



Mattamy Homes Canada – GTA Urban Division
3300 Bloor Street West, Suite 1800, Toronto, ON M8X 2X2

June 3rd, 2026

Emma Bunting
Planner, Development North
Planning and Building Department
Development and Design Division
City of Mississauga
300 City Centre Drive
Mississauga, On L5B 3C9

Re: **Rezoning Application**
 City File No: OPZR-136737
 6136, 6168, 6252, 6276, 6302, 6314, 6400 and 6432 Ninth Line, Mississauga, ON

Dear Ms. Bunting,

Mattamy Homes is pleased to submit the enclosed Rezoning application for our “The Nine” project at Ninth Line and Nishgate, in northwest Mississauga. *The Nine* will be Mattamy’s first modular-constructed community and will consist of three six-storey buildings with a total of 141 residential units.

Built for Families: At *The Nine*, Mattamy is looking to provide large, livable homes that cater to families. The average unit size at *The Nine* is just under 1,000sf, each suite has an expanded patio area of ~100sf, and ~80% of suites have 2 or more bedrooms. These spacious, well-designed suites have been maximized to limit dead space and intentionally create room for a family to function day-to-day. Outside of the suite, *The Nine* provides a spacious outdoor amenity for residents with areas for unprogrammed activity, games, dining, and socializing. Resident parking is also provided in surplus, with tandem spaces available for families whose needs exceed a single vehicle.

Attainable Pricing: *The Nine* is looking to provide these family-designed homes at an affordable price, looking to pull potential first-time homebuyers off the sidelines and into homeownership. By virtue of its modular construction, *The Nine* will be built at a lower cost of labour and materials than a typical cast-in-place condominium building, while maintaining the same quality that Mattamy homeowners expect. These savings will

be passed on to future homeowners in the attainable pricing of their homes. The large suites at *The Nine* will be available at a lower price than nearby townhomes, creating a pathway for families to own a fairly sized home that they otherwise could not afford. Mattamy has also focused on reducing other costs of ownership. By refining the condo corporation offering, condo fees at *The Nine* are expected to remain low relative to typical market condos.

Modular Advantages: Modular homebuilding provides more than just an affordability advantage to its future residents. Modular construction at *The Nine* will accelerate the construction timeline, allowing for quicker occupancy for buyers, and minimizing disruptions for the adjacent community. Another advantage is that its wood-frame construction allows for a significant reduction in embodied carbon throughout the development.

Please find enclosed the following list of documents and drawings as discussed with yourself via email correspondence on Wednesday, May 20th, 2026:

Zoning Submission Materials

1. Site Plan, Project Statistics, Parking and Ground Floor Plan
2. Zoning By-Law Table and Draft
3. Updated Notice Sign
4. Addendum Letter to Original PJR Scoped to the Site
5. All Relevant Schedules
 - a. ESSQD
 - b. Commenting Agency Fee Collection Worksheet
 - c. Declaration of Applicant Schedule with Oaths
 - d. Notice Sign Schedule
 - e. Planning Information Schedule
 - f. Property Owner Ack Public Information Enter Property
 - g. Property Owner Appointment and Auth of Applicant
 - h. Rezoning Application Form
 - i. Rezoning Fee Calculation Worksheet (and Backup)
 - j. Servicing and Matter of Provincial Interest Schedule
 - k. Site Info Schedule
 - l. Tree Injury Destruction Declaration Schedule

Materials from Initial Site Plan Submission:

6. Elevations
7. Floor Plans

8. Cross Sections
9. Grading Plan
10. FSR
11. FSR Conformance Letter
12. TIS
13. TIS Letter Scoped to Development Site and Accesses
14. Waste Management Plan
15. Noise Feasibility Study

Please feel free to contact me directly at jackson.leeming@mattamycorp.com should you have any questions or require any further information.

Sincerely,

Jackson Leeming

MATTAMY HOMES

Jackson Leeming, Associate