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July 25, 2025

**VIA ENVIRONMENTAL REGISTRY OF ONTARIO**

Hon. Rob Flack, MPP, Minister  
Ministry of Municipal Affairs and Housing  
Municipal Services Office – Central Region  
777 Bay Street, 16<sup>th</sup> Floor  
Toronto, ON M7A 2J3

**Attention: Jennifer Le, Senior Planner**

Dear Minister Flack:

**RE: City of Mississauga Official Plan, 2051 – By-law No. 0069-2025**  
**5100 Erin Mills Parkway, City of Mississauga**  
**ERO Number: 025-0468**  
**\*\* Request for Notice of Decision \*\***

We are the lawyers for EMTC Holdings Inc. (“**EMTC**”), being the owner of the lands municipally known as 5100 Erin Mills Parkway (the “**Property**”), in the City of Mississauga (the “**City**”).

On April 24, 2025, we received notice from the City of Mississauga (the “**City**”) that the new Mississauga Official Plan, 2051 (the “**New Official Plan 2051**”) was adopted by City Council on April 16, 2025, and has been forwarded to the Minister of Municipal Affairs and Housing (the “**Minister**”) for approval in accordance with the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Prior to adoption, our client submitted written comments to City Council outlining general and site-specific concerns with the New Official Plan 2051. Copies of the written submissions filed with City Council, dated March 15, 2024 and February 13, 2025, are enclosed as **Appendix “A”** (the “**Letters to Council**”).

On behalf of EMTC, we are writing to provide the Minister with our client’s concerns as set out in the attached Letters to Council, and to request modifications to the City’s New Official Plan 2051, as discussed therein.

As it pertains to the Property, we are requesting that the City’s New Official Plan 2051 be modified by the Minister as part of its initial consideration to introduce a site-specific policy to implement the standards contemplated by the Proposed Development, including the policy changes sought in our client’s Official Plan Amendment (as further discussed below). In the alternative, we request that the Minister defer a final decision on the New Official Plan 2051 as it applies to the Property until such time as a final decision is made in respect of the Applications, so that the appropriate

policy permissions, based on the approved development and implementing Applications, are carried forward.

We note that the general concerns set out in the Letters to Council remain and engage the interests of various landowners within the City. For the purposes of this submission, we write to highlight our client's request that the affordable housing policies contained in the New Official Plan 2051, as they apply in the *Central Erin Mills Growth Node* and other *Growth Nodes*, be removed or substantively modified on a general basis to "encourage" affordable housing as an in-kind community benefit where the legislative requirements for enforcing inclusionary zoning have not been met.

## BACKGROUND

### Site-Specific Planning Applications

The Property is located on the south side of Erin Centre Boulevard and east of Glen Erin Drive, and comprises the northwestern quadrant of the lands that make up the Erin Mills Town Centre Mall. Our client's lands are currently underutilized with two 1-storey multi-tenant commercial structures, grassed open spaces and surface parking, and are an excellent candidate for residential intensification.

Under the in-effect Mississauga Official Plan, the Property is located within the *Central Erin Mills Major Node* Character Area on Schedule 1 and is designated *Mixed Use* on Schedule 10. The Property is also located within a *Strategic Growth Area* in accordance with Schedule E-2 of the Region of Peel Official Plan. Lands within Major Nodes and Strategic Growth Areas are priority areas designated for intensification and higher densities to make efficient use of land and infrastructure, and are planned to receive the majority of the City's future growth.

On October 31, 2024, EMTC submitted site-specific applications for an Official Plan Amendment and a Zoning By-law Amendment (together, the "**Applications**") to permit the redevelopment of the Property with nine residential tower-on-podium buildings with heights ranging from 20- to 44-storeys, organized around a central public park and an urban plaza (the "**Proposed Development**"). As submitted, the proposed Official Plan Amendment seeks to redesignate the Property to *Residential High Rise Density* to permit the proposed height and density, a copy of which is enclosed as **Appendix "B"**.

The Applications have been the subject of ongoing discussions between our client and City Staff as part of the planning process for the Property. A final decision with respect to the Applications has not been made by City Council.

## REQUEST FOR MODIFICATIONS

Despite the existing site-specific Applications, extensive discussions with City Staff and the obvious redevelopment potential of the Property, Schedule 7 (Land Use Designations) of the New Official Plan 2051 proposes to carry forward the *Mixed Use* designation for the Property with substantially the same development permissions. Specifically, Policy 14.2.1.3 of the New Official

Plan 2051 continues to apply a general maximum permitted building height of 25-storeys and a maximum floor space index (FSI) of 4.0.

We further note that Section 14.2.1.5 of the New Official Plan 2051 purports to require a minimum of 10 percent of housing units to be provided below market value for each development application proposing more than 50 residential units for lands within the *Central Erin Mills Growth Node*. This policy purports to apply to all lands within the *Central Erin Mills Growth Node* despite the majority of the *Node*, including the Property, not being located within a Protected Major Transit Station Area or a development permit system area.

We are writing to request that the Minister modify the New Official Plan 2051 to implement the site-specific standards contemplated by the Proposed Development, including the policy changes sought in our client's Official Plan Amendment. Extensive work has been done by our client and its consultants on a site-specific basis to determine the appropriate land use, housing options, and scale of redevelopment for the Property, and the outcome of this qualitative site-specific exercise should be recognized in the New Official Plan 2051.

In the alternative, we ask that a decision on the New Official Plan 2051 be deferred as it applies to the Property, to allow a final decision on the Applications to be made before the Minister renders a final decision. This would allow the Applications to be finally determined, in accordance with current provincial and local policies and principles of good planning, following which the New Official Plan 2051 could be modified to ensure that this qualitative and focused determination of the appropriate policy permissions for the Property are carried forward.

We further submit that the proposed affordable housing policies should either be removed or substantively modified on a general basis to "encourage" affordable housing as an in-kind community benefit in the *Central Erin Mills Growth Node* and other *Growth Nodes* where the legislative requirements for enforcing inclusionary zoning have not been met.

We appreciate your consideration of this matter. Our client would be pleased to have their land use planning consultant work with the Ministry to incorporate the requested modifications to the New Official Plan 2051 prior to its approval.

Please provide notice of any decisions in this matter to the undersigned and Justine Reyes ([jreyes@overlandllp.ca](mailto:jreyes@overlandllp.ca)).

Yours truly,  
**Overland LLP**



Per: Daniel B. Artensosi  
Partner

Encl.

**APPENDIX "A"**

**Letters of Concern sent to Mississauga City Council, dated March 15, 2024 and February 13, 2025**

March 15, 2024

GSAI File: 102 – 006

*In Memoriam, Founding Partner:*  
**Glen Schnarr**

(Via Email)

Chairman and Members of the Planning and Development Committee

City of Mississauga

300 City Centre Drive

Mississauga, ON L3B 3C1

**RE: Mississauga Official Plan 2051**  
**Erin Mills Town Centre (EMTC Holdings Inc.)**  
**5100 Erin Mills Parkway, City of Mississauga**

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Glen Schnarr and Associates Inc (GSAI) are the planning consultants to EMTC Holdings Inc. (the “Owner”) of the lands municipally known as 5100 Erin Mills Parkway, in the City of Mississauga (the ‘Subject Lands’ or ‘Site’). On behalf of the Owner and further to the Mississauga Official Plan Review Comment Letters, submitted by GSAI, dated June 23, 2023, July 31, 2023 and March 15, 2024, we are pleased to provide this Comment Letter in relation to the ongoing Mississauga Official Plan Review initiative.

