NOTICE OF PASSING OF
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT

Date of Notice	October 8, 2026
OPA Number	OPA 11 (By-law 0157-2026)
Zoning By-law Number	0158-2026
Date Passed by Council	September 29, 2026
Last Day to Appeal	October 28, 2026
File Number	OZ-OPA 25-23 Ward 8
Applicant	Sajecki Planning Inc.
Property Location	Southeast of Fowler Drive and west of North Sheridan Way. The subject lands are located in the Sheridan Growth Node Character Area, as identified in Mississauga Official Plan 2051. 1970 and 1980 Fowler Drive

TAKE NOTICE that on September 29, 2026 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 11 and Zoning By-law Amendment, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to add a Special Site to a portion of the subject lands to permit a 24 storey building with a floor space index of 4.0 in the Sheridan Growth Node Character Area.

The purpose of the Zoning By-law is to permit a 24 storey apartment along North Sheridan Way. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA4-2" (Apartments - Exception) to "RA4-67" (Apartments - Exception) and "RA5-81" (Apartments - Exception).

A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 11 is in full force and effect.

When the decision is final
The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at https://olt.gov.on.ca/. An appeal may be filed using the OLT e-file service https://olt.gov.on.ca/e-file-service/ (first-time users will need to register for a My Ontario

Account) by selecting **Mississauga (City): Clerk and Secretary–Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person at the Clerk's Office, ground floor, or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, Clerk's Office, 300 City Centre Drive, Mississauga, ON L5B 3C1 no later than 4:30pm on **October 28, 2026**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca . An appeal will be processed once all fees are received.

Who can file an appeal

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law amendment was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

1. set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of $1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may request a reduction of the filing fee to $400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to https://olt.gov.on.ca/appeals-process/fee-chart/.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of $338.74 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

Additional Information

A copy of the Official Plan Amendment and Zoning By-law Amendment in their entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices.

Further information regarding these Amendments may be obtained from **Eleni Mermigas** of the City Planning and Building Department at 905-615-3200 ext. **5731**.



Sacha Smith
Manager/Deputy Clerk,
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1

Amendment No. 11

to

Mississauga Official Plan 2051

By-law No. 0157-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 11

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan 2051 to add a Special Site in the Sheridan Growth Node.

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 11 to Mississauga Official Plan 2051, is hereby adopted.

ENACTED and PASSED this 29th day of September, 2026.

Signed _____ MAYOR

Signed _____ CLERK

DEPUTY

Amendment No. 11

to

Mississauga Official Plan 2051

The following text attached constitutes Amendment No. 11.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated May 13, 2026, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add a Special Site to a portion of the subject lands to permit a 24 storey building with a floor space index of 4.0 in the Sheridan Growth Node Character Area.

LOCATION

The lands affected by this Amendment are located southeast of Fowler Drive and west of North Sheridan Way. The subject lands are located in the Sheridan Growth Node Character Area, as identified in Mississauga Official Plan 2051.

BASIS

Mississauga Official Plan 2051 came into effect on March 24, 2026, as approved with modifications by the Minister of Municipal Affairs and Housing.

The subject lands are within the Sheridan Growth Node Character Area, which permits a maximum building height of 18 storeys. Heights exceeding 18 storeys may be considered through a site-specific Official Plan Amendment in accordance with Policy 14.2.10.3.3.

An Official Plan Amendment is required to increase the maximum building height to 24 storeys and to permit a floor space index of 4.0.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The Amendment is supportive of the policy framework expressed in the Provincial Planning Statement and Mississauga Official Plan 2051 which promotes a range and mix of housing types and tenures within built up areas that are serviced by transit and existing infrastructure.

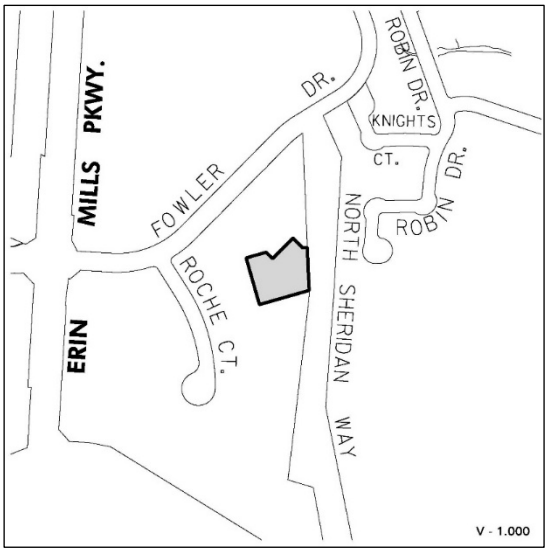
2. The proposal reflects infill development in a form which is compatible with the surrounding land uses and incorporates sufficient setbacks and good urban design standards from a density, scale and massing perspective.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Chapter 17, Index Map 9, Special Sites of Mississauga Official Plan 2051, is hereby amended by adding Special Site 199, in accordance with the Special Site Policies.

2. Chapter 17, Special Site Policies of Mississauga Official Plan 2051, is hereby amended by adding the following:

   Special Site 199 (Sheridan Growth Node)



   17.199.1 The lands identified as Special Site 199 are located southeast of Fowler Drive and west of North Sheridan Way.

   17.199.2 Notwithstanding the policies of the Sheridan Growth Node, a maximum height of 24 storeys and a maximum ***floor space index (FSI)*** of 4.0 will be permitted.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan 2051 will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan 2051 dated March 24, 2026.

INTERPRETATION

The provisions of Mississauga Official Plan 2051, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan 2051.

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on June 1, 2026 in connection with this proposed Amendment.

No members of the public made deputations at the Public Meeting and no written submissions were received regarding this proposed Amendment.

City of Mississauga
Corporate Report

MISSISSAUGA

Date: May 13, 2026 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's file: OZ/OPA 25-23 W8 Meeting date: June 1, 2026

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 8)

Official Plan Amendment and Rezoning applications to permit a 24-storey apartment building with 275 dwelling units
1970 and 1980 Fowler Drive, east of Erin Mills Parkway and north of the QEW
Owner: IMH 1970 and 1980 Fowler Drive Ltd.
File: OZ/OPA 25-23 W8

Recommendation

1. That applications under File OZ/OPA 25-23 W8, IMH 1970 & 1980 Fowler Drive Ltd., 1970 and 1980 Fowler Drive to amend Mississauga Official Plan to **Residential High-Rise Special Site**; and to change the zoning to **RA5-Exception** (Apartments) to permit a 24-storey apartment building with 275 dwelling units, be approved in accordance with the provisions contained in the staff report dated May 13, 2026 from the Commissioner of Planning and Building, and that staff be directed to return to City Council with the appropriate implementing documents and by-laws for approval.

