

City of Mississauga

Corporate Report



<p>Date: April 9, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 24-15 W9</p>
	<p>Meeting date: April 28, 2025</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a multi-phased development consisting of eight apartment buildings comprising nine towers with building heights ranging from 20 to 44 storeys, an open space and public park with a total of 3,162 apartment units

Address: 5100 Erin Mills Parkway

Owner: EMTC Holdings Inc.

File: OZ/OPA 24-15 W9

Recommendation

1. That the report dated April 9, 2025, from the Commissioner of Planning and Building regarding the official plan amendment and rezoning applications at 5100 Erin Mills Parkway (Block 1 of the Erin Mills Town Centre) to permit a multi-phased development consisting of eight apartment buildings comprising nine towers with building heights ranging from 20 to 44 storeys, an open space and public park with a total of 3,162 residential units, under File OZ/OPA 24-15 W9, be received for information.
2. That Planning and Building staff report back to Planning and Development Committee prior to the earlier of 120 days from April 28, 2025, or following a resubmission filed by the applicant that adequately addresses all the issues identified in this report.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to to permit a multi-phased development consisting of eight apartment buildings comprising nine towers with building heights ranging from 20 to 44 storeys, an open space and public park with a total of 3,162 residential units.

- The site is located within one of the City's strategic growth areas where intensification is anticipated. The Reimagining Mall policies (Mississauga Official Plan Amendment 115) envision the Erin Mills Town Centre property to be redeveloped to accommodate mixed use intensification. The subject site is the first phase of the Erin Mills Town Centre mall property redevelopment.
- Staff recommend this report be received for information and staff be directed to report back to Planning and Development Committee within 120 days to allow the applicant to resubmit in order to resolve the outstanding development issues identified in the report.

Background

The official plan amendment and rezoning applications were deemed complete on January 7, 2025, and subsequently circulated for technical comments. The purpose of this report is to provide details of the applications and to inform Planning and Development Committee (PDC) on the issues that are to be addressed prior to providing a final recommendation for Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The triangular shaped site is located at the northwest corner of the Erin Mills Town Centre lands located at the southeast of the Glen Erin Drive and Erin Centre Boulevard intersection (outlined in red in the aerial photo below). It is currently occupied by two one-storey retail and commercial plazas, the associated outdoor surface parking and open green space. The site is accessible from Erin Centre Boulevard, Glen Erin Drive and the existing Ring Road.



Aerial Photo of Northwest Corner of 5100 Erin Mills Parkway

Property Size and Use	
Frontage:	317 m (1,040 ft.)
Depth:	255 m (837 ft.)
Gross Lot Area:	4.29 ha (10.6 ac.)



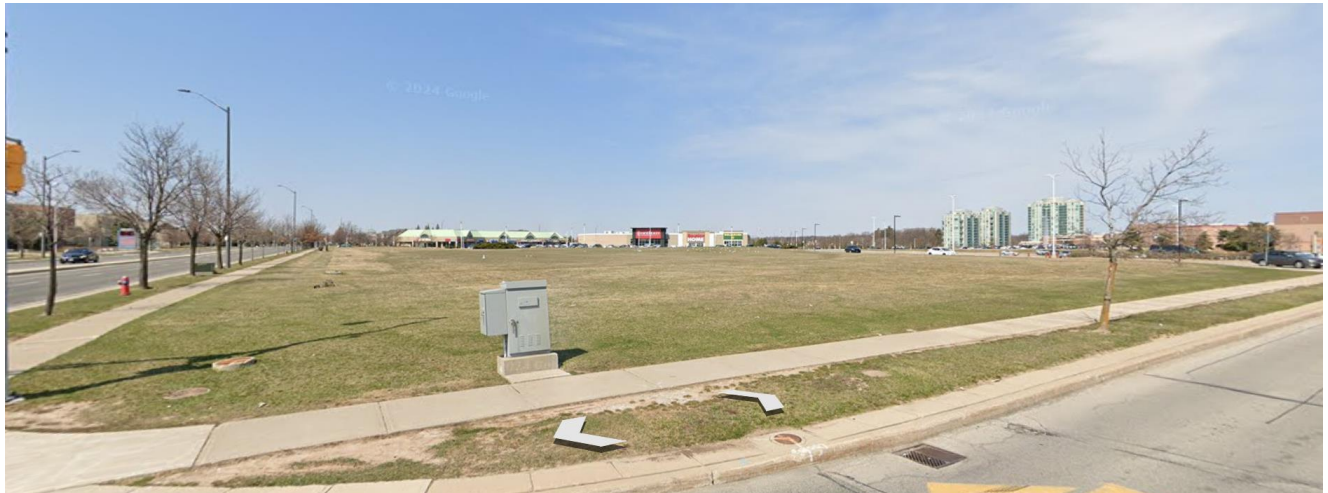
Google Maps 3D image of the Existing Site Condition (looking south)



**Google Maps Image of Existing Site Condition
(view looking northwest from the existing Ring Road)**



**Google Maps Image of Existing Site Condition (view looking south from the north side of
Erin Centre Boulevard, north end of the site)**



Google Maps Image of Existing Site Condition (view looking north from the existing private stub road, south end of the site)

(b) Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force which zoned the site **C3** (General Commercial). The **C3** zone permits non-residential uses including commercial, office and entertainment/recreation uses
- November 14, 2014 – Mississauga Official Plan (MOP) came into force which designates the site **Mixed Use** within the Central Erin Mills Major Node Character Area
- December 9, 2020 – City Council adopts Mississauga Official Plan Amendment No. 115 (MOPA 115), the City-initiated "Reimagining the Mall" project for specific mall-based nodes including the Erin Mills Town Centre. The amendments were appealed to the Ontario Land Tribunal (OLT) by several parties. EMTC Holding Inc. did not appeal MOPA 115 as it relates to the Erin Mills Town Center lands
- September 6, 2023 – The OLT issued its final Order approving MOPA 115 except for the affordable housing policies which remain under appeal
- January 7, 2025 – The submitted official plan amendment and rezoning applications to permit a multi-phased development containing a total of eight apartment buildings comprised of nine towers with building heights ranging from 20 to 44 storeys and 3,162 residential units were deemed complete
- March 18, 2025 – A community consultation meeting for the applications was held by Ward 9 Councillor, Martin Reid

(c) Site Context

The triangular shaped site is located at the northwest corner of the Erin Mills Town Centre lands and southeast of the Glen Erin Drive and Erin Centre Boulevard intersection. The application proposes to demolish the existing commercial buildings on site while the balance

of the Erin Mills Town Centre lands will function as they do currently. The existing Ring Road will be maintained between the subject site and Erin Mills Town Centre.

The surrounding area contains a mix of residential, retail, commercial and institutional uses. The Central Erin Mills Major Node has a concentration of retail and commercial uses, as well as community facilities that serve the Node and the broader regional community. Residential apartment and mixed-use buildings exist and are currently under construction along the southern and eastern boundaries of the Major Node with building heights ranging from 11 to 25 storeys.

The surrounding land uses are:

North: A place of worship, residential townhouse development and John Fraser Secondary School. Further northwest of the site is Quenippenon Meadow Public Park and three apartment buildings with building heights ranging from 13 to 18 storeys at the northwest corner of Erin Centre Boulevard and Erin Mills Parkway.

East: Erin Mills Town Centre and associated parking lots.

South: Erin Mills Town Centre and several standalone retail and commercial buildings on the Erin Mills Town Centre lands. The Credit Valley Hospital and medical offices are located at the southeast corner of Erin Mills Parkway and Eglinton Avenue.

West: Erin Meadows Community Centre and St. Aloysius Gonzaga Secondary School are located at the southwest corner of the Erin Centre Boulevard and Glen Erin Drive intersection. Further south along Glen Erin Drive is a Loblaws grocery store.

2. Surrounding Development Applications

The following development application is in process in the immediate vicinity of the subject property:

- File # OZ/OPA 25-6 W11– 2555 Erin Centre Boulevard– applications under review for two mixed-use buildings containing three towers with building heights of 34, 31 and 28 storeys, a total of 1,022 residential units and 1,080 square metres of non-residential gross floor area

3. Official Plan

The site is located within the Central Erin Mills Major Node Character Area and is subject to the Reimagining the Mall (MOPA 115) policies. The site is designated **Mixed Use**, which permits non-residential uses including restaurants, retail stores and secondary offices in conjunction with residential or other permitted uses.

Major Nodes are identified as an intensification area in the MOP and are intended to accommodate intensification. The property is within the Central Erin Mills Major Node and located along Erin Mills Parkway which is identified as a Corridor.

Refer to Appendix 1 for the existing and proposed Official Plan map.

The subject property is not located within a Major Transit Station Area (MTSA).

Mississauga Official Plan Amendment No. 115 – Reimagining the Mall

At its meeting on December 9, 2020, Council adopted MOPA 115 related to the City-initiated "Reimagining the Mall" project for mall-based nodes including the Central Erin Mills Town Centre. On September 6, 2023, the OLT issued its final Order approving MOPA 115 policies, apart from the affordable housing policies which remain under appeal. The principles, objectives and policies contemplate the comprehensive development of mall-based properties through the orderly development of residential and non-residential buildings in a diverse built form, a planned public road network with limited private roads comprised of animated streetscapes, and a parkland and open space network.

4. Zoning

The property is currently zoned **C3** (General Commercial), which permits commercial uses including retail, office, entertainment, and recreation uses. Refer to Appendix 1 for the existing and proposed Zoning Map.

5. Proposed Development

(a) Description

The application proposes to amend the official plan and rezone the site to permit a multi-phased development consisting of eight apartment buildings comprised of nine towers with heights ranging from 20 to 44 storeys. A public park and open space are proposed in the centre of the development site to provide a view of the Erin Mills Town Center from the Erin Centre Boulevard and Glen Erin Drive intersection. Three additional at grade outdoor open spaces are proposed and would be accessible from both the Ring Road and the internal private road. A total of 3,162 apartment units are proposed.

The separation distances between the proposed towers range from 25 m (82 ft.) to 64 m (210 ft). The base buildings range from four to six storeys in height.

A 7 m (23 ft.) wide east-west private road is proposed stretching through the middle of the site providing vehicular access from Glen Erin Drive, Erin Centre Boulevard and the Ring Road. A total of 3,644 vehicular parking spaces on five levels underground are proposed.

Refer to Appendix 1 for details of the proposed development.



Southeast Perspective of Proposed Development

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>.

(c) Green Development Initiatives

The City of Mississauga has updated its green development standard to a framework of mandatory and voluntary measures to meet goals in its Climate Change Action Plan. All new residential and non-residential site plan applications submitted on or after March 1, 2025, must comply with all the Tier 1 Green Development Standard. Tier 2 will continue to be voluntary until 2028. The Green Development Standard will be addressed through the site plan application.

6. Reason for Applications

Official plan amendment and rezoning applications are required to permit the proposed development.

An official plan amendment would be required to redesignate the subject site from **Mixed Use** to **Residential High Density** to permit the construction of apartment buildings with no non-residential uses. A Special Site policy will be required to permit a building height and floor space

index that exceeds the maximum permitted permissions of 25 storeys and 4.0, respectively. Currently, the applications do not sufficiently satisfy a number of policy directives in MOPA 115.

A zoning by-law amendment would be required to rezone the subject property from **C3** (General Commercial) to **RA5-Exception** (Apartments – Exception) to permit condominium apartment buildings with non-residential uses.

Land Use Policies and Regulations

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the *Act*.

The Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, replacing the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe. This new policy statement marks a significant shift in Ontario's land use planning by consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit supportive communities.

The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planning public infrastructure. The *Planning Act* instructs municipalities to make planning decisions that are consistent with the Provincial Planning Statement.

Comments

Prior to presenting a Final Recommendation Report to Planning and Development Committee, the following issues, as well as other technical and feasibility matters and any additional issues identified through subsequent reviews, will need to be addressed:

1. Comprehensive Master Plan

MOPA 115 requires a master plan to be submitted for the redevelopment of the existing Erin Mills Town Centre property. Although the items to be addressed by the master plan are identified in MOPA 115, matters were further scoped through the pre-application process for this application. A master plan was submitted as part of the application but needs to be further developed to address the scoped matters including:

- An interconnected future public road network that would enhance the vehicular and multi-modal transportation circulation and appropriately integrate and improve the existing transit terminal

- Parkland and open space locations to ensure a safe and adequate park and open space network is achieved
- Locations for new community facilities
- A connected pedestrian network within the site and to the surrounding uses
- Identified boundaries of future development blocks

2. Draft Plan of Subdivision Application

A comprehensive draft plan of subdivision application is required for the application and any subsequent phases of the larger Erin Mills Town Centre site, to create development blocks, convey public parks and streets, identify required servicing and infrastructure upgrades and the location of community facilities. The plan should also establish an acceptable phasing plan and include appropriate milestones for construction of required municipal infrastructure. The submission of a complete draft plan of subdivision application is required.

3. Building Heights and Massing

The MOP identifies the Central Erin Mills Major Node as an intensification area where growth is anticipated and prescribes a maximum building height of 25 storeys. Intensification areas are to be planned to reflect their role in the City Structure hierarchy.

Although growth is intended to occur on this site, the level of intensification must reflect the existing and planned context as established by the MOP policies. The application includes building heights of 20 to 44 storeys. By comparison, the existing and recently approved building heights within the Central Erin Mills Major Node are consistent with the policies which specify a maximum height of 25 storeys.

The applicant is required to demonstrate that the proposal would not result in any operational impacts on the Credit Valley Hospital helicopter landing pad flight path.

4. Non-Residential Uses

The MOP identifies Downtown, Major and Community Nodes as the primary locations for retail uses. Retail uses within these locations are encouraged to contribute to a vibrant, mixed-use environment and be developed in combination with residential and office uses.

Redevelopment or the redesignation of **Mixed Use** sites in Major Nodes may be considered provided the planned function of the existing non-residential uses are maintained. The applicant is not proposing to maintain any of the existing 5 700 m² (61,354 ft²) of non-residential gross floor area and has not yet provided sufficient justification for a reduction.

Staff are of the opinion that at grade non-residential space that would not compete with the Erin Mills Town Centre should be incorporated into the proposed development to create new employment and/or community services opportunities within the Node.

7. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on January 7, 2025. The following section summarizes the comments received.

(a) Region of Peel

In comments dated February 3, 2025, the Region of Peel identified the site to be within Water Pressure Zone 4. The application is proposing separate connections to the trunk sewer for all three buildings fronting Erin Centre Boulevard and the building to the east of the proposed public park. The Region will only permit one connection to collectively service all four buildings. A revised Functional Servicing Report is required to demonstrate consistent fire flow calculations.

The Region has identified the site to be located within a priority community for childcare and is encouraging the applicant to explore the opportunity of co-locating a licensed childcare centre within the proposed development.

(b) City Transportation and Works Department

Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:

Stormwater

A Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group LTD, dated October 2024, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include new infrastructure and/or on-site stormwater management controls.

The applicant is proposing to construct private storm sewers to service the development lands, with a connection to the City of Mississauga's infrastructure, as well as on-site stormwater management controls for the post development discharge.

The applicant is required to provide further technical information to:

- Demonstrate the feasibility of the proposed storm sewers
- Demonstrate that the 5 mm water balance through Low Impact Development (LID) will be achieved
- Demonstrate that there will be no impact on the existing drainage system including how groundwater will be managed on site

Traffic

A Traffic Impact Study (TIS), prepared by WSP and dated October 10, 2024, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the report and other information provided to date, staff are not satisfied and require further clarification on the information provided.

The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:

- An updated Traffic Impact Study addressing all staff comments
- Satisfactory plans for a public future road network including right of way widths and road configurations
- Review the driveway accesses to ensure the municipal roads and internal driveways can operate efficiently
- Address any traffic concerns from the Community related to the proposed development

Environmental Compliance

A Phase One Environmental Site Assessment (ESA), dated March 26, 2024, and Phase Two ESA, dated March 28, 2024, both prepared by EXP Services Inc., were submitted in support of the proposed development. The report indicates that no further environmental investigation is required.

As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition (RSC) is required to be filed in accordance with O. Reg. 153/04 prior to enactment of the rezoning by-law. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks.

The applicant is required to submit the following information for review as part of a subsequent submission:

- A letter of reliance for both Phase One and Two ESAs
- A written document prepared by a Professional Engineer that includes a plan to decommission the wells or proof of decommissioning
- A letter or report prepared by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use

Noise

A Noise Feasibility Study prepared by HGC Engineering, dated October 9, 2024, was received for review. The study evaluates the potential impact of environmental noise to and from the development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic, and adjacent commercial buildings. Noise mitigation will be required in the form of air conditioning requirements and upgraded building facade materials. A Class 4 designation has been recommended, however further supporting information has been requested to determine the necessity for Class 4 classification. A revised noise study is required as part of the next submission to address staff comments.

Engineering Plans/Drawings

The applicant has submitted a number of technical plans and drawings (i.e. grading and servicing plans), which are to be revised as part of subsequent submissions, in accordance with City standards.

(c) City Community Services Section

In comments dated February 2025, the Parks and Culture Planning, Community Services Department provide the following comments. The subject site is within the Central Erin Mills Major Node Parkland Character Area and as established in the 2022 Parks Plan, the parkland provision standard of 12% land area is not being achieved. The Parkland Character Area is currently underserved at 6% land area (2021); however, the subject site is within 400 m (1,312 ft.) walking distance to a City owned playground accessible to residents. Quenippenon Meadows (P-324) is approximately 50 m (150 ft.) from the proposed development which includes amenities such as a playground, open space, spray pad, ball diamonds, soccer pitch, tennis courts, trails, and picnic area.

City Staff recommend parkland dedication on the subject site to improve the parkland deficiency in the Central Erin Mills Major Node and to support the proposed density and population increase. Staff are supportive of the proposed maximum allowable parkland dedication under the *Planning Act* on the subject site, providing future residents with accessible neighbourhood public amenity space. City Staff will require the installation of hoarding for park protection and fencing, including base park condition for the proposed unencumbered park.

(d) Dufferin -Peel Catholic District School Board and Peel District School Board

In comments dated January 7, 2025, the Dufferin-Peel Catholic School Board advised there is sufficient capacity within both the elementary and secondary school catchment areas to accommodate the students anticipated from the proposed development.

In comments dated January 29, 2025, the Peel District School Board advised that the local elementary and secondary schools are operating at capacity and identified the need for a new on-site elementary school facility to accommodate the proposed growth, if the entirety of the Erin Mills Town Centre lands were to be developed. A sign is to be installed at the

entrance to the development site warning prospective buyers of potential school accommodation issues in the area.

Both school boards have requested a warning clause in all offers of purchase and sale be included to advise prospective buyers of potential student accommodation issues that could require students to be accommodated in temporary facilities and/or bussed outside the neighborhood.

8. Affordable Housing

Housing supply and affordability within the City of Mississauga is a critical priority. As Mississauga continues to grow, a broad range of housing options and tenures are necessary to fulfill increasing demand.

To achieve a balance 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 50 percent of a mix of two-bedroom and three-bedroom units.

For development applications of 50 units or more, the applicant may be required to demonstrate how the application can meet the City's housing objectives and policies and can contribute to the regional housing unit target of 30 percent of all new housing units being affordable, and that 25 percent of all new housing units be rental tenure.

The applications are proposing market ownership dwelling units in the form of one- and two-bedroom units. To support the development of a complete community, a mixture of housing options that include residential units suitable for a variety of income levels, tenures and household types should be provided.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 9 Councillor, Martin Reid, on March 18, 2025. Approximately 60 people attended the community meeting and written correspondence has been received. The following summarizes comments received to date on the applications:

- The proposed height and density are inappropriate and out of context with the character of the surrounding area
- The proposed 44-storey height will establish a precedent for the remaining sites within the Major Node
- The proposed density will overwhelm local services, infrastructure, schools, roads and parks
- Concerns regarding the lack of proposed affordable and rental units
- Concerns related to the range of unit types and the lack of family sized units
- Concerns related to the loss of existing retail uses and the lack of proposed non-residential uses within the development to serve both the existing and new communities

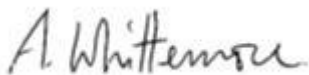
- Concerns with the traffic impacts along both the surrounding local and arterial roads, which residents felt were already too congested
- Concerns related to traffic infiltration into the surrounding neighbourhoods
- Concerns regarding capacity of local schools, hospitals and community services and facilities
- The proposed density will result in an increase in crime
- Safety concerns of motorists and pedestrians
- Questions about the duration and impact of demolition and construction
- Concerns regarding impact to surrounding infrastructure and the need for infrastructure upgrades to meet the new demand

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project once the issues identified in this report have been adequately addressed. The matters to be addressed include appropriate built form and building heights, the submission of a further developed master plan and draft plan of subdivision application, the inclusion of non-residential uses and the provision of technical engineering and transportation information. Staff remain committed to collaboratively working with the applicant to resolve the identified issues while ensuring the proposal is in keeping with the objectives of the Official Plan and represents good planning.

Attachments

Appendix 1: Supplementary Information



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Jennifer Renaud-Nicholson, Development Planner