MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: **1000293648 Ontario Inc.**

Municipality: **City of Mississauga**

Our File: **OZ-OPA 26-7 W2 (OPA 15)**

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 29, 2026 when By-law Number 0159-2026 was enacted and that notice as required by Section 17 of the Planning Act was given on October 8, 2026.

2. That no appeal to the Ontario Land Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

At the City of Mississauga

In the Regional Municipality of Peel

This 29th day of October, 2026.

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 18, 2028.

Commissioner of Oaths

Declarant
Sacha Smith, Manager & Deputy Clerk

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

Date of Notice	October 8, 2026
OPA Number	OPA 15 (By-law 0159-2026)
Zoning By-law Number	0160-2026
Date Passed by Council	September 29, 2026
Last Day to Appeal	October 28, 2026
File Number	OZ-OPA 26-7 Ward 2
Applicant	1000293648 Ontario Inc.
Property Location	West of Erin Mills Parkway and east of Leanne Boulevard. The subject lands are located in the Sheridan Growth Node, as identified in Mississauga Official Plan 2051. 2155 Leanne Boulevard

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 15 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 change the land use designation of the subject lands from Office to Residential Low-Rise II, Residential Mid-Rise and Public Open Space.

The purpose of the Zoning By-law is to permit 142 back to back townhouses, a 10 storey apartment containing 241 dwelling units and a public park on the subject property. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "01-1" (Minor Office - Exception) and "01-12" (Minor Office - Exception) to "H-RM10-6" (Back to Back Townhouses - Exception with a Holding Provision), "H-RA3-56" (Apartment - Exception with a Holding Provision) and "OS2" (Open Space - City Park).

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 15 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 **Mila Yeung** of the City Planning and Building Department at 905-615-3200 ext. **8815**.



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

Amendment No. 15

to

Mississauga Official Plan 2051

By-law No. 0159-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 15

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 regarding a change in land use designation 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. 15 to Mississauga Official Plan 2051, is hereby adopted.

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

Signed _____
MAYOR

Signed _____
DEPUTY CLERK

Amendment No. 15

to

Mississauga Official Plan 2051

The following text and Map "A" attached constitute Amendment No. 15.

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 August 19, 2026, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Office to Residential Low-Rise II, Residential Mid-Rise and Public Open Space.

LOCATION

The lands affected by this Amendment are located west of Erin Mills Parkway and east of Leanne Boulevard. The subject lands are located in the Sheridan Growth Node, 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 designated Office, which permits major office, secondary office, accessory uses and post secondary educational facilities.

An Official Plan Amendment is required to change the land use designation from Office to Residential Low-Rise II, Residential Mid-Rise and Public Open Space, in order to permit four storey back to back townhouses on a condominium road, a 10 storey apartment building and a public park.

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

1. The proposed Amendment adds to the range of housing options in the area, demonstrating an appropriate unit mix and built form types. The massing and scale of the proposal's built form is compatible with the development pattern of the Sheridan Growth Node. The Public Open space designation addresses an identified deficiency in public parkland within the node.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 7/7I, Land Use Designations of Mississauga Official Plan 2051, is hereby amended by changing the land use designation of the subject lands from Office to Residential Low-Rise II, Residential Mid-Rise and Public Open Space, as shown on Map "A" of this Amendment.

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.

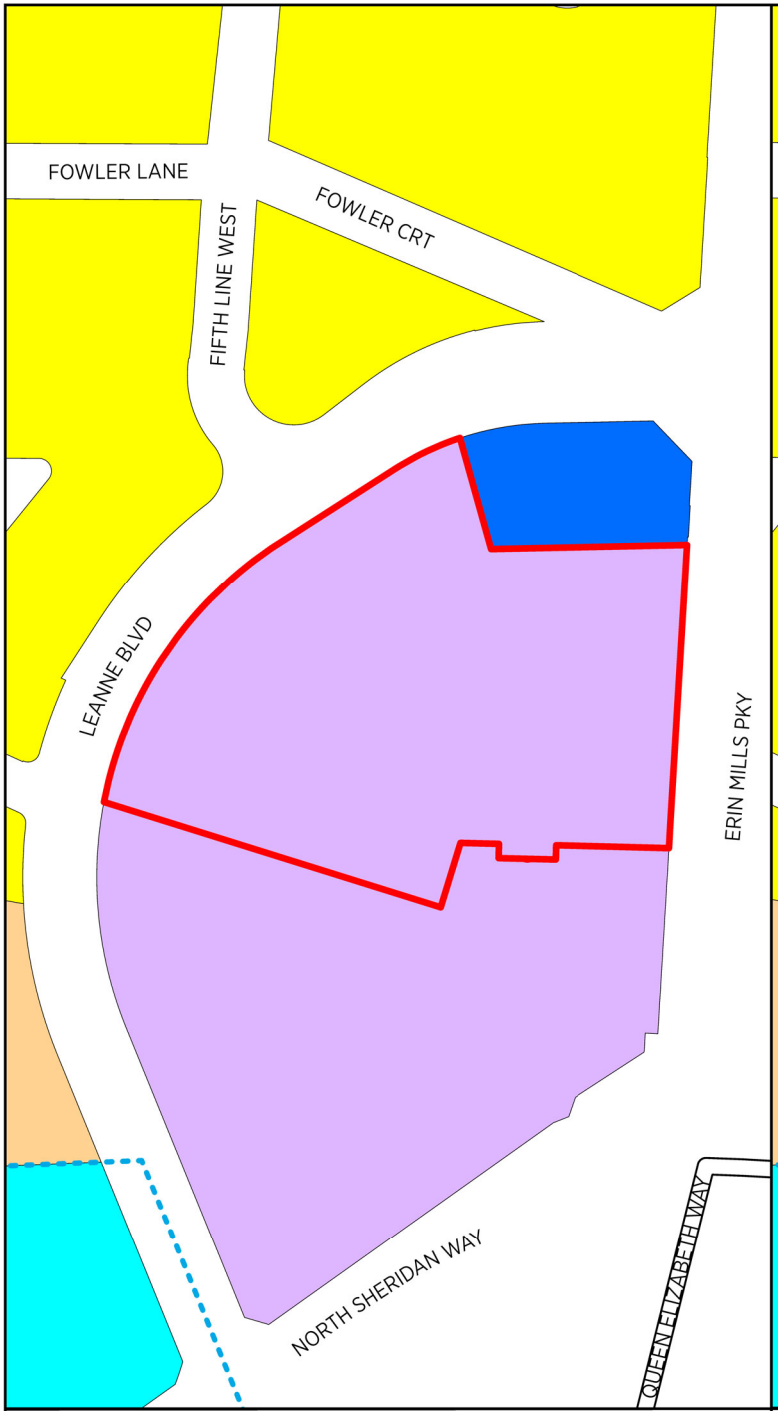
The lands will be rezoned to implement this Amendment.