2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow a 24-storey apartment building with 275 dwelling units and four levels of underground parking. The existing apartments on the properties are to be retained
- The property is located in the Sheridan Growth Node. The property is in a designated Strategic Growth Area and is, therefore, envisioned to accommodate significant growth and development
- It has been concluded that the proposed development is supportable from a planning perspective for the following reasons:
  - Increases the City's rental housing supply
  - Efficiently optimizes land, infrastructure and existing services
  - Intensifies two larger properties while maintaining appropriate development standards including setbacks to existing buildings and provides updated outdoor at-grade amenity space for existing buildings
- The applications support direction established via the Mayors Housing Task Force by meeting statutory timelines and permitting 275 new rental housing units
- The applicant has made revisions to the proposal to address issues raised at the Community Meeting and by staff, including height, increased the number of larger sized units, vehicular access, provision of interim amenity areas and relocated infrastructure outside of the Regional easement
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved
- The Planning and Building Department has met its service target to bring forward a recommendation report to the closest Planning and Development Committee within the 120 day decision timeline as prescribed by the *Planning Act*

Background

Official plan amendment and rezoning applications were deemed complete on January 23, 2026 and subsequently circulated to City departments and external agencies for technical comments. A detailed comment package was provided to the applicant on March 3, 2026, with a request to file a resubmission which addresses comments, along with an offer from staff to facilitate various technical meetings with reviewers to advance the applications.

The purpose of this report is to provide an overview of the applications and provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Property Overview

1. Site Information

(i) Site Location and Description

The site is located east of Erin Mills Parkway and north of Roche Court, in the Sheridan Growth Node. The subject lands are comprised of 1970 and 1980 Fowler Drive which are two separate parcels that are each occupied with a single 14-storey apartment building, outdoor amenity areas as well as underground and surface parking spaces. The proposal utilizes the rear yards of the two parcels and proposes a 24-storey building which will front North Sheridan Way. The proposed building will redevelop an existing surface parking lot and outdoor basketball court on 1980 Fowler Drive and a recreational amenity area as well as sparse trees and grass on 1970 Fowler Drive.



Aerial Photo of 1970 & 1980 Fowler Drive

(ii) Site Context

The surrounding area consists of a mix of uses including: apartments and townhouses along Roche Court with heights ranging from 3 to 14 storeys to the east, one and two storey commercial plazas along Erin Mills Parkway located south-west of the site, Sherwood Village Mall to the west, Springbank Meadows Park and detached homes north-east of the property.

The surrounding land uses are:

North: Sherwood Village Mall and detached dwellings

East: Springbank Meadows Parks

South: residential apartments ranging in height from 3 to 14 storeys and a commercial plaza

West: Sherwood Village Mall

(iii) Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- File – OZ/OPA 23-4 W8 – application was approved by the OLT for two 15-storey apartment buildings through a settlement between the City and the applicant in December 2025

2. Mississauga Official Plan (MOP)

The lands are located within the Sheridan Growth Node and are designated **Residential High Rise**. The **Residential High-Rise** designation permits apartment buildings. Growth Nodes are Strategic Growth Areas (SGA) in the MOP and are therefore intended to be the focus of intensification within the City.

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).

3. Mississauga Official Plan 2051 (MOP 2051)

On April 16, 2025, Mississauga City Council approved MOP 2051, establishing an updated comprehensive framework to guide city-building and long-term growth. Aligned with the Provincial Planning Statement, the Plan introduces updated policies in transportation, housing, built form, culture and heritage, environment and economic development to support the creation of complete and resilient communities. MOP 2051 was subsequently approved with modifications by the Ministry of Municipal Affairs and Housing on March 24, 2026. MOP 2051 replaces both Mississauga Official Plan and the Region of Peel Official Plan (2022) and the proposed applications have been evaluated based on the policies in MOP 2051.

In MOP 2051, the subject site is located in the Sheridan Growth Node and is designated **Residential High-Rise**. The **Residential High-Rise** designation permits apartment buildings, uses permitted in the **Convenience Commercial** designation at grade level and all types of townhouse dwellings up to 4 storeys when accessory to apartment dwellings on the same property. A maximum building height of 18 storeys is permitted on the subject properties.

4. Current Zoning

The subject site is currently zoned **RA4-2** (Residential Apartment – Exception), which permits apartments, long-term care buildings and retirement buildings.

Refer to Appendix 1 for the existing and proposed Zoning Map.

