

July 24th, 2026

GSAI File: 102-006K

Planning & Building Department
City of Mississauga
300 City Centre Drive,
Mississauga, ON L5B 3C1

Attention: **Jennifer Renaud-Nicholson**
 Planner – Development North

Re: **Draft Plan of Subdivision Application**
 EMTC Holdings Inc.
 5100 Erin Mills Parkway
 City of Mississauga, Regional Municipality of Peel
 City File No. OZ/OPA 24-15 W9
 OLT File Nos. OLT-25-000906/OLT-25-000907

Dear Ms. Renaud-Nicholson,

Glen Schnarr & Associates Inc. (“GSAI”) are the land use planning consultants assisting EMTC Holdings Inc. (the “Owners”) with the planning applications to redevelop the lands located on the northwest corner of the Erin Mills Town Centre mall property (the “Subject Property”). The Subject Property is currently subject to existing Official Plan Amendment and Zoning By-law Amendment applications (City File No. OZ/OPA 24-15 W9) (the “planning applications”) and OLT proceedings (OLT File Nos. OLT-25-000906/OLT-25-000907), (the “appeals”).

On June 24, 2026, City Council accepted the Owners’ offer to settle the appeals. As part of the settlement reached between the Owners and City of Mississauga (the “City”), a scoped Draft Plan of Subdivision Application (the proposed “Draft Plan Application”) is required to be filed with the City by July 24th, 2026. The Draft Plan Application proposes to create four blocks consisting of: a mixed-use development block (Block 1), a block for the new public park (Block 2), a block for the proposed municipal right-of-way (Block 3), and a Block for a road widening required to complete the daylight triangle at Glen Erin Drive and Erin Centre Boulevard (Block 4).

These scoped application requirements were confirmed by staff on June 9th, 2026, through issuance of a Subdivision Requirements Checklist. A Pre-Consultation meeting was not required and the combined application fee to be paid at the time of application is set at \$10,494.00. This letter describes the purpose of the Draft Plan Application, considers Sections 2 and 51(24) of the *Planning Act*, the Provincial Planning Statement 2024, the City of Mississauga Official Plan 2051, and provides an overview of the plans, engineering, phasing and initial details included in support of the four (4) new Blocks. For the reasons generally set out herein, it is our opinion that the Draft Plan Application has regard to matters of provincial interest in Section 2 of the Planning Act, it is consistent with the Provincial Planning Statement, it has

regard to the matters set out in Section 51(24) of the Planning Act, it is in the public interest and constitutes good planning. It is our opinion that the Draft Plan Application should be approved, subject to such reasonable conditions in accordance with Section 51(25) of the Planning Act to be determined through the draft plan approval process.

Background

Official Plan Amendment and Zoning By-law Amendment applications were submitted to the City of Mississauga on October 31, 2024. The proposed development included nine (9) market-residential condominium tower-on-podium buildings ranging from 20 to 44 storeys, an urban plaza, parkland, pedestrian-only gateways and walkways all complementary to the EMTC mall and surrounding area. Both a Community Meeting and Public Meeting were held for these applications in 2025.

On November 13, 2025, the Owners filed an appeal of the planning applications to the Ontario Land Tribunal (the ‘OLT’) based on City Council’s refusal to make a decision on the planning applications within the prescribed time frame. Through mediation and efforts between the Owner and City, a Settlement Offer was submitted on June 17th, 2026, and accepted by City Council on June 24, 2026. The proposal now comprises nine (9) phased mixed-use tower-on-podium buildings ranging from 20 to 37 storeys in height, a public park, an urban plaza and a pedestrian and road network (the “Proposed Development”). The overall size and configuration of the proposed Draft Plan limits and Blocks were established in consultation with Staff to allow for the redevelopment of the Subject Property.

Proposed Draft Plan

The proposed Draft Plan Application intends to create the following Blocks:

Block #	Land Use	Block Size (ha)
1	Mixed-Use Apartments – The residential and commercial components of the Draft Plan comprising a total of 225,152 square metres of gross floor area, of which 2,047 square metres is reserved for commercial purposes.	3.784
2	A public park approximately 4,026 square metres in size, in a rectangular configuration generally located on the northwest corner of the Subject Property, with frontage on both Glen Erin Drive and Erin Centre Boulevard.	0.421
3	Future 26.0 metre public right-of-way with connections to Glen Erin Drive and Erin Centre Boulevard.	1.461
4	Daylight/sight triangle at the corner of Erin Centre Boulevard and Glen Erin Drive.	0.001
TOTAL		5.667

Phasing Concept Plan

The Phasing Concept Plan illustrates the anticipated construction phase sequencing for the Proposed Development. Generally, Phases 1-4 include Buildings A to E, the first portions of the future municipal right-of-way associated with each Phase, and the initial servicing and grading infrastructure required for each Phase. Through Phases 1-4, continuous access to the future municipal right-of-way, will be secured.

Individual Site Plan Approval application for each Phase of development will allow for further refinement of the future municipal right-of-way and park design.