GSAI has been participating in the Mississauga Official Plan Review initiative (‘OP Review initiative’) as well as various related City initiatives. We understand that when complete, the City’s OP Review initiative will culminate in a new draft Official Plan (the ‘Mississauga Official Plan 2051’) that will modify the policy framework permissions for lands across the City, including the Subject Lands.

The Subject Lands are located on the north side of Eglinton Avenue West, west of Erin Mills Parkway. The Site is currently improved with a two (2)-storey shopping centre (referred to as ‘Erin Mills Town Centre’), low-rise, multi-tenant commercial structures, detached restaurant structures with accessory drive-through facilities and surface parking areas. Based on the in-effect planning policy framework, the Site is located within the Central Erin Mills Major Node Character Area, within a Strategic Growth Area (in accordance with Schedule E-2, Strategic Growth Areas, Region of Peel Official Plan), is adjacent to the Erin Mills 403 Major Transit Station Area (in accordance with Schedule E-5, Major Transit Station Areas, Region of Peel Official Plan), and is designated ‘Mixed Use’ (in accordance with Schedule 10, Land Use Designations, Mississauga Official Plan). The Site is located within a mall-based Node, which has recognized development potential as evidenced by the 2018 City of Mississauga Reimagining the Mall initiative and subsequent adoption of Mississauga Official Plan Amendment 115.

When considered collectively, the in-effect policy framework identifies the Subject Lands as an appropriate and desirable location for higher density, compact, mixed-use, transit-supportive development to occur. This is strengthened by the Site’s locational characteristics of being directly in front of street-level transit services and in proximity to the MiWay Transitway network. Additionally, the Subject Lands are located within a comfortable walking distance of various services, amenities, facilities, parks and greenspaces to meet the daily needs of residents and support Central Erin Mills as a vibrant, complete, 15-minute community.

We have reviewed the draft Mississauga Official Plan 2051, released on February 12, 2024, and offer the following comments.

The draft policies propose revisions to Chapters 3 (Directing New Development), 5 (Housing Choices), 8 (Well Designed Healthy Communities), 10 (Land Use Designations), 13 (Nodes) and select Schedules. We support the move to a modified policy framework to guide how growth is to be managed in accordance with Provincial, Regional and local policy initiatives and the release of a complete, draft Official Plan so that the evolving policy framework can be evaluated in its totality. Based on our review of the Mississauga Official Plan 2051, we have a number of concerns as further outlined below.

#### Chapter 3: Directing New Development

The draft Mississauga Official Plan introduces a new term – Strategic Growth Areas. We highlight that adoption of the term Strategic Growth Areas is consistent with and further implements the in-effect Regional policy framework. Section 3.3.1 provides the policy framework for how growth and development is to be managed across Strategic Growth Area lands. We understand that Strategic Growth Areas are those lands located within the Downtown Mississauga Urban Growth Centre, in Major Node Character Areas, in Community Node Character Areas and within Major Transit Station Areas. In accordance with the policy framework and Map 3-1, Strategic Growth Areas, the Subject Lands are located within a Strategic Growth Area given the Site is located within the Central Erin Mills Major Node Character Area. We support the identification and policy directions identified for Strategic Growth Areas, which collectively identify Strategic Growth Area lands as those areas of the City where a mix of land uses, and higher density, transit-supportive development ought to occur to support the achievement of complete communities as well as implement Provincial and Regional policy objectives.

#### Chapter 5: Housing Choices and Affordable Homes

A new housing-related policy framework is proposed and is presented in Chapter 5, Housing Choices and Affordable Homes. Policies 5.2.2, 5.2.4, 5.2.5 and Table 5.1 as stated below are particularly concerning:

*'5.2.2. Phased development will have a range and mix of housing types for each development phase.'*

The purpose of this policy is unclear and requires modification. As written, the policy appears to place an obligation on development proponents to provide a range of housing types, without specifying what is meant by housing type. For example, as written, the policy could be interpreted to require that each development phase is required to provide two or more housing types, such as apartment-style units, ground-oriented units, townhouse-style units, etcetera. The requirement for each development phase to provide a variety of housing types can be problematic and can challenge the ability to deliver high-quality housing options for current and future residents. In our opinion, the policy should be revised to enable greater flexibility by encouraging phased developments to provide a range and mixture of housing units, rather than referencing housing type.

*'5.2.4. To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include a*

*minimum of 50 percent of a mix of 2-bedroom units and 3-bedroom units. The City may reduce these percentages where development is providing:*

- *social housing or other publicly funded housing; or*
- *specialized housing such as residences owned and operated by a post-secondary institution or a health care institution or other entities to house students, patients employees or people with special needs'*

We note that the above-noted policy has been revised since the previous draft policy was presented in the Bundle 3 draft of the Mississauga Official Plan in May of 2023. Notwithstanding that the policy has been revised since the previous iteration, we remain concerned. In our opinion, the above-noted policy should be modified to encourage a reduced percentage (no greater than 20%) of larger, family-sized units (understood as being two-bedroom units or larger) based on market trends. The requirement for half (50%) of units to be of a certain type will challenge Provincial, Regional and local policy objectives of delivering a variety of attainable housing options for current and future residents. It will also challenge the delivery of housing units in appropriate locations that are in proximity to existing and planned transit networks and support the creation of complete communities, while also being in the midst of a Provincial housing crisis.

*'5.2.5. The City will plan for an appropriate range and mix of housing options and densities by implementing Regional housing unit targets shown in Table 5.1'*

*Table 5.1 – Peel-Wide New Housing Unit Targets*

<i>Target Area</i>	<i>Targets</i>
<i>Affordability</i>	<i>That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households</i>
<i>Rental</i>	<i>That 25% of all new housing units are rental tenure</i>
<i>Density</i>	<i>That 50% of all new housing units are in forms other than detached and semi-detached houses. Note: These targets are based on housing need as identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy</i>

The above-noted policy and Table 5.1, as written, are concerning. Use of the Region-wide housing targets, as established by Policy 5.2.5 and Table 5.1 are concerning as the housing-related targets have not been adapted nor studied to ensure applicability at the smaller, City-wide scale. Furthermore, the requirement in Table 5.1 that 30% percent of all new housing units are to be affordable housing units and the requirement that 25% of all new housing units be rental in tenure are concerning and will challenge the rapid delivery of housing units, in appropriate locations. Furthermore, the requirement for affordable units, regardless of a property's location, is contrary to in-effect Provincial and Regional policy objectives, which state that affordable housing units are legislated requirements in Inclusionary

Zoning Areas. For clarity, the Subject Lands are not located within a delineated Inclusionary Zoning Area for the City of Mississauga, and therefore, is not subject to a policy requirement that affordable housing units are required. This was recently further confirmed by the Ontario Land Tribunal's Decision regarding the Phase 1 appeal of MOPA 115 whereby the Tribunal agreed that affordable housing policy requirements are not appropriate nor legal for lands in mall-based Nodes. Additionally, the policy requirement that 30% of all new housing units across the City of Mississauga be affordable housing, without identifying how affordable housing units are to be understood, is concerning and in our opinion, contrary to in-effect legislative and policy frameworks. We request that Table 5.1 be modified so as to relate to housing targets at the City-wide scale and to reflect that affordable housing units are to be provided through the application of Inclusionary Zoning.