Proposed Development

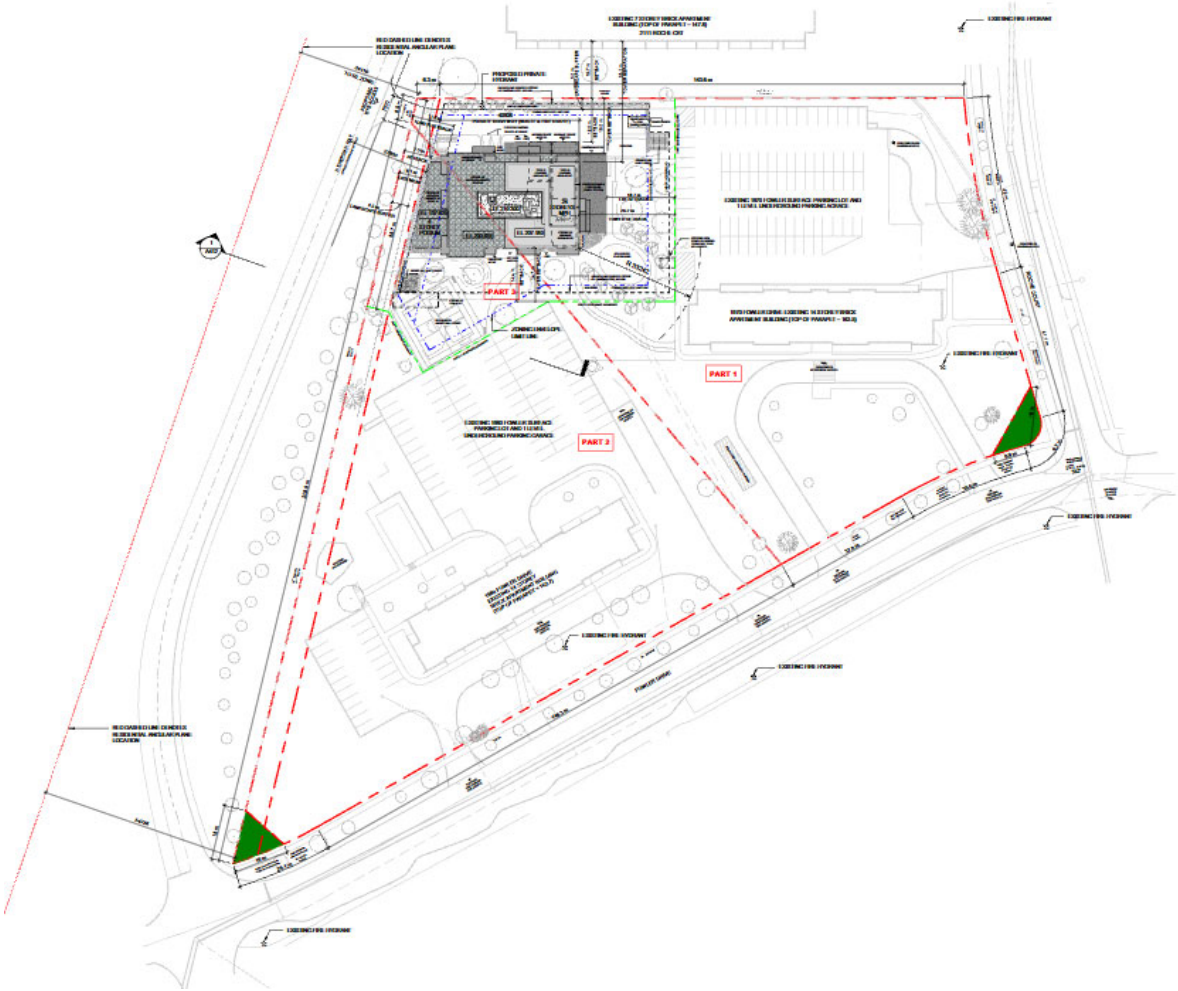
1. Description

The proposed development contemplates redeveloping the rear yards of 1970 Fowler Drive (Part 1) and 1980 Fowler Drive (Part 2) to create a separate land holding of 5,101.82 m^2 (54,915.53 ft^2) (Part 3). The proposal seeks site-specific exceptions to permit a 24-storey rental apartment building comprised of 275 dwelling units and four storeys of underground parking on Part 3. Official plan amendment and rezoning applications are required to permit the proposed development. A consent to sever application will be required to create the separate parcel with vehicular access to North Sheridan Way.



Aerial Photo of Parts 1, 2 and Proposed Part 3

Refer to Appendix 1 for details of the proposed development.



Concept Plan



Rendering (Looking north)

2. Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/1970-and-1980-fowler-drive-oz-opa-25-23-w8/.

3. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Green roof
- Permeable surfaces

Analysis and Evaluation

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the applications.

1. Reason for Applications

An amendment to MOP 2051 is required to implement the 24 storey apartment proposal with a Floor Space Index (FSI) of 4.0. Additionally, an amendment is required to Zoning By-law 0225-2007 as the current **RA4-2** zoning only permits 18 storeys and an FSI of 1.0.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario to submit a development application to the local municipality in order to build or change the use of their property. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement, 2024 and the applicable provincial plans. The policy and regulatory documents that affect these applications have been reviewed and assessed in the context of the proposed development applications. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(i) Provincial Planning Statement, 2024

The *Provincial Planning Statement, 2024* (PPS) provides policy direction on matters of provincial interest related to land use planning, such as increasing housing supply, supporting a strong economy, aligning development with infrastructure, protecting the environment, public health and safety. The PPS contains a number of sections and associated policies that are relevant to the proposed development.

Section 2.2 of the PPS directs municipalities to provide for an appropriate range and mix of housing options and densities which includes housing for affordable and low and moderate income households. This includes new housing options within previously developed areas to increase residential units. Additionally, the PPS requires development and redevelopment of densities which efficiently uses land, resources and infrastructure. The PPS promotes appropriate development standards for residential intensification and compact built forms.

Section 2.3 of the PPS identifies settlement areas and Strategic Growth Areas (SGA) where intensification and redevelopment should be focused. Emphasis is placed on providing a range and mix of housing options within built-up areas.

Section 2.4 of the PPS provides further direction on SGA where intensification is encouraged to achieve complete communities and a compact built form.

The proposed applications are consistent with the PPS as the proposed development efficiently utilizes existing land in the City while applying appropriate development standards to produce a built form that maintains the planned function for the neighbourhood. The proposal increases the supply and mix of housing options and supplies a greater range of units to address varying housing affordability needs in an identified SGA.

(ii) Mississauga Official Plan (MOP 2051)

The proposal requires an amendment to the MOP 2051 to the Sheridan Growth Node policies, to permit a 24-storey rental apartment.

Planning staff have undertaken an evaluation of the relevant policies of MOP 2051 against the proposed development applications.

The following is an analysis of the key policies and criteria:

(i) Directing Growth

The subject site is located in the Sheridan Growth Node and is designated **Residential High-Rise,** which permits townhouses dwellings and apartment buildings and convenience commercial uses at grade within an apartment building. Growth Nodes are Strategic Growth Areas (SGAs) where most of Mississauga's future growth will be directed. Growth Nodes are meant to provide densities less than the Downtown Core and Growth Centres, but greater than elsewhere within the City. New development in Growth Nodes will primarily be accommodated through redevelopment and intensification (3.2).

The proposed development supports the Sheridan Growth Node in the achievement of a healthy, sustainable and a complete community through supplying a mixture of residential unit types, sizes and housing options in a compact built form and density

which will allow future residents to meet their needs locally through pedestrian and transit options.

Housing

To ensure there is an appropriate range and mix of housing options and densities in unit types and sizes, MOP 2051 encourages that development containing more than 50 new residential units should include 50 percent 2-bedroom and 3-bedroom units (5.2.3). The proposed development attributes 44% of all dwelling units as 2-bedroom and 3-bedroom units. See below for a breakdown of the unit mix proposed.

Table 1: Proposed Unit Mix and Percentage Split

Unit Type	Total	Percentage
Studio	34	12.36%
1 Bedroom	108	39.27%
1 Bedroom + Den	12	4.36%
2 Bedroom	95	34.55%
3 Bedroom	26	9.45%
Total	275	100%

To support the creation of new housing units, MOP 2051 states that the city will explore tools and programs to maximize the opportunity for existing buildings, land, redevelopment, and new development to improve and retain rental units and support the creation of new rental units (5.2.5).

(ii) Compatibility

The site is located within the Sheridan Growth Node which is an SGA and envisioned to make efficient use of land and infrastructure. A range of uses are permitted in the node including residential, office, community infrastructure, services, mixed-use buildings and commercial uses.

The surrounding lands are designated **Residential High-Rise, Mixed Use** and **Residential Low-Rise I**. Permitted uses include residential and a range of mixed uses such as: retail, restaurant, secondary office, service establishment, education facilities, overnight accommodation and more. The site is also surrounded by Springbank Meadows Park which is designated as a **Public Open Space** and **Greenlands.**

The proposed applications seek to retain the **Residential High-Rise** land use designation whilst adding a site-specific modification to permit an increased building

height and FSI to accommodate an increase of rental housing on lands of the same use. The proposal is compatible to the surrounding area in land use and built form.

Height and FSI

Policy 14.2.10.3.3 of MOP 2051 identifies specific criteria for development applications seeking a greater height than permitted.

"14.2.10.3.3 Development with heights in excess of 18 storeys may be considered through a site specific Official Plan Amendment application, subject to demonstrating the following:

a. the overall intent, goals, objectives and policies of the Plan are achieved;
b. the type and scale of the development proposal is compatible with the immediate context and planned character of the area;
c. provision of an appropriate transition to adjacent land uses and buildings, including built form design and massing that provides for adequate sky views and limits visual impact, shadows, overlook and wind;
d. the City Structure hierarchy is maintained; and
e. the capacity, timing and delivery of engineering services, street network, community infrastructure and multimodal transportation systems is sufficient to support the development"

Policy 14.2.10.3.4 identifies a floor space index (FSI) limit of 3.75 in order to guide the form, massing and density of development.

While the proposed development exceeds the 18 storey height maximum and the 3.75 FSI permission, the applications propose a rental residential use within an SGA. The proposed building is uniquely sited in a manner where there are minimal adverse impacts to surrounding uses given the large land parcels. The built form and massing of the proposal is compatible with the existing apartment neighbourhood established along Roche Court and does not severely limit significant light or skyviews for adjacent apartment buildings. The built form and massing of the proposed development is consistent with the City's requirements and location for a tall building which is to be located along arterial or collector roads (14.2.10.4.3). The proposal includes access and a five storey podium facing North Sheridan Way which is classified as a major collector road. The City Structure hierarchy is maintained since the proposed 24 storeys is less than the 25 storeys permitted in Growth Centres, MTSAs and the City's Downtown. There is adequate municipal servicing, capacity on roads, community infrastructure and transportation systems in place to support the proposed development.

Furthermore, the proposal's at-grade exterior amenities have been designed to be shared with the existing apartment buildings located on site. Despite the future severance application, the effect of shared exterior amenities creates an indistinguishable lot boundary across the proposed and retained lands. As such,

although the proposal has an FSI of 4.0, the future severed lot will not be realized as an overly dense site as the shared exterior amenities will traverse future property lines. The FSI across all 3 properties following the construction of the proposed development is 1.94. The lot line boundary and configuration of the new lot (Part 3) is due to the applicant seeking to maintain as much of the existing at-grade parking as possible for the existing buildings; the result is an irregular lot shape and size for the severed site.

Infill Development

To guide infill development projects, MOP 2051 states:

"8.3.12 While new development need not mirror existing development, new development will:

a. be designed to respect the existing scale, context, massing and grades of the surrounding area;
b. minimize overshadowing on adjacent neighbours;
c. contribute to a cohesive silhouette and a well-articulated architectural expression through the use of appropriate height transitions and separation distances;
d. incorporate stormwater best management practices and sustainable development approaches;
e. identify opportunities to integrate green infrastructure and to enhance and protect adjacent natural areas; and
f. preserve mature high quality trees and ensure replacement of the tree canopy."

The proposed orientation and location of the building is situated in a manner that will not adversely impact the existing residential apartments. The proposed building maintains separation distances greater than 30 m (98.42 ft.) to all neighbouring apartment buildings; both on site and adjacent to the site. Although the proposed development is adjacent to a low-rise neighbourhood, North Sheridan Way acts as a natural buffer and provides separation between the subject lands and the existing detached dwellings. The proposed building adheres to MOP 2051 policies that orient and position buildings in a SGA along the street edge with defined entry points, public sidewalks and pedestrian connections to transit facilities (8.3.10). The stormwater management strategy as reviewed for the site includes redirecting storm runoff to the existing storm sewer on Fowler Drive. Additionally, green infrastructure such as a green roof is proposed and the site post-construction will retain the 108 of the 115 trees on site as well as 1 of the 2 tree groupings on the property.

As it relates to redevelopments of significant size, MOP 2051 requires that outdoor on-site amenity areas are designed for physical comfort and safety (8.4.5.7). While alternatives to at-grade amenities are permitted in SGA, the proposal adequately supplies both indoor and outdoor amenity areas (8.4.5.8). Building residents of the proposed development (Part 3) will have access to indoor amenities as well as rooftop

amenity space on the fifth storey in addition to the outdoor at-grade amenities which will be shared with the existing buildings on 1970 and 1980 Fowler Drive (Part 1 and 2).

(iii) Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

(iv) Proximity to public transit

The site is located 35 m (114.82 ft.) from the Sheridan Centre Bus Terminal and approximately 165 m (541.33 ft.) from Erin Mills Parkway where there are additional transit stops/routes. The following major MiWay bus routes currently service the site:

- Route 29 – Park Royal (to Clarkson GO)
- Route 71 – Sheridan (to Kipling Terminal)
- Route 13 – Glen Erin
- Route 110 – University Express

(v) Proximity to existing community services

The following community services are located in proximity to the site:

- Sheridan Library
- Springbank Meadows Park
- Bruce Reynolds Park
- Lincoln Hollow
- Dean Henderson Memorial Park

For these reasons, these applications are consistent with the PPS and conform with MOP 2051.

3. Zoning By-law 0225-2007

The proposed **RA5-Exception** (Apartments – Exception) zone is appropriate to accommodate the proposed 24-storey apartment building on Part 3. Modifications to the **RA4-2** (Apartments) zone are required to ensure the retained lands at 1970 and 1980 Fowler Drive (Parts 1 and 2) are in compliance with zoning regulations following the severance application.

A table summarizing the proposed zoning regulations can be found in Appendix 1.

4. Other Relevant Documents and Guidelines

Rental Housing Protection By-law

The Rental Housing Protection By-law 0121-2018 was approved by Council in 2018 to protect the City's rental housing supply and applies to all residential rental properties containing six or more dwelling units.

The subject lands include two 14-storey rental residential apartment buildings with a total of 332 dwelling units and 859.54 m^2 (9,252.01 ft^2) of outdoor amenity areas. Although the proposed development does not seek to demolish the existing residences, at-grade amenity areas (a playground, basketball court and open space) will be removed to accommodate the proposed development. To mitigate disturbance to the existing residences during construction, the applicant proposes a temporary amenity area of 350 m^2 (3,767.36 ft^2) including a community garden, seating areas and open space on the west side of the parking lot at 1980 Fowler Drive. Following construction of the proposed building (Part 3), approximately 931.9 m^2 (10,030.88 ft^2) of exterior amenity space is proposed at-grade and will be accessible for residents of all 3 buildings. The final at-grade amenity areas will include a half-basketball court, a pickleball court, a new playground, dog run as well as landscaped areas and outdoor furniture. The City will require a shared access/easement agreement to confirm continued access to all shared, at grade, outdoor amenity between the users of existing buildings and the proposed new residential building.

5. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on January 23, 2026. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(i) Region of Peel (ROP)

The Region reviewed the applications from servicing and waste management perspectives. The ROP confirmed that adequate water and wastewater servicing capacity is available to accommodate the proposed development. Additionally, there are no concerns from a waste management perspective. There is an easement favourable to the Region along the North Sheridan Way property line. The Region has commented that unauthorized encroachments are not permitted within the Regional easement and should any encroachments or infrastructure be proposed in the easement, an encroachment review and agreement will be required.

(ii) City Planning and Building Department – Development Engineering and Construction

Revised site and grading plans have been submitted have been reviewed, and ensure that engineering matters related to grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed, confirming the feasibility of the project. Further concerns can be addressed as part of the future application processes.

(iii) City Planning and Building Department – Park Planning

Cash contributions for street tree plantings for public street frontages and cash-in-lieu for park or other public recreational purposes are required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P.13, as amended) and in accordance with City Policies and Bylaws.

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

Comments dated January 2026 for the Dufferin-Peel Catholic District School Board and February 2026 from the Peel District School Board advise there is sufficient capacity within both the elementary and secondary school catchment areas to accommodate the students anticipated from the proposed development.

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 neighbourhood. Refer to Appendix 1 for the School Accommodations Summary by school board.

6. Housing Affordability, Housing Supply and the Mayor's Housing Task Force

Housing affordability and housing supply within the City of Mississauga continues to be a challenge and 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 balanced 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 units 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.

Engagement and Consultation

1. Community Feedback

A virtual community meeting was held by Ward 8 Councillor, Matt Mahoney, on September 9, 2025. Two residents attended the community meeting. No written correspondence has been submitted. One resident expressed support for a taller building so future tenants may have lake views.

Councillor Mahoney remarked that the proposed development should improve the unit mix to include more family sized units as the initial breakdown of majority one-bedroom units would not appeal to a wide variety of households.

Next Steps

Upon adoption of the recommendations contained in this report, Staff will prepare the implementing Official Plan Amendment and Zoning By-law Amendment and bring these documents to City Council for approval.

Prior to development of the lands, the applicant will be required to obtain site plan approval and a land severance as well as building permits.

Conclusion

In conclusion, City staff have evaluated the applications to permit a 24-storey residential rental apartment against the *Provincial Planning Statement* and Mississauga Official Plan.

The proposed applications will contribute 275 apartment dwelling units to the Sheridan Growth Node which is a Strategic Growth Area where intensification is directed. The proposed building is located and sited along North Sheridan Way which will not create significant adverse impacts to surrounding detached dwellings and neighbouring apartments. The proposal reflects intensification of two large properties which achieves the overall intent, goals and objectives of MOP 2051.

Attachments

Appendix 1: Supplementary Information

A. Whittemore

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

Prepared by: Eleni Mermigas, MCIP, RPP, Development Planner

Supplementary Information

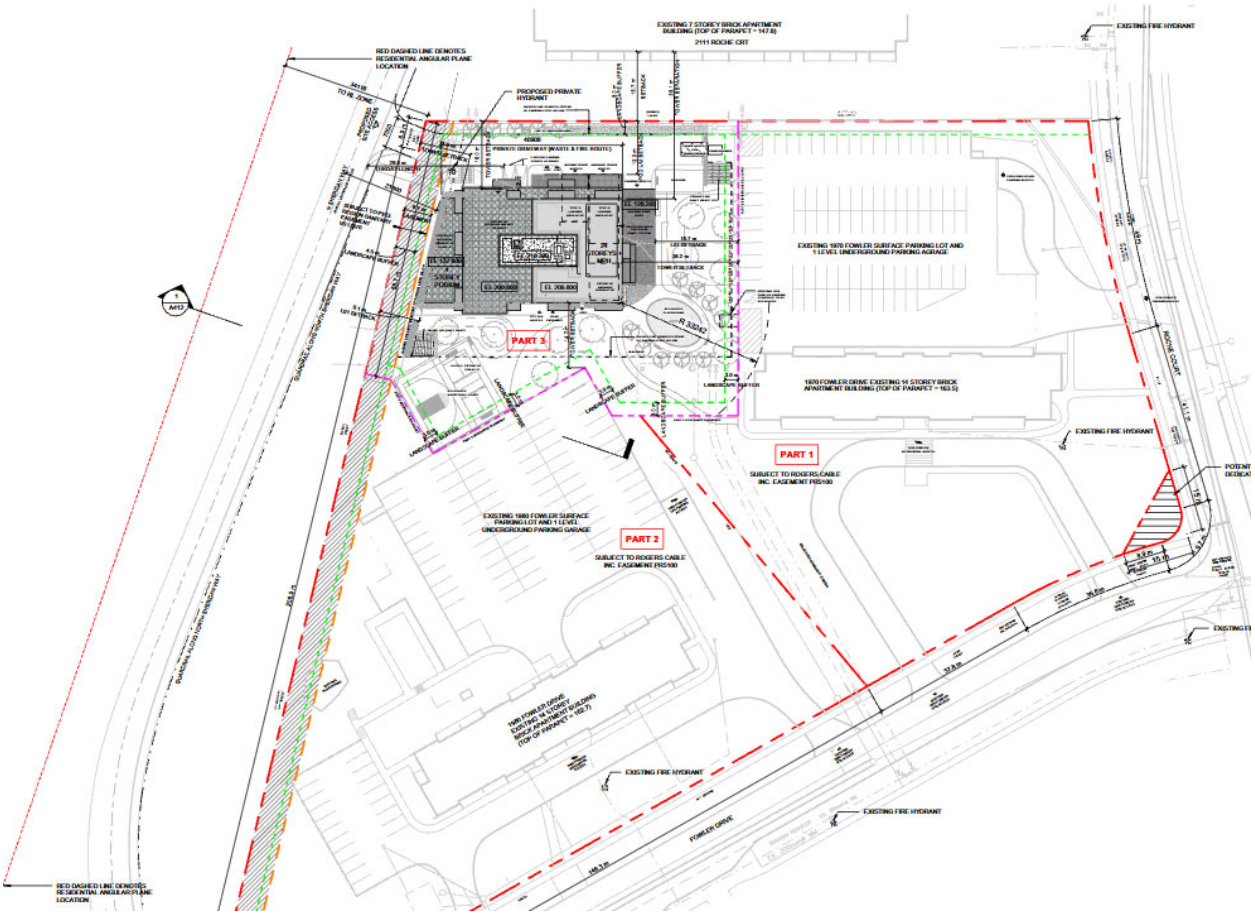
Owner: IMH 1970 & 1980 Fowler Drive Ltd.

1970 & 1980 Fowler Drive

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1. Concept Plan



2. Elevations and Renderings

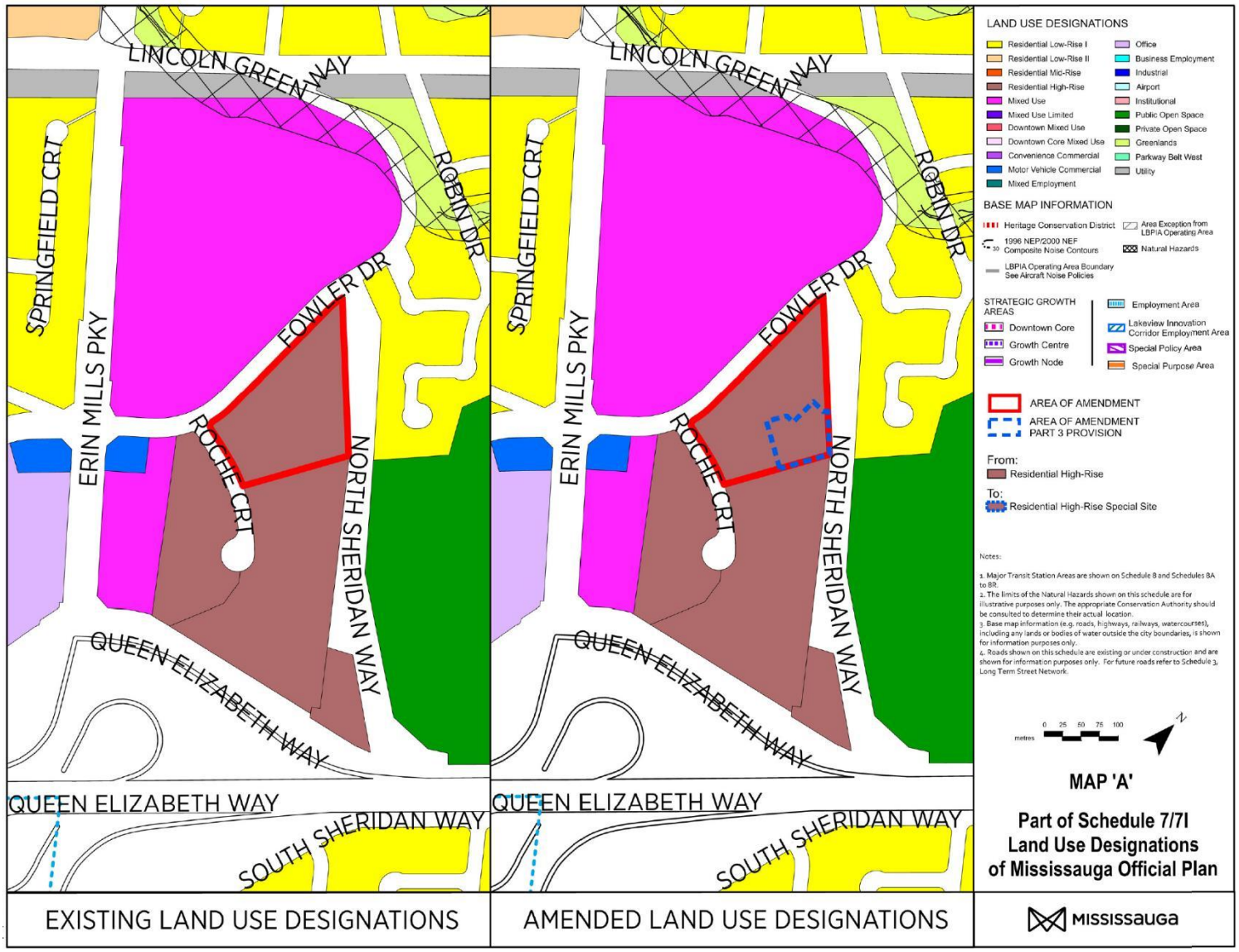


3D Rendering (Looking North)

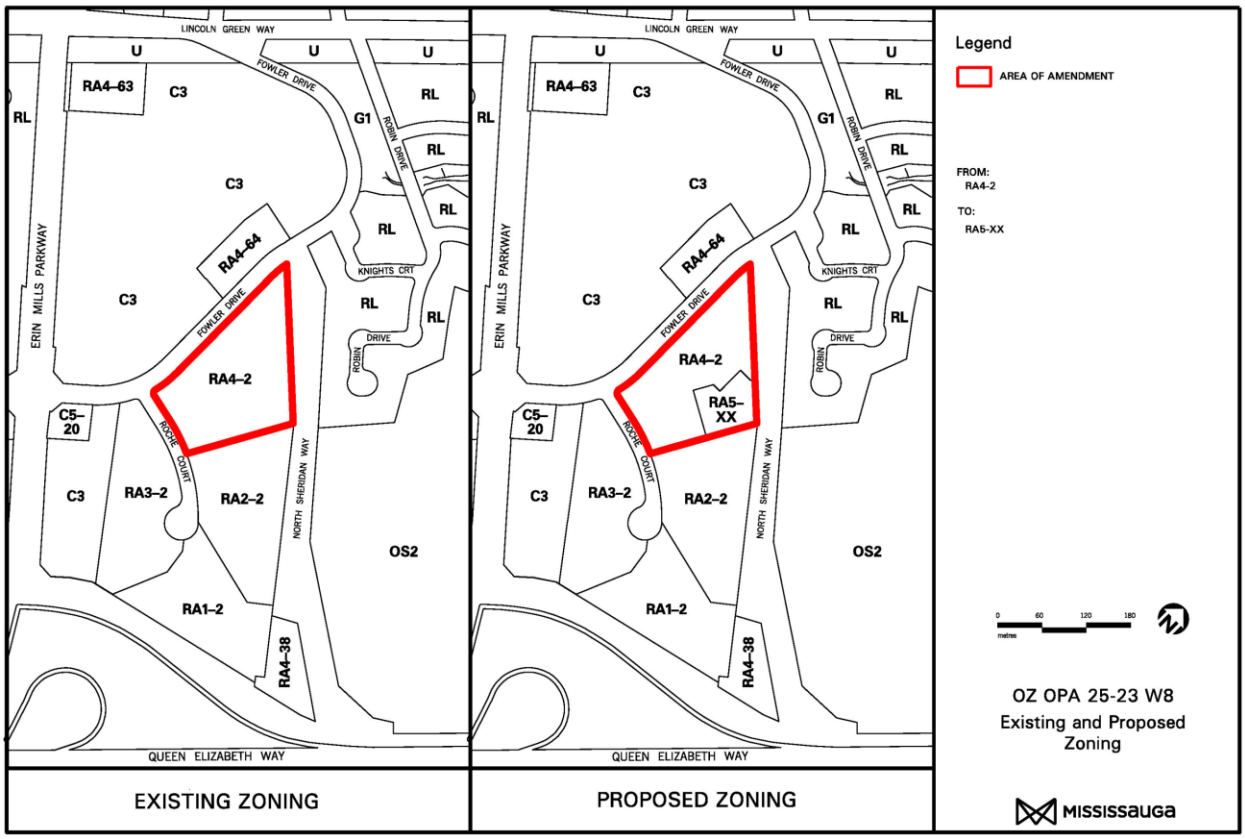
3. Site and Development Statistics

Applications submitted:	Received: December 18, 2025 Deemed complete: January 23, 2026 120 days from complete application: May 23, 2026	
Developer/Owner:	IMH 1970 & 1980 Fowler Drive Ltd.	
Applicant:	Sajecki Planning	
Property Frontage:	Approx. 215 m (705 ft.) along North Sheridan Way Approx. 250 m (820 ft.) along Fowler Drive	
Property Area	2.69 hectares (6.65 acres)	
Existing Gross Floor Area:	32 516 m^2 (349,999 ft^2)	
Proposed Gross Floor Area:	Total site: 52 326 m^2 (563,232.38 ft^2) Part 3: 19 660 m^2 (211,618.48 ft^2)	
Lot Coverage:	Total Site: 12% Part 3: 25%	
Floor Space Index:	Total Site: 1.94 Part 3: 3.88	
Total Number of Units:	Total Site (Existing): 332 Part 3: 275	
Height:	Proposed: 81 m (265.74 ft.) and 24 storeys	
Landscaped Area:	Total site: 23 693 m^2 (225, 029.33 ft^2) Part 3: 3 846 m^2 (41,398 ft^2)	
Amenity Area (per unit):	Part 3: 5.89 m^2 (63.39 ft^2) per unit	
Parking Part 3 Only:	**Required**	**Proposed**
Resident Spaces	248	242
Visitor/Commercial Spaces	55	33
Total	302.5	275
Green Initiatives:	Green Roof Permeable Pavers	

4. Existing and Proposed Official Plan Map



5. Existing and Proposed Zoning Map and Regulations



6. Applicant Proposed Zoning Regulations Part 3

Zone Regulations	**RA5 Zone Regulations**	**Proposed RA5-Exception Zone Regulations**
Maximum **Floor Space Index (FSI)**	2.9	4.0
Maximum **Height**	77 m (252.62 ft.) and 25 storeys	81 m (265.74 ft.) and 24 storeys
Minimum **Front** and **Exterior Side Yard** For that portion of the dwelling with a **height** greater than 13.0 m and less than or equal to 20.0 m	8.5 m (27.88 ft.)	7.0 m (22.96 ft.)
Maximum encroachment of a **balcony** located above the **first storey,** sunroom, window, **chimney,** pilaster, cornice, balustrade or roof eaves into a required **yard**	1.0 m (3.28 ft.)	1.5 m (4.92 ft.)
Maximum projection of a **balcony** located above the **first storey** measured form the outermost face or faces of the building from which the **balcony** projects	1.0 m (3.28 ft.)	2.6 m (8.53 ft.)
Minimum setback from a **parking structure** completely below finished grade, inclusive of external access stairwells, to any **lot line**	3.0 m (9.84 ft.)	1.0 m (3.28 ft.)
Minimum depth of a **landscaped buffer** along the western **lot line**	3.0 m (9.84 ft.)	0 m (0.00 ft.)
Minimum percentage of total required **amenity area** to be provided in one contiguous area	50%	33%
Minimum number of resident parking spaces per rental apartment **dwelling unit**	0.9 resident spaces per unit	0.88 visitor spaces per unit
Minimum number of visitor parking spaces per rental apartment **dwelling unit**	0.2 spaces per unit	0.12 spaces per unit
Notwithstanding Article 2.1.1.3 of this By-law, a physical service and utilities structure for providing electric power transmissions shall not be subject to zone regulations	-	-

Zone Regulations	**RA5 Zone Regulations**	**Proposed RA5-Exception Zone Regulations**
The provisions contained in Subsection 2.1.14 of this By-law shall not apply	-	-
Notwithstanding any provision of this By-law to the contrary, the calculation of **height** and **storey** for **apartment buildings** shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, **parapets**, turrets, cupolas and elevator and stair enclosures, noise barriers, and wind screens, located on the roof of a **dwelling** provided the top of such element is no higher than 7.5 m (24.60 ft.) above the **height** limit otherwise applicable	6.0 m (19.68 ft.)	7.5 m (24.60 ft.)
Outdoor amenities, a hydro-electrical transformer and pad, walkways, wind screens, ventilation shafts and projecting balconies shall be permitted to encroach into a required **landscape buffer**	-	-
Parking areas, **amenity area**, outside at-grade **amenity areas**, and **landscaped areas** may be shared across Parts 1, 2 and 3 as provided by “Schedule B” of this Exception	-	-

7. Applicant Proposed Zoning Regulations Parts 1 and 2

Zone Regulations	**RA4-2 Zone Regulations**	**Proposed RA4-Exception Zone Regulations**
Maximum **Floor Space Index (FSI)** in Area A1 and Area A2 which are treated as a single parcel for the calculation of **Floor Space Index**	1.0	1.7
Parking areas, **amenity area**, outside at-grade **amenity areas**, and **landscaped areas** may be shared across Parts 1, 2 and 3 as provided by “Schedule B” of this Exception	-	-

Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.

