a landscaped forecourt will be provided at principal building entrances incorporating a vehicular drop-off, visitor parking and pedestrian areas;

c. Architectural Integration - architectural details and materials of all new construction must complement the character of existing buildings on the site; and

d. Landscaping - extensive landscape buffering will be provided along the westerly and northerly streetlines, in combination with a decorative fence. A 1.8 m high privacy fence will be erected to provide privacy for the single family dwelling with a common property line to the west.

Site 129 (Applewood Neighbourhood)



17.129.1 The lands identified as Special Site 129 are located at the northwest corner of Dundas Street East and Dixie Road. These lands are situated within a spill zone associated with the Regional Storm flood overtopping the south bank of the Little Etobicoke Creek channel and are classified as a *special policy area flood plain* on Schedule 2: Natural System.

17.129.2 Notwithstanding the policies of this Plan which relate to development within the Regional Storm *Flood Plain*, and the provisions of the Mixed Use, Motor Vehicle Commercial and Residential High-Rise designations, the following policies will apply:

a. the construction of any buildings or structures, including any additions to an existing building, and the placing or dumping of fill of any kind, or the alteration of any ***watercourse***, will not be permitted within the *special policy area* without the approval of the Toronto and Region Conservation Authority (TRCA);

b. development will not be permitted within the 100 year storm *flood plain*;

c. development outside the 100 year storm *flood plain* will be permitted only on the basis of approvals by the City and the TRCA;

d. ideally, new buildings and structures will be protected from flooding under Regional Storm conditions. Where this level of protection is technically or economically not feasible, Mississauga may, in consultation with the TRCA, consider a lesser level of

protection. In no case, however, will the minimum level of protection be less than the 350 year storm *flood plain*;

e. notwithstanding subsections c. and d. above of this section, development, or additions will not be permitted, where, as a result of a flood event equal to or less than the Regulatory Flood, structures will be subject to flows which, due to velocity and/or depth, would present conditions of hazard to life or potential damage to structures;

f. in support of any development application, Mississauga or the TRCA may require engineering studies related to flood frequency, velocity and depth of flood flows, appropriate flood damage reduction measures, and stormwater management techniques. Based on these studies and other information, Mississauga or the TRCA may specify that any approval of the application will be subject to certain design considerations related to location, structural integrity, setbacks, coverage, elevation of ground floor openings, and other matters as may be determined by the City or the TRCA:

   i. ingress and egress should be "safe" pursuant to Provincial Government flood proofing standards, and/or achieve the maximum level of flood protection determined to be feasible and practical based on existing infrastructure;

   ii. new development will not be permitted to locate in the *flood plain* where the use is:

      1. associated with the manufacture, storage, disposal and/or consumption of hazardous substances or the treatment, collection and disposal of sewage, which would pose an unacceptable threat to public safety if they were to escape their normal containment/use as a result of flooding or failure of flood proofing measures;

      2. homes and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young), if involved in an emergency evacuation situation as a result of flooding or failure of flood proofing measures; and

      3. associated with services, such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during a flood emergency as a result of flooding or failure of flood proofing measures; and

   iii. where new development is not considered to pose an unacceptable risk to public safety, a higher level of flood protection and/or additional flood proofing precautions above the Regulatory Flood level, may still be required due to the sensitive nature of the development; and

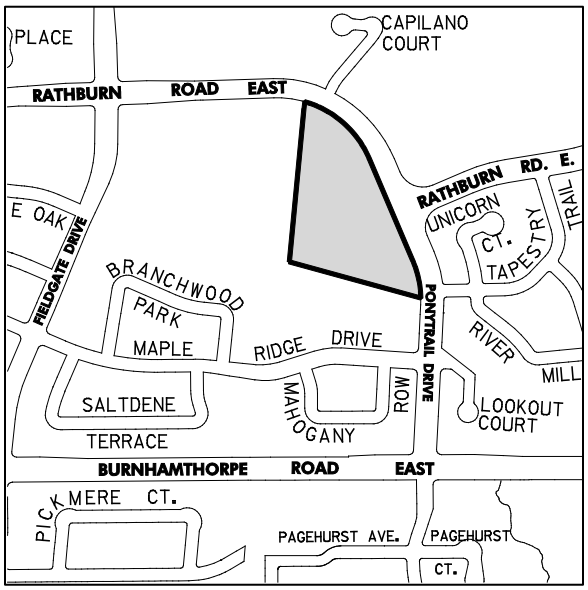
g. any amendment to the Zoning By-law will include provisions required by the City or the TRCA to implement the Special Site 129 policies of this Plan.

Site 130 (Rathwood Neighbourhood)

17.130.1 The lands identified as Special Site 130 are located west of the intersection of Rathburn Road East and Ponytrail Drive and north of Maple Ridge Drive.

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

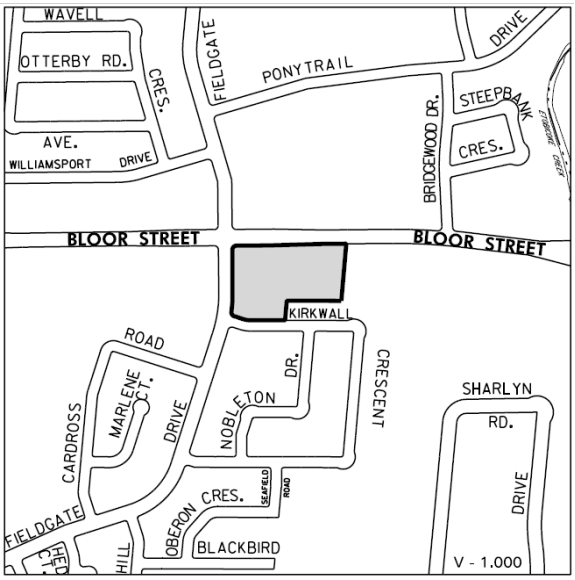
a. two apartment dwellings with a maximum height of 12 and 15 storeys will be permitted in addition to the two existing apartment dwellings of 18 storeys each.



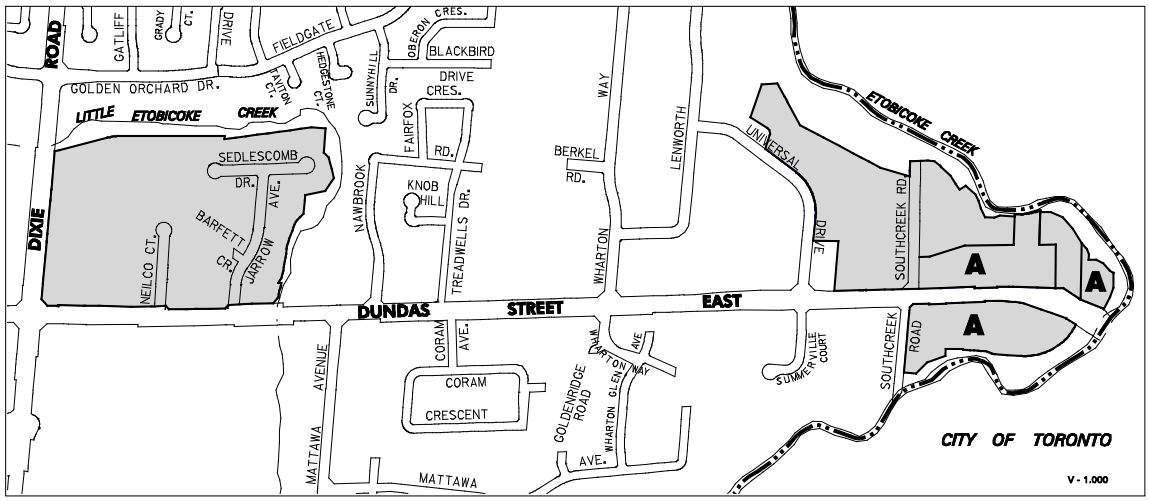
Site 131 (Applewood Neighbourhood)

17.131.1 The lands identified as Special Site 131 are located at the southeast corner of Bloor Street and Fieldgate Drive.

17.131.2 Notwithstanding the policies of this Plan, two apartment dwellings with a maximum height of 11 storeys and one apartment dwelling with a maximum height of 15 storeys will be permitted.



Site 132 (Dixie Employment Area)



17.132.1 The following lands are identified as Special Site 132:

a. the lands on the northeast corner of Dixie Road and Dundas Street East, bounded by the Little Etobicoke Creek. This site is situated within a spill zone associated with the Regional Storm flood overtopping the south bank of the Little Etobicoke Creek channel; and

b. the lands west of Etobicoke Creek at Dundas Street East. This site is entirely within the Regional Storm *Flood Plain* of the Etobicoke Creek. These lands are shown conceptually and are subject to further review by the Toronto and Region Conservation Authority (TRCA).

Site 132 is a *special policy area* defined by Provincial Government criteria and in consultation with the Toronto and Region Conservation Authority (TRCA).

Notwithstanding the policies of this Plan which relate to development within the Regional Storm *Flood Plain*, and the provisions of the Employment Commercial, Business Employment and Greenlands designations, the following policies will apply:

a. the construction of any buildings or structures, including any additions to an existing building, and the placing or dumping of fill of any kind, or the alteration of any ***watercourse***, will not be permitted within the *special policy area* without the approval of the appropriate conservation authority;

b. development will not be permitted within the 100 year return storm *flood plain*;

c. development outside the 100 year return storm *flood plain* will be permitted only on the basis of approvals by the City and the appropriate conservation authority;

d. ideally, new buildings and structures will be protected from flooding under Regional Storm conditions. Where this level of protection is technically or economically not feasible, Mississauga may, in consultation with the appropriate conservation

authority, consider a lesser level of protection. In no case, however, will the minimum level of protection be less than the 350-year return storm *flood plain*;

e. notwithstanding subsections c. and d. of this section, development, or additions will not be permitted, where, as a result of a flood event equal to or less than the Regulatory Flood, structures will be subject to flows which, due to velocity and/or depth, would present conditions of hazard to life or potential damage to structures;

f. in support of any development application, the City or the appropriate conservation authority may require engineering studies related to flood frequency, velocity and depth of flood flows, appropriate flood damage reduction measures, and storm water management techniques. Based on these studies and other information, Mississauga or the TRCA may specify that any approval of the application will be subject to certain design considerations related to location, structural integrity, setbacks, coverage, elevation of ground floor openings, and other matters as may be determined by the City or the appropriate Conservation Authority;

   i. ingress and egress should be "safe" pursuant to Provincial Government flood proofing standards, and/or achieve the maximum level of flood protection determined to be feasible and practical based on existing infrastructure; and

   ii. new development will not be permitted to locate in the *flood plain* where the use is:

      1. associated with the manufacture, storage, disposal and/or consumption of hazardous substances or the treatment, collection and disposal of sewage, which would pose an unacceptable threat to public safety if they were to escape their normal containment/use as a result of flooding or failure of flood proofing measures;

      2. associated with uses, such as hospitals, nursing homes, daycares and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young), if involved in an emergency evacuation situation as a result of flooding or failure of flood proofing measures;

      3. associated with services such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during a flood emergency as a result of flooding or failure of flood proofing measures; and

      4. where new development is not considered to pose an unacceptable risk to public safety, a higher level of flood protection and/or additional flood proofing precautions above the regulatory flood level, may still be required due to the sensitive nature of the development; and

g. any amendment to the Zoning By-law will include provisions required by the City or the appropriate conservation authority to implement the Special Site Policies of this Plan.

17.132.2 The lands identified as Area A are located north and south of Dundas Street East, from Southcreek Road to the municipal boundary, Etobicoke Creek.

These lands function as the primary gateway into Mississauga from Toronto and areas to the east, and should promote distinctive built form, landscaping and street furniture elements as visual landmarks to identify the City entry and reinforce a quality image.

Notwithstanding the provisions of the Employment Commercial designation of the lands, the following additional policies will apply:

a. motor vehicle sales and rentals and other commercial or industrial uses with outdoor storage, flea markets, and motor vehicle commercial uses will not be permitted;

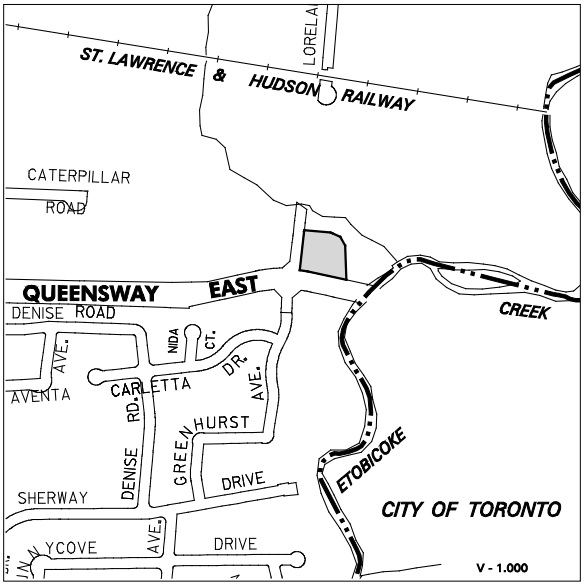
b. consolidation of vehicular entrances is encouraged;

c. active building frontages should be oriented to the public street, maximizing the linear street frontage occupied by the building;

d. building definition is to be strengthened on the street façade by use of prominent roof forms, upper level window bands, architectural projections, and other design elements to accentuate the height and prominence of single storey buildings; and

e. special formal street tree planting at regular intervals is encouraged along the frontage of the gateway properties.

Site 133 (Dixie Employment Area)



17.133.1 The lands identified as Special Site 133 are located on the north side of Queensway East, west of Etobicoke Creek.

17.133.2 These lands function as a gateway into Mississauga from Toronto and should promote distinctive built form and landscaping elements as visual landmarks to identify the City entry and reinforce a quality image.

17.133.3 Notwithstanding the Business Employment designation of the lands, the following additional policies will apply:

a. 50 percent of the building's gross floor area (GFA) is permitted to be used for retail commercial uses in addition to the uses permitted in the Business Employment designation; and

b. built form should minimize setbacks from Queensway East and include enhanced landscape features to promote the building on-site as a highly visible landmark structure.

Site 134 (Sheridan Park Employment Area)



17.134.1 The lands identified as Special Site 134 are located on the north side of North Sheridan Way, east of Flavelle Boulevard and west of Hadwen Road and are municipally known as 2333 North Sheridan Way.

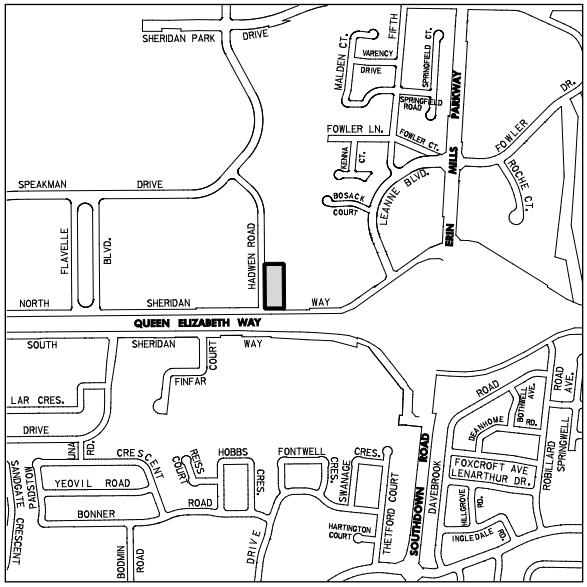
17.134.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

a. industrial uses within enclosed buildings including manufacturing, warehousing, distributing and wholesaling;

b. office and accessory uses within industrial buildings or in separate buildings within a complex of associated industrial buildings; and

c. limited outdoor storage areas accessory to an existing permitted use provided they are screened from public view.

Site 135 (Sheridan Park Employment Area)



17.135.1 The lands identified as Special Site 135 are located at the northeast corner of North Sheridan Way and Hadwen Road and are municipally known as 2213 North Sheridan Way.