#### Chapter 8: Well Designed Healthy Communities

A new urban design-related policy framework is proposed and is presented in Chapter 8, Well Designed Healthy Communities. Policies 8.4.1.17, 8.4.5.2 and 8.6.2.5 as stated below are particularly concerning:

*'8.4.1.17. Built form will relate to the width of the street right-of-way.'*

As written, this policy is concerning and requires modification. In our opinion, the requirement for a built form to have a relationship to the width of the Right-of-Way ('ROW') on which it fronts is inappropriate. As written, the policy will apply a one-size-fits-all approach to sites across the City, regardless of their location and unique contexts. The policy also does not account for the diverging widths of streets across the City. For example, there is a diverse and variable network of laneways, local roads, arterial roads and highways. Requiring that a built form relate to the street on which it fronts does not adequately account for the variation of street classifications and therefore, the width of the respective street onto which a building or structure fronts. Furthermore, a limitation of building height to relate to the ROW width will challenge the ability to provide efficient, high-quality, refined, compact, mixed-use, transit supportive development forms in the desired locations. This policy requires revision to eliminate a universal application of building height limits based on a site's location along a street.

*'8.4.5.2. Privately owned publicly accessible spaces will be designed in accordance with the city's standards for public open spaces.'*

The above-noted policy is concerning and is vague. In our opinion, the above-noted policy requires revision to provide for sufficient flexibility based on a site's locational attributes and development contexts. The statement that Privately Owned Publicly Accessible Spaces (POPS) be designed in accordance with City Standards is concerning given City Standards for public open spaces do not always reflect the as-built condition of encumbered lands being provided as privately owned, publicly accessible spaces. Furthermore, greater acknowledgement is required that POPS of varying size, locations and configurations can be successfully planned, designed and delivered in various ways. Based on the above, we request that the above-noted policy be modified to encourage compliance with the applicable City Standard and that conformance with the City's Standard for public open spaces not be required in this instance. .

*'8.6.2.5. Transitions between buildings with different heights will be achieved by providing a gradual change in height and massing. This will be done through the use of a variety of methods including setbacks, the stepping down of buildings, the general application of a 45 degree angular plane, separation distances and other means in accordance with Council-approved plans and design guidelines.'*

The above-noted policy is concerning. In our opinion, the above-noted policy requires revision to exclude the requirement that any development be required to conform to a 45 degree angular plane. As the policy suggests, there are various ways of ensuring appropriate transition can be provided. In our opinion, a policy requirement that a development application conform to a 45 degree angular plane, without specifying how the angular plane is to be applied, is overly restrictive and unnecessary. The angular plane requirement should be removed from the above-noted policy.

#### ***Section 8.6.1., Buildings and Building Types***

The draft MOP proposes refinements to the urban design-related policy framework and an evolution towards a built form-based policy framework. Section 8.6.1 of the draft Official Plan presents the refined built form policy framework and provides a characterization of how each built form is to be generally understood. We are concerned with the description of high-rise buildings which is as follows:

*'c. High-rise buildings: they represent buildings with height maximums as prescribed by local area policies and land use designations. High-rise buildings, which can also be referred to as Tall Buildings in this Plan, provide transit-supportive densities and play an important role in allowing the city to meet its growth targets, especially within Strategic Growth Areas.'*

The above high-rise building characterization is concerning. Specifically, the Subject Lands are not subject to a Local Area Plan. Instead, the Subject Lands are subject to the Central Erin Mills Major Node Character Area policies and the applicable Mixed Use policies. The above characterization does not adequately capture the reality and does not provide for sufficient flexibility to accommodate high-rise or tall buildings at appropriate locations outside of Local Plan Area boundaries. We request that the high-rise building characterization be modified to recognize the existence and allow permission for tall buildings at appropriate locations across the City.

#### **Chapter 10: Land Use Designations**

The draft MOP proposes refinements to the land use policy framework and an evolution towards a built form-based policy framework. This evolution and associated policy refinements are concerning. In accordance with the draft Schedule 7, Land Use Designations, the Subject Lands are designated 'Mixed Use'. This maintains a 'Mixed Use' designation on the Subject Lands, when compared to in-effect policy permissions.

Maintenance of the 'Mixed Use' designation is concerning, particularly based on the evolving policy framework for designated 'Mixed Use' lands. Section 10.2.6 of the draft Official Plan contains the parent Mixed Use policy framework which any development application must be evaluated for conformance against. We are concerned with Policies 10.2.6.2 and 10.2.6.3 as stated below.

*'10.2.6.2. The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses. This mix of uses is required in order to create complete communities with destinations that are close enough for walking and cycling to be the most attractive transportation option. In addition to mitigating traffic congestion, this enhances human health and reduces greenhouse gas emissions.'*

*'10.2.6.3. Redevelopment of Mixed Use sites must maintain the same amount of non-residential floor space.'*

The above-noted policies are concerning and require revision. Collectively, the above-noted policies are unnecessarily restrictive and may challenge the ability for lands to redevelop. Specifically, the policy requirement that a range of retail, service and other uses be provided can be a challenge for development proponents to accommodate and may challenge a proponent's ability to offer a sufficient and efficient non-residential floor area. Similarly, the policy requirement that existing non-residential floor area be replaced does not adequately accommodate the evolving context of communities and market trends. Furthermore, the policies noted above may hinder the development potential of designated Mixed Use lands and the lands' ability to support contextually appropriate development that is able to further implement Provincial, Regional and local policy objectives for compact, mixed-use, complete communities. Lastly, the above-noted policies do not satisfactorily reflect changing market trends nor does it enable a proponent to right-size the amount of non-residential area to be provided. Greater flexibility is needed to enable vibrant, compact, efficient redevelopment forms to be implemented in appropriate locations.

### Chapter 13: Nodes

Revisions are contemplated in Chapter 13 for lands located within a Major Node or Community Node component of the City Structure. As stated above, the Site is located within the Central Erin Mills Major Node Character Area. As such, Section 13.1.1, General, Section 13.2, Major Nodes and Section 13.2.2, Central Erin Mills apply.

When considered collectively, we are concerned with the refined Nodes policy framework and in particular Policies 13.1.1.3, 13.2.2.1, 13.2.3.3.1, 13.2.3.5.1 and 13.2.3.9.1 as stated below.

*'13.1.1.3. Development applications within Nodes proposing a change to the designated land use, which results in a significant reduction in the number of jobs that could be accommodated on the site, will not be permitted unless considered through an official plan review or update.'*

*'13.2.2.1. For lands within a Major Node, a minimum building height of two storeys to a maximum building height of 25 storeys will apply, unless otherwise specified by the Character Area policies or Special Site policies....'*

*'13.2.3.3.1. A minimum building height of three storeys and a maximum building height of 25 storeys will apply. Buildings without a residential component will have a minimum height of one storey.'*

*'13.2.3.5.1. Residential development permitted by any land use designation will include:*

- a. *a minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units. This will be comprised of units targeted for a range of middle income households. Approximately half of these units will be larger, family-sized dwellings containing more than one bedroom.'*

*'13.2.3.9.1. The need for a development master plan will be determined through a pre-application meeting and in consultation with staff prior to application submission. Redevelopment of the existing Erin Mills Town Centre mall property will require a development master plan. Matters to be addressed by the development master plan may, among other matters, including the following: ....'*

As previously stated, we are concerned with policy requirements for non-residential replacement. In addition to this concern, the above-noted policy 13.1.1.3 which states that development will not be permitted if there is a significant (without defining how significant is to be understood or quantified) reduction in the number of jobs that can be accommodated is concerning, overly restrictive and requires modification. In our opinion, the policy does not adequately provide for flexibility nor incorporates the evolving community context.