The future municipal right-of-way and Building F1/F2 will be completed together as part of Phase 5. Phase 5 will also include the conveyance of the full municipal right-of-way, including sidewalk and cycle connections, driveway access points to the mall parking areas and servicing connection to Building F1/F2. At the conclusion of Phase 5, the public park will also be dedicated to the City. The cross-sections for the future municipal right-of-way will be developed and refined through future Site Plan Approval applications. Until the municipal right-of-way is constructed and conveyed to the City, at the conclusion of Phase 5, all lands will be privately owned and maintained, with a public access easement for pedestrian and vehicular access.

Grading and Servicing Plans

Phases 1–4 will establish the initial servicing and circulation framework for the Proposed Development, including the first segment of the future municipal right-of-way, its bike lanes, planting zones, and sidewalk connections, along with the grading and servicing work needed to support Buildings A to E.

Phase 5 covers a larger portion of the Subject Lands and delivers the final configuration of both the internal road network and the public park, completing the future municipal right-of-way with more detail, refined elevations and full pedestrian/cycling integration. Phase 5 also introduces additional storm and sanitary structures that tie into the expanded system, along with updated parkland grading to match the ultimate site layout and drainage strategy.

Easement Sketch (initial R-Plan)

The purpose of the included Easement Sketch is to informally illustrate future legal access routes, boundaries and the access easement that will support the first phase of redevelopment while ensuring coordinated integration with the alignment of the future municipal right-of-way. The access easement illustrated would be provided at the conclusion of Phase 1. This will ensure that prior to conveyance of the municipal right-of-way to the City, existing traffic on the private ring road will continue.

Planning Act and Planning Statement

The proposed Draft Plan Application, as presented above, has regard for the matters of provincial interest, as set out in Section 2 of the *Planning Act*. The Draft Plan Application supports transit-oriented intensification, efficient servicing, high-quality public spaces, and compact growth in a Growth Node, consistent with provincial interests. Particularly, (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems, (h) the orderly development of safe and healthy communities, (j) the adequate provision of a full range of housing, (p) the appropriate location of growth and development, (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians, and (r) the promotion of a high quality built form and public spaces. The proposed Draft Plan Application will facilitate redevelopment that is well-designed, encourages a sense of place and will provide for public spaces that are of a high quality, safe, accessible and vibrant.

The Draft Plan Application is consistent with the Provincial Planning Statement (2024) (“PPS”), in that it will facilitate the efficient use of underutilized lands with access to transportation and municipal services in an identified area for growth. The Draft Plan Application is also consistent with the policies in Section

2.2 of the PPS with respect to Housing, as the proposed Draft Plan Application will facilitate implementation of the settlement reached between the City and the Owners to support the creation of new housing at a scale appropriate for the Central Erin Mills Growth Node.

Section 51(24) of the Planning Act outlines requirements of the approval authority as part of Draft Plan of Subdivision Applications. Specifically, Section 51(24) provides that in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to certain other criteria enumerated in Section 51(24)(a) to (m).

The following table generally summarizes how the Draft Plan Application has regard to the matters set out in Section 51(24) a. through m.

Policy	Evaluation
(a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;	As above, the Proposed Development has considered and has appropriate regard for matters of Provincial interest as set out in Section 2 of the Planning Act.
(b) whether the proposed subdivision is premature or in the public interest;	The proposed Draft Plan Application comprises lands designated for intensification by the Official Plan as part of the Central Erin Mills Growth Node, which will be supported by existing municipal infrastructure and community facilities. The phasing program will ensure that development will proceed in an orderly fashion, with all services required to support development in place.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed Draft Plan Application conforms with the Mississauga Official Plan 2051 as it will support the creation of new residential and non-residential uses within the <i>Mixed Use</i> designation of the Central Erin Mills Growth Node. The proposed development aligns with the Erin Mills Growth Node framework and will integrate and connect with the surrounding area. The Draft Plan Application conforms to the Official Plan's Subdivision policies, as outlined further below.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The Subject Property is in an urbanizing area, is a relatively flat underutilized portion of the broader mall property, and is designated and zoned for high intensity mixed-use development.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	While no affordable housing units are currently proposed, the proposed development provides for a range of units types and configurations in a compact built form.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the	The proposed Draft Plan Application will establish the proposed municipal right-of-way with defined roadways, sidewalks, and cycling facilities, with direct connections to Erin Centre Boulevard and