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

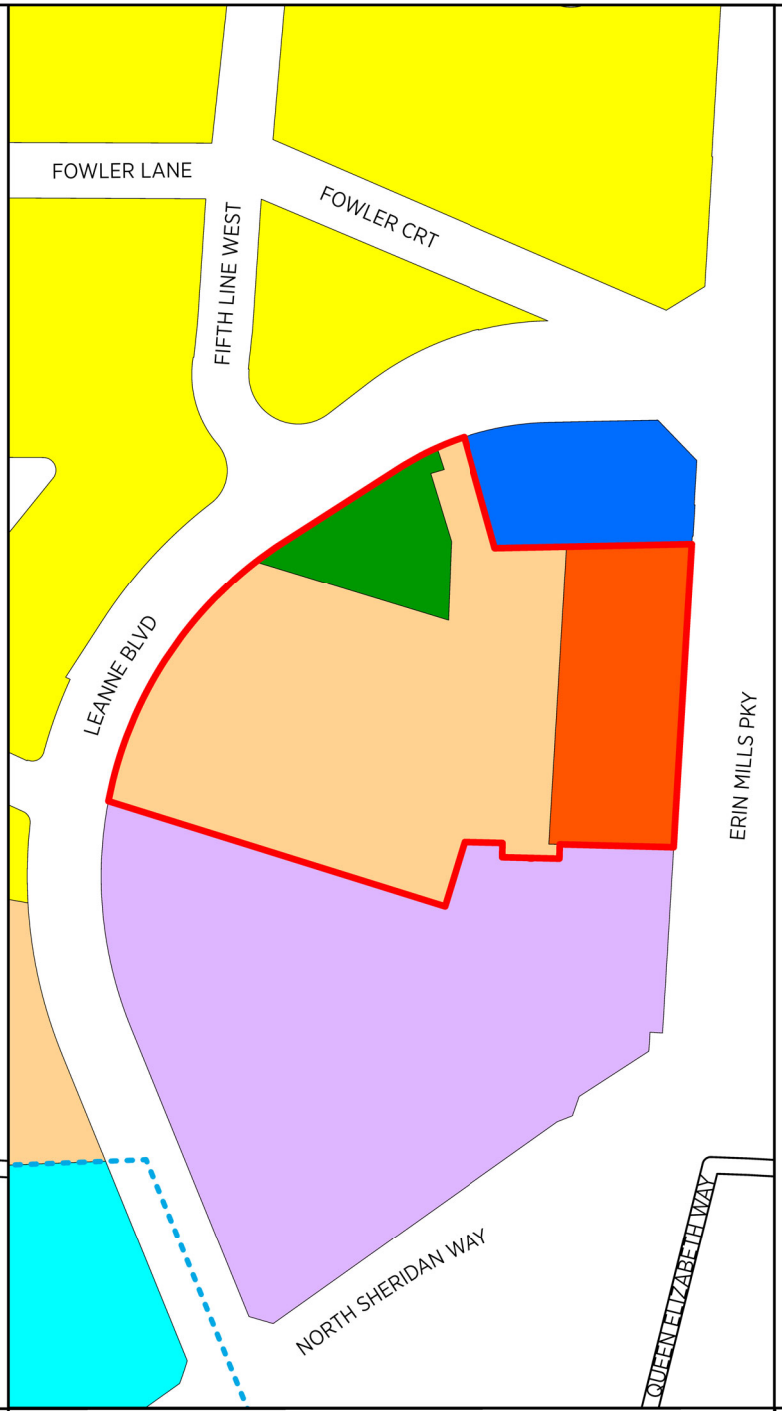
INTERPRETATION

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.



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- Residential Low-Rise I
- Residential Low-Rise II
- Residential Mid-Rise
- Residential High-Rise
- Mixed Use
- Mixed Use Limited
- Downtown Mixed Use
- Downtown Core Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Mixed Employment
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exception from LBPIA Operating Area
- Natural Hazards

STRATEGIC GROWTH AREAS

- Downtown Core
- Growth Centre
- Growth Node
- Employment Area
- Lakeview Innovation Corridor Employment Area
- Special Policy Area
- Special Purpose Area

AREA OF AMENDMENT

From:
- Office

To:
- Residential Low-Rise II
- Residential Mid-Rise
- Public Open Space

Notes:

1. Major Transit Station Areas are shown on Schedule 8 and Schedules 8A to 8R.
2. The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
3. Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
4. Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 3, Long Term Street Network.

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MAP 'A'

Part of Schedule 7/7I Land Use Designations of Mississauga Official Plan 2051

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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 September 8, 2026 in connection with this proposed Amendment.

There were two deputations at the Public Meeting, one of which was a member of the public who spoke in support of the application. No written submissions were received.

City of Mississauga
Corporate Report

MISSISSAUGA

Date: August 19, 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 26-7 W2

Meeting date:
September 8, 2026

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan Amendment and Rezoning applications to permit 142 back to back townhomes, one 10 storey apartment building with 241 dwelling units and a public park
2155 Leanne Boulevard
Owner: 1000293648 Ontario Inc.
File: OZ/OPA 26-7 W2

Recommendation

1. That application under File OZ/OPA 26-7 W2, 1000293648 Ontario Inc., 2155 Leanne Boulevard to amend Mississauga Official Plan to **Residential Low-Rise II**, **Residential Mid-Rise** and **Public Open Space** and to change the zoning to **RM10-Exception** (Back To Back Townhouses-Exception), **RA3-Exception** (Residential Apartments-Exception) and **OS2** (Open Space-City Park) zones to permit 142 back to back townhomes, one 10 storey apartment building with 241 dwelling units and a public park, be approved in accordance with the provisions contained in the staff report dated August 19, 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 agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

3. That Planning and Development Committee's approval of the rezoning application under File OZ/OPA 26-7 W2, 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.

4. That the "H" holding provision is to be removed from the **H-RM10-Exception** and **H-RA3-Exception** zoning applicable to the subject lands by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated August 19, 2026, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow a revised development proposal for 142 back to back townhomes and one 10 storey apartment building with 241 units and a public park
- The property is located in the Sheridan Growth Node. The property is 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 range of housing options
  - Efficiently optimizes land, infrastructure and existing services
  - The existing commercial plaza is underutilized with a 50 percent building vacancy rate, the residential use respects the development pattern of the surrounding area
  - Addresses an identified deficiency in public parkland within the Sheridan Growth Node by providing lands for a public park
- The applications support direction established via the Mayors Housing Task Force by meeting statutory timelines and permitting 383 new housing units
- The applicant has revised the proposal to address matters raised at the community meeting and by staff. Key revisions include reducing the number of accesses onto Leanne Boulevard, removing one townhouse block to increase the parkland dedication to ten percent of the existing property, improving the townhouse building separation distances, providing additional outdoor at grade amenity space for the development and adding two storeys to the apartment building
- 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 May 11, 2026 and subsequently circulated to City departments and external agencies for technical comments. A detailed comment package was provided to the applicant on June 15, 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 resubmission was provided to the City on July 22, 2026 and it was circulated on the same day. The resubmission package revised the proposal to address City departments and external agencies technical comments.

The initial proposal was for 164 back to back townhomes and one 8 storey apartment building with 203 dwelling units. The revised proposal received is for 142 back to back townhomes, one 10 storey apartment building with 241 dwelling units and a public park.

The revised proposal represents an improvement over the original submission, including the consolidation and reduction in the number of accesses onto Leanne Boulevard, an increase in the parkland dedication to ten percent of the existing property, an improved distance separation between townhouse blocks, and additional outdoor amenity space for the entire development. These positive built form changes resulted in a request from the developer for two additional storeys being added to the apartment dwelling to offset the reduction in townhouse units.

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

Property Overview

1. Site Information

(i) Site Location and Description

The site is located west of Erin Mills Parkway and north and south of Leanne Boulevard, in the Sheridan Growth Node. The site is irregular shaped with two frontages, one on Leanne Boulevard and one on Erin Mills Parkway. There is an existing two storey commercial building with offices, medical offices, restaurants and other retail uses.



Aerial Photo of 2155 Leanne Boulevard

(ii) Site Context

The surrounding area includes low-rise residential uses to the west and north, a gas station to the northeast, a three storey retirement complex and a five storey hotel to the south and a condominium townhouse development to the southwest. East of Erin Mills Parkway are retail uses, including Sherwood Village Mall, as well as residential buildings of varying heights, including two 14 storey buildings on Fowler Drive.

The surrounding land uses are:

North: gas station and detached dwellings
East: one and two storey commercial plaza
South: three storey long term care facility and five-storey hotel
West: detached dwellings

(iii) Surrounding Development Applications

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

- OZ/OPA 23-4 W8 – 2225 Erin Mills Parkway – application was approved by the OLT for two 15 storey apartment building through a settlement between the City and the applicant in December 2025
- OZ/OPA 25-23 W8 – 1970 and 1980 Fowler Drive – applications received by the Planning and Development Committee approval on June 1, 2026 for a 24 storey apartment building

2. Mississauga Official Plan 2051 (MOP 2051)

In 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 submitted to the Ministry of Municipal Affairs and Housing and is in-force following the Minister's approval on March 24, 2026. The MOP 2051 replaces both Mississauga Official Plan and the Region of Peel Official Plan (2022).

In MOP 2051, the subject property is located within the Sheridan Growth Node and are designated as **Office**. The **Office** designation permits major office, secondary office, accessory uses and postsecondary educational facilities. Growth Nodes are Strategic Growth Area (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. Current Zoning

The subject property is currently zoned **O1-12** (Minor Office – Exception), which permits medical office, office, commercial school, financial institution, veterinary clinic, motor vehicle rental facility accessory to an office or medical office, retail store accessory to an office or medical office, limousine dispatching office accessory to an office or medical office, indoor play facility accessory to an office or medical office and convenience restaurant accessory to an office or medical office.