When considered collectively, the above-noted policy framework provisions are concerning and may challenge the ability of the lands to develop in support of Provincial, Regional and local policy objectives. In our opinion, maintenance of the 25 storey maximum building height limit is unnecessarily restrictive and will challenge the ability for lands to accommodate compact, vibrant, mixed-use, efficient, transit-supportive development forms particularly when development must accommodate new roads, parkland or open space. Furthermore, maintenance of the 25 storey maximum building height is inconsistent with the variable building heights that have been approved by City Council in other Major Nodes across the City. In our opinion, the policy framework should be revised to enable the introduction of evaluation criteria to guide decisions on permissions for additional height.

Finally, we are concerned with the policy requirement that a percentage of new housing units be provided as affordable, below-market housing units. The integration and delivery of affordable housing units in this manner places an additional burden on the development industry. Furthermore, the administration of affordable housing units is a responsibility best left with a government organization or the existing Housing Service Manager. We request that this policy be removed.

In summary, we are concerned about the proposed policy directions outlined in the draft Mississauga Official Plan 2051 and request that modifications be made. Thank you for the opportunity to provide these comments. Our Client wishes to be included in the engagement for the Mississauga Official Plan Review initiative and wishes to be informed of updates, future meetings and the ability to review and provide comments on the final Official Plan prior to adoption.

We look forward to being involved. Please feel free to contact the undersigned if there are any questions.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**



Glen Broll, MCIP, RPP  
Managing Partner



cc. EMTC Holdings Inc.  
Councillor Reid  
Ben Phillips, Project Manager, Official Plan Review

February 13<sup>th</sup>, 2025

GSAI File No. 102-006J

(Via Email)

Mr. Ben Philips

Executive Manager, Official Plan

City Planning Strategies Division

300 City Centre Drive - 2nd Floor

Mississauga, ON L5B 3C1

**RE: Mississauga Official Plan 2051  
Erin Mills Town Centre (EMTC Holdings Inc.)  
5100 Erin Mills Parkway, City of Mississauga  
Related File Nos.: DARC 23-173 W9 / OZ/OPA 24-15 W9**

**PT BLK 1, 4, 5, 6, 17, 18 AND 20, PLAN 43M-823, PIN 13512-0035  
(abbreviated)**

Mr. Philips,

Glen Schnarr and Associates Inc (GSAI) are the planning consultants to EMTC Holdings Inc. (the “Owner”) of the lands municipally known as 5100 Erin Mills Parkway, in the City of Mississauga (the ‘Subject Lands’ or ‘Site’). On behalf of the Owner and further to the Mississauga Official Plan Review Comment Letters, submitted by GSAI, dated June 23, 2023, July 31, 2023 and March 15, 2024, we are pleased to provide this further Comment Letter in relation to the ongoing Mississauga Official Plan Review initiative (the “proposed Official Plan”).

We appreciate the efforts made to address comments previously submitted. Through this letter, GSAI is providing further comment to reinforce our objecting stance as it relates to the Subject Lands and the City’s proposed Official Plan policies.

The Subject Lands are located on the north side of Eglinton Avenue West, west of Erin Mills Parkway. The Subject Lands are currently improved with a two (2)-storey shopping centre (referred to as “Erin Mills Town Centre”), low-rise, multi-tenant commercial structures, detached restaurant structures with accessory drive-through facilities and surface parking areas. GSAI is currently assisting the owners with planning application to redevelop the northwest corner of the Subject Lands. For clarity, the Subject Lands relate to the entirety of the EMTC mall property, bound by Eglinton Avenue West, Erin Mills Parkway, Glen Erin Drive and Erin Centre Boulevard.

Based on the in-effect planning policy framework, the Subject Lands are located within the Central Erin Mills Major Node Character Area, within a Strategic Growth Area (in accordance with Schedule E-2, Strategic Growth Areas, Region of Peel Official Plan), are adjacent to the Erin Mills 403 Major Transit Station Area (in accordance with Schedule E-5, Major Transit Station Areas, Region of Peel Official Plan), and are designated ‘Mixed Use’ (in accordance with Schedule 10, Land Use Designations, Mississauga Official Plan). Further, the Subject Lands are located within a mall-based Node, which has recognized development potential as evidenced by the 2018 City of Mississauga Reimagining the Mall initiative and subsequent adoption of Mississauga Official Plan Amendment 115.

In the proposed Official Plan, the Subject Lands are within the Central Erin Mills Growth Node. The proposed land use designation is Mixed Use and the Subject lands remain with the Central Erin Mills Character Area. Specific polices are proposed to apply to the Central Erin Mills Character Area Growth Node and are discussed later in this letter.

### **Chapter 3 - Directing New Development**

Chapter 3 provides the City’s growth management policy framework. While we support the need for a revised policy framework, we support a selection of policies and remain concerned with others. Our comments are outlined below.

*3.2.4. Most of Mississauga’s future growth will be directed to Strategic Growth Areas, which are the Downtown, Growth Centres, Growth Nodes and Major Transit Station Areas.*

We support the above-noted policy. Directing development to delineated Strategic Growth Areas is not only good policy but it is consistent with Provincial objectives as outlined in the Provincial Planning Statement, 2024. It will also continue to ensure that development is directed to appropriate locations across the City. However, directing development to Strategic Growth Areas must be supported by infrastructure investments to ensure that the needs of community members are satisfactorily addressed.

With respect to the Subject Lands, we note the removal of the Major Node and Community Node categorizations in favour of a new category referred to as Growth Nodes. Growth Nodes are to generally provide for a mix of population and employment uses at densities and heights less than the Downtown Core and Growth Centres but greater than elsewhere in the City (3.3.1.1). We note that growth is to be primarily directed to the Strategic Growth Areas, including Growth Nodes. The growth in Growth Nodes is to be facilitated through a mixture of low-rise, mid-rise and tall buildings (3.3.5.3). We support the inclusion of tall buildings in Growth Nodes with respect to the Subject Lands.

### **Chapter 5 - Housing Choices and Affordable Homes**

Chapter 5 presents the City’s refined housing policy framework. We note the policy revision/addition to policy 5.2.2 which now provides that:

*5.2.2 In order to meet its current and projected demands reflecting socio-economic and demographic trends, Mississauga will require an appropriate mix of housing by density type and affordability throughout the City.*

We acknowledge that the City is seeking a mix of housing by density, type and affordability on a City-wide basis and that site development should be reviewed on a site-specific basis to determine the most appropriate housing type and price-points suitable to context and market conditions while cumulatively striving to achieve a mix of housing types and affordability across the City.

However, and outlined in our previous Comment Letter, dated March 15, 2024, we remain concerned and object to inclusion of Policies 5.2.3, 5.2.4 and Table 5.1 as drafted. Use of Region-wide housing targets, as established by Policy 5.2.4 and Table 5.1 is concerning as the housing-related targets have not been adapted nor studied to ensure applicability at the smaller, City-wide scale. Additionally, Policy 5.2.4 and Table 5.1 which provides that 30% of all new housing units, regardless of a property's location, are to be affordable housing units is contrary to in-effect legislation as well as Provincial and Regional policy objectives which collectively state that affordable housing units are legislated requirements only in Inclusionary Zoning Areas. We request again that Table 5.1 be modified to reflect the City-wide scale and to reflect that affordable housing units cannot be mandated on properties outside of an Inclusionary Zoning Area.

Lastly, we remain concerned with Policy 5.2.3 as drafted which encourages developments containing 50 or more units to provide 50% of units as family-sized or two and three bedroom units. While we understand the intent of the policy and appreciate use of the word 'encourage', the policy as drafted is restrictive and in practice will challenge the delivery of much needed housing units in appropriate locations, in the midst of a Provincial housing crisis. Additionally, encouragement of larger, family-sized units does not always reflect market trends or the reality that housing options for families will require a selection of housing units and price points. We continue to request that Policy 5.2.3 be modified to encourage a reduced percentage of family-sized units or remove this policy to remove a barrier to the delivery of much needed housing units in appropriate locations across the City.