17.135.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

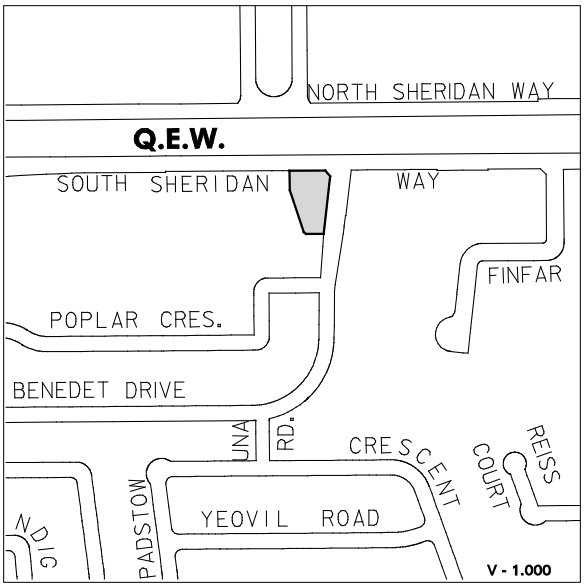
a. manufacturing, warehousing, distributing and wholesaling within enclosed buildings; and

b. limited outdoor prototype testing areas accessory to an existing permitted use provided they are screened from public view.

Site 136 (Clarkson-Lorne Park Neighbourhood)

17.136.1 The lands identified as Special Site 136 are located at the southwest corner of South Sheridan Way and Benedet Drive.

17.136.2 Notwithstanding the provisions of the Motor Vehicle Commercial designation, only a gas bar will be permitted.

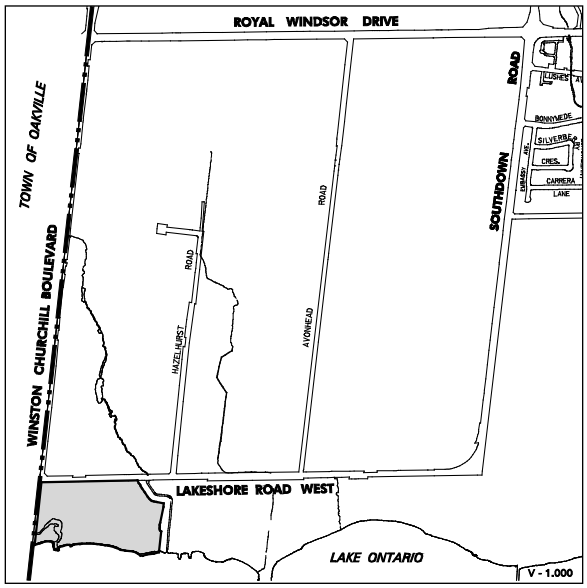


Site 137 (Southdown Employment Area)

17.137.1 The lands identified as Special Site 137 are located on the south side of Lakeshore Road West, east of Winston Churchill Boulevard.

17.137.2 Notwithstanding the provisions of the Public Open Space designation on these lands, the following additional policies will apply:

a. in addition to the uses permitted in the Public Open Space designation, the following uses will also be permitted within the existing structure:
   - ***secondary offices***;
   - commercial uses that are accessory to the park;
   - conference centre;
   - banquet hall;
   - conservatory/greenhouse complex;
   - commercial school; and
   - restaurant.

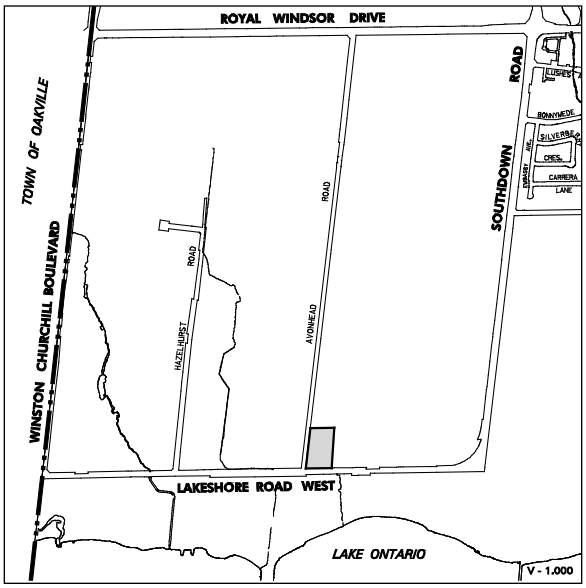


b. any proposed structure will be limited in size and to a design compatible with the existing structures and will be designed and located in a manner that minimizes the removal of forest cover.

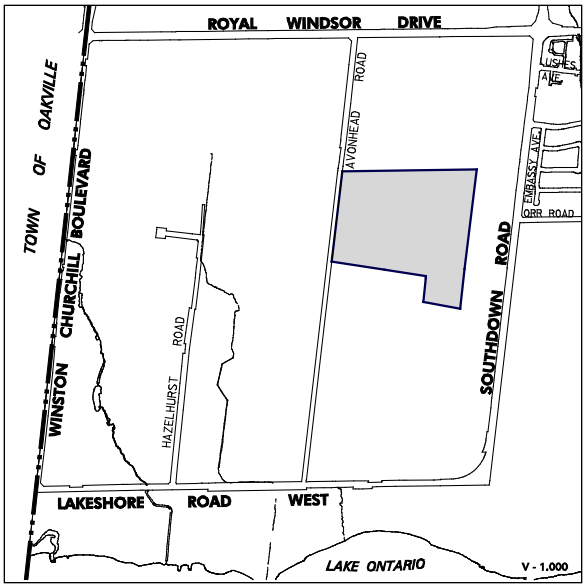
Site 138 (Southdown Employment Area)

17.138.1 The lands identified as Special Site 138 are located on the north side of Lakeshore Road West, west of Southdown Road.

17.138.2 Notwithstanding the provisions of the Utility designation, the lands may also be developed for a Community Recycling Centre with outdoor storage and an accessory retail store for reusable goods.



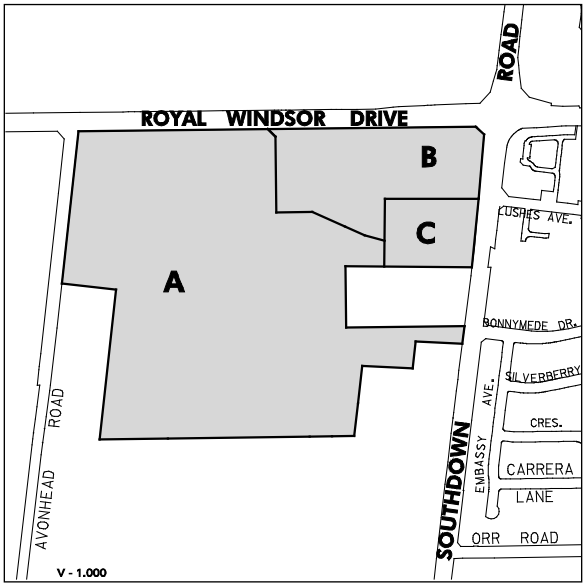
Site 139 (Southdown Employment Area)



17.139.1 The lands identified as Special Site 139 are located on the west side of Southdown Road, south of Royal Windsor Drive.

17.139.2 Notwithstanding the provisions of the Industrial designation, only the existing land farming operation will be permitted as an accessory use to the existing lubricants centre located at 385 Southdown Road.

Site 140 (Southdown Employment Area)



17.140.1 **Area A**

The lands identified as Area A of Special Site 140 are located on the south side of Royal Windsor Drive and west of Areas B and C.

Notwithstanding the Business Employment designation, the uses permitted on the lands will be subject to the following additional policies:

a. access will be available to Southdown Road opposite Bonnymede Drive and to Royal Windsor Drive opposite the City Works yard access; and further additional points to Royal Windsor Drive, Southdown Road and Avonhead Road may be considered by the City at the time of site plan approval when the ultimate development plan has been determined; and

b. prior to site plan approval for any part of Area A, a concept plan may be required to indicate how adjacent lands could be developed with respect to ensuring that all

lands have adequate access and parking, and that traffic and pedestrian circulation is adequately provided.

17.140.2 Area B

The lands identified as Area B of Special Site 140 are located at the immediate southwest corner of Royal Windsor Drive and Southdown Road.

Notwithstanding the Mixed Employment designation, the following additional policies will apply:

a. development at the intersection of Royal Windsor Drive and Southdown Road is encouraged to have generous open spaces with landscaping to enhance the ***streetscape***; and

b. access will be available to Royal Windsor Drive opposite the City Works yard access. Additional access points to Royal Windsor Drive may be considered by the City at the time of site plan approval.

17.140.3 Area C

The lands identified as Area C of Special Site 140 are located on the west side of Southdown Road, immediately to the south of Area B.

Notwithstanding the provisions of the Mixed Employment designation, the following additional policies will apply:

a. permitted uses will only include retail warehouses, which generally consist of home furnishings, home accessories and an automotive centre;

b. in addition to the above, ***community infrastructure*** and all types of restaurants, except for convenience restaurants, will be permitted;

c. business employment uses;

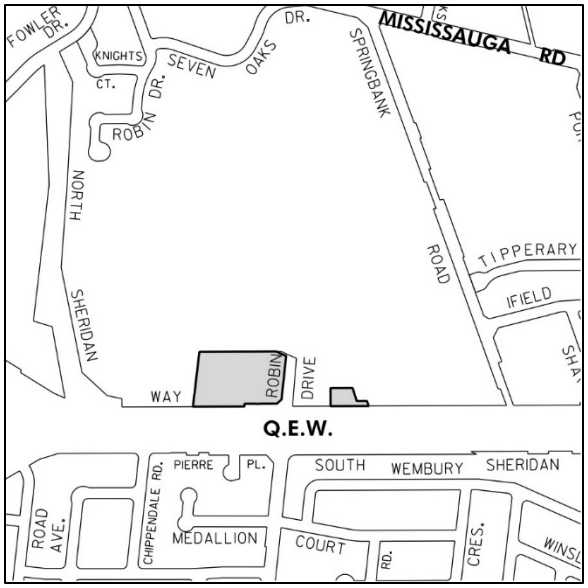
d. uses not permitted within this designation include department stores, supermarkets and drug stores, and other commercial uses which, either individually or collectively, could create an impact on commercial centres; and

e. outdoor storage and display areas should not be visible from major roads, parks, Greenlands or residential lands. Appropriate setbacks, screening and buffering will be required to lessen the visual impact of the facility. Display areas are to be an integral part of the overall site design and evaluated based on their visual impact on the ***streetscape***.

Site 141 (Sheridan Neighbourhood)

17.141.1 The lands identified as Special Site 141 are located abutting North Sheridan Way, east and west of Robin Drive.

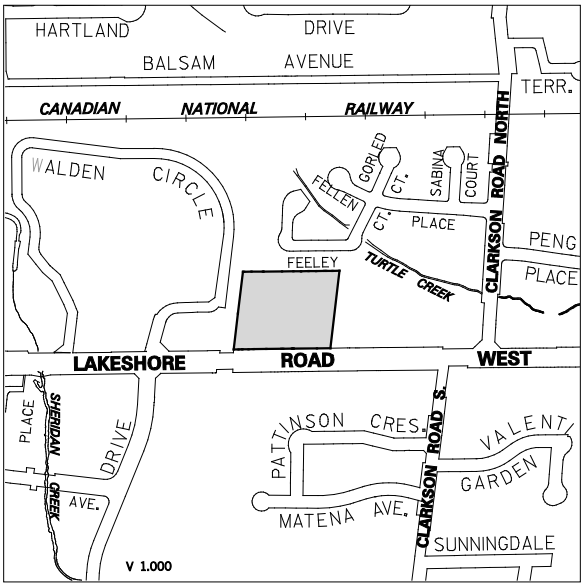
17.141.2 Notwithstanding the Business Employment policies of this Plan, overnight accommodations and conference centres will not be permitted.



Site 142 (Clarkson Village Growth Node)

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Site 143 (Clarkson Village Growth Node)



17.143.1 The lands identified as Special Site 143 are located on the north side of Lakeshore Road West, west of Clarkson Road North and east of the railway tracks and are municipally known as 1865 Lakeshore Road West.

17.143.2 Notwithstanding the policies of this Plan, existing uses will be permitted as they existed on the day these policies come into effect in their current location. Alterations and minor expansions to existing uses in their current location/configuration will be permitted.

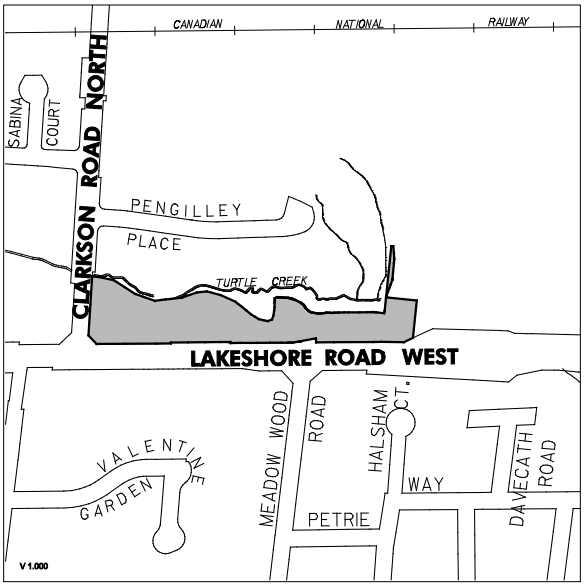
17.143.3 In accordance to Map 14-2.2.2: Access Management Plan – Clarkson Village Growth Node Character Area within the policies of this Plan, a publicly accessible driveway easement will be provided to facilitate laneway access between 1865 Lakeshore Road West and the lands municipally known as 1829 Lakeshore Road West.

17.143.4 Notwithstanding the policies in this Plan, the following additional policies will apply to development:

a. the maximum residential ***floor space index (FSI)*** will be 2.5; and

b. the maximum height will be eight storeys

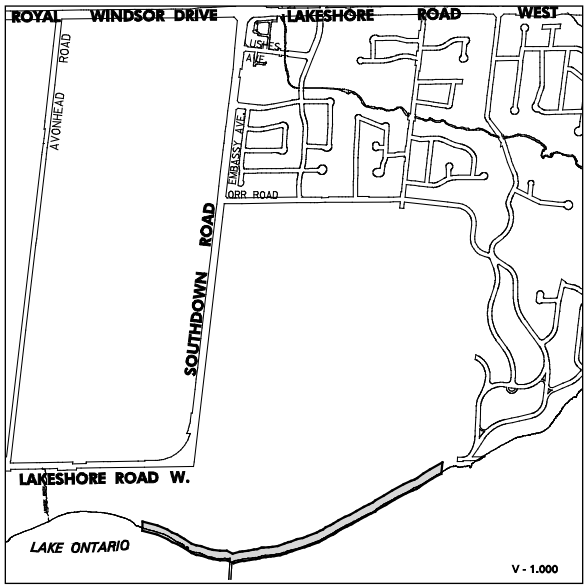
Site 144 (Clarkson Village Growth Node)



17.144.1 The lands identified as Special Site 144 are located on the north side of Lakeshore Road West between Birchwood Park and Clarkson Road North.

17.144.2 The lands are encumbered by slope stability issues associated with Turtle Creek. Satisfactory technical reports addressing these issues are required prior to any development of these lands.

Site 145 (Southdown Employment Area)



17.145.1 The lands identified as Special Site 145 are located along the Lake Ontario shoreline, from Lakeside Park to the eastern district boundary.

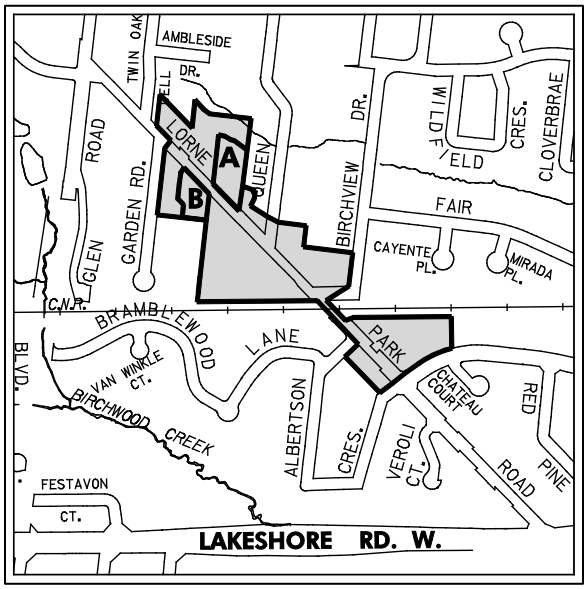
17.145.2 Notwithstanding the provisions of the Greenlands designation, the following additional policies apply:

a. existing structures and uses are permitted;

b. expansion to existing structures or new development are subject to the ***Natural Hazard*** policies of this Plan; and

c. detailed studies to allow expansions or new development will be subject to satisfying the City and the appropriate conservation authority.

Site 146 (Clarkson-Lorne Park Neighbourhood)



17.146.1 The lands identified as Special Site 146 are located east and west of Lorne Park Road and north and south of the Canadian National Railway Line.

17.146.2 Notwithstanding the provisions of the Residential Low-Rise I and Mixed Use designations, the following policies will apply:

a. this ***streetscape*** should emphasize older buildings which are close to the street; and

b. encourage two storey development, with buildings designed to de-emphasize height, and to be consistent with the residential character of the neighbourhood.

17.146.3 Notwithstanding the Residential Low-Rise I designation, on lands identified as A, the subject lands may only be developed for

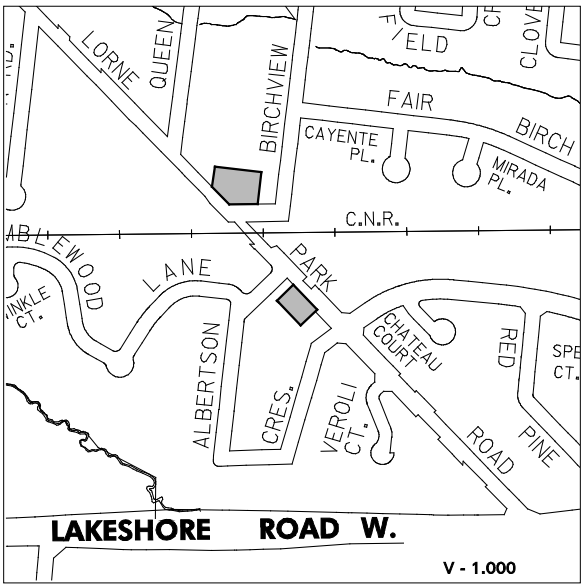
detached, semi-detached and townhouse dwellings or a combination thereof, up to a maximum density of 19 units ***net residential hectare***.

17.146.4 Notwithstanding the provisions of the Residential Low-Rise I designation, on lands identified as B, the subject lands may only be developed for four semi-detached and six townhouse dwellings.

Site 147 (Clarkson-Lorne Park Neighbourhood)

17.147.1 The lands identified as Special Site 147 are located north of Lorne Park Road, west of Birchview Drive and south of Lorne Park Road, east of Albertson Crescent.

17.147.2 Notwithstanding the provisions of the Mixed Use designation, a motor vehicle repair garage will also be permitted.



Site 148 (Port Credit Neighbourhood)



17.148.1 The lands identified as Special Site 148 are located south of the Canadian National Railway and east of Queen Street West.

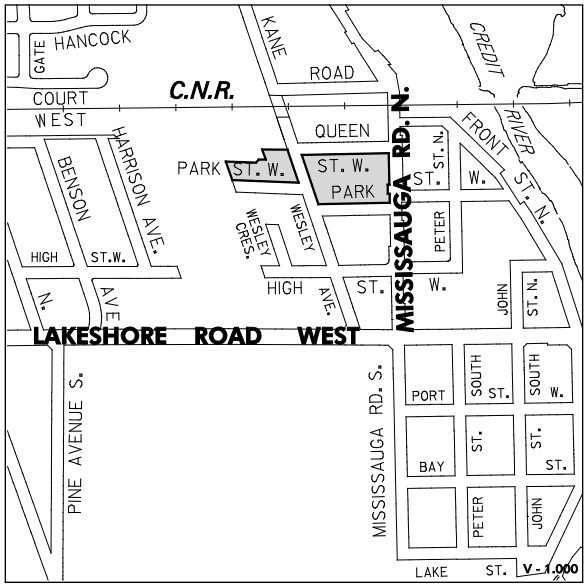
17.148.2 Notwithstanding the provisions of the Business Employment designation and the Desirable Urban Form policies, the following additional policies will apply:

a. development (including servicing) will be permitted following the filing of a Record of Site Condition (RSC) on the Ministry of Environment's Registry in accordance with Ont. Reg.153/04 as amended;

b. vehicular access to the site will be provided from Lakeshore Road West through an existing easement. Access from surrounding residential streets will only be permitted subject to addressing the appropriateness of the volume and type of traffic that would be accommodated on residential streets; and

c. building heights for ***secondary offices*** uses will be a maximum of 4 storeys.

Site 149 (Port Credit Neighbourhood)



17.149.1 The lands identified as Special Site 149 are located south of Queen Street West, north of Park Street West, west of Mississauga Road North, and on the east and west sides of Wesley Avenue.

17.149.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

a. detached dwelling;

b. semi-detached dwelling;

c. duplex dwelling;

d. triplex dwelling; and

e. street townhouses.

Site 150 (Port Credit Neighbourhood)



17.150.1 The lands identified as Special Site 150 are located on the north side of Lakeshore Road West, east of Benson Avenue.

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

a. a maximum of 16 townhouse dwelling units with building heights not exceeding three storeys of livable space will be provided along the south side of High Street West;

b. a maximum of 309 retirement dwelling units and/or apartment dwelling units for seniors will be permitted within mixed use buildings that front onto Lakeshore Road West;

c. a maximum building height of four storeys fronting Lakeshore Road West, stepping up to a maximum building height of eight storeys towards the north, is permitted for the mixed use buildings; and

d. the only commercial uses permitted are retail stores, financial institutions, restaurants, personal service establishments, repair establishments and ***secondary office*** uses and are to be located within the ground floor of the mixed use buildings fronting Lakeshore Road West.

Site 151 (Mineola Neighbourhood)

17.151.1 The lands identified as Special Site 151 are located on the northwest side of South Service Road, east of Hurontario Street.

17.151.2 Notwithstanding the policies of this Plan, the following policies will apply:

a. a maximum ***floor space index (FSI)*** of 4.9 will be permitted; and

b. the maximum apartment building height will be 29 storeys.

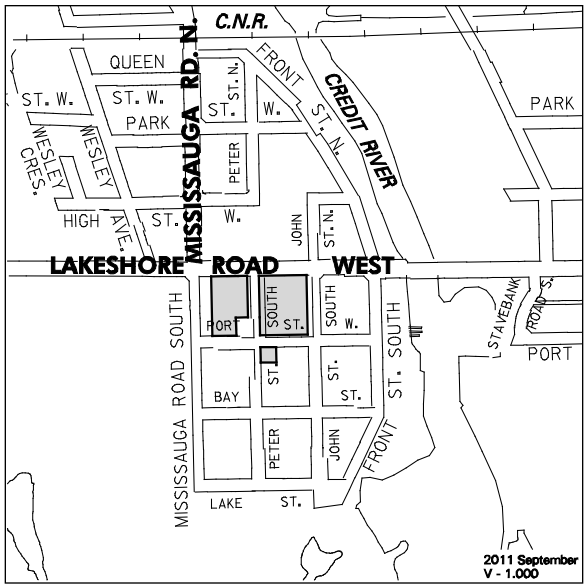


Site 152 (Port Credit Growth Node)

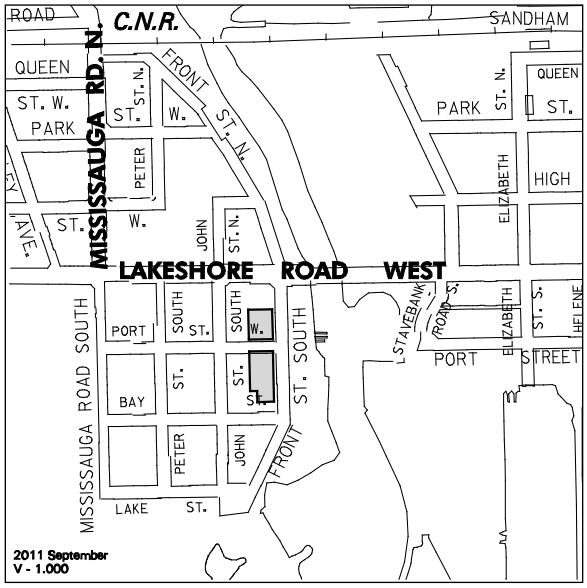
17.152.1 The lands identified as Special Site 152 are located south of Lakeshore Road West and west of John Street South.

17.152.2 Notwithstanding the provisions of the Mixed Use and Residential Low-Rise I designations, the following additional policy will apply:

a. special care is required to preserve the character of the buildings and properties of the ***community infrastructure*** along Lakeshore Road West and Port Street West. Particular care will be taken in the preservation of the exterior character of the structures, and related exterior open space areas. The existing cemetery at the corner of Lakeshore Road West and John Street South will be preserved.



Site 153 (Port Credit Neighbourhood)



17.153.1 The lands identified as Special Site 153 are located on the west side of Front Street South and the south side of Port Street West, south of Lakeshore Road West.

17.153.2 Notwithstanding the provisions of the Mixed Use designation on these lands, the following additional policies will apply:

a. buildings, including amenities and signage, whether new or modified, will have a single detached residential appearance consistent with the form, design and scale of the low-rise residential land use in the Old Port Credit Village Heritage Conservation District. In addition, the use will have a limited impact on the low-rise residential character of the area. New buildings or modified buildings will comply with the development standards of the adjacent low-rise residential area;

b. any garage, detached or attached, will be located in the side or rear yard behind the front wall of the building. Any additional parking required will be accommodated to the rear of the lot;

c. front yards will be mostly landscaped and oriented to Front Street South or Port Street West;

d. appropriate design treatment will be provided to both facades at street corners; and

e. every effort will be made to have buildings of historic interest, as defined in the Old Port Credit Village Heritage Conservation District Plan, retained within any future redevelopment.

Site 154 (Port Credit Growth Node)



17.154.1 The lands identified as Special Site 154, Marina Park, are located at the southeast corner of Lakeshore Road West and Front Street South.

17.154.2 Marina Park is to be developed as an integral component of the Port Credit Harbour and Old Port Credit Conservation District in terms of complementary uses and design while recognizing its potential to establish a vibrant river and village edge.

17.154.3 Notwithstanding the provisions of the Public Open Space and Greenlands designations, the following additional policies will apply:

a. in addition to the uses permitted by the Public Open Space designation, the following uses may be permitted subject to, among other matters, the approval of Credit Valley Conservation:

   i. ***secondary offices***;

   ii. retail commercial uses, except for commercial uses with a drive-through facility;

   iii. conference centre; and

   iv. marina;

b. in addition to the uses permitted by the Greenlands designation, a marina will be permitted;

c. Marina Park will be developed as an integral part of both Port Credit Harbour and the Old Port Credit Village Heritage Conservation District, having regard for the following principles:

   i. public access to the Credit River will be enhanced;

   ii. views of the Credit River from both the Port Street West and the Bay Street road allowances will be extended through the site;

   iii. building height will not exceed 2 storeys;

   iv. buildings will be articulated to reduce the perception of bulk;

   v. buildings will be oriented to the Credit River, Front Street South and the street grid;

   vi. pedestrian links along the Credit River through the site and both north and south of it will be pursued, where feasible; and

vii. historical interpretation of the site will be integrated into any future development;

d. prior to any development, the City will prepare a master plan to address the future use and layout of Marina Park. The master plan will be prepared in consultation with the public, and address, among other matters, the future layout of the site, archaeological assessment, historical interpretation opportunities, and the feasibility of a river trail; and

e. when the master plan has been prepared and approved by City Council, the holding provision in the Zoning By-law may be removed.

Site 155 (Port Credit Growth Node)

17.155.1 The lands identified as Special Site 155 are located west of Stavebank Road South, south of Lakeshore Road East.

17.155.2 Notwithstanding the provisions of the Public Open Space and Greenlands designations, the existing restaurant and marina will be permitted.



Site 156 (Port Credit Growth Node)

17.156.1 The lands identified as Special Site 156 are located west of Stavebank Road, south of High Street and north of Lakeshore Road East.

17.156.2 Notwithstanding the provisions of the Desirable Urban Form policies, building heights will be a maximum of 6 storeys and a minimum of 2 storeys, subject to:

a. appropriate transition to buildings fronting Lakeshore Road East;

b. appropriate transition to St. Andrews Church; and

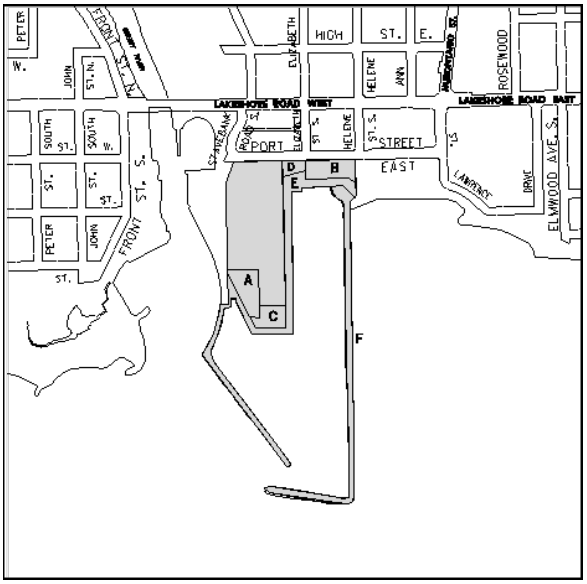
c. appropriate stepbacks from Stavebank Road, above the third storey.



Site 157 (Mineola Neighbourhood)

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Site 158 (Port Credit Growth Node)



17.158.1 The lands identified as Special Site 158 are located south of Port Street East and east of the Credit River.

General Policies

17.158.2 *Affordable* housing will be provided in accordance with the City of Mississauga's housing policies.

17.158.3 The City will require a mix of housing unit types, sizes and tenure to accommodate changes in community needs over time.

17.158.4 Ground floor uses should include retail, ***makerspace***, service commercial and cultural uses for the purpose of establishing areas of focus for residents and visitors, as shown on Map 17-3: Ground Floor Activation.

17.158.5 A minimum total office gross floor area (GFA) of 6,000 m^2 will be required and will be developed concurrently with residential uses.

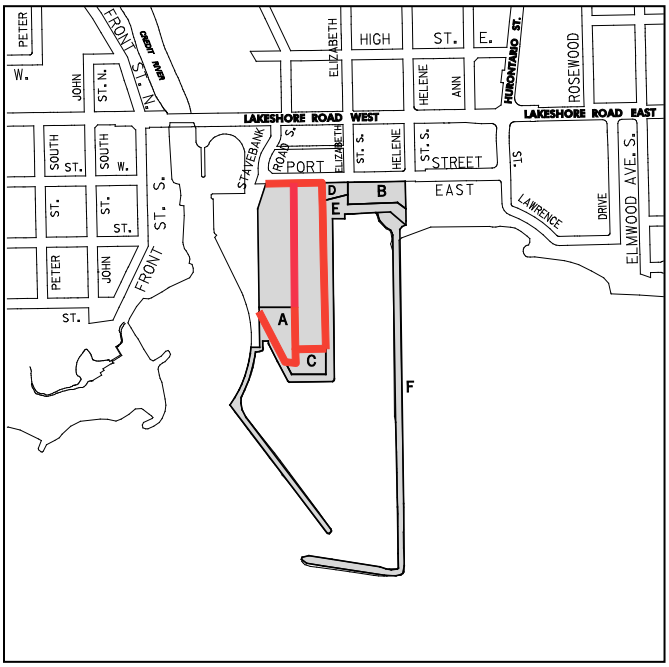
17.158.6 The Public Open Space network and the road system will be designed to create view corridors to Lake Ontario and the shoreline throughout and through the site, including broader panoramic views at the water's edge, as generally shown on Map 17-4: View Corridors.

Area A

17.158.7 A landmark building will be required that is a focal point, demonstrates visual interest, a high standard of architectural design and draws people to the waterfront.

17.158.8 Area A as well as the surrounding roads and public realm will be a showpiece of design excellence and innovation.

17.158.9 The building and/or the site should include an attraction that draws people to the site (e.g. public art, observation deck, cultural facility).



Map 17-3: *Ground Floor Activation*

Area B

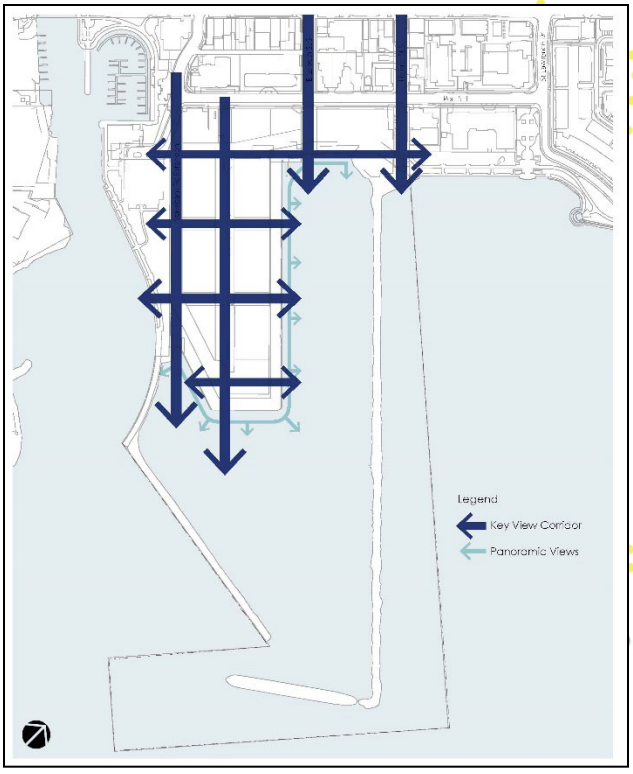
17.158.10 Notwithstanding the policies of this Plan, only a marina facility and the following accessory uses will be permitted:

a. marina-related facilities including retail, boat repair facilities and ancillary equipment; and

b. on-site boat storage.

17.158.11 Retail uses and ***makerspaces*** may be permitted as a second phase to the marina development provided they are subordinate to and complement the marina use.

These additional uses will not adversely impact the marina operations and will only be permitted provided sufficient parking requirements are met.



Map 17-4: View Corridors

Areas C, D, E and F

17.158.12 Area C will be a park that provides panoramic views of Lake Ontario and the Credit River. The park will be the full width of the pier and have a minimum area of 0.3 hectare not including public and private roads.

17.158.13 The park to be located in Area D will have a minimum area of 0.13 hectare and have street frontages on Port Street East and future roads C and E (as shown on Map 17-5). The largest frontage will be on Port Street East.

17.158.14 A waterfront promenade will be located in Area E and will:

a. have a minimum width of approximately 15 metres;

b. include a broad, hard-surfaced pedestrian zone, complete with lighting, benches, trees and other amenities;

c. connect JJ Plaus Park to St. Lawrence Park;

d. connect with all existing pathways and future sidewalks that it is adjacent to; and

e. be designed to be compatible with the water's edge and adjacent development and to accommodate pedestrians, cyclists, emergency service access and service vehicles.

17.158.15 Area F is an engineered structure designed to protect the marina basin and is not currently in a form that would permit public use. Opportunities for lake fill should be considered to integrate this area into the public open space network to improve public waterfront access and provide for trails and lookouts along the water.

17.158.16 The following additional uses are permitted within Areas E and F:

a. marina-related facilities, including floating docks and boat slips, a fuel dock and pumpout station, boat repair facilities and ancillary equipment; and

b. on-site boat storage.

Urban Design

17.158.17 Parking facilities located above-grade and adjacent to the road system will be screened by "liner" buildings incorporating a mix of uses between the parking structure and the road.

17.158.18 An arcade or building element that is a minimum of four storeys above-grade may be considered over Road B immediately south of Port Street East provided that view corridors to Lake Ontario are achieved.

17.158.19 ***Tall buildings*** will have a ***podium*** of four stories.

Transportation

17.158.20 The future road network is shown on Map 17-5: Future Road System and will be subject to the following road right-of-way width requirements:

Road	Right-of-Way	Future Road type
A1	17 – 20 m	Minor Collector
A2	17 – 20 m	Minor Collector
B	15 – 17 m	Local Road
C	15 – 17 m	Local Road
D	17 – 25 m	Local Road
E	20 m	Local Road

17.158.21 Future additions to the road network will be public roads, unless arrangements for a private road are made that are satisfactory to the City. With the exception of Road A1 and Road E which will be public roads, private roads may be considered subject to the following:

a. public easements will be required;

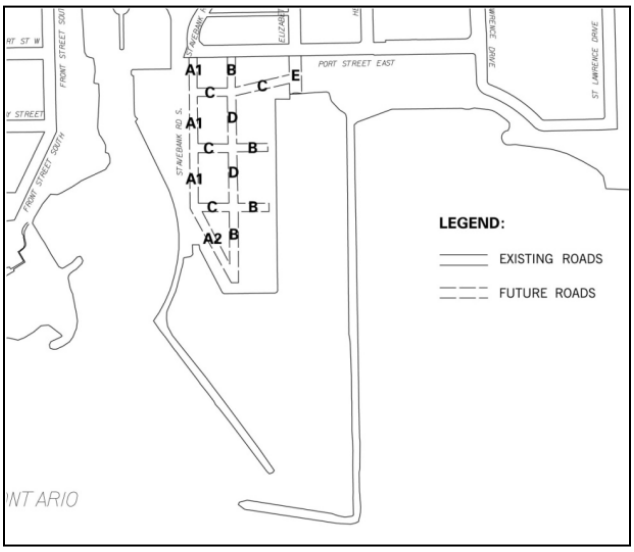
b. required right-of-way widths will be provided; and

c. an appropriate terminus may be required for maintenance and operations where a public road connects with a private road.

17.158.22 Roads B will be designed primarily as a pedestrian and cycling route with a secondary purpose for vehicular access including emergency and service vehicles.

17.158.23 The City may consider alternative road design standards to achieve community design objectives.

17.158.24 The portion of the Primary Off-Road Route as shown on Schedule 5: Long Term Cycling Routes, to be located in Area E will allow for cyclists within a predominately pedestrian environment.



Map 17-5: Future Road System

Environment

17.158.25 The development of a district energy system will be encouraged in the area or on the site. Where a district energy system is not provided, developments are encouraged to include on-site renewable or *alternative energy systems.*

17.158.26 The City, in partnership with the appropriate conservation authority, other agencies having jurisdiction and the property owner may explore the feasibility of lake fill opportunities to enhance the quality of the shoreline, connect Natural Heritage Systems and achieve associated habitat improvements. This will be done with consideration of the ecological context of the site and *watershed* management area.

Implementation

17.158.27 Through a marina redevelopment and financing strategy, a marina action plan will be prepared to the City's satisfaction that will identify matters such as:

a. the mix of marina and marina-related uses;
b. the location of buildings;
c. building heights;
d. parking and boat storage facilities; and
e. the layout for the marina docks slips, facilities and associated amenities.

17.158.28 A development master plan will be required to address matters including, but not limited to, the following:

a. the height, scale and location of proposed uses;
b. the phasing of development, specifically:
    - marina and marina-related facilities
    - physical serving infrastructure (e.g. roads, water, wastewater)
    - ***community infrastructure***
    - office and other non-residential development
    - residential development

c. how the envisioned population and employment will be achieved;

d. the size, amount and location of non-residential uses at grade and within buildings;

e. the size and location of ***community infrastructure*** (e.g. parks);

f. final road alignment;

g. the location and number of parking spaces;

h. a functional review of servicing and truck operations on the street network and access to underground parking;

i. environmental requirements (e.g. remediation of site contamination, green development standards, ***renewable*** and ***alternative energy*** components and sustainable infrastructure);

j. transition and connectivity within the site and to the surrounding context;

k. provision of public access and protection of views to Lake Ontario;

l. treatment of the public realm (e.g. the pedestrian and cycling network, roads and ***streetscape***);

m. provision and location of public art;

n. engineering and design requirements to integrate the eastern breakwater (Area F) into the public open space network; and

o. hazard mitigation measures and shoreline protection works, delineation of the ***Natural Hazard Lands*** and associated setback.

17.158.29 In exchange for increased height and/or density permissions a community benefits contribution pursuant to Section 37 of the *Planning Act* will be required. The base value from which increased height and/or density will be calculated will reflect zoning by-law permissions in effect as of January 1, 2017.

17.158.30 In order to ensure the proper and orderly development in accordance with this Plan, development will occur by way of one or more plans of subdivision which will generally determine the detailed alignment of municipal roads, the location of parkland and conditions respecting development phasing.

17.158.31 In the event that there are multiple landowners, to ensure the appropriate and orderly development of the site and to ensure that the costs associated with development are equitably distributed among all landowners, the City will require that a cost sharing agreement and/or front end agreement has been executed to address distribution of costs and municipal and ***community infrastructure***, lands and facilities associated with development in a fair and equitable manner. Individual developments will generally not be approved until the subject landowner becomes party to the landowners' cost sharing agreement. The City will not be a party to any landowner cost sharing agreement but may be a party to a front-end agreement. Where necessary for the purposes of facilitating a front-end agreement, the City may utilize area specific development charge by-laws enacted pursuant to the *Development Charges Act, 1998,* as amended.

Site 159 (Port Credit Growth Node)



17.159.1 The lands identified as Special Site 159 are located at the southeast corner of Lakeshore Road East and Elizabeth Street South.

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

a. a maximum of 56 residential units are permitted;

b. Area A:

   i. a maximum building height of four storeys is permitted; and

   ii. building stepbacks from Lakeshore Road East shall be introduced to the facade.

c. Area B:

   i. a maximum building height of four storeys fronting Port Street East, stepping up to a maximum building height of ten storeys towards the north, is permitted; and

   ii. notwithstanding the above height maximums, the building height adjacent to the easterly boundary of Area B shall be no greater than one storey.

Site 160 (Port Credit Growth Node)



17.160.1 The lands identified as Special Site 160 are located west of Hurontario Street, south of the Canadian National Railway, east of Helene Street, and north of High Street. These lands are in an important location that has the potential to support *higher order transit.*

17.160.2 Notwithstanding the policies of this Plan, the following provisions shall apply, with the Port Credit GO Station Southeast Area Master Plan, also to be used in the review of development applications:

a. Minimum and maximum building heights are shown in Schedule 8n and described below:

   i. Residential and non-residential buildings fronting Hurontario Street shall have building heights not exceeding eight storeys, with a setback consistent with a 45 degree angular plane generally required after six storeys.

   ii. The maximum permitted height of buildings fronting Hurontario Street may be exceeded by one storey for every storey of additional office use provided beyond the recommended minimum requirement, up to a maximum of two storeys. The ability to achieve up to ten storeys along Hurontario Street will require a proponent to provide further built form, design and planning justification, to the satisfaction of the City; and

   iii. All buildings shall be a minimum of two storeys.

b. Variation in building heights and form should be achieved, including the position of towers relative to each other;

c. Blocks 2, 3 and 4, a minimum of 30 metres will be provided between any portion of a building that is eight storeys or higher to another building that is eight storeys or higher. Block 1, a minimum of 25 meters will be provided between any two buildings, for any portion of a building that is nine storeys or higher to another portion of a building that is nine storeys or higher

d. Blocks 2, 3 and 4, the maximum size of residential floorplates beyond the 15th storey will generally be 800 square metres or less. Block 1, the maximum size of residential floor plates beyond the 15th storey will be 900 square metres;

e. Long or full block buildings will be permitted but are encouraged to provide internal mid-block connections where possible and shall generally provide variation in the facade to break up the massing (e.g. physical vertical recesses, changes in materials or other forms of articulation);

f. Above-grade structures must be contextually sensitive and provide for visual interest and elements that contribute to the ***streetscape*** and help animate the area, such as space for office, retail/commercial or community uses, services for transit users (e.g. ticketing, interactive information boards and service kiosks), building entrances, community display cases, public art, street furniture and landscape features. The building envelop that faces a public street or gateway entry point will have street level animation. The intent is to achieve visual animation, interest and ***streetscape*** improvements along each elevation of an above-grade parking structure, with a target of generally providing animation at street level along two thirds of a building envelope;

g. All future developments over 1,000 square metres shall provide an appropriate mix of non-residential, employment generating uses including office and other uses such as retail stores, restaurants, personal service establishments or community service space. Where land parcels are too small to accommodate large mixed use development, non-residential land uses are encouraged but not required;

h. The following minimum gross floor areas (GFA) of employment-generating uses will be required as part of future comprehensive block redevelopments:

   i. Block 1: 3 250 square metres

   ii. Block 2: 250 square metres.

   iii. Block 4: 250 square metres

i. Developments should be encouraged to provide office space in larger, contiguous floorplates (at grade or above-grade) in order to accommodate a variety of businesses and services;

j. Development applications shall demonstrate how transit use, pedestrian circulation, cycling, car and bike sharing, car-pooling, shared parking and other travel demand management measures will be achieved;

k. Reduced, *transit-supportive* parking standards are encouraged for future development within the Port Credit GO Station Southeast Area. Through the rezoning process, applicants shall be required to provide a parking study to justify the appropriateness of the specific parking standards being proposed;

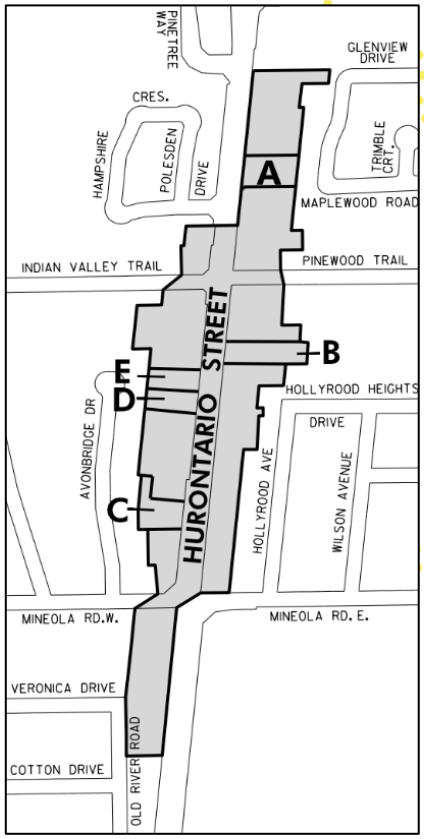
l. Development applications shall demonstrate how a seamless integration of modes of travel and access is achieved, especially at grade and on the lower floors of buildings;

m. Development applications shall demonstrate how both the City of Mississauga and Region of Peel Affordable Housing initiatives are being addressed; and

n. Development applications shall demonstrate how proposed built forms and landscaping adjacent to heritage designated properties will respect *heritage attributes* and mitigate *negative impacts* on the heritage resources.

17.160.3 Notwithstanding 17.160.2, Block 1 is permitted to contain building heights of 36 and 29 storeys and a one storey stand alone commercial building.

Site 161 (Mineola Neighbourhood)



17.161.1 The lands identified as Special Site 161 are the lots which front onto the east and west sides of Hurontario Street, south of the Queen Elizabeth Way.

17.161.2 Notwithstanding the provisions of the Residential Low-Rise I designation, the following additional policies will apply:

a. The following uses will also be permitted:

   i. offices, provided that medical offices are used for the consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario. Medical offices may not include hospitals or other accessory medical uses such as, laboratories, diagnostic facilities for medical and dental purposes, a drug and optical dispensary, nor a medical supply and equipment store; and

   ii. a detached dwelling containing a maximum of one dwelling unit in combination with office uses.

b. commercial uses, which include personal service uses, will not be permitted as a primary or as an accessory use;

c. all buildings used for office or residential-office purposes, whether new or modified, will have a residential appearance which is compatible with the form, design, and scale of the surrounding residential area. All development will be designed so that it does not negatively impact abutting properties used for residential purposes, in terms of light, privacy, noise and rear yard amenity;

d. the use must be of a nature and intensity that results in a parking demand which does not negatively impact the function of Hurontario Street nor abutting local roads. In this regard, applicants for rezoning will be required to demonstrate, through the submission of traffic studies, parking justification studies and business operation information, that the proposed use is suitable for its location. Developments which result in a reduced parking demand are preferred;

e. all office related parking will be accommodated within the front and side yards only, with a minimal loss of vegetation or in underground facilities. Rear yard parking, with the exception of parking for residential dwellings, is not permitted. Surface parking areas are permitted to be constructed of permeable materials in order to achieve sustainable and urban design objectives and reduce impacts on drainage and grading systems. The portion of the access driveway within the road allowance is to be constructed of hard surface pavement;

f. where appropriate, mutual driveway access will be permitted between abutting property owners provided this arrangement is registered on title;

g. for developments located at intersections, access to the minor streets will be discouraged, and where technically feasible, access will be permitted on Hurontario Street;

h. street frontages are required to be enhanced with landscaping to reflect Hurontario Street's role as a gateway to the Mineola and Port Credit Character Areas. On-site parking areas should not dominate the ***streetscape*** and are required to be appropriately screened by vegetation and landscape treatments which are complementary to the character of the area. In this regard the following will also apply:

   i. a minimum of 40 percent of the front yard of interior lots, will be landscaped open space. Landscaped open space may include pedestrian walkways but will exclude paved parking areas;

   ii. corner lots will provide a total minimum landscaped open space area of 40 percent of the lot;

   iii. a landscape buffer ranging from 4.5 m to 7.5 m in depth will be provided along the Hurontario Street frontage; and

   iv. a minimum landscape buffer of 4.5 m in depth will be provided alongside street frontages adjacent to parking areas.

i. New or modified office or residential-office buildings will not exceed:

   i. 420 m^2 gross floor area (GFA);

   ii. a maximum lot coverage of 25 percent; and

   iii. a maximum building height of two storeys and a 10.7 m mean height level between the eaves and the ridge of a sloped roof or 7.5 m to the highest point of the surface of a flat roof.

j. The following yards are required for office or residential-office buildings:

   i. minimum 1.8 m side yard for a one storey building;

   ii. minimum 2.4 m side yard for a two storey building;

   iii. minimum 7.5 m rear yard; and

   iv. maximum front yard equivalent to 50 percent of the lot depth.

17.161.3 Notwithstanding subsection i. of this section, for the lands identified as Area A, the existing building at 1523 Hurontario Street will not exceed 585 m^2 gross floor area (GFA).

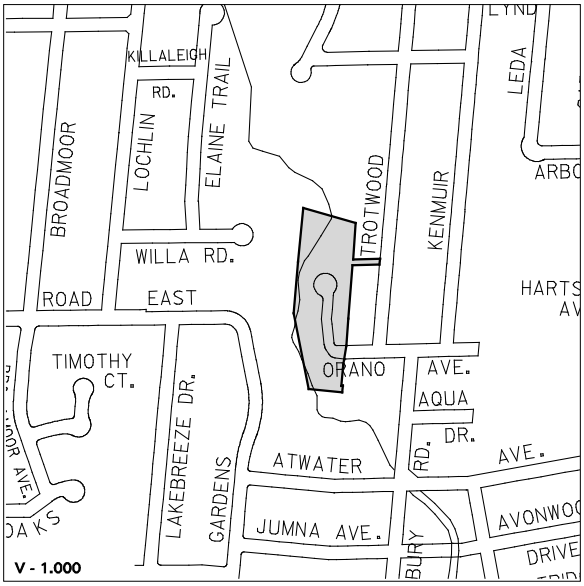
17.161.4 Notwithstanding subsection i. of this section, for the lands identified as Area B, an office building at 1443 Hurontario Street will not exceed 552 m^2 gross floor area (GFA).

17.161.5 Notwithstanding subsection i. of this section, for the lands identified as Area C, an office building at 1370 Hurontario Street will not exceed 465 m^2 gross floor area (GFA).

17.161.6 Notwithstanding subsection i. of this section, for the lands identified as Area D, for the building at 1424 Hurontario Street, the maximum gross floor area (GFA) will not exceed 460 m^2 and the maximum gross floor area (GFA) used for an office will not exceed 250 m^2.

17.161.7 Notwithstanding subsection i. of this section, for the lands identified as Area E, for the building at 1430 Hurontario Street, the maximum gross floor area (GFA) will not exceed 467 m^2. The gross floor area (GFA) of an office will not exceed 365 m^2.

Site 162 (Mineola Neighbourhood)



17.162.1 The lands identified as Special Site 162 are bounded by the rear lot lines of properties on Mineola Gardens and Willa Road to the west, and the rear lot lines of properties fronting on Trotwood Avenue to the east. Orano Avenue terminates near the southerly limit of the property. The subject site is traversed by Cooksville Creek and is partially within the regulatory *flood plain* of Cooksville Creek.

17.162.2 Notwithstanding the Greenlands designation, detached dwellings will also be permitted subject to the Residential Low-Rise I policies. New lots which extend into the *flood plain* will not be permitted. Access to approved lots must be flood free or flood proofed. In addition, a significant setback is required to address channel bank erosion (21 m).

In addition to being in the *flood plain*, this site is located partially within a woodlot. Due to both of these environmental constraints, Mississauga may require that an ***Environmental Impact Study (EIS)*** be undertaken for any proposed development.

Site 163 (Lakeview Neighbourhood)

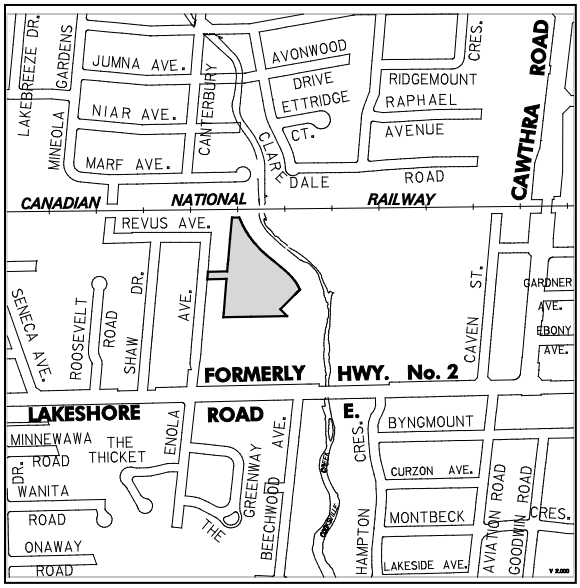


17.163.1 The lands identified as Special Site 163 are located west of Revus Avenue, south of the Canadian National Railway tracks.

17.163.2 Notwithstanding the policies of this Plan, the following uses will not be permitted:

a. banquet hall;
b. broadcasting, communication, and utility rights- of-way;
c. conference centre;
d. entertainment, recreation and sports facilities;
e. financial institution;
f. outdoor storage;
g. overnight accommodation; and
h. restaurants.

Site 164 (Lakeview Neighbourhood)



17.164.1 The lands identified as Special Site 164 are located north of Lakeshore Road East, east of Enola Avenue.

17.164.2 Notwithstanding the policies of this Plan, townhouses will be permitted.

Site 165 (Lakeview Neighbourhood)



17.165.1 The lands identified as Special Site 165 known as the Adamson Estate and Derry Property, are located along the shore of Lake Ontario, east of Cumberland Drive and south of Enola Avenue.

17.165.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

a. ***secondary offices***;

b. a conference centre; and

c. community or cultural infrastructure, including an academy for the performing arts.

17.165.3 Development of this site will address, among other things, the following:

a. restoration and preservation of the historically designated main house, gatehouse, barn, Derry House, and pet cemetery;

b. maintenance of public access along the waterfront as well as the grounds of the estate;

c. enhancement of recreation opportunities throughout the balance of Lakefront Promenade Park;

d. recognition and respect of the existing character of the surrounding residential land uses;

e. servicing requirements of the Region of Peel with respect to the sanitary sewer outlet and the use of backflow preventers in the buildings to prevent basement flooding;

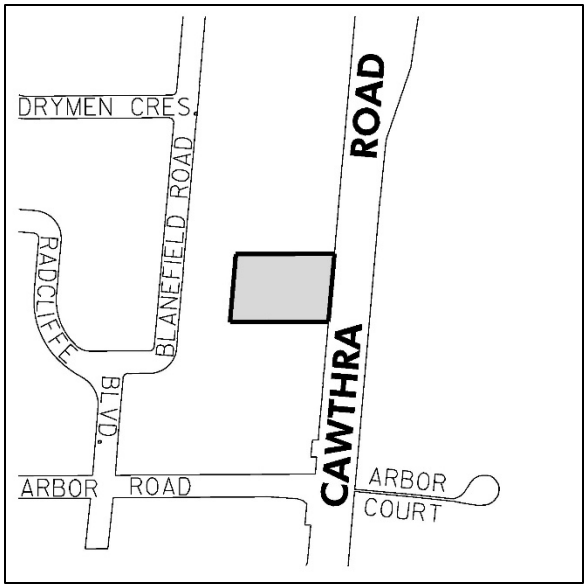
f. a heritage permit, including a ***Heritage Impact Assessment***, will be required for any alterations; and

g. *archaeological resources* are to be *conserved*. Prior to any ground disturbance, the area must be assessed and plans reviewed with recommendations for conservation by a licensed archaeologist.

Site 166 (Mineola Neighbourhood)

17.166.1 The lands identified as Special Site 166 are located on the west side of Cawthra Road, north of Arbor Road.

17.166.2 Notwithstanding the policies of this Plan, detached dwellings will also be permitted.

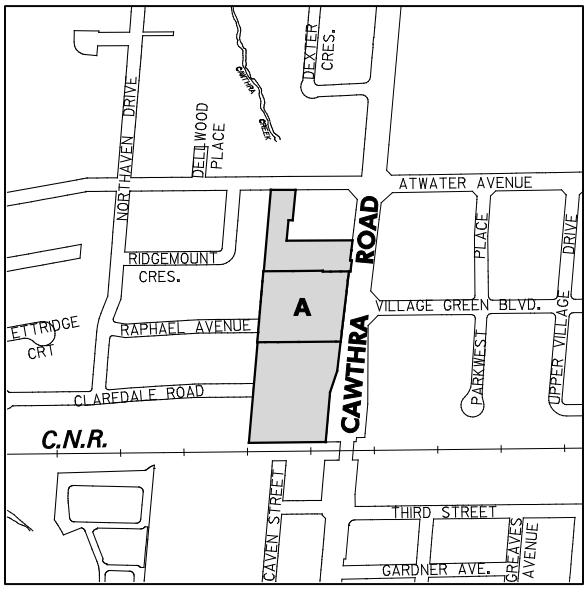


Site 167 (Mineola Neighbourhood)

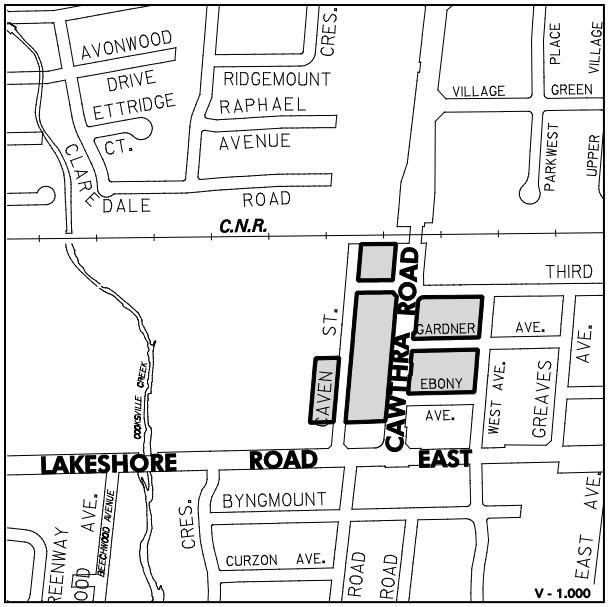
17.167.1 The lands identified as Special Site 167 are located on the west side of Cawthra Road, south of Atwater Avenue, and north of the CNR line.

17.167.2 Notwithstanding the provisions of the Residential Low-Rise II designation, detached, semi-detached and townhouse dwellings will be permitted within a net density range of 25-37 units per ***net residential hectare***. Assembly of separate parcels will be encouraged.

17.167.3 Notwithstanding the provisions of the Residential Low-Rise II designation, for the lands identified as Area A, townhouse dwellings to a maximum density of 112 units per ***net residential hectare*** will also be permitted.



Site 168 (Lakeview Neighbourhood)



17.168.1 The lands identified as Special Site 168 are located north of Lakeshore Road East between Cooksville Creek and West Avenue.

17.168.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

a. detached dwelling;

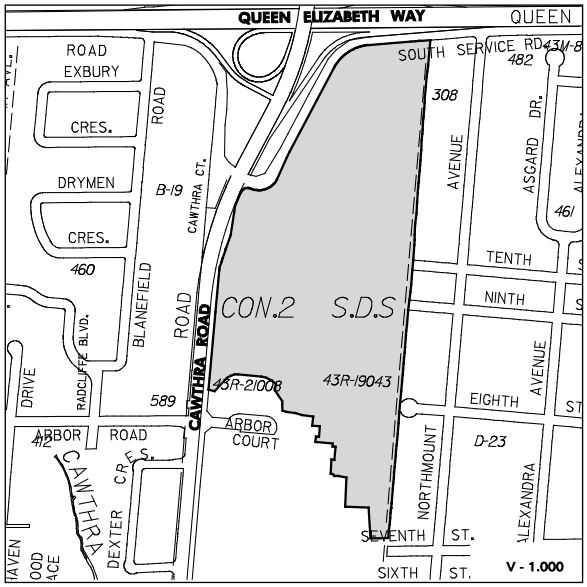
b. semi-detached dwelling;

c. duplex dwelling;

d. triplex dwelling; and

e. street townhouses.

Site 169 (Lakeview Neighbourhood)



17.169.1 The lands identified as Special Site 169 are east of Cawthra Road and south of the South Service Road.

17.169.2 The lands are known as the Cawthra Woods and comprise both heritage and natural area features. The Cawthra Estate is located within the Cawthra Woods and includes the Cawthra-Elliot Estate House and formal gardens on the north and south sides of the estate house, the walled garden, and sugar maple forest, all of which form a *cultural heritage landscape* which is designated under the *Ontario Heritage Act*. The site contains a Provincially Significant *Wetland*, an ***Environmentally Significant Area*** as identified by Credit Valley Conservation, and a Regionally Significant *Area of Natural and Scientific Interest* (*ANSI*).

17.169.3 Notwithstanding the policies of this Plan, the following additional uses will be permitted in the Cawthra-Elliot Estate House:

a. community or cultural infrastructure, including an academy for the performing arts;

b. ***secondary offices***;

c. a conference centre;

d. art gallery or studio; and

e. commercial school that may include a business school, driving school, dance school, music school, arts school, crafts school or a martial arts school, but shall not include a trade school or a private school.

17.169.4 Development of the Cawthra-Elliot Estate House will address the following:

a. the environmental policies of this Plan;

b. retention of the existing forest in a natural condition in accordance with an approved Cawthra Woods Management and Implementation Plan;

c. an approved Parks Master Plan; and

d. a heritage permit, including a ***Heritage Impact Assessment***, will be required for any alterations.

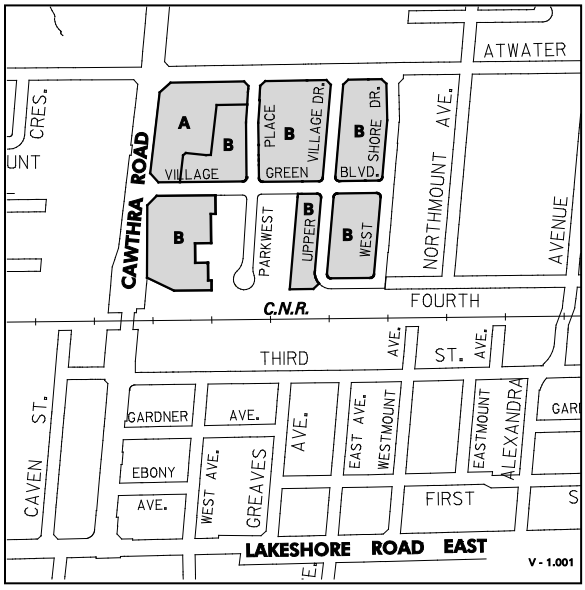
Site 170 (Lakeview Neighbourhood)

17.170.1 The lands identified as Special Site 170 are located in the southeast quadrant of Atwater Road and Cawthra Road.