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

Proposed Development

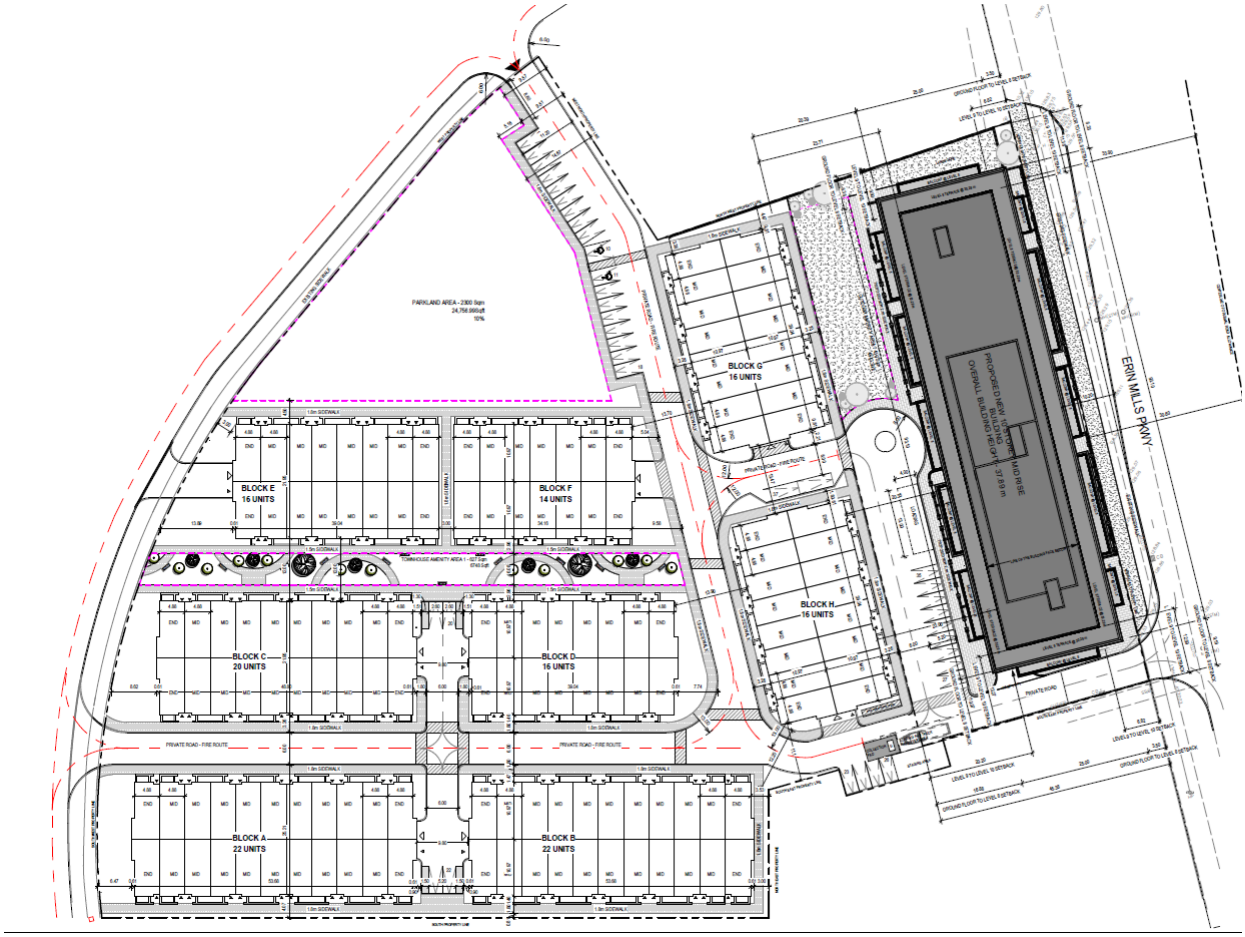
1. Description

The applicant proposes to develop the property with 142 back to back townhomes, one 10 storey apartment building with 241 units and a public park. Official plan amendment and rezoning applications are required to permit the proposed development.

Refer to Appendix 1 for details of the proposed development.

Originator's file: OZ/OPA 26-7 W2

Concept Plan

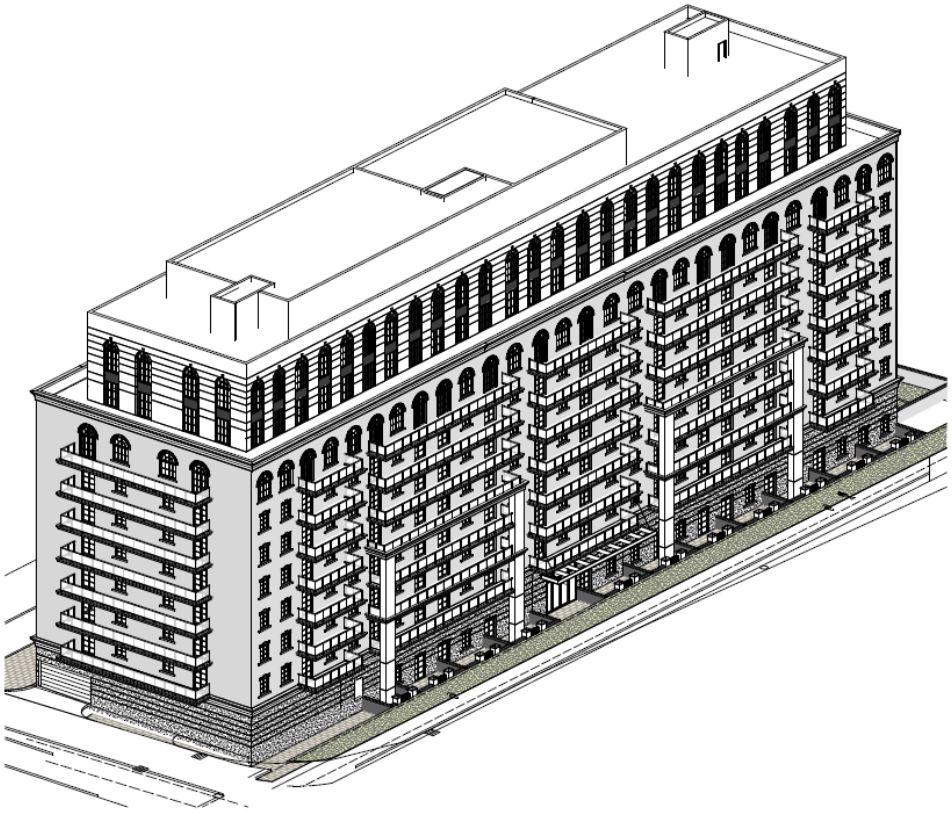


Originator's file: OZ/OPA 26-7 W2



Back to back Townhomes

Elevation



10 storey apartment building

Rendering (Looking Northwest)

2. Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: www.mississauga.ca/oz-opa-26-7-w2.

3. Green Development Initiatives

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

- sustainable stormwater management measures
- Infiltration and/or reuse of stormwater
- Energy star appliances
- Low flow fixtures
- Biodiverse landscaping

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 proposed residential uses and dedicated public park. Additionally, an amendment is also required to Zoning By-law 0225-2007 to the current **O1-12** (Minor Office-Exception) zone office and accessory office uses.

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 Statemen*t, 2024 and conform with the applicable provincial plans and Regional Official Plan. 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, including but not limited:

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 SGAs where intensification is encouraged to achieve complete communities and a compact built form while supporting redevelopment of commercially-designated retail lands (e.g. underutilized shopping malls and plazas) to support mixed use residential.

The proposed applications are consistent with the PPS. The development would make efficient use of underutilized lands within the City and apply appropriate development standards to support a more intensified built form. Although the proposal is not a mixed use residential development, it would increase the supply and mix of housing options and provide a broader range of dwellings to help address varying housing affordability needs within 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 142 back to back townhomes, one 10 storey apartment building with 241 dwelling units and a public park.

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

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 **Office** which permits major office, secondary office, accessory uses and post-secondary educational facilities. Growth Nodes are Strategic Growth Areas (SGA) where most of Mississauga's future growth will be directed. Growth Nodes are expected to evolve and change as they intensify while supporting the achievement of healthy, sustainable, complete communities that provide a wide range of uses, including residential, office, commercial

and community infrastructure. 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 complete community by supplying a mixture of residential built form, unit types, sizes and housing options in a compact built form and density to meet the needs of a diverse population, while respecting the existing character of the area and supplying new public parkland as a gathering place.

There are 142 back to back townhomes each with 3 bedrooms and 2 parking spaces proposed.

Table 1: Proposed Midrise Building Unit Mix and Percentage Split

Unit Type	Total	Percentage
1 Bedroom	7	3%
1 Bedroom + Den	38	16%
2 Bedroom	165	68%
2 Bedroom + Den	9	4%
3 Bedroom	8	3%
3 Bedroom + Den	14	6%

To support the creation of new housing units, MOP 2051 states that the city shall direct the development of new housing in a manner that maximizes the use of community infrastructure and public services, while meeting the housing needs of Mississauga's current and future residents (5.3.1.1). Additionally, Mississauga will provide opportunities for the development of a range of housing choices in terms of type, arrangement, tenure and price.

(ii) Compatibility

The site is located within the Sheridan Growth Node which is an SGA and is 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 **Office**, **Residential Low-Rise I**, **Residential Low-Rise II**, **Motor Vehicle Commercial** and **Mixed Use**. There are a range of permitted uses within those land designations, including many residential and commercial uses.

The proposed application seeks to redesignate the land use to **Residential Mid-Rise, Residential Low-Rise II** and **Public Open Space**. Permitted uses within the **Residential Mid-Rise** designation include residential and convenience commercial uses at grade. The **Residential Low-Rise II** designation permits all types of townhouse dwellings up to four storeys. The **Public Open Space** will permit the public park.