### **Chapter 8 - Well Designed Healthy Communities**

Chapter 8 presents a refined urban design-related policy framework. We remain concerned, and this is further described in relation to the proposed building classifications and land use framework, with the move to a form-based policy framework. As outlined in the March 15, 2024 Comment Letter, we remain concerned with the elevation of urban design guidance to policy. We also remain concerned that the Mississauga Official Plan continues to require certain urban design policy requirements to be met as this is contrary to the evolving direction of urban design and directives for the expeditious provision of new housing in the City.

Of particular concern is Policy 8.2.9.c) which states that the City's vision will be supported by site development that demonstrates context sensitivity and transition. A similar concern is shared with Policy 8.6.2.5 which states that transition can be achieved through the use of setbacks, stepping down of buildings, angular plane, separation distances and other means or with Policy 8.6.2.6

which states that developments will provide a transition in building height and form between Strategic Growth Areas and adjacent Neighbourhoods with lower heights. Policy 8.6.2.6 is followed by the following illustrative graphic, Figure 8.9:

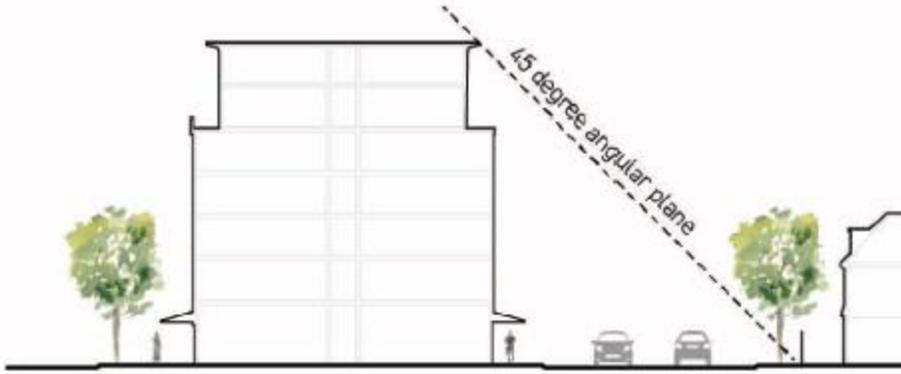


Figure 8.9. Angular planes allow for more gradual transitions between low-rise neighbourhoods to adjacent higher rise developments, while enhancing the pedestrian environment.

The above-noted policies and the above illustrative graphic are concerning. As the policies as drafted suggest, there are various ways of ensuring appropriate transition can be provided. There is also ambiguity given transition is not defined. In our opinion, elevating appropriate transition and the ways that transition can be achieved from urban design guidance to policy is concerning. This concern is furthered by the above-noted policies which suggest that a development application conform to a 45 degree angular plane, without specifying how the angular plane is to be applied, is overly restrictive and misleading. Additionally and if flexibility is guaranteed, the illustrative graphic provided by Figure 8.9 should be removed to eliminate confusion or policy misinterpretation through the planning application review process.

#### ***8.4.5 Open Space and Amenity Areas***

Section 8.4.5 provides a policy framework regarding open space and amenity areas. While we support the policy direction to recognize that open spaces of varying forms can complement and support public spaces such as public parks, we remain concerned with Policy 8.4.5.2 which states:

- '8.4.5.2. Privately Owned Public Spaces (POPS) contribute to the public realm. These spaces, where appropriate, will be designed and maintained in accordance with the standards established by the City, and remain open and universally accessible to public. POPS provided to the City will:*
- a) provide a public easement over the extent of the POPS; and*
  - b) the size, extent, design, configuration and program of POPS will be done in consultation and to the satisfaction of the City.'*

The above-noted policy as drafted is concerning and requires revision. The proposed development on the Subject Lands contemplates a large public park adjacent to a large urban plaza. The ultimate design and configuration of the open spaces is to be determined and may deviate from the above policies since the POPS standard has not been created. A policy requirement that a Privately Owned, Publicly Accessible Space (POPS) be designed in accordance with a City Standard is unnecessarily restrictive and does not afford sufficient flexibility. The location, design, stratification and ultimate programming of a POPS space within a development can vary depending on site-specific contexts and circumstances. Requiring that a POPS space be designed in accordance with a City Standard yet to be developed does not adequately reflect the above-noted variation and flexibility. A policy requirement that a POPS be designed to conform to a City Standard that does not yet exist is premature. We request that this policy be modified to remove reference to a City Standard. This would enable the provision of POPS to remain flexible and continue to support the provision of open spaces of varying sizes to support the needs of residents. For example, absent of a POPS standard, the proposed public and private open spaces on the Subject Lands should be evaluated through the development review process.

Further, there are instances throughout Chapter 13 as drafted where urban design guidelines have been elevated to policy. This includes policies 13.3.3 and more specifically policy 13.3.3.1, relating to tower separation distances and the use of 45 degree angular planes to facilitate appropriate transition. In our opinion, these policy inclusions are unnecessarily restrictive and should be removed. Rather, the inclusion of urban design guidance within area-specific Built Form Standards has been successfully implemented without issue for decades. A removal of urban design guidance from policy will also serve to further implement the recommendations arising from the Mayor's Task Force.

### **Chapter 10 – Land Use Designations**

Revisions are contemplated to the City's land use designation framework. More specifically, the Mississauga Official Plan as drafted contemplates an evolution towards a built form-based policy framework. We are specifically concerned with Policies 10.2.6.3 and 10.2.6.4. Policy 10.2.6.3 provides that on lands designated Mixed Use, a minimum amount of non-residential replacement Gross Floor Area (GFA) will be required based on the greater of two (2) scenarios. As drafted, the wording of the scenarios is unclear and is concerning. Furthermore, a policy requiring that a minimum amount of existing non-residential GFA be replaced in a development is unnecessarily restrictive, does not reflect the post-pandemic market and trends, will serve to prevent an ability to 'right-size' non-residential spaces based on market trends and end-user needs and is contrary to best practices. Additionally, policies such as Policy 10.2.6.3 is premature in our opinion given the City has just begun a Retail Needs Study. Any future policies related to requiring non-residential areas should be informed by the outcome of the Retail Needs Study to avoid the need for Official Plan Amendments going forward. In our opinion, the policy should be removed. If removal is not to be considered, then we request that the policy be revised to clearly specify when replacement GFA is to be required and to provide a policy mechanism that should a Market Needs Analysis be provided to the satisfaction of Staff, replacement GFA will not be required without the need for an Official Plan Amendment.

We are similarly concerned with Policy 10.2.6.5 which states that where lands are within a Strategic Growth Area, are designated Mixed Use and contain substantial office uses, development will be required to maintain the existing GFA of these uses. As outlined above, we request that this policy be removed or alternatively, be revised to permit a reduction in office GFA. A policy which would permit a reduction in existing office GFA is important given the post-pandemic trends, a significant vacancy rate for office and would enable property owners to right-size the non-residential areas included in a development proposal to reflect market trends, end-user needs and to ensure the non-residential areas can be occupied to support complete community objectives and vibrant public realms.

### **Chapter 14 – Growth Nodes**

With respect to the Subject Lands and its location with the Central Erin Mills Growth Node, we remain in objection to several of the polices proposed. As above, since the initiation of the City's new Official Plan review process, a new Provincial policy framework has been established by the Province that places particular emphasis on redevelopment underutilized shopping centres and surface parking areas with increased intensification to achieve the goal of creating complete communities. With respect to the Subject Lands, we continue to object to the Central Erin Mills Growth Node policies proposed for employment retention, housing and overly restrictive urban design, height and density limitations.

