

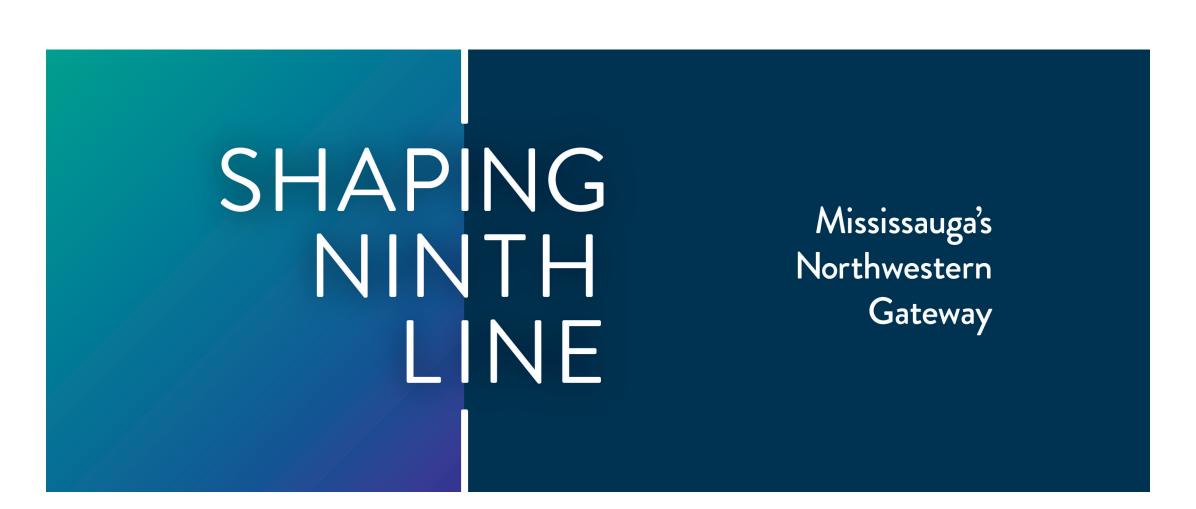
STUDY AREA

The Study Area is located on the western boundary of the City of Mississauga. Its boundaries are Highway 401 to the north, Ninth Line to the east, the Highway 407/Ninth Line crossover to the south and Highway 407 to the west. It comprises a total of approximately 350 hectares (914 acres).









STUDY PURPOSE

1.

Establish a planning framework for the Ninth Line Lands to guide future growth and development.

2.

Form the basis for amendments to the Region of Peel and Mississauga Official Plans.

3

Reflect updated
Provincial policies,
planned transportation
facilities and the
natural environment.

STUDY PROCESS

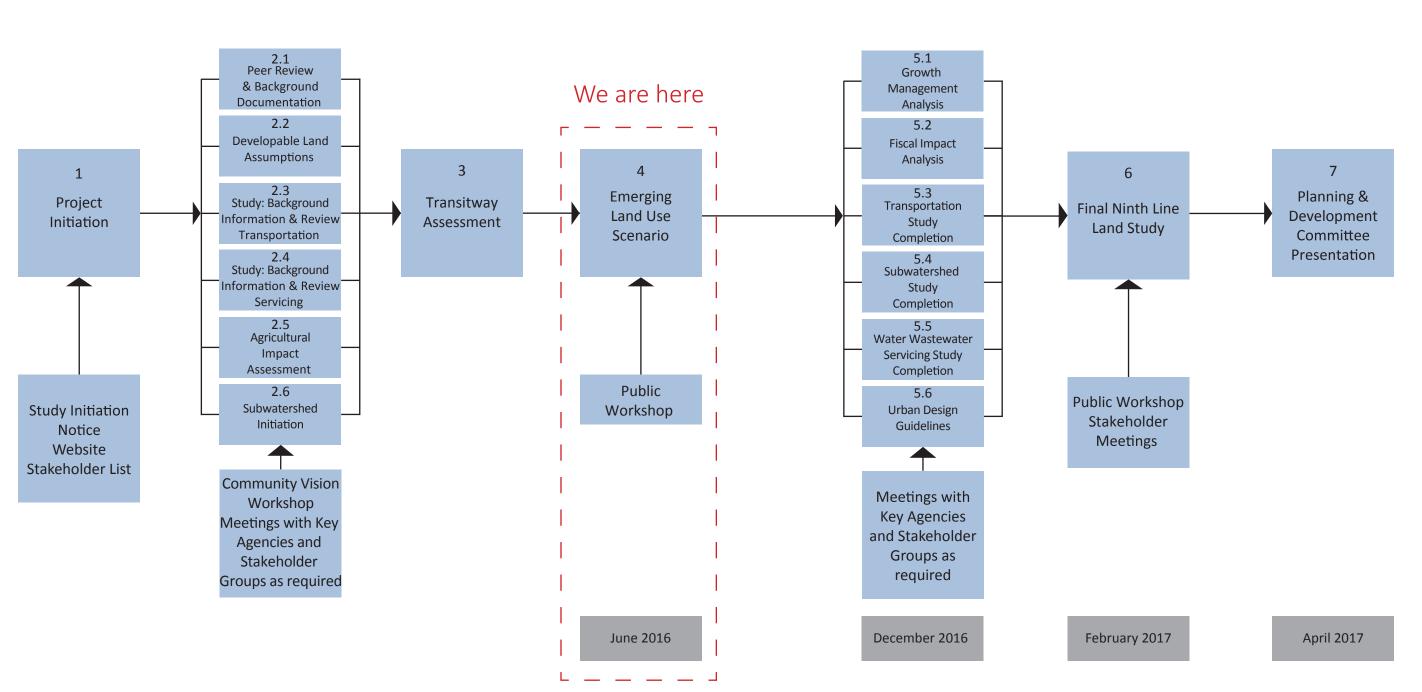
The Study will create a vision for the Ninth Line Lands and related guiding principles, policies and direction to ensure the vision's successful implementation. The Study process also includes an extensive community engagement program which is designed to ensure dialogue between all stakeholders.

PHASE ONE:
BACKGROUND REVIEW & PREFERRED
LAND USE SCENARIO

PHASE TWO:

NINTH LINE LAND STUDY

LMDLEMENTATION STRATEGY



*Note: As part of the Implementation Strategy, amendments will be required to the Region of Peel Official Plan (ROPA) and the City's Official Plan (LOPA). The processing of these amendments will commence during Phase 2 of the study although adoption will not occur until after completion of the study. The ROPA must be adopted by the Region prior to the adoption of the LOPA by the City.







PLANNING FRAMEWORK

The Provincial, Region of Peel and City planning policies provide a strong and consistent framework for planning the future of the Ninth Line Lands. This framework:



Recognizes the existing and planned inter-regional transportation network.



Directs that future development be supportive of transit and goods movement.



Recognizes the importance of the natural heritage system.



Protects development from the natural hazard lands.



Directs compact, mixed-use development that supports transit and active transportation.



Ensures development is well designed, sustainable and supports healthy living.







MISSISSAUGA OFFICIAL PLAN VISION



"The vision for Mississauga is that it will be a **beautiful sustainable** city that protects its **natural and cultural heritage** resources, particularly the Lake Ontario waterfront, Credit River and other valley corridors, and its established, **stable neighbourhoods**. The City will plan for a strong, **diversified economy** supported by a range of **mobility options** and a **variety of housing** and community infrastructure to create distinct, complete communities. To achieve this vision the City will **revitalize its infrastructure**, **conserve the environment** and promote **community participation** and collaboration in its planning process."

- Mississauga Official Plan (Section 4.1)





SHAPING NINTH LINE: GUIDING PRINCIPLES





Land Use and Built Form

- 1. Promote development which:
 - Provides appropriate transitions to the neighbourhoods to the east
- Is complementary to existing and future transportation facilities including taller mixed use buildings near Transitway stations and employment uses in a compact, campus style context
- Supports transit, and active transportation as key components of the transportation network
- Provides a mix of housing that accommodates people with diverse housing preferences and socioeconomic characteristics and needs
- Provides a diversity of employment opportunities to meet current and future needs
- Reflects land use planning practices conducive to good public health
- Provide for a diversity of community infrastructure and facilities to meet the daily needs of residents, employees and visitors
- Recognizes the significance of cultural heritage sites and landscapes
- Is a model for sustainability within Mississauga
- Demonstrates distinct and appropriate design for all buildings, streets and open spaces





SHAPING NINTH LINE: GUIDING PRINCIPLES



Connections

- 1. Integrate a network of trails that:
 - Link open spaces, and key destinations; and,
- Provide for direct connections to existing destinations and trail networks outside the Ninth Line Lands
- 2. Provide for safe pedestrian crossings of Ninth Line
- 3. Recognize gateways at key access points
- 4. Reinforce pedestrian supportive streets
- 5. Integrate cycling lanes and/or multi-use paths on or adjacent to Ninth Line and other major roads
- 6. Provide visual/physical connections between open spaces
- 7. Support a 407 Transitway route which minimizes land use and other potential impacts
- 8. Enhance views from Highway 407

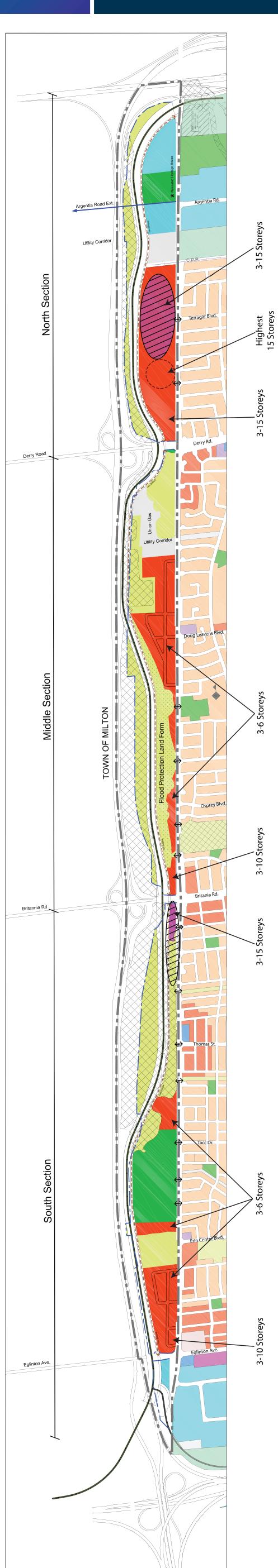


- 1. Create a linked natural heritage system
- 2. Provide a variety of parks and open spaces for all ages and abilities including those which:
 - Encourage passive and active use in all seasons
 - Promote unique experiences and educational opportunities
 - Incorporate natural areas
- 3. Provide parks and open space in close proximity to adjacent neighbourhoods

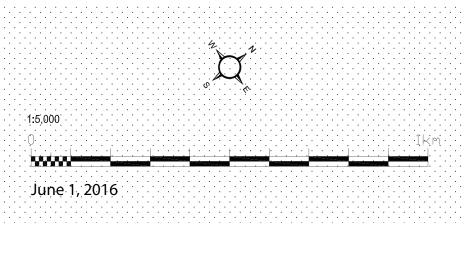




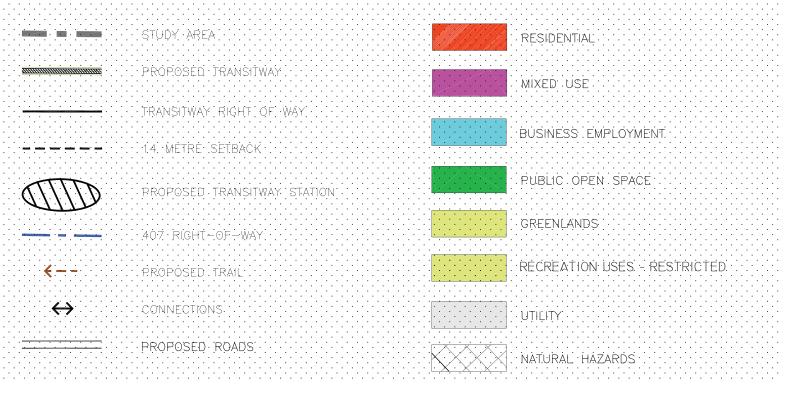




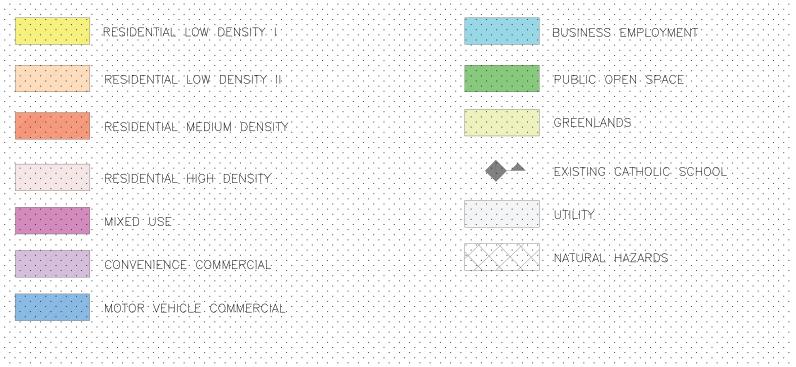




Shaping Ninth Line Draft Emerging Land Use Concept



Official Plan Designations East of Ninth Line



Land uses shown in the Draft Emerging Land Use Concept are preliminary, for information purposes only and subject to change based on pending studies, agency, public and stakeholder input and other considerations.





AREA 1



- Business Employment- Light industrial and office uses
 - Mixed-Use Transitway Station (3-13 Storeys)- Offices, Apartments, Commercial, Ground Floor Commercial, Community Infrastructure
 - Residential (3-9 Storeys) Apartments, Stacked Townhouses, Ground Floor Commercial, Community Infrastructure





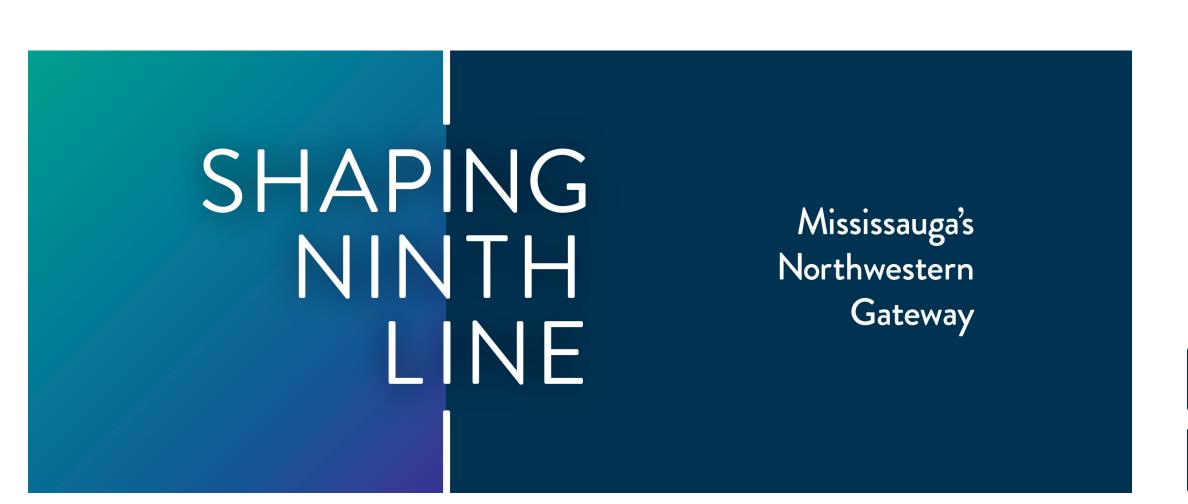
AREA 2



Residential

- (3-6 Storeys)- Apartments, Stacked Townhouses, Townhouses, Ground Floor Commercial, Community Infrastructure
- (3-4 Storeys)- Townhouses, Other Horizontal Multiples, Community Infrastructure
- (3-7 Storeys)- Apartments, Stacked Townhouses, Townhouses, Ground Floor Commercial, Community Infrastructure









Mixed-Use Transitway Station (3-9 Storeys)- Offices, Apartments, Commercial, Ground Floor Commercial, Community Infrastructure

Residential Medium Density (3-6 Storeys)- Apartments, Stacked Townhouses, Townhouses, Ground Floor Commercial, Community Infrastructure