Office/Commercial Use to Residential Use

Policy 14.1.7.6.1 of the MOP 2051 indicates that redevelopment that results in the loss of office space will be discouraged. Furthermore, policy 14.1.1.3 identifies the requirement for a retail and service needs assessment study to address the planned function of the Node as the focal point for retail and service commercial uses and community facilities for existing and planned residents of the Node and neighbourhood.

Although the proposed development would replace the existing office and accessory commercial uses with residential uses, the site is currently underutilized. It consists of a half vacant office/commercial building surrounded by paved surface parking. The main concentration of retail and service commercial uses in the area is located on the east side of Erin Mills Parkway, anchored by Sherwood Village Mall and a Metro grocery store. In addition, Sherwood Village Mall is zoned **C3** (General Commercial), which permits a range of commercial uses, including office and medical office uses. It is noted that this mall is also not operating at full occupancy. In this context, the reduction in office and accessory commercial space to accommodate a higher density residential development is appropriate and remains consistent with the intent of the Official Plan. The proposal supports intensification within a Strategic Growth Area and contributes to a broader range of housing options, unit sizes, building heights and affordability.

Infill Development

To guide infill development projects, MOP 2051 states in policy 8.3.12 a. while new development need not mirror existing development, new development will be designed to respect the existing scale, context, massing and grades of the surrounding area.

The proposed siting and orientation of the 10 storey apartment residential building have been designed to limit potential impacts on the existing low-rise residential neighbourhood to the west. Policy 14.1.3.2 of MOP 2051 requires development within Growth Nodes to provide an appropriate transition in height and scale to adjacent lower-scale areas surrounding the Node. In this regard, the proposed back to back townhouses are located in between the existing detached dwellings and the 10 storey apartment building, providing an appropriate transition in built form, height and scale from the low-rise residential neighbourhood to the higher density portion of the development.

Policies 14.1.7.2.1 and 14.1.7.2.2 of MOP 2051 establish the applicable height framework for the Sheridan Growth Node. These policies require a minimum building height of three storeys for buildings with a residential component and permit a maximum

building height of 18 storeys. The proposed four storey back to back townhouses and 10 storey residential building are within this planned height range and are consistent with the intent of the Official Plan policies for mall-based community nodes.

Parkland Dedication/Proposed Public Park

Policy 14.1.3.8 provides that parks should be designed and located to create a central focus for Growth Nodes. Parks may also serve as gathering spaces and provide linear connections through Growth Nodes to existing open spaces, commercial areas, community infrastructure and surrounding neighbourhoods. The proposed development includes the dedication of ten percent of the site as public open space, which will contribute to the parkland needs of the surrounding area. The proposed public park is located along Leanne Boulevard, where it will be visible and accessible to the surrounding residential neighbourhood. As a needed addition to the area, future programming is anticipated to include a playground, further enhancing the usability of the space for existing and future residents. The final park design and programming will be determined through future public consultation with residents.

(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 the site. However, the Region is currently preparing a sanitary servicing strategy that includes the completion of the Lower West Trunk Sewer, which is anticipated to be in service around 2031. As the required infrastructure upgrades are planned but not yet completed, the Region requires the developer to enter into a servicing agreement to support the proposed development.

(iv) Proximity to public transit

The site has frontage on both Leanne Boulevard and Erin Mills Parkway, both of which are served by a number of MiWay bus routes. In addition, the site is located approximately 450 m (1,476 ft) from the Sheridan Centre Bus Terminal, which provides access to additional transit stops and routes. The following major MiWay bus routes currently serve the site:

- Route 29 – Park Royal (to Clarkson GO)
- Route 13 – Glen Erin
- Route 110 – University Express
- Route 45 – Winston Churchill
- Route 71 – Sheridan

(v) Proximity to existing community services

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

- Sheridan Library
- Sheridan Park
- Lincoln Hollow
- Don Gould Park
- Dean Henderson Memorial Park
- Thornlodge Park

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

3. Zoning By-law 0225-2007

The proposed **RM10-Exception** (Back To Back Townhouses-Exception)**, RA3-Exception** (Residential Apartments-Exception) and **OS2** (Open Space-City Park) zones are appropriate to accommodate the proposed 142 back to back townhomes, one 10 storey apartment building with 241 dwelling units and a public park.

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

4. "H" Holding Provision

Should this application be approved by Council, staff will request an "H" Holding Provision which can be lifted upon:

- Receipt of a signed Development Agreement
- Receipt of an executed Servicing Agreement
- Receipt of a satisfactory Functional Servicing Report
- Receipt of site servicing design, associated reports, and other submission requirements to the satisfaction of the Region of Peel
- Receipt of a satisfactory Phase Two Environmental Site Assessment and Remedial Action Plan

5. Departmental and Agency Comments

The applications were first circulated to all City departments and commenting agencies on May 12, 2026. The most recent circulation was on July 22, 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 they have no objection to the proposed townhouse and apartment building in principle. However, there are a number of outstanding technical matters which required some additional information to confirm the feasibility of the development. The timing and design of the development in relations to

wastewater (sanitary sewer) servicing, Regional Road access and waste management are all required to be resolved prior to the development proceeding further. Therefore, the Region has provided a series of holding zone provisions.

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

In general, the applicant has demonstrated a satisfactory stormwater servicing concept and noise mitigation measures. However, from traffic, environmental compliance and engineering perspectives, additional information is required to confirm the feasibility of the development. Accordingly, holding provision conditions are recommended to ensure that the outstanding technical matters are satisfactorily addressed.

(iii) City Planning and Building Department – Park Planning

Staff are supportive of the proposed maximum allowable parkland dedication under the *Planning Act* of ten percent land area of the subject property, which will provide future and existing residents with an accessible neighbourhood public park. City Staff will require the installation of hoarding for park protection and fencing, including base park conditions for the proposed unencumbered park. Cash contributions for street tree plantings along public street frontages will also be a requirement of the development.

(iv) Ministry of Transportation

The Ministry of Transportation (MTO) has no comments or concerns regarding the proposed official plan amendment and rezoning applications. The site is located within the MTO permit control area for the Queen Elizabeth Way and Erin Mills Parkway and, as such, MTO provided comments related to access management, drainage and traffic matters. These comments will be addressed through detailed design including the confirmation of appropriate access arrangements from Erin Mills Parkway.

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

Comments dated May 2026 for the Dufferin-Peel Catholic District School Board and June 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 School Accommodation 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 community meeting was held by Ward 2 Councillor, Alvin Tedjo, on March 9, 2026. Approximately 20 people attended the community meeting and no written correspondence has been received. The following summarizes comments received on the applications:

Comment

Concerns were raised regarding potential traffic and noise impacts on the surrounding local and arterial road network, as well as pedestrian safety.

Response

City staff are generally satisfied with the development trip generation and anticipated additional traffic volumes identified through the transportation review. With the traffic generated by the proposed development, the study area intersections are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions. The revised proposal also reduces and consolidates the number of accesses onto Leanne Boulevard, which assists in addressing traffic operations and pedestrian safety concerns. Further technical matters, including accurate site access design, sightlines and any required traffic control measures, will be reviewed and finalized through the site plan application process. The proposed noise mitigation measures identified in the Noise Impact Study submitted in support of the development are satisfactory to the City at this stage; however, a detailed noise study will be required through the site plan application process to confirm final mitigation requirements, including any warning clauses, building design measures or outdoor amenity area treatments, as applicable.

Comment

Concerns were raised regarding the loss of existing office and retail uses that currently serve the surrounding community.

Response

The applicant submitted a retail and service needs assessment which concluded that the reduction in retail uses would not result in a significant change to the retail function of the Sheridan Growth Node. The subject property is an underutilized site that was originally designed primarily for patrons accessing the site via automobile and does not function as the primary retail service area within the Sheridan Growth Node. Sherwood Village Mall and its grocery store will continue to serve as the principal retail anchors for the area. As such, the proposed reduction in retail uses on the subject lands is not anticipated to disrupt the primary retail and service function of the Node.

Comment

Concerns were raised regarding the need for additional green space and trees in the area.

Response

The applicant proposes to dedicate ten percent of the site for public parkland to serve both existing and future residents. The proposed location and configuration of the parkland dedication are appropriate and will accommodate a playground or other facilities required within the Sheridan Parkland Character Area. The park is proposed along Leanne Boulevard to provide a visible and accessible open space for the surrounding residential neighbourhood and future residents of the development. The applicant has also submitted a Tree Inventory Study and Preservation Plan, which identifies the trees proposed for removal and outlines the associated compensation strategy.

Comment

Concerns were raised regarding the adequacy of on-site parking and the potential for increased on-street parking in the surrounding neighbourhood.

Response

The proposed development provides sufficient residential and visitor parking to serve the development. The applicable zoning by-law parking requirement for the townhouse component is 1.3 parking spaces per dwelling unit. The applicant is proposing to provide 2.0 parking spaces per dwelling unit with the use of auto stackers. As a result, the townhouse component will provide parking in excess of the minimum requirement.

Comment

Concerns were raised regarding the capacity of local schools to accommodate additional students generated by the proposed development.

Response

Dufferin-Peel Catholic District School Board and Peel District School Board indicate that there is sufficient capacity within both the elementary and secondary school catchment area to accommodate the students anticipated from the proposed development.

Next Steps

Upon adoption of the recommendations contained in this report, Staff will prepare the implementing Official Plan Amendment and/or 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 remove the "H" holding provision, obtain site plan approval and building permits. The holding provision will address outstanding technical matters, including the execution of a development agreement, servicing agreement and the submission of updated technical studies. The site plan approval process will address detailed site design matters, including waste management, loading, detailed grading and servicing, park fencing, the proposed access to Leanne Boulevard and the proposed right-out access to Erin Mills Parkway.

Conclusion

In conclusion, City staff has evaluated the applications to permit 142 back to back townhomes, one 10 storey apartment building with 241 dwelling units and a public park against the *Provincial Planning Statement* and Mississauga Official Plan.

The proposed applications will contribute 383 new residential dwelling units in a range of built forms and unit sizes to the Sheridan Growth Node. The proposed built form provides an appropriate transition to the existing neighbourhood and surrounding uses, while the proposed public parkland will serve both existing and future residents and provide much-needed park programming within the Sheridan Parkland Character Area. Overall, the proposal achieves the 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: Mila Yeung, MCIP, RPP, Development Planner

Supplementary Information

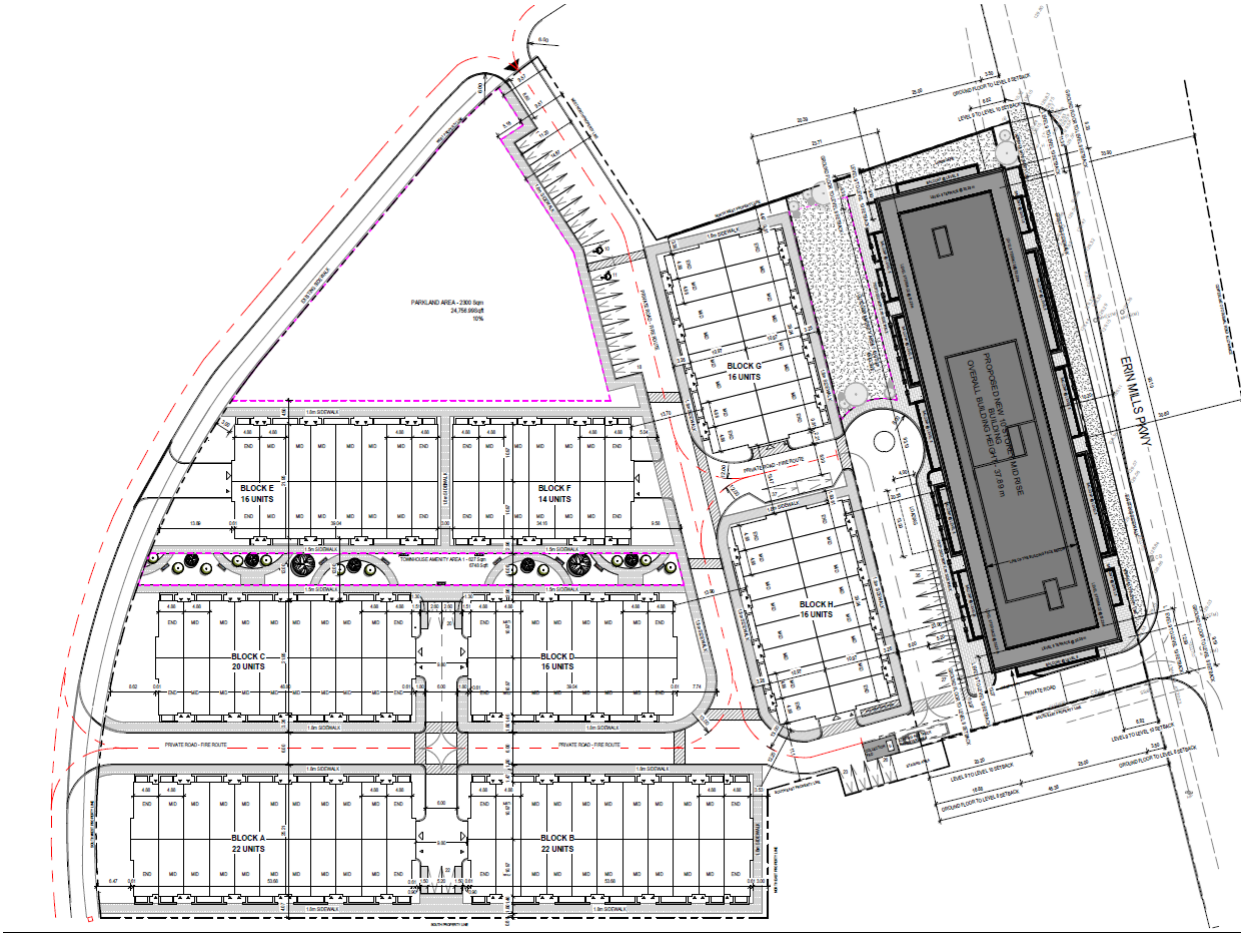
Owner: 1000293648 Ontario Inc.

2155 Leanne Boulevard

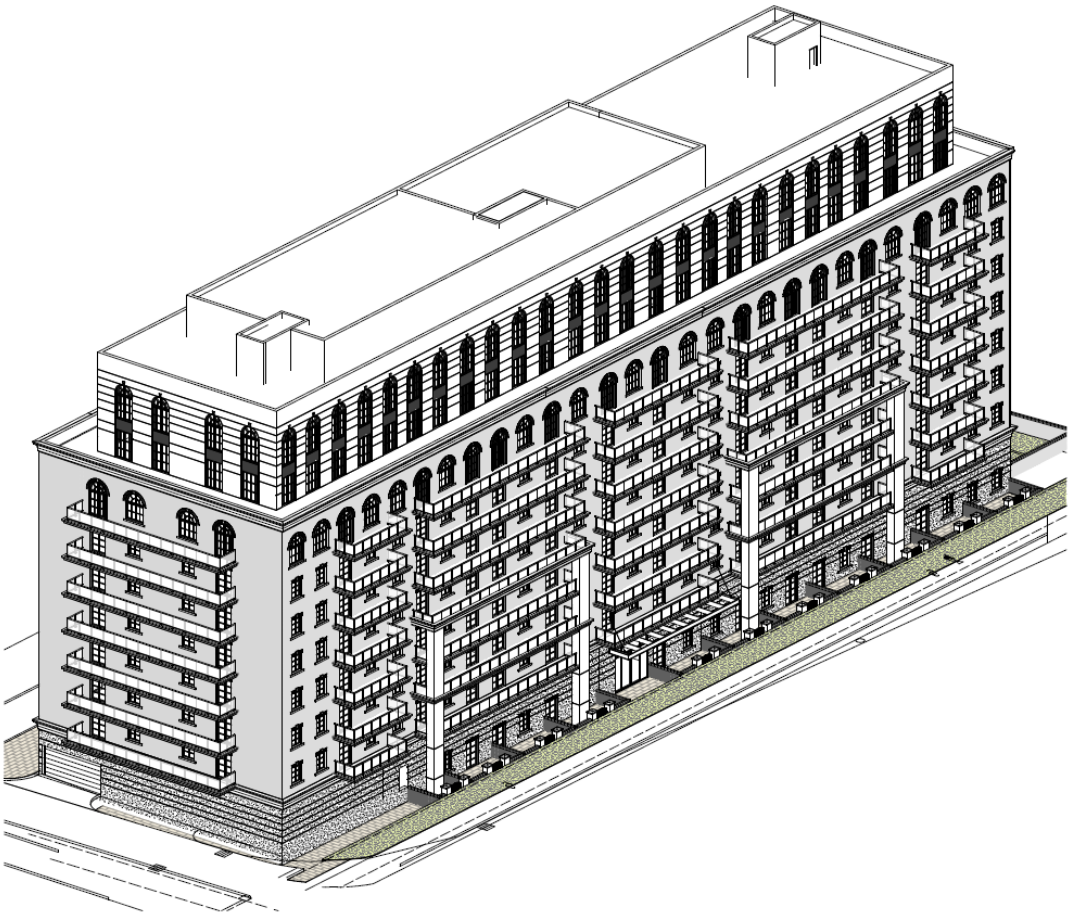
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1. Concept Plan