We continue to object to the Growth Node policies that require maintenance of the existing number of jobs following redevelopment. Specifically, policy 14.1.1.3 provides that:

*14.1.1.3 Development applications within Growth Nodes proposing a change to the designated land use, which results in a significant reduction in the number of jobs that could be accommodated on the site, will not be supported.*

As previously stated, we are concerned with policy requirements for non-residential replacement. In addition to this concern, the above-noted policy 14.1.1.3 (previously policy 13.1.1.3) which states that development will not be permitted if there is a significant (without defining how significant is to be understood or quantified) reduction in the number of jobs that can be accommodated is concerning, overly restrictive and requires modification. In our opinion, the policy does not adequately provide for flexibility nor incorporates the evolving community context.

Suggesting that all changes to land use designations will not be supported if a reduction in the number of jobs existing does not consider the site-specific nature of existing shopping malls and surface parking areas in the Node and expected to be developed with a higher intensity of uses. It can be expected that deviations in the number of jobs resulting from redevelopment will occur. The surrounding context also needs to be taken into consideration, whereby existing employment centres, and in this case the Erin Mills Town Centre mall, already provide for significant employment and jobs absent of residential uses. We request that this policy be further refined to allow for flexibility and to remove *will not be supported* from the policy language. As outlined in other sections of the proposed Official Plan, the City should continue to encourage employment

retention and creation on development lands, but not mandate it through overly restrictive Official Plan policies.

Residential Uses policies proposed through policy 14.2.1.5 and related sub-policies suggest that new residential development will be required to provide housing units that are below market value while specifying unit sizes and configurations to be provided for in new residential development. While we appreciate the City's efforts to attract affordable or below market housing, the policy as written prescribes certain percentages and unit size and type criteria that may not be feasible at the time of planning applications or redevelopment. We continue to insist that specific percentages of housing type and tenure be removed from the proposed Official Plan.

The Subject Lands retain the Mixed Use land use designation. Policy 14.2.1.6.1 provides that lands designated Mixed Use *will provide for a variety of retail and service commercial uses*. We object to this policy since it does not consider that in subsequent policies, reduction in employment can be considered so long as the planned function of the non-residential uses is maintained. As outlined in MOPA 115, the planned function describes a focal point for retail and service commercial uses, community facilities and bus facilities that should be retained. In considering revisions to this policy and related policies, consideration needs to be had for surrounding context, off-site lands, the retention of surrounding land uses and maintenance of the planned function, on site and on surrounding lands, inside and outside of the Growth Node, that will contribute to the creation of complete communities.

#### ***14.2.1 Central Erin Mills***

New policies have been generated in the proposed Official Plan related to the Central Erin Mills Character Area Growth Node. We note the following.

Proposed policy 14.2.1.3 – Height and Density provides unnecessary restrictions on height and does not recognize that tall buildings are permitted in Growth Nodes:

*14.2.1.3.1 A minimum building height of three storeys and a maximum building height of 25 storeys will apply. Buildings without a residential component may have a minimum height of one storey.*

Maintenance of the 25-storey maximum building height limit is unnecessarily restrictive and will challenge the ability for lands to accommodate compact, vibrant, mixed-use, efficient, transit-supportive development forms particularly when development must accommodate new roads, parkland or open space. Furthermore, maintenance of the 25-storey maximum building height is inconsistent with the variable building heights that have been approved by City Council in other areas and Nodes across the City. In our opinion, the policy framework should be revised to enable the introduction of evaluation criteria to guide decisions on permissions for additional height.

Further, the definition of Tall Buildings does not provide for a maximum height, but that tall buildings can accommodate transit-supportive development. Since the initiation of the Official Plan review process and partial approval of MOPA 115, the Provincial planning policy landscape

has changed through various Provincial initiatives and a new Provincial Policy Statement. We continue to question and object to the application of a maximum 25-storey building height, given this increased emphasis on the intensification underutilized shopping malls and plazas, among other factors.

With respect to density, policy 14.2.1.3.2 provides that:

*14.2.1.3.2 In order to guide the form, massing and density of proposed buildings, individual properties will be limited to a maximum floor space index (FSI) of 4.0.*

We continue to object to the application of a maximum floor space index (FSI) that may not accurately reflect site-specific development conditions and considerations including development limits and boundaries on larger, mall-based properties and possible conveyances for public roads, parks and other areas as deemed to be suitable during the development review process. Combined, height and density policies should offer flexibility on a site-specific and development review basis and should have consideration for the new Provincial Policy Statement's increased emphasis on the intensification of underutilized shopping plazas and parking lots.

As above, we continue to be concerned and object to the Residential Uses policies of 14.2.1.5 – Residential Uses. The integration and delivery of affordable and below-market housing units in this manner places an additional burden on development planning. Mixing tenure and pricing in a development or building can be cumbersome and may detract from the desirability of providing residential housing, overall. Furthermore, the administration of affordable housing units is a responsibility best left with a government organization or the existing Housing Service Manager. We request that this policy be removed. Particularly concerning, is the application of a minimum of 10 percent threshold for below-market housing.

Lastly, we question the suitability of establishing maximum block sizes through policy 14.2.1.8.2. Existing buildings, properties and planning for new development will intersect and instances may arise where this threshold is exceeded. This proposed Official Plan policy is overly restrictive and should be removed.

### **Summary**

In summary, we appreciate the efforts made to address previous comments submitted. However, we continue to object to the proposed policy and revisions outlined in the draft Official Plan as they may have substantial impact on the redevelopment of the Subject Lands. Given any development application must consider and conform with the Mississauga Official Plan in its totality, it is our opinion that many of the proposed policies are overly and unnecessarily restrictive and not appropriate for or to context of the Subject Lands. Please continue to include GSAI in the Official Plan review initiative and any future updates, meetings and timelines to review and provide comments on new iterations the draft Official Plan prior to adoption.



Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

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Bruce McCall-Richmond, MCIP, RPP  
Senior Associate

C. City Clerk, City of Mississauga

**APPENDIX "B"**

**Draft Official Plan Amendment**

**Amendment No. #**  
**to the**  
**Mississauga Official Plan**

By-law No. \_\_\_\_\_

A by-law to Adopt Mississauga Official Plan Amendment No. #

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. #, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy and mapping modifications within the Official Plan and the Central Erin Mills Major Node;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

**Amendment No. #**  
**to**  
**Mississauga Official Plan**

The following text and Maps ("A", "B" and "C") attached constitute Amendment No. XX.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XXXX 2024 pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to replace the Mixed Use policies of the Official Plan currently applicable to the Subject Lands to Residential High Density and Public Open Space and to amend the Central Erin Mills Major Node to include the Subject Lands as a Special Site.

## **LOCATION**

The lands affected by this Amendment are located at the northwest quadrant of the Erin Mills Town Centre Mall property and specifically adjacent to and at the southeast corner of Glen Erin Drive and Erin Centre Boulevard. The Subject Lands are located in the Central Erin Mills Major Node Character Area as identified in Mississauga Official Plan.

## **BASIS**

The consolidated Mississauga Official Plan came into effect on March 4, 2024, save and except for the outstanding site-specific appeals to the Local Planning Appeal Tribunal. LPAT appeals specific to the Subject Lands are not applicable to this application pending outcome of the LPAT (the MOPA 115 appeals).