established highway system in the vicinity and the adequacy of them;	Glen Erin Drive, connecting the Subject Site to the larger highway and roads system.
(f) the dimensions and shapes of the proposed lots;	The proposed Block layout as shown on the Draft Plan has been delineated to accommodate the sizes needed for the new public park, mixed use development block and future right-of-way blocks.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	Existing easements are respected and incorporated along Erin Centre Boulevard and Glen Erin Drive. The location of a new interim public access easement over the future municipal right-of-way is illustrated, which will secure public pedestrian and vehicular access over the future municipal-right-of-way prior to conveyance to the City as discussed above.
(h) conservation of natural resources and flood control;	While there are no natural resources on the Subject Property, grading and servicing plans submitted demonstrate controlled water and stormwater management for flood control.
(i) the adequacy of utilities and municipal services;	The grading and servicing plans submitted as part of this Draft Plan Application demonstrate the availability of water, sanitary, and storm services for the proposed development in accordance with the City of Mississauga and Region of Peel requirements. The servicing plans ensure the site will drain properly, connect safely to city and Regional services and utilities while meeting required engineering standards.
(j) the adequacy of school sites;	The Subject Lands are nearby and adjacent to several schools including John Fraser Secondary School and St. Aloysius Gonzaga Secondary School. Through the OLT proceedings, the Peel District School Board confirmed that it is not requesting a school site on the Subject Lands subject to this Draft Plan Application.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The Draft Pan Application proposes to convey a new public park, future municipal right-of-way and daylight triangle, all as illustrated on the Draft Plan of Subdivision prepared by "Glen Schnarr and Associates Inc." and dated "July 24, 2026".
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	Energy is to be supplied utilizing the extension of existing systems. The location of the Subject Property encourages the use of active and public transportation, which in return helps reduce the use of fossil fuels and ultimately optimize the efficient use and conservation of energy. Efficient design of the buildings themselves will be further pursued

	through the future detailed design and at the building permit phase of the development.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a Subject Property plan control area designated under subsection 41(2) of this Act.	As shown on the Draft Plan of Subdivision, the future public right-of-way new public park blocks will be dedicated to the City at the conclusion of Phase 5. New development proposed in Phases 1-5 is subject to site plan control under subsection 41(2) of the Planning Act, and will be further refined through the site plan control process.

It is our opinion that the Draft Plan Application has regard to the health, safety, convenience, accessibility for persons with disabilities and to the welfare of the present and future inhabitants of the municipality. All new private development and municipal infrastructure, specifically the new municipal right-of-way, will be designed to ensure that these objectives are achieved through more detailed design.

Mississauga Official Plan 2051

The proposed development contemplated within the Subject Property generally conforms with the intent of the Mississauga Official Plan 2051, including the policies that apply to the Central Erin Mills Growth Node. It is noted that the settlement reached with the City of Mississauga through the OLT proceedings contemplates modifications to certain policies, specifically as it relates to the maximum permitted height of development. The modifications proposed to the Official Plan in support of the proposed development are not required to permit the proposed Draft Plan Application.

The specific policies for Draft Plan of Subdivision applications found in Section 18.12 of the Official Plan will be addressed through this proposed Draft Plan application and matters of transportation, grading, servicing and facilities for the municipal right-of-way and public park will be secured with a Subdivision Agreement, to the satisfaction of City Council, with the appropriate Holding zone in place until such matters are resolved.

Submission Materials

In support of this Draft Plan of Subdivision Application, we have enclosed the following items for review and circulation:

1. One (1) digital copy of the applicable Forms and Schedules, which includes:
 - Declaration of Applicant Schedule
 - Environment Subject Property Screen Questionnaire and Declaration Schedule (ESSQD)
 - OPA, Rezoning and/or Subdivision Fee Calculation Worksheet
 - Plan of Subdivision Application Form
 - Planning Information Schedule
 - Property Owner Acknowledgement of Public Information and Permission to Enter Property Schedule
 - Servicing and Matters of Provincial Interest Schedule
 - Subject Property Information Schedule
 - Tree Injury Destruction Declaration Schedule
2. One (1) digital copy of the A100 – Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc., dated July 24, 2026;

3. One (1) digital copy of the A200 – Site Plan, prepared by BDP Quadrangle, dated June 3, 2026;
4. One (1) digital copy of the A300 – Phasing Concept Plan, prepared by Glen Schnarr & Associates Inc., dated July 24, 2026;
5. One (1) digital copy of the A400 – Easement Sketch (initial layout for Draft R-Plan), prepared by Glen Schnarr & Associates Inc., dated July 24, 2026;
6. One (1) digital copy of the C100 – Grading Plan (Phases 1-4), prepared by SCS Consulting Corp., dated July 24, 2026;
7. One (1) digital copy of the C101 – Grading Plan (Phase 5), prepared by SCS Consulting Corp., dated July 24, 2026;
8. One (1) digital copy of the C200 – Subject Property Servicing Plan (Phases 1-4), prepared by SCS Consulting Corp., dated July 24, 2026;
9. One (1) digital copy of the C201 – Subject Property Servicing Plan (Phase 5), prepared by SCS Consulting Corp., dated July 24, 2026.

Submission Notes

We note that after having discussions with City Staff, a draft M-Plan is not required as a Draft Plan of Subdivision alone is acceptable. In addition, in lieu of the draft R-Plan, a preliminary easement sketch was prepared. We anticipate that following circulation, the appropriate Conditions and Subdivision Agreement content will be developed to implement the Draft Plan application and Phasing Plan.

We trust that the enclosed material is sufficient for City Staff's review and comment. Please contact the undersigned if you require any further information or wish to discuss the enclosed materials.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



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