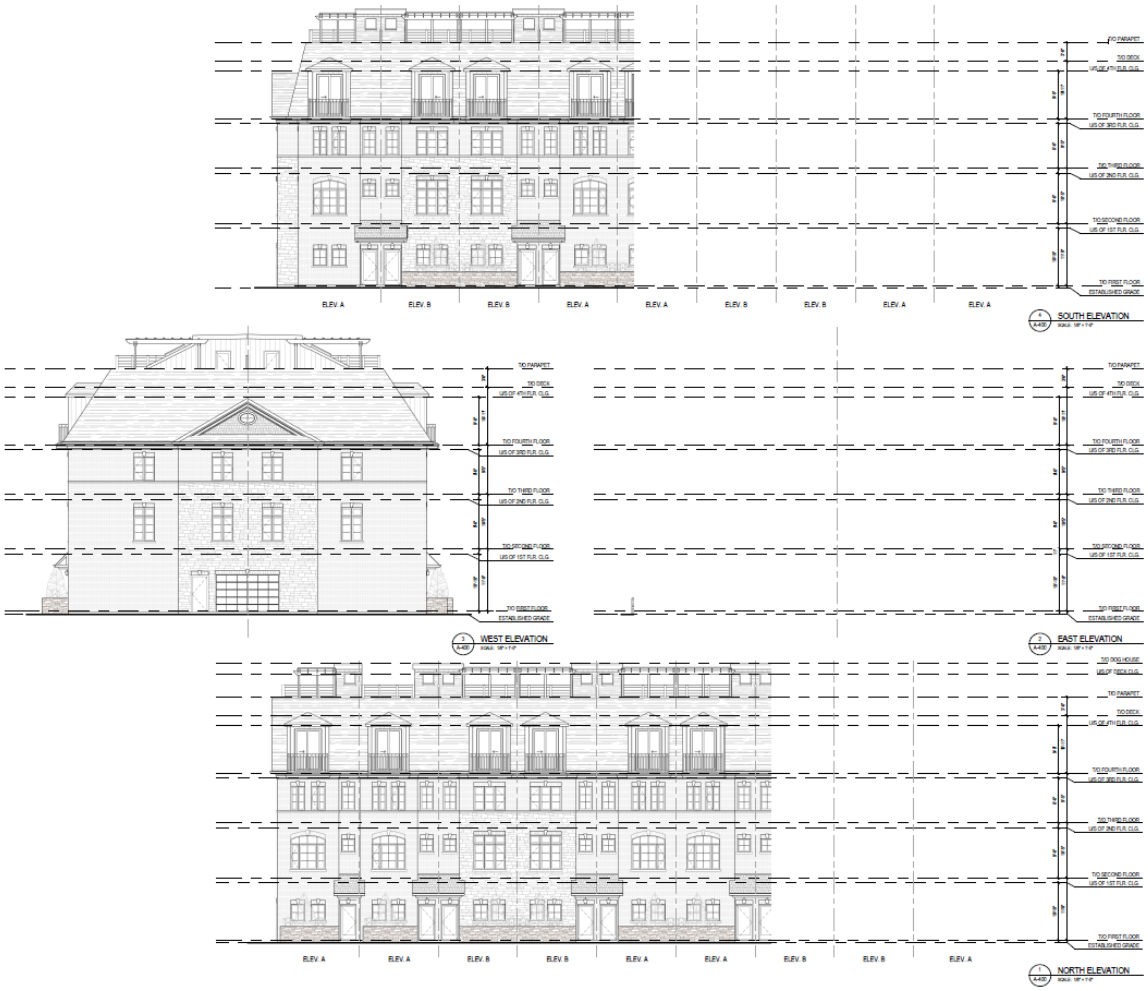


2. Elevations and Renderings



3D Rendering of 10 storey apartment building (looking Northwest)