The Subject Lands are currently designated “Mixed Use” by the Official Plan which permits various retail and service commercial uses, overnight accommodation, secondary office and residential uses in combination with other uses permitted in all designations, among others. An Official Plan Amendment is required to change the land use designation of the Subject Lands from Mixed Use to Residential High Density since the proposal is primarily for residential uses. As a public park is proposed, the Official Plan Amendment also proposes to redesignate a portion of the Subject Lands from Mixed Use to Public Open Space. The public park will contribute to the City’s parks and open space network and to the parkland available in the Central Erin Mills Major Node and surrounding area. The proposal also requires an amendment to the Central Erin Mills Major Node to apply site-specific uses and policies reflective of the design envisioned.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is consistent with the Provincial Policy Statement (2020) (2024), as applicable, and conforms with and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), as applicable. In addition, the Proposed Development will bring the Region of Peel Official Plan (2022), City of Mississauga Official Plan (2022) and Central Erin Mills Major Node into consistency with the Provincial Policy Statement and into conformity with the Growth Plan, as applicable. The proposal is aligned with and contributes towards the implementation of Provincial housing objectives.
2. The proposal meets the intent, goals and objectives of Mississauga Official Plan.

3. The proposal implements the vision found in the Reimagining the Mall exercise by providing for residential uses complementary to non-residential uses, a diverse built form, animated streetscapes and an attractive, connected public realm including public parkland.
4. Consistent with the Provincial Policy Statement, the proposal represents the reinvestment and intensification of an underutilized plaza and shopping mall site and contributes to population and housing targets.
5. Pedestrian circulation and connectivity and the streetscape experience will be improved through this proposal.
6. An Urban Plaza and new Public Park contribute to the City's objectives for providing interconnected green spaces and pedestrian gathering points.
7. The lands are effectively served and connected to a variety of public transportation options, community services and schools, as well as institutional and existing retail commercial uses including the Erin Mills Town Centre Mall. The proposal optimizes current and future infrastructure investments as well as planned and potential transit upgrades. The proposal can utilize existing servicing and future servicing can be provided in an efficient manner.
8. The lands are suitable for the proposed uses and are compatible with existing and potential future uses.
9. The proposal seeks to diversify the Erin Mills housing stock by introducing apartment units of various sizes and configurations. These unit types and configurations will range in size to appeal to different family sizes and income levels. Introducing housing diversity to the Erin Mills community will allow many families to enjoy and make use of the amenities the Erin Mills community has to offer.
10. The proposal has regard for the surrounding neighbourhoods and context by siting the proposed buildings efficiently and with appropriate separation, providing for an appropriate streetscape, landscape buffers, setbacks, podiums and building articulations
11. Shadow impacts to surrounding areas and to Glen Erin Drive and Erin Centre Boulevard are minimal. An appropriate transition in heights that respects the surrounding community and residential context will be achieved, through the construction of buildings ranging from 20 to 44 storeys.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

### Mapping Amendments

The Official Plan and Central Erin Mills Major Node, of Mississauga Official Plan, are hereby amended as follows:

1. Mississauga Official Plan Schedule 10 is hereby amended by Subject Lands from Mixed Use to Residential High Density and from Mixed Use to Public Open Space.
2. Mississauga Official Plan Schedule 4 is hereby amended by redesignating a portion of the Subject Lands from Mixed Use to Public and Private Open Space.
3. Map 13-2, Central Erin Mills Major Node Character Area is hereby amended by adding a new Special Site within the Subject Area.

## Text Amendments to the Central Erin Mills Major Node of the Mississauga Official Plan

### Special Site X

Notwithstanding the policies of the Official Plan, the following policies will apply to Special Site X:

#### 1. Section 13.2.3 Height and Density

- a. A minimum building height of two storeys and a maximum building height of 44 storeys will be permitted and will apply only to the Special Site. (13.2.3.1)
- b. A maximum net floor space index (FSI) of 5.3 will apply. (13.2.3.2)

#### 2. Section 13.2.4 Urban Design

- a. A minimum separation distance of 24 metres will apply and be provided between the tower portions of tall buildings. (13.2.4.4 b.)

#### 3. Section 13.2.10 Implementation

- a. Policies of Section 13.10.2.1 to 13.10.2.6 will not apply to the Special Site.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment. The lands will be rezoned to implement this Amendment. This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan March 4, 2024.

## **INTERPRETATION**

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

**Map "A"**

# MAP 'A' - PART OF Schedule 10 Land Use Designations of Mississauga Official Plan



## LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Mixed Use                  | Public Open Space   |
| Downtown Mixed Use         | Private Open Space  |
| Downtown Core Mixed Use    | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     |                     |

## BASE MAP INFORMATION

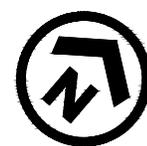
- |   |                              |
|---|------------------------------|
| Heritage Conservation District                            | Civic Centre (City Hall)     |
| 1996 NEP/2000 NEF Composite Noise Contours                | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exception from LBPIA Operating Area                  | Transitway Station           |
| Natural Hazards   | Public School                |
|   | Catholic School              |
|   | Hospital                     |
|   | Community Facilities         |

## City Structure

- |                |                      |
|----------------|----------------------|
| Downtown       | Corporate Centre     |
| Major Node     | Employment Area      |
| Community Node | Special Purpose Area |
| Neighbourhood  |                      |

**EXISTING LAND USE DESIGNATIONS**

**PROPOSED LAND USE DESIGNATIONS**



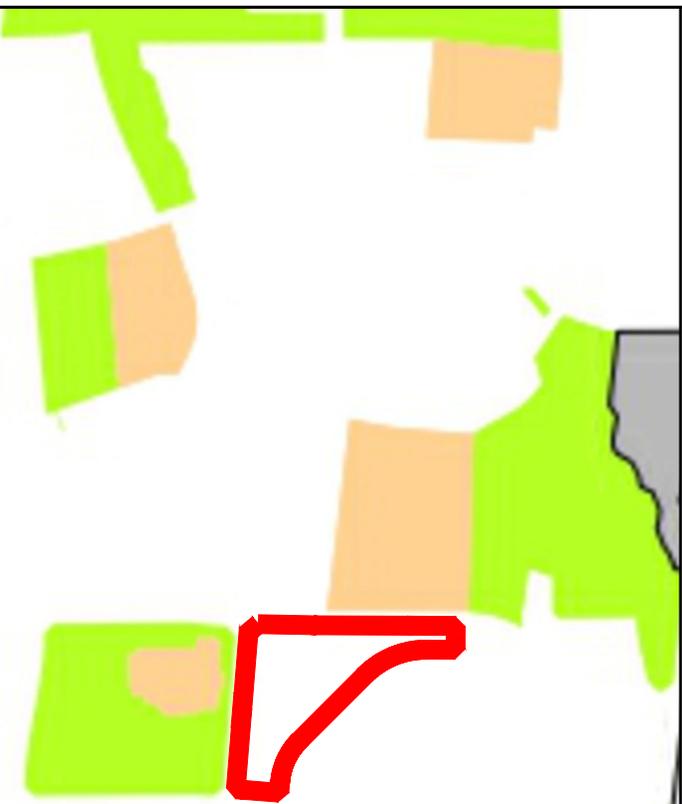
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September 16, 2024