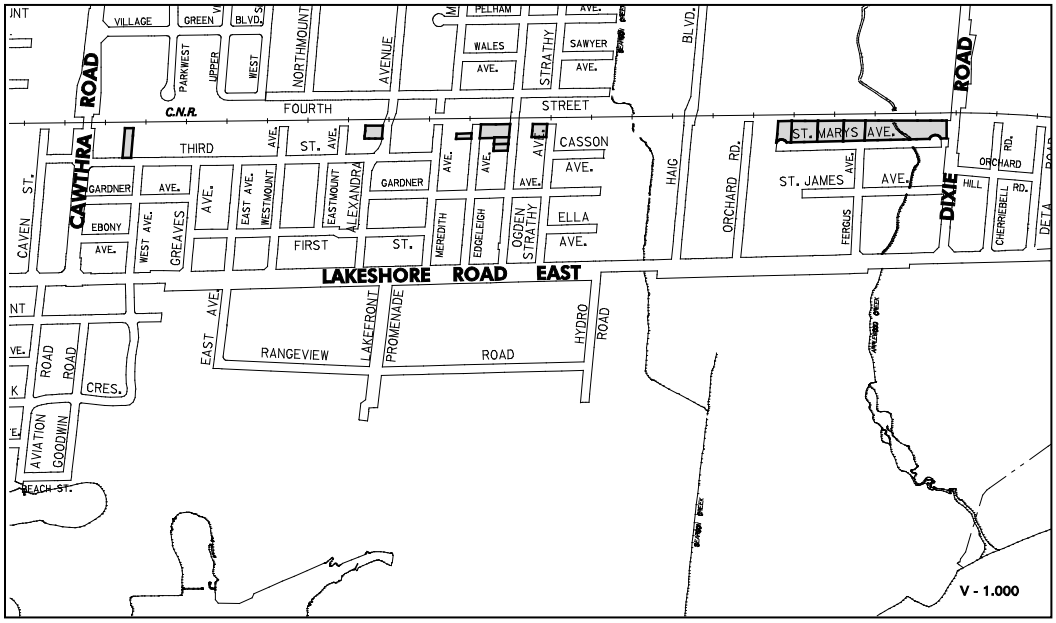
17.170.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

a. all types of multiple family dwellings including townhouses, street townhouses, apartments, or any combination of these uses with individual frontages or in cluster arrangements may be permitted on the lands identified as Area A; and

b. street townhouses will be permitted on the lands identified as Area B.



Site 171 (Lakeview Neighbourhood)



17.171.1 The lands identified as Special Site 171 are located south of the Canadian National Railway line between Cawthra Road and Dixie Road.

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

a. the existing manufacturing uses will be permitted;

b. the existing motor vehicle body repair facility will be permitted;

c. the existing warehousing, distributing and wholesaling uses will be permitted; and

d. the existing retail store will be permitted.

17.171.3 Permitted uses will operate within enclosed buildings.

Site 172 (Lakeview Neighbourhood)

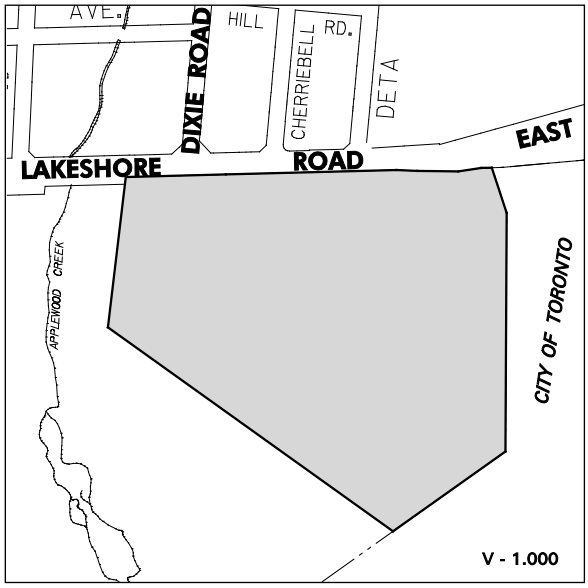


17.172.1 The lands identified as Special Site 172 are located along Casson Avenue, west of the utility corridor.

17.172.2 Notwithstanding the policies of this Plan, the following uses will not be permitted:

a. banquet hall;
b. broadcasting, communication, and utility rights-of-way;
c. conference centre;
d. entertainment, recreation and sports facilities;
e. financial institution;
f. outdoor storage;
g. overnight accommodation; and
h. restaurants.

Site 173 (Lakeview Neighbourhood)



17.173.1 The lands identified as Special Site 173 are located east of Applewood Creek and south of Lakeshore Road East.

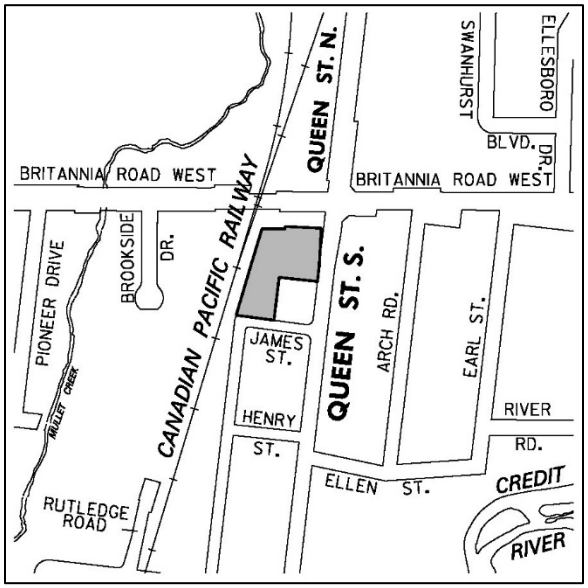
17.173.2 The Small Arms Inspection Building located at 1352 Lakeshore Road East is designated under the *Ontario Heritage Act*.

17.173.3 A heritage permit, including a ***Heritage Impact Assessment,*** will be required for any alterations.

17.173.4 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

a. commercial schools;
b. ***community facilities***, including art studios, art galleries;
c. a conference centre;
d. entertainment, recreation and sports facilities;
e. restaurants;
f. retail stores, including an indoor market; and
g. ***secondary offices***.

Site 174 (Streetsville Growth Node)



17.174.1 The lands identified as Special Site 174 are located on the west side of Queen Street South, south of Britannia Road West.

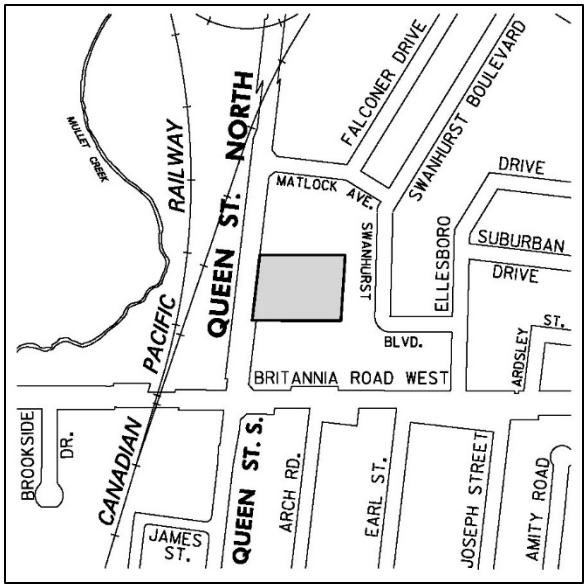
17.174.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

a. an apartment dwelling with a maximum height of eight storeys with a maximum ***floor space index (FSI)*** of 2.2 will be permitted; and
b. drive-through facilities will not be permitted.

Site 175 (Streetsville Neighbourhood)

17.175.1 The lands identified as Special Site 175 are located on the east side of Queen Street North, north of Britannia Road West.

17.175.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of 10 storeys and a maximum ***floor space index (FSI)*** of 3.1 will be permitted.



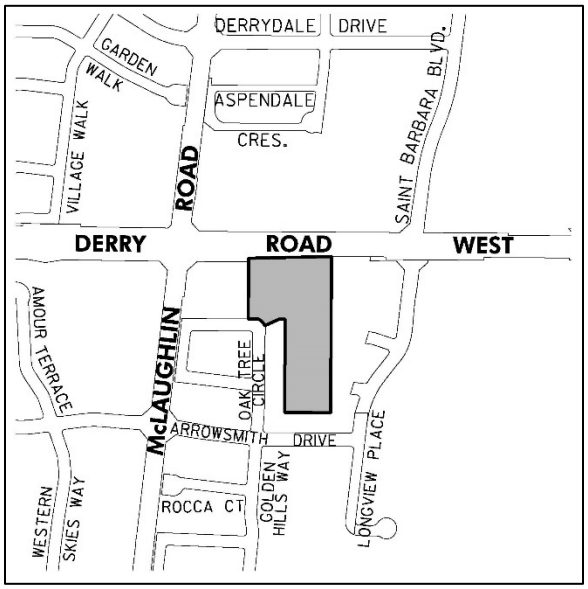
Site 176 (Meadowvale Village Neighbourhood)

17.176.1 The lands identified as Special Site 176 are located on the south side of Derry Road West, east of McLaughlin Road.

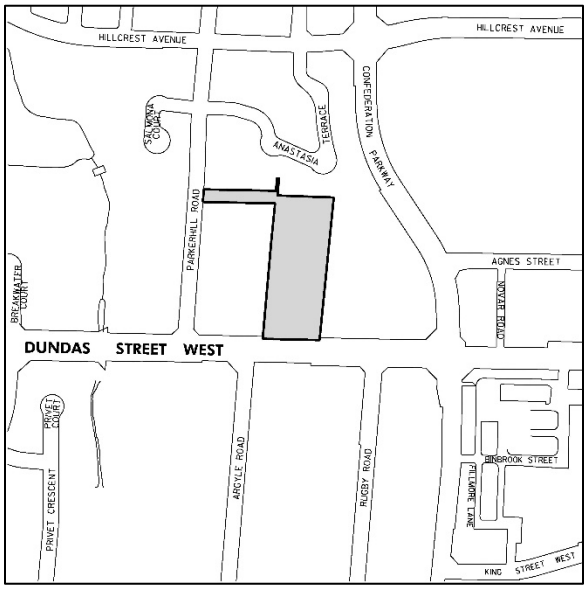
17.176.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

a. detached dwellings will also be permitted within the Residential Medium Density designation; and

b. retail store, personal service establishment and office uses will be permitted within the Business Employment designation.



Site 177 (Cooksville Neighbourhood)



17.177.1 The lands identified as Special Site 177 are located on the north side of Dundas Street West, east of Parkerhill Road and west of Confederation Parkway with one contiguous lot that has frontage on Parkerhill Road.

17.177.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of 35 storeys and a maximum ***floor space index (FSI)*** of 3.8 will be permitted.

Site 178 (Meadowvale Neighbourhood)



17.178.1 The lands identified as Special Site 178 are located north of the Canadian Pacific Railway and east of Tenth Line West.

17.178.2 Residential and *sensitive land uses* will not be permitted until such time that a local area review and city-initiated official plan amendment has been adopted that includes:

a. a vision and set of guiding principles for the future redevelopment of the site;

b. policies for creating a *complete community* with a mix of uses, community amenities and jobs;

c. the integration of significant office uses as part of the long term vision for the redevelopment of the site to be determined through the local area review;

d. a variety of *housing options* by type, tenure and affordability;

e. the appropriate built form, building heights and densities;

f. the location of parkland and other required ***community infrastructure***;

g. an improved *multimodal* transportation network with new public streets and *active transportation* connections within the site and to nearby destinations and transit facilities;

h. addressing potential impacts on goods movement in the area;

i. an appropriate transition and buffer to adjacent land uses, built forms and *major facilities* including Highway 401 and the Canadian Pacific Railway;

j. replacement of existing non-residential floor space with the exact amount to be determined through the local area review;

k. phasing of development to align with infrastructure, engineering services and transit improvements; and

l. the potential use of a holding provision identifying conditions to be satisfied for the phasing of development.

17.178.3 New streets, blocks and parkland will be secured through a draft plan of subdivision.

17.178.4 Notwithstanding Policy 17.178.2, residential and *sensitive land uses* in Area B will not be permitted until such time that:

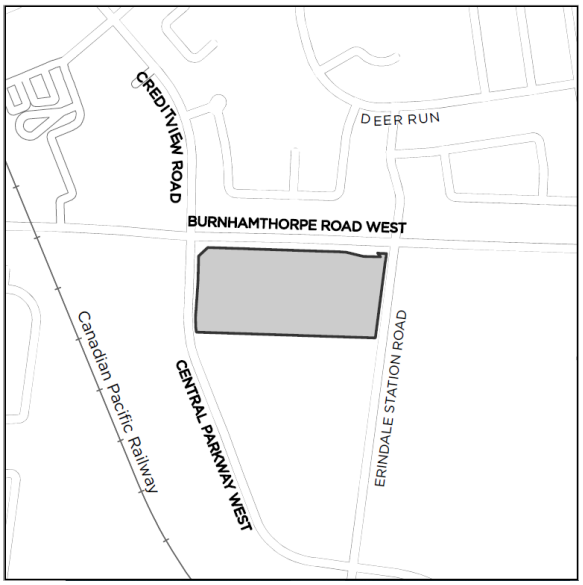
a. full funding is secured for all-day, two-way GO service on the Milton GO Line; and

b. the Planned Lisgar GO ***Major Transit Station Area*** has been delineated as a ***Protected Major Transit Station Area*** which identifies minimum densities and authorized uses of lands.

17.178.5 Prior to the delineation of the Lisgar GO MTSA, development proposing residential uses is encouraged to set aside a minimum 10% of residential gross floor area (GFA) as *affordable* rental housing units.

17.178.6 *Affordable* rental housing units will be encouraged to be maintained at *affordable* rents for a minimum period of 25 years calculated from the date of first occupancy.

Site 179 (Creditview Neighbourhood)



17.179.1 The lands identified as Special Site 179 are located south of Burnhamthorpe Road West and east of Central Parkway West.

17.179.2 Development will, among other matters:

a. locate, design and separate residential and *sensitive land uses* to:

   i. mitigate adverse impacts from adjacent and nearby employment uses;

   ii. be compatible with adjacent and nearby employment uses; and

   iii. not impede the continuation and expansion of adjacent and nearby employment uses.

b. provide a transition in height to surrounding land uses and built form; and

c. include non-residential uses in accordance with the policies of this Plan.

17.179.3 Lands designated Mixed Employment provide an appropriate separation to nearby employment uses and industrial operators located on the east side of Erindale Station Road.

17.179.4 An improved transportation network will be achieved through development. Future additions to this network include:

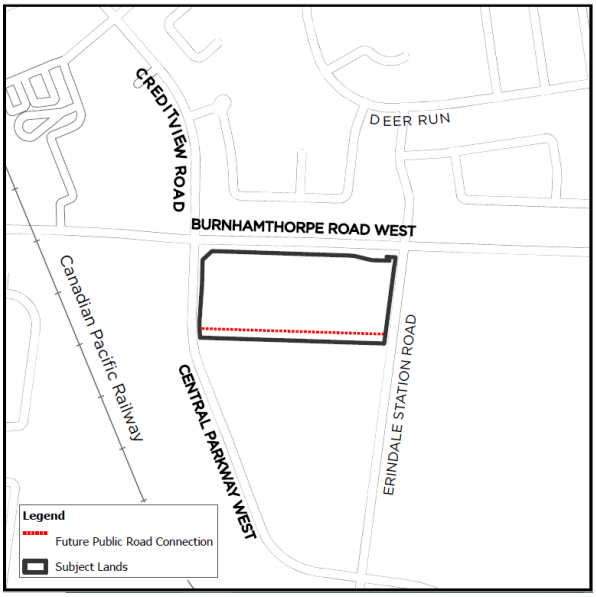
a. a new east-west public street along the southern portion of the site as shown on Map 17-6; and

b. *active transportation* connections to existing and future streets, transit routes/stops, and parkland.

17.179.5 The exact location, configuration, design and access requirements for the new east-west public street will be determined through the development application process.

17.179.6 New parkland will be achieved through development. The location, configuration and size of new parkland will be determined through the development application process.