Elevations and Renderings

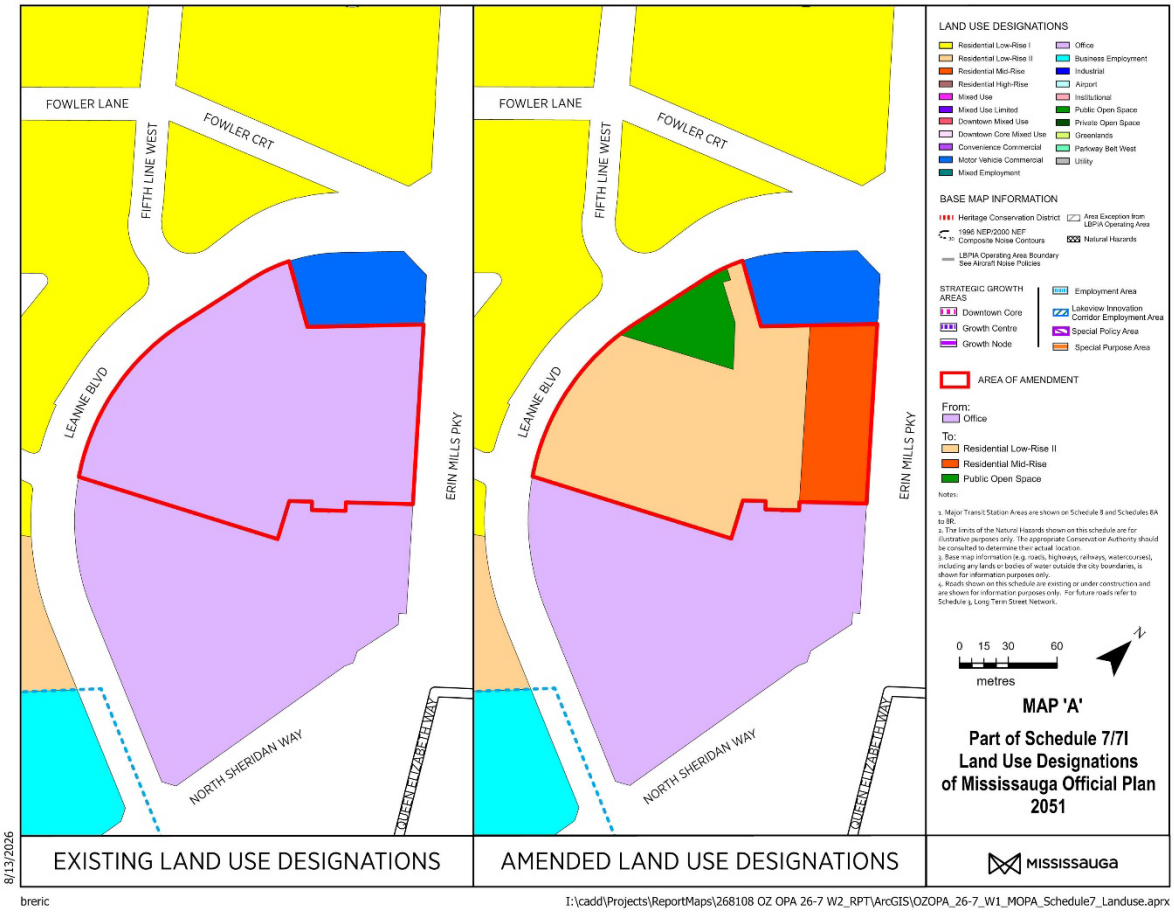


Townhome Elevations

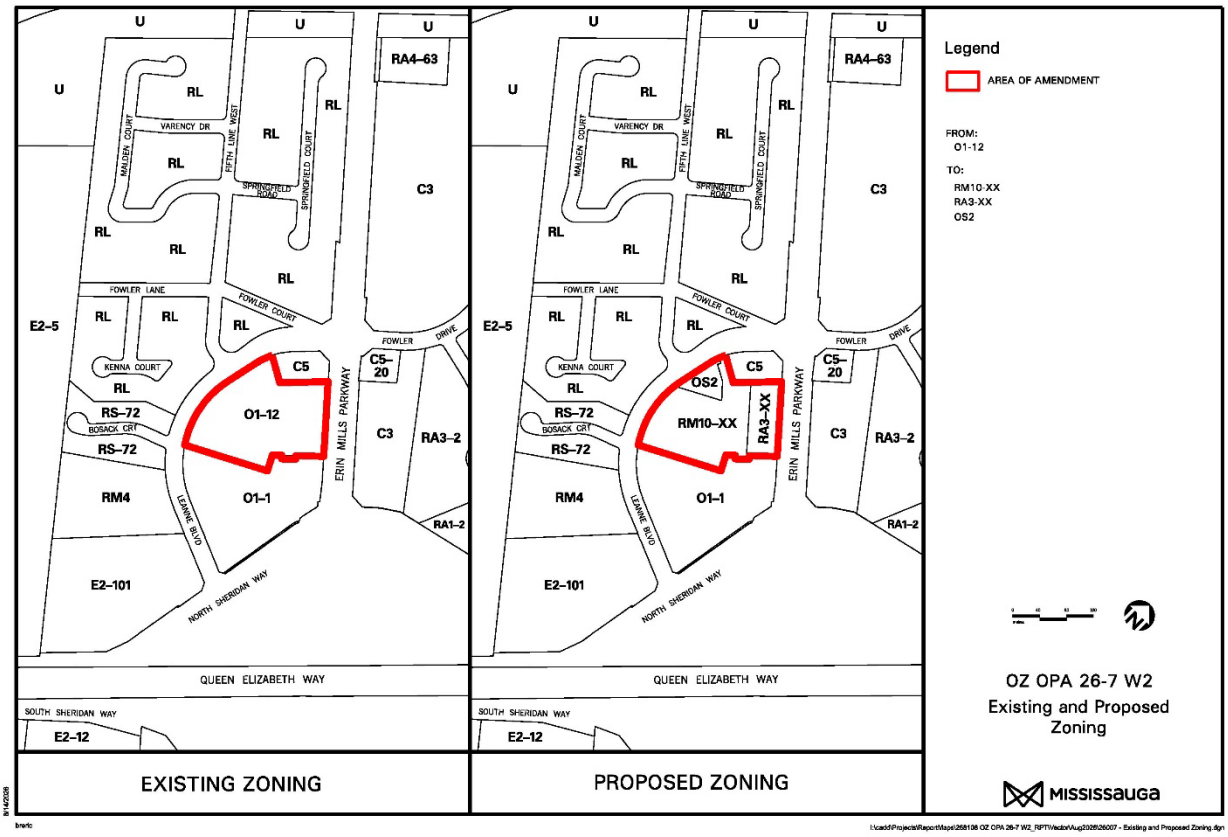
3. Site and Development Statistics

Applications submitted:	Received: May 1, 2026 Deemed complete: May 11, 2026 120 days from complete application: September 8, 2026	
Developer/Owner:	1000293648 Ontario Inc.	
Applicant:	Dunpar Developments Inc.	
Property Frontage:	87.10 m (285.76 ft.) along Erin Mills Parkway 193.5 m (634.84 ft.) along Leanne Boulevard	
Property Area	2.30 hectares (5.68 acres)	
Gross Floor Area **Existing:** **Proposed:**	 7 904 m^2 (85,070 ft^2) 43 523 m^2 (468,493 ft^2)	
Lot Coverage **Existing:** **Proposed:**	 21% 35%	
Floor Space Index:	1.89	
Total Number of Dwelling Units:	383 (241 residential building units and 142 townhomes)	
Height:	Apartment building: 37.89 m (124.31 ft) Townhouse Development: 14.02 m (46 ft)	
Landscaped Area:	4 827 m^2 (51959.10 ft^2)	
Amenity Area (per unit):	Apartment building: 3 m^2 (3.3 ft^2) Townhouse Development: 3.5 m^2 (37.7 ft^2)	
Parking:	Required	Proposed
Apartment building		
Resident Spaces	217	217
Visitor Spaces	48	43
Total	265	260
Townhouse development		
Resident Spaces	185	284
Visitor Spaces	36	33
Total	221	317
Green Initiatives:	• Sustainable Stormwater Management measures • Infiltration and/or reuse of stormwater • Energy Star Appliances • Low flow fixtures • Biodiverse Landscaping	

4. Existing and Proposed Official Plan Map



5. Existing and Proposed Zoning Map and Regulations



6. Applicant Proposed Zoning Regulations

Zone Regulations	**RM10 Zone Regulations**	**Proposed RM10-Exception Zone Regulations**
Centreline Setbacks	20.5 m (67.3 ft)	Delete provision - setbacks shall be in accordance with those specified in this By-law
Electric Vehicle Ready **Parking Spaces**	20% of the total required parking spaces or 1.0 space, whichever is greater	0.0 EV parking spaces per unit is provided.
Minimum Residential **Parking Spaces**	1.3 spaces per unit	2.0 space per unit
Minimum Visitor **Parking Spaces**	0.25 spaces per unit	0.23 space per unit
Minimum wide of **condominium road/aisles**	7.0 m (22.9 ft)	6.0 m (19.7 ft)
Maximum Height – **Flat Roof**	11.0 m (36.1 ft) and 3 storeys	14.0 m (45.9 ft) and 4 storeys
Maximum **Height structures** for rooftop access	3.0 m (9.8 ft)	4.0 m (13.1 ft)
Maximum **Height structures** for rooftop access	3.0 m (9.8 ft)	4.0 m (13.1 ft)
Minimum Setback from the Exterior Edge of the Building	3.0 m (9.8 ft)	1.0 m (3.3 ft)
Minimum **Front Yard**	7.5 m (24.6 ft)	3.0 m (9.8 ft)
Minimum Interior **Side Yard**	4.5 m (14.8 ft)	3.0 m (9.8 ft)
Minimum **Rear Yard**	7.5 m (24.6 ft)	3.0 m (9.8 ft)
Garage face to a condominium road or side walk	6.0 m (19.7 ft)	0.0 m (0.0 ft)
Distance from the front wall of a building to a condominium road, sidewalk, walkway or parking space not located on a driveway	4.5 m (14.8 ft)	0.0 m (0.0 ft)
From a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road, sidewalk, walkway or parking space	2.5 m (8.2 ft)	0.0 m (0.0 ft)
From side wall of any building to a walkway	1.5 m (4.9 ft)	0.0 m (0.0 ft)
From a side wall of a building to a condominium road, sidewalk, or parking space	3.0 m (9.8 ft)	0.5 m (1.6 ft)

Zone Regulations	RM10 Zone Regulations	Proposed RM10-Exception Zone Regulations
Minimum setback from an amenity area to a **building** and to any type of road	3.0 m (9.8 ft)	the area created by the minimum separation distance between buildings may not include the required amenity area
Maximum driveway width	2.6 m (8.5 ft)	6.0 m (19.7 ft)
Minimum setback between a parking space and an interior side lot line and/or rear lot line	3.0 m (9.8 ft)	0.0 m (0.0 ft)
Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	6.0 m (19.7 ft)	3.0 m (9.8 ft)
Minimum width of **condominium road/aisle**	7.0 m (23.0 ft)	6.0 m (20.0 ft)
Minimum width of a sidewalk traversed by a **driveway**	2.0 m (6.6 ft)	1.5 m (4.9 ft)
Minimum required **landscape soft area**	50%	10%
Minimum **landscaped buffer** abutting any side and **rear lot line**	3.0 m (9.8 ft)	0.0 m (0.0 ft)
Minimum contiguous **amenity area**, excluding private outdoor space	2.8 m^2 (30.1 ft^2) per dwelling unit	3.8 m^2 (40.9 ft^2) per dwelling unit
Minimum setback from an **amenity area** to a **building** and to any type of **road**	3.0 m (9.8 ft)	1.5 m (4.9 ft)
Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development	1.0 m (3.3 ft)	0.0 m (0.0 ft)
Definition of **Front Lot Line - Through Lot**	means each **lot line** that divides the through **lot** from a **street.** A **lot line** with a 0.3 m (1 ft) reserve shall not be a **front lot line.**	Leanne Boulevard shall be considered the **front lot line**

Zone Regulations	RA3 Zone Regulations	Proposed RA3-Exception Zone Regulations
Centreline Setbacks	33.0 m (108.3 ft)	Delete provision - setbacks shall be in accordance with those specified in this By-law
Rooftop Balcony	A rooftop balcony shall be set back 1.2 m (3.9 ft) from all exterior edges of a building or structure.	0.0 m (0.0 ft)

Zone Regulations	RA3 Zone Regulations	Proposed RA3-Exception Zone Regulations
Electric Vehicle Ready **parking spaces**	Residential: 20% of the total required parking spaces or 1.0 spaces, whichever is greater Visitor: 10% of the total required parking spaces or 1.0 spaces, whichever is greater	0.0 m (0.0 ft)
Minimum Residential **Parking Spaces**	1.0 spaces per unit	0.9 space per unit
Minimum Visitor **Parking Spaces**	0.20 spaces per unit	0.18 space per unit
Minimum width of **condominium road/aisle**	7.0 m (23.0 ft)	6.0 m (20.0 ft)
Required Number of **Bicycle Parking Spaces** for Residential Uses	Class A 0.6 spaces per unit Class B The greater of 0.05 spaces per unit or 6.0 spaces	Class A 0.2 spaces per unit Class B 0.02 spaces per unit
Maximum size of a Guest Units	shall not exceed 30 m² (322.9 ft^2)	shall not exceed 50 m² (538.2 ft^2)
Notwithstanding any other provisions of this By-law, the calculation of **height** and **storey** for **apartment**, **long-term care** and **retirement buildings** and **stacked townhouses**, 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, located on the roof of a dwelling provided that the maximum **height** of the top of such elements is no higher than X m above the **height** limit otherwise applicable	6.0 m (20.0 ft)	8.0 m (26.2 ft)
Notwithstanding any other provisions of this By-law, the calculation of **height** for **apartment**, **long-term care** and **retirement buildings**, shall be exclusive of an enclosed rooftop **amenity area** provided that:	(1) the enclosed **amenity area** does not occupy more than 30% of the rooftop;	(1) a maximum enclosed amenity area of 50% of the rooftop is requested
Minimum **Lot Frontage**	30.0 m (98.4 ft)	6.0 m (19.7 ft) is requested for Erin Mills Parkway