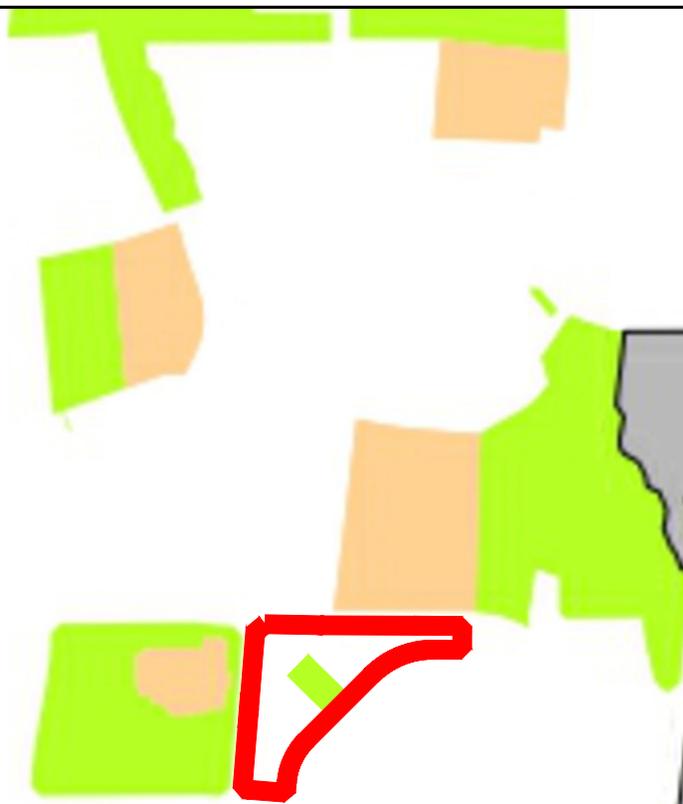
**Map "B"**

**MAP 'B' - PART OF**  
Schedule 4  
Parks and Open Spaces  
of  
Mississauga Official Plan

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities



EGLINTON AVENUE



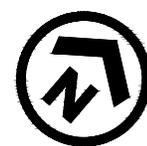
EGLINTON AVENUE



**EXISTING PARKS AND  
OPEN SPACES**



**PROPOSED PARKS AND  
OPEN SPACES**



SCALE 1:12000  
September 16, 2024

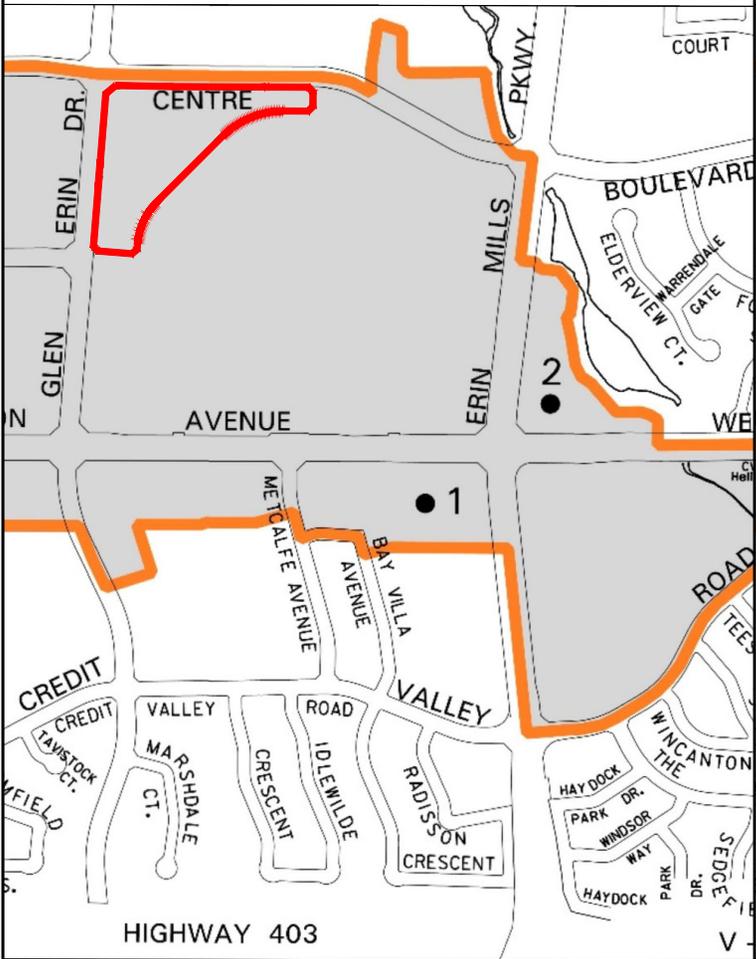


**Map "C"**

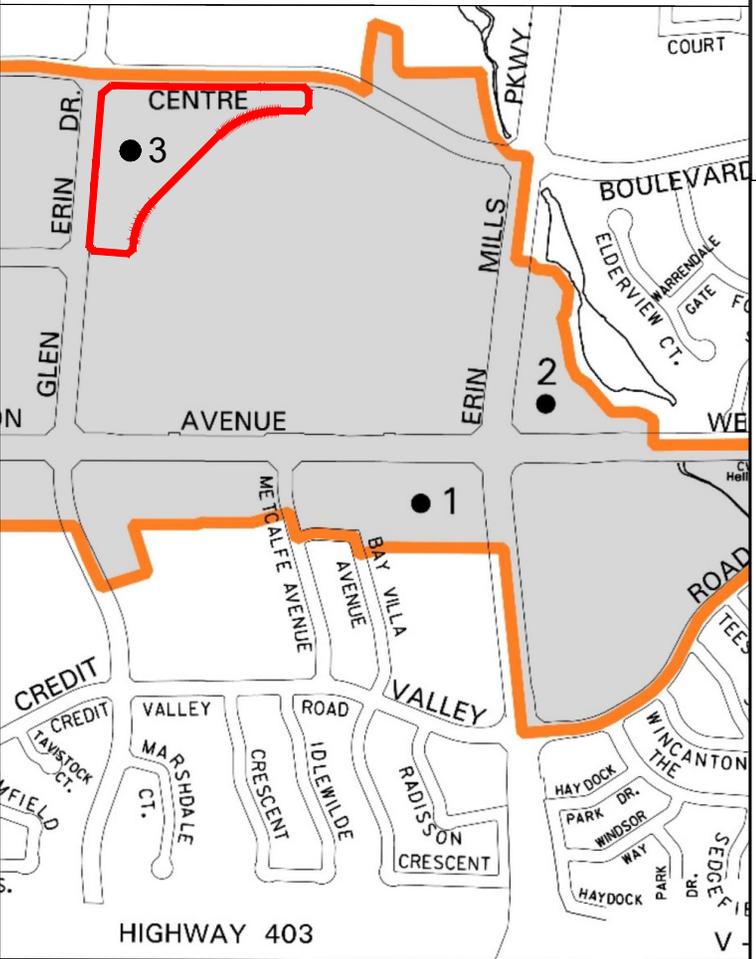
**MAP 'C' - PART OF**  
 Map 13-2  
 Central Erin Mills  
 Node Character Area

**Legend**

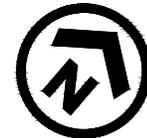
-  Subject Area
-  Special Site



**EXISTING SPECIAL SITES**



**PROPOSED SPECIAL SITE**



SCALE 1:12000  
 September 16, 2024



## **APPENDIX I**

### **PUBLIC MEETING**

All property owners within a radius of 120 m of the Subject Lands were invited to attend a Public Meeting of the Planning and Development Committee held on \_\_\_\_\_ 2024 in connection with this proposed Amendment.

**APPENDIX II**

**City Planning and Development Committee Report – Dated  
\_\_\_\_\_, 2024**

A by-law to Adopt Mississauga Official Plan Amendment No. #

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel, ("Region" or "Regional") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. #, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes/mapping modifications within the Lakeview Local Area Plan;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK