Supplementary Information

Owner: EMTC Holdings Inc.

5100 Erin Mills Parkway

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1. Concept Plan, Phasing Plan, Elevations and Renderings

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Building A

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Buildings B & C

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Buildings D & E

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Buildings F1 & F2

Building H

Building G



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Renderings of the Proposed Development



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2. Development Statistics

Applications submitted:	Received: December 4, 2024		
	Deemed complete: January 7, 2025		
	120 days from complete application: May 7, 2025		
Developer/Owner:	EMTC Holdings Inc.		
Applicant:	Glen Schnarr & Associates		
Existing Gross Floor Area:	5 691.71 m ² (61, 265.05 ft ²)		
Proposed Gross Floor Area:	202 920 m ² (2,184,213 ft ²)		
Residential Gross Floor Area:	202 920 m ² (2,184,213 ft ²)		
Non-residential Gross Floor Area:	0 m ² (0 ft ²)		
Floor Space Index:	5.26		
Total Number of Units:			
Unit Mix:	1,779 one-bedroom units (56% of total number of units)		
	1,383 two-bedroom units (44% of total number of units)		
Net Density:	13,572 units/ha		
	33,481 units/ac		
Height (exclusive of mechanicals):	:): 20 to 44 storeys / 65 m (213 ft) to 135 m (443 ft)		
Landscaped Area:	15%		
Public Park:	4 305 m ² (1.1 ac.)		
Urban Plaza:	3 500 m ² (0.86 ac.)		
Outdoor Open Spaces	Spaces 717 m ² (7,717.7 ft ²) to 1 489 m ² (16,027.5 ft ²)		
Amenity Area (per unit):			
Road Type:	Private		
Anticipated Population:	6,039		
Parking:	Required	Proposed	
Resident Spaces	1 per unit / 3,162	3,159	
Visitor/Commercial Spaces	474	485	
Total	3,636	3,644	
Green Initiatives:	Not Provided		

3. Existing and Proposed Development Official Plan Map



G1-G1-R5 R5 R3-24 R3-24 R4 R4 R5.5 R5 R5 / R4 R4 Legend 8 R4 R4 R5-5 R5-5 AREA OF AMENDMENT R5 R5 R4 R4 R4 R4 R4 G1 R4 G1 R5-5 RES R5 MIDDLEBURY **R**5 MIDDLEBURY R3-24 R3-24 R4 R4 R5 R5 R5-5 R5-5 FROM: OS1 **OS1** C3 R5-5 R5-5 RM4 RM4 TO: RM4-1 RM4-1 RA5-Exception RM4 RM4 RM4-58 RM4-58 **OS1** G2 **OS1** G2 ERIN CENTRE BOULEVARD ERIN CENTRE BOULEVARD RA4-40 RA4-40 СЗ RA5-XX C3 C3 C3 C3 HAZELTON PLACE HAZELTON PLACE C3 C3 U U BLEN D NB C3 C3 C3-34 C3-34 EGLINTON AVENUE WEST EGLINTON AVENUE WEST OZ OPA 24-15 W9 Existing and Proposed RA5-36 RA5-22 RA5-34 RA5-36 RA5-34 RA5-22 RA5-48 RA5-48 Zoning PROPOSED ZONING EXISTING ZONING Mississauga breric

Existing and Proposed Development Zoning By-law Map and Regulations 4.

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Zone Regulations	Existing C3 General Commercial Zone Regulations	Proposed Base Zone Regulations -RA5 (Residential Apartment)	Proposed Amended RA5 Exception Zone Regulations
Maximum Floor Space Index (FSI)	N/A	2.9	5.3
Maximum Building Height	N/A	77 m (253 ft) and 25 storeys	138 m (453 ft) and 44 storeys
Minimum Front Yard:	4.5 m (14.75 ft)		
For that portion of the dwelling with a height less than 13.0 m (42.7 ft)	N/A	7.5 m (24.6 ft)	6.0 m (19.7 ft)
For that portion of the dwelling with a height greater than 13.0 m (42.7 ft) and less than or equal to 20.0 m (65.6 ft)	N/A	8.5 m (27.9 ft)	6.0 m (19.7 ft)
For that portion of the dwelling with a height greater than 20.0 m (65.6 ft) and less than or equal to 26.0m (85.3 ft)	N/A	9.5 m (31.2 ft)	6.0 m (19.7 ft)
For that portion of the dwelling with a height greater than 26.0 m (85.3 ft)	N/A	10.5 m (34.4 ft)	8.0 m (26.3 ft)
Minimum Exterior Side Yard:	4.5 m (14.8 ft)		
For that portion of the dwelling with a height less than 13.0 m (42.7 ft)	N/A	7.5 m (25.6 ft)	4.0m (13.1 ft)
For that portion of the dwelling with a height greater than 13.0 m (42.7 ft) and less than or equal to 20.0 m (65.6 ft)	N/A	8.5 m (27.9 ft)	4.0m (13.1 ft)
For that portion of the dwelling with a height greater than 20.0 m (65.6 ft) and	N/A	9.5 m (31.2 ft)	4.0m (13.1 ft)

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Zone Regulations	Existing C3 General Commercial Zone Regulations	Proposed Base Zone Regulations -RA5 (Residential Apartment)	Proposed Amended RA5 Exception Zone Regulations
less than or equal to 26.0 m (85.3 ft)			
For that portion of the dwelling with a height greater than 26.0 m (85.3 ft)	N/A	10.5 m (34.4 ft)	4.0m (13.1 ft)
Minimum Interior Side Yard (abutting a C1 to C3, or C5 zone)	4.5 m (14.8 ft)	N/A	N/A
Minimum Interior Side Yard: For that portion of the dwelling with a height less than 13.0 m (42.7 ft)	N/A	4.5 m (14.8 ft)	1.0 m (3.3 ft)
For that portion of the dwelling with a height greater than 13.0 m (42.7 ft) and less than or equal to 20.0 m (65.6 ft)	N/A	6.0 m (19.7 ft)	1.0 m (3.3 ft)
For that portion of the dwelling with a height greater than 20.0 m (65.6 ft) and less than or equal to 26.0 m (85.3 ft)	N/A	7.5 m (24.6 ft)	1.0 m (3.3 ft)
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwell, to any lot line	N/A	3.0 m (3.2 ft)	0.5 m (1.6 ft)
Minimum Landscaped Area	NA	40% of the lot area	10% of the lot area

Zone Regulations	Existing C3 General Commercial Zone Regulations	Proposed Base Zone Regulations -RA5 (Residential Apartment)	Proposed Amended RA5 Exception Zone Regulations
Minimum depth of a landscape buffer abutting a lot line that is a street line and/or abutting lands with an Open Space , Greenlands and/or Residential Zone with the exception of an Apartment Zone	N/A	4.5 m (14.8 ft)	0 m (0 ft.)
Minimum depth of a landscape buffer along any other lot line	N/A	3.0 m (9.8 ft.)	0 m (0 ft.)
Minimum Amenity Area	N/A	The greater of 5.6 m ² per dwelling unit or 10% of the total site area (17 707.2 m ²)	4.03 m ² per unit (12 723 m ²)
Minimum amenity area to be provided outside at grade	N/A	55 m² (592 ft²)	0 m ² (0 ft ²)
Minimum Residential Parking Rate	Use and precinct specific	Precinct 3 Condominium Apartment: 1.0 residential	0.95 residential
		spaces per dwelling unit = 3,162 spaces 0.20 visitor spaces per unit	spaces per dwelling unit = 3,004 0.15 visitor spaces per unit = 474
		= 632 spaces	spaces

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Zone Regulations	Existing C3	Proposed Base	Proposed
	General	Zone Regulations	Amended RA5
	Commercial Zone	-RA5 (Residential	Exception Zone
	Regulations	Apartment)	Regulations
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which a balcony projects	N/A	1.0 m (3.3 ft)	1.5 m (4.9 ft)