17.179.7 New streets, blocks and parkland will be secured through a draft plan of subdivision.



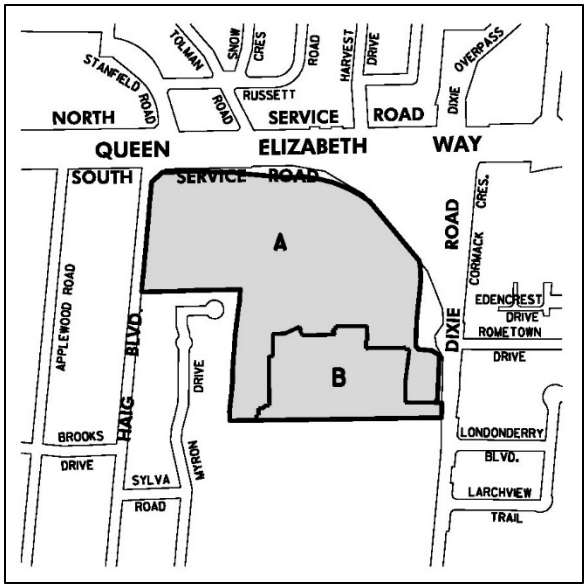
Map 17-6. Special Site 179 Future Road

17.179.8 Where development is phased, studies, reports, plans, drawings and/or documents required as part of a complete application submission will also address the full build out of Special Site 179.

17.179.9 Prior to the delineation of the Erindale GO MTSA, development proposing residential uses is encouraged to set aside a minimum 10% of residential gross floor area (GFA) as *affordable* rental housing units.

17.179.10 *Affordable* rental housing units will be encouraged to be maintained at *affordable* rents for a minimum period of 25 years calculated from the date of first occupancy.

Site 180 (Lakeview Neighbourhood)



17.180.1 The lands identified as Special Site 180 are located on the southwest corner of South Service Road and Dixie Road.

17.180.2 Minor adjustments to the boundaries of Area A and Area B may be made without an amendment to the Plan.

Key Guiding Principles

17.180.3 The following key guiding principles will support the development of Special Site 180:

1. Create a high quality public realm that is vibrant, comfortable, enjoyable and accessible by the public. These may include streets, parks, trails, spaces in-between buildings or privately owned spaces with public access;
2. Provide housing that consists of a mix of types and tenure and contributes to the supply of *affordable* housing;
3. Plan for heights and densities that are of an appropriate scale for the Lakeview neighbourhood with the greatest heights and densities located adjacent to the expanded transit terminal and the north area of the site;
4. Design a *complete community* that is compact, walkable, *transit-supportive*, with a mix of uses and community amenities for residents that are within walking distance;
5. Protect and enhance Applewood Creek as a naturalized green corridor; and

6. Achieve a transportation network that facilitates transit, vehicles, cycling and pedestrian connections through the site and to the surrounding neighbourhood.

Parks and Naturalized Areas

17.180.4 Parks will be designed to:

a. be publicly accessible gathering spaces that support connections and a range of social and recreational activities for the community;

b. be developed as a contiguous element. The location, configuration and size of the park blocks will be determined in conjunction with the *development* application process; and

c. maximize sun exposure onto parks where development has frontage to parks.

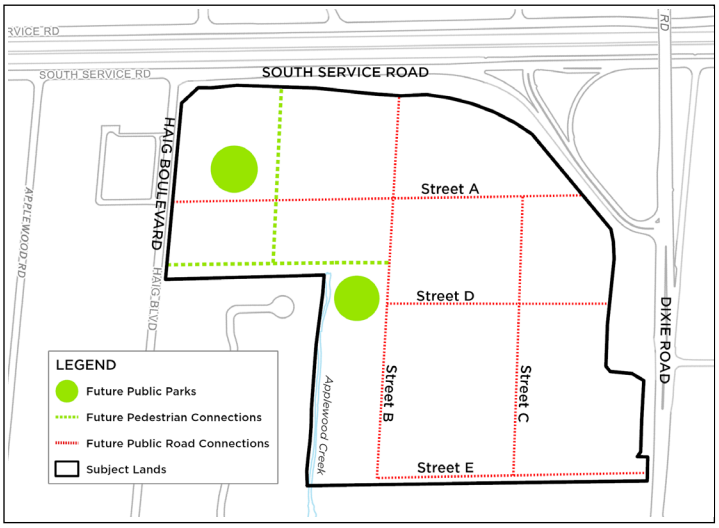


Figure 17-1: The figure above illustrates the conceptual location of new public parks, future pedestrian connections and public streets.

17.180.5 Opportunities to protect and enhance Applewood Creek will be supported as a naturalized green corridor to sustain a healthy ecosystem and ***biodiversity*** and ensure that future development will be located outside of the corridor and its associated ***natural hazards***.

Transit and Community Infrastructure

17.180.6 To support the population growth, additional transit and ***community infrastructure*** may be identified as development occurs. Priority should be given, but not limited to a fire station, a paramedic station, school(s) and an expanded transit terminal.

17.180.7 Partnerships and collaborations will be encouraged to identify community needs that could integrate a ***community infrastructure*** use within a building with other uses.

17.180.8 The location and size of a school facility will be confirmed through the review of development applications. Integrating schools and other ***community infrastructure*** with other uses will be assessed by the school board(s) and other public agencies to determine the viability of pursuing innovative approaches in the designs of schools and associated childcare facilities.

Housing

17.180.9 All forms of residential dwellings and stand-alone residential buildings will be permitted without an amendment to this Plan.

17.180.10 Development with residential uses will incorporate a variety of housing types and tenure to support a range of households.

17.180.11 The applicant/developer should provide below-market housing and pursue financial incentives in collaboration with the City and the Region to achieve these housing types.

17.180.12 Partnerships between landowners and other stakeholders to support long term care facilities on the site is encouraged.

Non-residential Uses

17.180.13 Notwithstanding the policies of this Plan, the following additional policies will permit:

a. alterations and minor expansions to existing uses; and

b. stand-alone non-residential buildings.

17.180.14 Redevelopment must demonstrate how the new development provides a concentration and mix of non-residential uses that allow people to meet the needs of the local population, such as a grocery store, pharmacy and medical office.

17.180.15 A minimum of 15,000 m^2 of non-residential gross floor area (GFA) will be required on the site during all phases of development. Of the 15,000 m^2, a minimum of 11,000 m^2 of non-residential gross floor area (GFA) will be provided within Area A and a minimum of 4,000 m^2 of non-residential gross floor area (GFA) will be provided within Area B. For the purposes of this policy, ***community infrastructure*** is not considered a non-residential use.

Urban Form, Heights and Density

17.180.16 Development on Area A and Area B will be permitted to a maximum residential ***floor space index (FSI)*** of 2.4 across each area, inclusive of public streets and parkland. Increases to the residential density may be considered subject to the adequacy of ***community infrastructure*** and engineering servicing requirements.

17.180.17 Development will:

a. provide appropriate transition of scale to lower building heights adjacent to another land use and varying built forms;

b. promote adequate natural light, sky view and minimize shadow and visual impact;

c. have a variation of building heights ranging from 2 to 15 storeys; and

d. have buildings frame streets with the main entrances fronting onto a public street, connecting the building and the sidewalk.

17.180.18 An additional building height of three storeys may be considered without an amendment to this Plan for lands along the northern most boundary of Area A and located adjacent to the expanded transit terminal, subject to the City being satisfied that:

a. generally 10% of the total residential units are larger family-sized dwelling units containing more than 2-bedrooms are provided; and

b. an appropriate transition to adjacent land uses and built forms that minimizes visual impact, overall massing, shadowing, wind, and overlook is provided;

Transportation

17.180.19 Streets will be designed as complete streets for all users, prioritizing transit, pedestrian and cycling access and routes.

17.180.20 To improve safety on streets, traffic calming measures may be applied.

17.180.21 Transit connections and service improvements will be enhanced as ridership demand increases. To support the delivery of transit service, streets will include transit infrastructure where necessary.

17.180.22 The existing transit terminal forms part of the interregional *transportation system*. Redevelopment of the site will accommodate an expansion of the existing transit terminal. Alternative locations for an expanded transit terminal within the site may also be explored provided they utilize existing transit-only infrastructure and accesses to the site are developed in coordination with the City and consideration for transit operational needs. The location for an expanded transit terminal will be confirmed as part of the development application review process with the landowners, the Region and the City, as required.

17.180.23 Development will be required to provide pedestrian connections to existing and future streets, transit routes/stops, and parks and open spaces.

17.180.24 Public easements will be required where pedestrian connections are proposed on private lands.

17.180.25 The street network identified on Map 2: Lakeview Local Area Plan – Long Term Road and Transit Network will support improved connectivity for pedestrians and cyclists.

17.180.26 The improved street network will be achieved through development. Future additions to the street network include, but are not limited to the following:

a. Street ‘A’, that connects Haig Boulevard easterly to South Service Road;
b. Street ‘B’ that provides a connection from Street ‘E’ northerly to South Service Road;
c. Street ‘C’ that joins Street ‘E’ northerly to connect with Street ‘A’;
d. Street ‘D’ that connects Street ‘B’ easterly to South Service Road; and
e. Street ‘E’ that joins Street ‘B’ easterly to connect with Dixie Road.

17.180.27 Future additions to the street network will be public streets.

17.180.28 Private streets should only be permitted to provide access to parking, servicing and loading facilities, subject to:

a. required public easements;

b. provision of required right-of-way widths; and

c. appropriate terminus for maintenance and operations where a public street connects with a private street, where required.

17.180.29 The location, configuration, design and access requirements for streets will be determined through the development application review process.

Implementation

17.180.30 For each development phase, a detailed demonstration plan for the entirety of the site will be prepared, satisfactory to the City, including but not limited to identifying the following:

a. land use and density distribution;

b. environmental constraints showing the extent of the ***natural hazards*** associated with Applewood Creek, as applicable;

c. public parkland and ***community infrastructure***;

d. building heights and massing;

e. pedestrian and street network;

f. how the minimum non-residential gross floor area (GFA) is being met;

g. coordination and sequencing of development and engineering servicing on the site; and

h. an expanded transit terminal.

17.180.31 Development will occur by way of a plan of subdivision, where appropriate, to determine the provision and location of proposed parkland and the detailed alignment of public streets.

17.180.32 Development applications will include, among other items, a detailed phasing plan to ensure development occurs in a logical manner and provides timely delivery of infrastructure improvements to service the growth.

17.180.33 The requirements for ***community infrastructure***, transit infrastructure and the design of roads will be delivered in accordance with the applicable legislative framework.

Site 181 (Hurontario Neighbourhood)

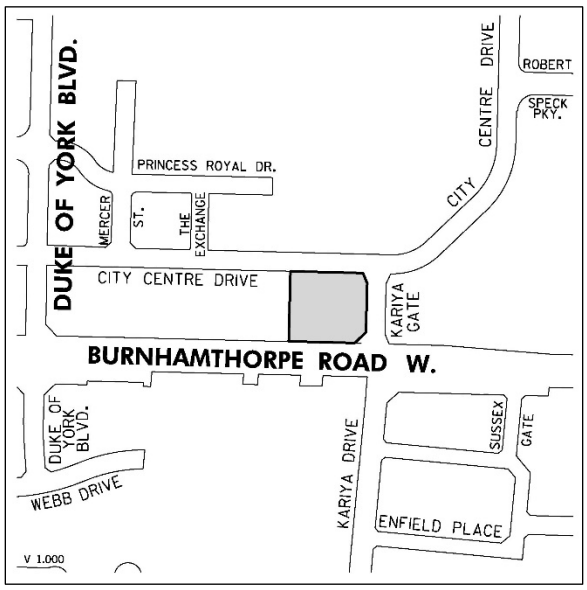


17.181.1 The lands identified as Special Site 181 are located on southwest corner of Eglinton Avenue East and Highway 403 as indicated in the Minister's Zoning Order (Ontario Regulation 448/20).

17.181.2 Notwithstanding the policies of this Plan, the following uses will be permitted on Special Site 181:

a. a long term care home, together with accessory uses, buildings and structures.
b. a detached dwelling;
c. a semi-detached dwelling;
d. a townhouse;
e. a street townhouse;
f. a back to back townhouse;
g. a stacked townhouse; and
h. an apartment.

Site 182 (Downtown Core)



17.182.1 The lands identified as Special Site 182 are located south of City Centre Drive, west of Kariya Gate and north of Burnhamthorpe Road West.

17.182.2 In addition to the policies of the Downtown Mixed Use designation, the following will apply:

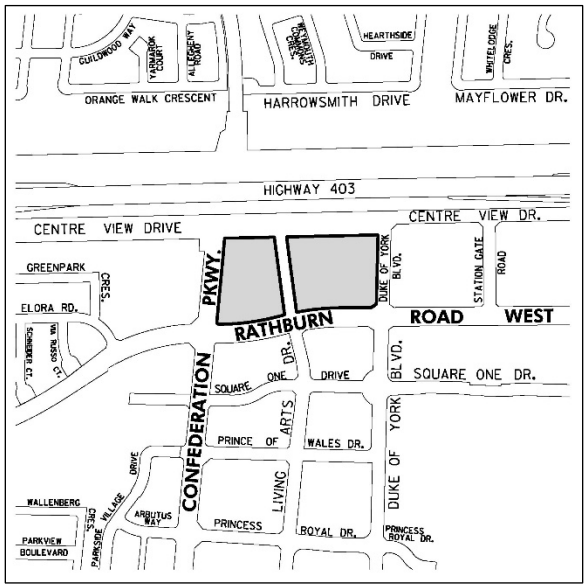
a. redevelopment of the site will include, at full build-out, a minimum office gross floor area (GFA) of 1 858 m^2, which may be incorporated in mixed use buildings, and must be located above the first storey.
b. the minimum required office space may include ***major office***, ***secondary office***, or post-secondary educational facilities.

Site 183 (Downtown Core)

17.183.1 The lands identified as Special Site 183 are located north of Rathburn Road West, east of Confederation Parkway, south of Centre View Drive and west of Duke of York Boulevard.

17.183.2 In addition to the policies of this Plan, redevelopment of this site will include, at full build-out, a minimum non-residential gross floor area (GFA) of 8 935 m^2, which may be incorporated in mixed use buildings or within separate buildings.

18.183.3 The size and configuration of the Public Open Space on the northeast corner of Rathburn Road West and Living Arts Drive will be determined through the development application process.



Site 184 (Downtown Core)

17.184.1 The lands identified as Special Site 184 are located south of Rathburn Road West, east of Duke of York Boulevard and north of Square One Drive.

17.184.2 In addition to the policies of the Downtown Core Mixed Use designation, the following will apply:

a. redevelopment of the site will include, at full build-out, a minimum office gross floor area (GFA) of 3 142 m^2, which may be incorporated in mixed use buildings, and must be located above the first storey.

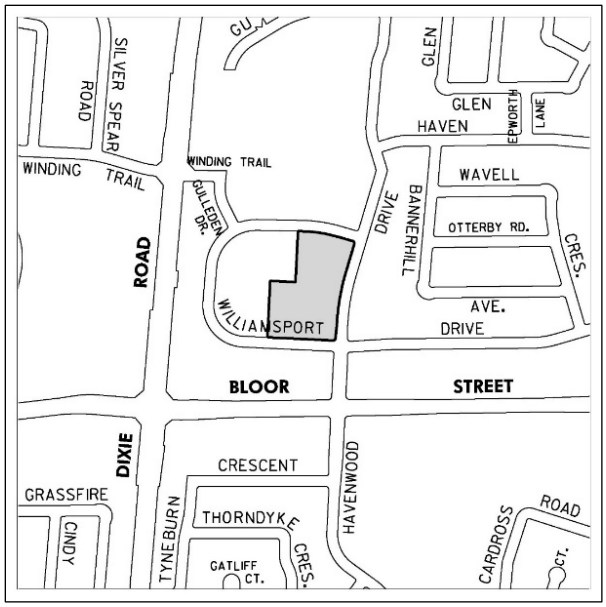
b. the minimum required office space may include ***major office***, ***secondary office***, or post-secondary educational facilities.



Site 185 (Applewood Neighbourhood)

17.185.1 The lands identified as Special Site 185 are located at the northwest corner of Williamsport Drive and Havenwood Drive.

