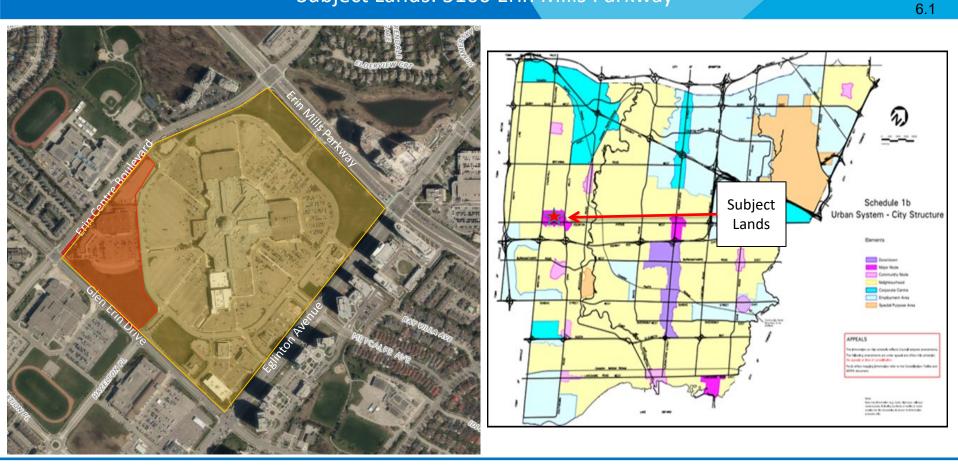
## OZ/OPA 24-15 W9 5100 Erin Mills Parkway

Information Report EMTC Holdings Inc.

April 28, 2025 Planning and Development Committee



#### Subject Lands: 5100 Erin Mills Parkway





#### Site Context





### Proposal

Site Plan			Plan de se au		
			7 4 mm A A		

		Gross Floor Area	202,920 m <sup>2</sup> (2,184,213 ft <sup>2</sup> )
		Number of Buildings	Eight
	$\checkmark$	Number of Towers	Nine
	1	Floor Space Index	5.26
		Building Height	20 to 44 storeys
			65 m (213 ft) to 135 m (443 ft)
		Public Park	4,305 m²(1.06 ac.)
		Urban Plaza	3,500 m² (0.86 ac.)
		Outdoor Open Space	717 m <sup>2</sup> (7,717.7 ft <sup>2</sup> ) to
			1,489 m <sup>2</sup> (16,027.5 ft <sup>2</sup> )
		Vehicular Parking	
		Spaces	3,644



#### Perspective Drawings



Southeast Aerial Perspective



Southeast Perspective from Erin Centre Boulevard



Northwest Aerial Perspective



#### Applications

#### **Zoning By-law Amendment Official Plan Amendment** LAND USE DESIGNATIONS Residential Low Density I - Business Employm 12 Legend R/ R4 Residential Low Density II Industrial Residential Medium Density 🔲 Airport R5-5-R5-57 AREA OF AMENDMENT R5 R5 Residential High Density Institutional Mixed Use Public Open Space R4 R4 Downtown Mixed Use Private Open Space R5 IODLER! MA MIDDLEBURY MIDDLEBUR B4 Downtown Core Mixed Use Greenlands R4 Convenience Commercial Parkway Belt West Motor Vehicle Commercial Utility **R5** 1 2 85-5 FROM: OS1 OS1 Office C3 BASE MAP INFORMATION RM4 RM4 TO: Heritage Conservation District 😹 Civic Centre (City Hall) RM4-1 RM4-1 BA5-Exception Can Demposite Noise Contours City CentreTransit Termin RM4 RM4 GO Rail Transit Station LBPIA Operating Area Boundary & Public School See Alignet Neise Policies RM4-58 BM4-58 Catholic School Area Exempt from LBPIA Operating Area **OS1** OS1 Hospital Natural Hazards Community Facilities ERIN CENTRE BOULEVARD ERIN CENTRE BOULEVARD RA4-4 RA4-40 CITY STRUCTURE Downtown Corporate Centre c Major Node Employment Area С C3 RA5-XX Community Node Special Purpose Area C3 C3 Neighbourhood C C AREA OF AMENDMENT C3 C3 FROM: MIXED USE HAZELTON PLACE TO RESIDENTIAL HIGH DENSITY C3 C3 a. СЗ C3 C3-34 C3-34 EGLINTON AVENUE WEST EGLINTON AVENUE WEST D EGUINTON AVENUE WEST EGLINTON AVENUE WEST OZ OPA 24-15 W9 Part of Schedule 10 Existing and Proposed RA5-36 RA5-34 RA5-36 RA5-34 RA5-22 RA5-22 RA5-48 RA5-48 Zoning Land Use Designations of Mississauga Official Plan PROPOSED ZONING EXISTING ZONING EXISTING LAND USE DESIGNATION PROPOSED LAND USE DESIGNATION Mississauga Mississauga



- 1. Comprehensive Master Plan
- 2. Submission of a Draft Plan of Subdivision Application
- 3. Building Heights and Massing
- 4. Non-Residential Uses
- 5. Engineering/Traffic related matters



# Thank You