8. Department and Agency Comments

Department/Agency	Comments
Region of Peel (February 19, 2026)	There is existing water and sanitary sewer capacity available to service the site, however servicing of the proposed building may require private or public easements. Additionally, the Region has commented that no unauthorized encroachments will be permitted within the Regional Easement.
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 29, 2026 and February 2, 2026)	Neither school board raised objections to the proposed development regarding existing school facilities. Both school boards provided warning clauses to be included within the Development Agreement. Refer to Section 9 for a summary of the surrounding school capacity
City Planning and Building Department – Park Planning (February 24, 2026)	In comments dated April 2026, the Park Assets Group, Urban Design Section, notes the subject property is within the Sheridan Growth Node. The established 2022 Parks Plan parkland provision standard of 1.2 ha per 1000 people is deficient of 5.0 HA. Staff note the subject site is in close proximity to Dean Henderson's Memorial Park (P-305), zoned Open Space (OS). The City owned park is within 800 metres (2600 feet) of the development proposal and is 1.298 HA (3.2 AC) in size. Dean Henderson's Memorial Park includes a neighbourhood play structure, open space, and picnic area, which will serve future residents on the subject property. Given the proximity of the development site to City owned parkland and existing and proposed site constraints, a public park on the subject property is not required. Park Assets staff acknowledge there are existing private amenity space on subject property such as a playground, basketball court and open space to serve daily recreational needs. Cash contributions for street tree plantings for public street frontages and cash-in-lieu for park or other public recreational purposes are required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and

Department/Agency	Comments
	Bylaws.
City Planning and Building Department – Development Engineering and Construction (April 29, 2026)	Based on a review of the information submitted to date, the following comments are provided: **Stormwater:** A Functional Servicing and Stormwater Management (FSSWM) Report, prepared by Counterpoint Development/Dillon Consulting dated April 17, 2026 was submitted in support of the proposed development. The Report indicates that an increase in stormwater runoff will occur as a result of the proposed redevelopment. To mitigate the increase in impervious area and its impact on the receiving municipal drainage system, on-site stormwater management controls for post-development discharge are required. In general, the applicant has demonstrated a satisfactory stormwater servicing concept. Catch basins, stormwater management tanks, and an oil-grit separator (OGS) unit are proposed within the development to provide quantity and quality control. The site's private storm sewer system is proposed to discharge into the existing Municipal Storm Sewer on Fowler Drive. Additional technical information is required to address staff comments related to the storm servicing design. **Traffic:** A total of two (2) Traffic Impact Study (TIS) submissions were provided by LEA Consulting Ltd. in support of the proposed development. Each submission was reviewed and audited by staff. Based on the latest TIS dated April 17, 2026, the study is compliant with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 83 (26 in, 57 out) and 88 (37 in, 51 out) two-way site trips for the weekday AM and PM peak hours in 2030. With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions. It is noted that the proposed development will involve a land severance, consequently removing internal site access from the existing residential buildings on the site and requiring a standalone site access onto North Sheridan Way. **Environmental Compliance:**

Department/Agency	Comments
	The Phase One Environmental Site Assessment (ESA) report, dated July 4, 2025 and the Phase Two ESA, dated November 27, 2025, both prepared by EXP Services Inc., were submitted in support of the proposed development. The report indicates that both soil and groundwater met the applicable Site Condition Standards within the proposed development area. The following documents will be required for further review as part of any future applications for development: • A written document prepared by a Qualified Person that includes a plan to decommission or proof of decommissioning of the wells; • A letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use. **Engineering Plans/Drawings:** The applicant has submitted a number of technical plans/drawings (i.e. Grading and Servicing Plans). Further concerns can be addressed as part of the future application processes.
City Planning and Building Department – Municipal Parking (April 29, 2026)	A Parking Utilization Study (PUS) and Parking Addendum Letter prepared by LEA Consulting Ltd. dated December 2025 and April 2026 have been submitted in support of the proposed development. The subject site is in Parking Precinct 3 which requires a minimum parking rate of 0.9 resident spaces per unit and 0.2 visitor spaces per unit, thereby requiring 248 resident spaces and 55 visitor spaces with a total of 303 parking spaces to accommodate the 275 unit proposal. Based on the surveying completed in the PUS, Staff are in support of a visitor parking rate of 0.12 spaces per unit and a residential parking rate of 0.88 spaces per unit.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: • City of Mississauga, Arborist • City of Mississauga, Fire Department • City of Mississauga, Heritage • Alectra • Canada Post • Enbridge

Department/Agency	Comments
	• Greater Toronto Airport Authority • Ministry of Transportation • Rogers Cable • MiWay The following external agencies were circulated but have provided no comments to date: • Trillium Health Partners • Hydro One Network

9. School Accommodations

The Peel District School Board

Student Yield	School Accommodation		
1 - Kindergarten to Grade 6 1 - Grade 7 to Grade 8 1 - Grade 9 to Grade 12	Oakridge Public School	Homelands Sr. Public School	Erindale Secondary School
	Enrolment: 95 Capacity: 202 Portables: 0	Enrolment: 352 Capacity: 428 Portables: 0	Enrolment: 891 Capacity: 1,317 Portables: 0

The school board has provided clauses to be included in Development Agreement, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
1 - Kindergarten to Grade 8 1 - Grade 9 to Grade 12	St. Francis of Assisi Catholic Elementary School	Iona Catholic Secondary School
	Enrolment: 398 Capacity: 504 Portables: 0	Enrolment: 687 Capacity: 723 Portables: 5

The school board has provided clauses to be included in Development Agreement, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.