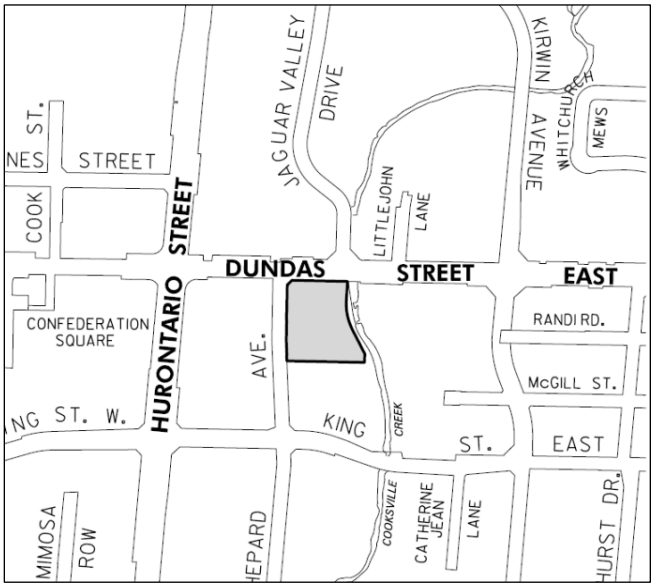
17.185.2 Notwithstanding the policies of this Plan, a maximum ***floor space index (FSI)*** of 1.5 will be permitted for the subject lands.



Site 186 (Cooksville Growth Centre)

17.186.1 The lands identified as Special Site 186 are located at the southeast corner of Dundas Street East and Shepard Avenue.

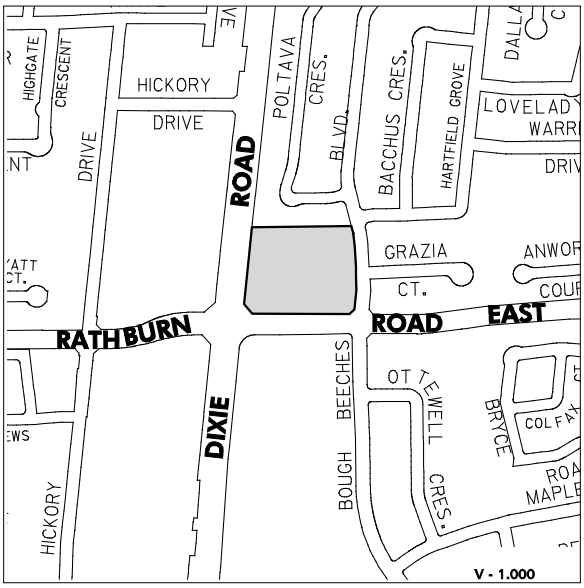
17.186.2 Notwithstanding the policies of this Plan, three apartment buildings with maximum heights of 16, 31 and 32 storeys are permitted.



Site 187 (Rathwood - Applewood Growth Node)

17.187.1 The lands identified as Special Site 187 are located north of Rathburn Road East and east of Dixie Road.

17.187.2 Notwithstanding the provisions of this Plan, townhouse dwellings will be permitted. The maximum ***floor space index (FSI)*** permitted for all development will be 2.56 and the maximum permitted height will be 20 storeys.



Site 188 (Sheridan Park Neighbourhood)

17.188.1 The lands identified as Special Site 188 are located on the north side of North Sheridan Way, west of Erin Mills Parkway.

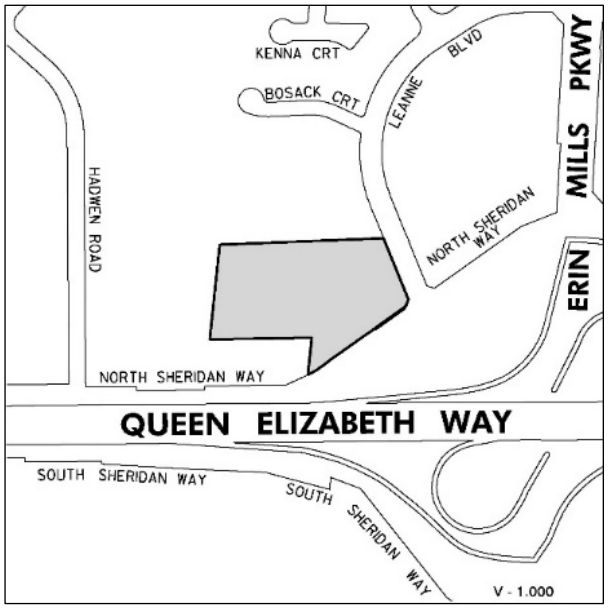
17.188.2 Notwithstanding the Neighbourhood Character Area policies of this Plan, the maximum height permitted is as set out in the Zoning By-law for this site.

17.188.3 Notwithstanding the Character Area policies of this Plan the following uses will also be permitted:

a. overnight accommodation;

b. ***major office***; and

c. post-secondary educational facility.

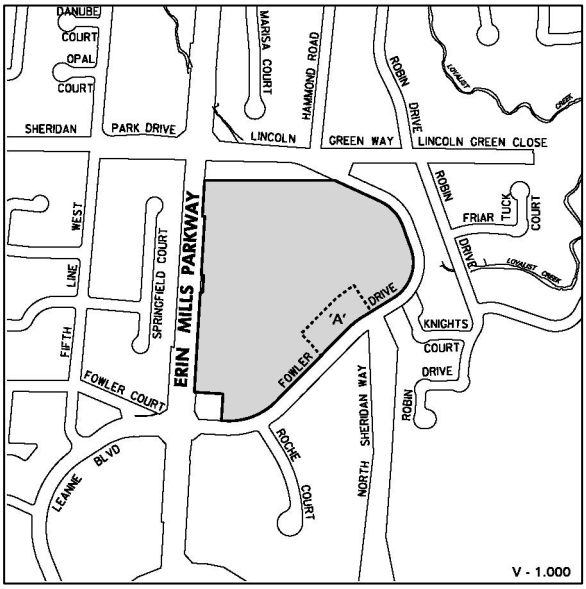


Special Site 189 (Sheridan Growth Node)

17.189.1 The lands identified as Special Site 189 are located east of Erin Mills Parkway, south of Lincoln Green Way and north of Fowler Drive.

17.189.2 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.

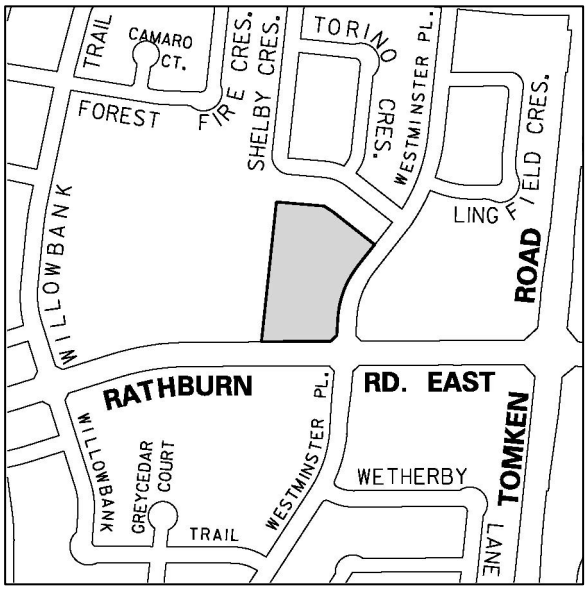


Special Site 190 (Rathwood Neighbourhood)

17.190.1 The lands identified as Special Site 190 are located at the northwest corner of Westminster Place and Rathburn Road East.

17.190.2 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum ***floor space index*** (***FSI)*** of 1.4 will be permitted.

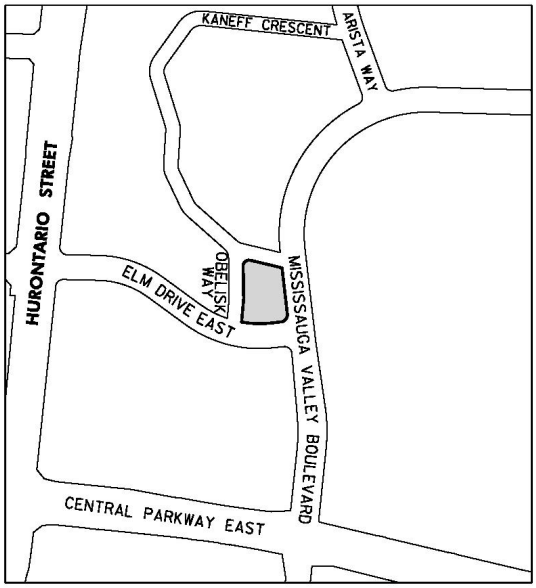
17.190.3 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum height of eight storeys will be permitted.



Special Site 191 (Fairview Growth Centre)

17.191.1 The lands identified as Special Site 191 are located on the south side of Kaneff Crescent, east of Obelisk Way and west of Mississauga Valley Boulevard.

17.191.2 Notwithstanding the policies of this Plan, a maximum ***floor space index*** (***FSI***) of 12.0 will be permitted.



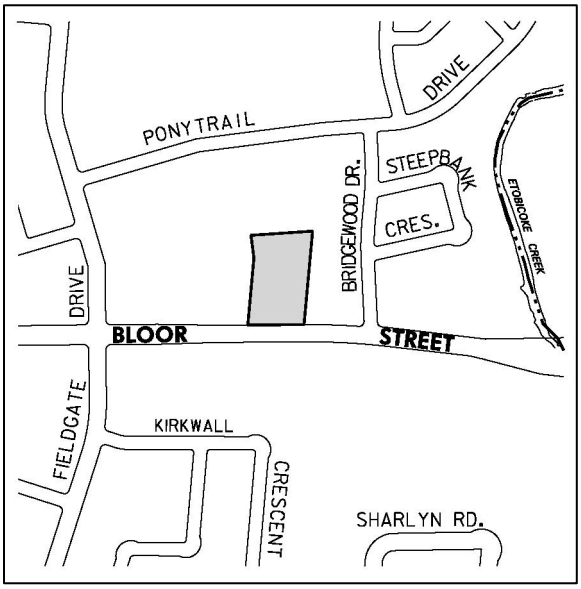
Special Site 192 (Applewood Neighbourhood)

17.192.1 The lands identified as Special Site 192 are located north of Bloor Street, west of Bridgewood Drive.

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

a. one apartment building with a maximum height of 14 storeys will be permitted, in addition to the existing 10 storey apartment building; and

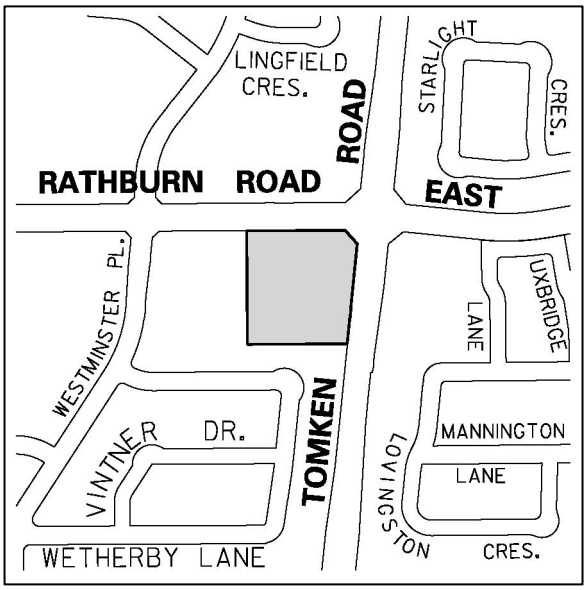
b. the maximum ***floor space index*** (***FSI***) for the entire site shall not exceed 2.5 times the site area.



Special Site 193 (Rathwood Neighbourhood)

17.193.1 The lands identified as Special Site 193 are located at the southwest corner of Tomken Road and Rathburn Road East.

17.193.2 Notwithstanding the policies of this Plan, a maximum height of 12 storeys and a maximum ***floor space index*** (***FSI***) of 1.9 will be permitted on the subject lands.



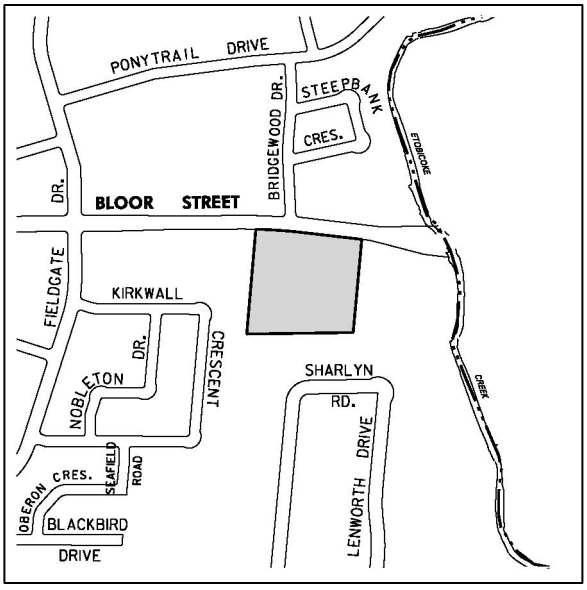
Special Site 194

Not considered by Council

Site 195 (Applewood Neighbourhood)

17.195.1 The lands identified as Special Site 195 are located south of Bloor Street at Bridgewood Drive.

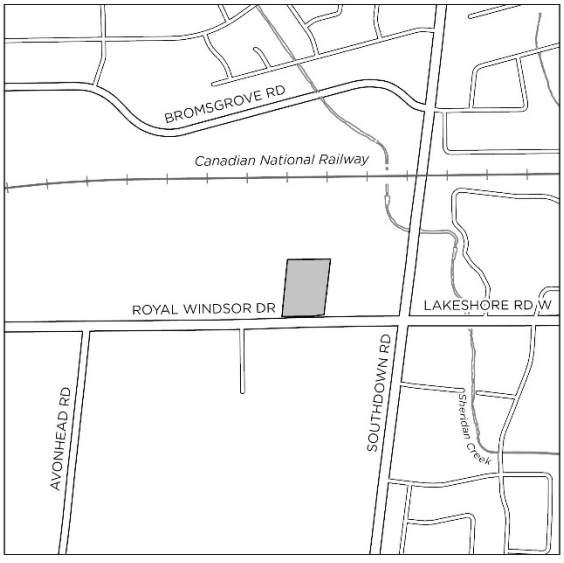
17.195.2 Notwithstanding the policies of this Plan, two apartment buildings with a maximum height of 18 storeys will be permitted in addition to the two existing apartment buildings.



Site 196 (Clarkson Village Growth Node)

17.196.1 The lands identified as Special Site 196 are located on the north side of Royal Windsor Drive, west of Southdown Road.

17.196.2 Notwithstanding the policies of this Plan, motor vehicle body repair facilities and motor vehicle commercial uses will be permitted.



Site 197

Not considered by Council

Site 198 (Applewood Neighbourhood)

17.198.1 The lands identified as Special Site 195 are located on the south side of Williamsport Drive, west of Havenwood Drive.

17.198.2 Notwithstanding the policies of this Plan, two apartment buildings with a maximum height of 12 storeys will be permitted.

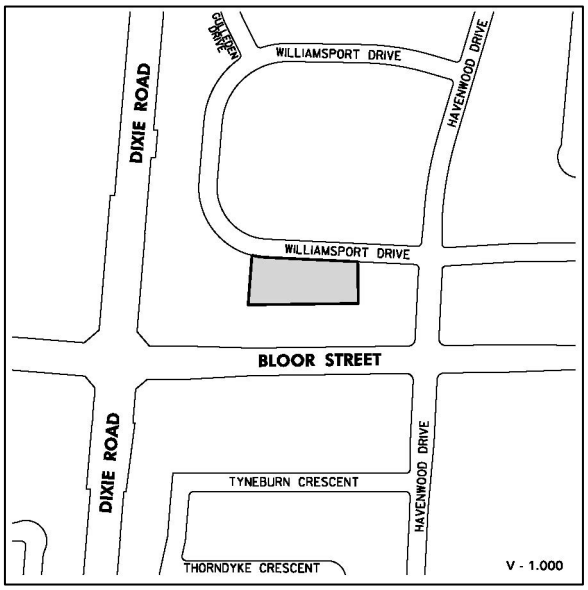


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