Zone Regulations	**RA3 Zone Regulations**	**Proposed RA3-Exception Zone Regulations**
Maximum **Floor Space Index - Apartment Zone**	1.0	4.3
Definition of **Front Lot Line - Through Lot**	means each **lot line** that divides the through **lot** from a **street.** A **lot line** with a 0.3 m (1 ft) reserve shall not be a **front lot line.**	Erin Mills Parkway shall be considered the **front lot line**
Minimum **front yard** and **exterior side yards**		
For that portion of the dwelling with a **height** less than or equal to 13.0 m (42.7 ft)	7.5 m (24.6 ft)	3.5 m (11.5 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)	8.5 m (27.8 ft)	3.5 m (11.5 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)	9.5 m (31.2 ft)	3.5 m (11.5 ft)
For that portion of the dwelling with a **height** greater than 26.0 m (85.3 ft)	10.5 m (34.4 ft)	6.5 m (21.3 ft)
Minimum Interior Side Yard For that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft)	4.5 m (14.8 ft)	6.0 m (20.0 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 (3.3 ft)	2.5 m (8.2 ft)
Maximum encroachment into a required **yard** of a **porch**, **balcony** located on the **first storey**, staircase, landing or awning, provided that each shall have	a maximum width of 6.0 m (19.7 ft) 1.8 m (5.9 ft)	a maximum width of 7.0 m (23 ft) of 3.5 m (11.5 ft)
Maximum projection of a **balcony** located above the **first storey** measured from the outermost face or faces of the **building** from which the **balcony** projects	1.0 m (3.3 ft)	2.5 m (8.2 ft)
Minimum **front** and **exterior side yards**		

Zone Regulations	RA3 Zone Regulations	Proposed RA3-Exception Zone Regulations
For that portion of dwelling with a **height** less than or equal to 13.0 m (42.7 ft)	3.0 m (9.8 ft)	20.0 m (65.6 ft)
For that portion of dwelling with a **height** greater than 13.0 m (42.7 ft) and less than or equal to 20.0 m (65.6 ft)	9.0 m (29.5 ft)	20.0 m (65.6 ft)
For that portion of dwelling with a **height** greater than 20.0 m (65.6 ft) and less than or equal to 26.0 m (85.3 ft)	12.0 m (39.4 ft)	20.0 m (65.6 ft)
For that portion of dwelling with a **height** greater than 26.0 m (85.3 ft)	10.5 m (34.4 ft)	A minimum above grade separation to a building in a RM10-XX Zone of 23.0 m (75.5 ft) is requested for the entire building height
Minimum Visitor **parking spaces**	0.20 spaces per unit	0.18 spaces per unit
Minimum Residential **parking spaces**	1.0 spaces per unit	0.9 spaces per unit
Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m (9.8 ft)	0.0 m (0.0 ft)
Minimum setback from a **parking structure** completely below finished grade, inclusive of external access stairwells, to any **lot line**	3.0 m (9.8 ft)	0.6 m (2 ft)
Minimum **landscaped area**	40% of lot area	15% of lot area
Minimum depth of a **landscaped buffer** abutting a **lot line** that is a **street line** and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an **Apartment** Zone	4.5 m (14.8 ft)	0.0 m (0.0 ft)
Minimum depth of a **landscaped buffer** along any other **lot line**	3.0 m (9.8 ft)	0.0 m (0.0 ft)

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.

7. Department and Agency Comments

Department/Agency	Comments
Region of Peel (August 18, 2026)	The Region of Peel has no objection to the proposed townhouse and mid-rise apartment development in principle, however, there are a number of outstanding technical matters required to confirm the feasibility of the development. The timing and design of the development in relation to wastewater (sanitary sewer) servicing, Regional Road access, and waste management are all required to be resolved prior to the development proceeding further. Therefore, the Region has provided holding provisions, and the outstanding concerns are summarized below. **Sanitary Sewer Capacity and a Servicing Agreement** • The Region has prepared a sanitary servicing strategy that requires the completion of the Lower West Trunk Sewer (to be in service in approximately 2031, plus or minus two years) to alleviate the current downstream sanitary capacity constraints which impact the development of the subject site. The planned infrastructure will divert these flows toward the new trunk sewer and will free up capacity for this development to proceed. The timeline of these planned infrastructure projects depends on the Lower West Trunk Sewer, which is currently in the Environmental Assessment phase. Until then, this development cannot discharge additional flows into the Region's sanitary sewer system. • As the infrastructure upgrades are planned but not complete, to support the development the Region of Peel requires that the developer enter into a Servicing Agreement to permit the developer to commence private-side construction prior to the full availability of municipal servicing infrastructure for increased wastewater capacity. The Servicing Agreement will include an including an indemnity and release and tie the timing of servicing connection permits to substantial completion of key wastewater capital projects. **Local Servicing Strategy** • An existing municipal sanitary sewer pipe traverses the property which carries flows from the neighbourhood surrounding Leanne Blvd to Erin Mills Parkway. For the proposed development to be feasible, this sanitary pipe either needs to be relocated (remaining on the subject site but realigned) as currently proposed in the developer's submission materials ("Option A"), or the sanitary pipe must be removed with sanitary flows redirected to a different path off the subject site entirely ("Option B"). The Region has developed a new servicing strategy for Option B that works

Department/Agency	Comments
	well for both parties which redirects the sanitary sewer to flow south to Leanne Boulevard, allows for the abandonment of the existing sanitary sewer crossing the site, and avoids construction along Erin Mills Parkway. In either option, the availability of additional servicing capacity remains dependent on the completion of the required Region of Peel capital including the Lower West Trunk Sewer downstream. The developer is to provide a resubmission clearly indicating which option for the sanitary sewer they plan to proceed with and provide the necessary supporting plans and studies. **Other Region of Peel Requirements** • The Region has not received adequate justification for the developer's proposed expanded right-in-right-out access; this is not supported and the Region requires a satisfactory Traffic Impact Study and drawings which reflect the Region's existing permitted right-in-only vehicular access from Erin Mills Parkway. The developer is also continuing to explore a revised waste management proposal which will still satisfy Region of Peel waste collection standards without impacting City parking requirements. These outstanding transportation and waste management matters must be acknowledged within the development agreement and satisfied prior to SP approval. **Holding Provisions** 1. Delivery of a Functional Servicing Report and prepared to the satisfaction of the Region of Peel. 2. Delivery of a site servicing design, associated reports, and other submission requirements as indicated in the application comments, to the satisfaction of the Region of Peel. 3. The owner/applicant shall enter into and execute a Servicing Agreement to the satisfaction of the Region of Peel regarding wastewater servicing, including an indemnity and release with respect to the commencement of construction (including private-side servicing works) prior to the full availability of municipal servicing infrastructure. 4. Payment of agreement execution fee(s) and other fees as applicable, as per the Region of Peel Fees By-law, as amended.
Dufferin-Peel Catholic District School Board and the Peel District School Board (May 29, 2026 and June 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

Department/Agency	Comments
City Planning and Building Department – Park Planning (August 13, 2026)	In comments dated July 2026, the Park Assets Group, Urban Design Section, notes the subject property is within the Sheridan Community Node Character Area and as established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha per 1000 people is not being met and has a deficit of 5.0 hectares (HA). Staff note the subject property is within 800m of Sheridan Park (P-121), zoned Open Space (OS). Sheridan Park includes a neighbourhood play structure, open space, baseball diamond, and picnic area. Given the significant walking distance to Sheridan Park, City Staff recommended parkland dedication as part of this development application, which the applicant addressed. Staff are supportive of the proposed maximum allowable parkland dedication under the *Planning Act* of 10% land area of the subject property, providing future and existing residents with an accessible neighbourhood public park. City Staff will require the installation of hoarding for park protection and fencing, including base park condition for the proposed unencumbered park. Cash contributions for street tree plantings on public street frontages will also be a requirement of development.
City Planning and Building Department – Development Engineering and Construction (August 12, 2026)	Based on a review of the information submitted to date, staff have found several outstanding matters that need to be addressed to meet City requirements. The following notes were provided: **Stormwater:** The Functional Servicing and Stormwater Management Report prepared by Arcadis Professional Services (Canada) Inc. dated April 2026 indicates that an increase in stormwater runoff will occur with the redevelopment of the site. To mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required. In general, the applicant has demonstrated a satisfactory stormwater servicing concept where they are proposing an underground storm water tank for flood mitigation. Ultimately, the site's private storm sewer systems will connect into Leanne Drive. However, further technical information is required to address staff comments related to the site's LID features regarding permeable pavers, the sizing of the storm water tank, and the site's ability to retain more storm water on the private side in accordance with our water balance requirements.

Department/Agency	Comments
	Traffic: One traffic impact study (TIS) and an addendum submissions were provided by WSP Canada in support of the proposed development. Each submission was reviewed and audited by staff. Based on the latest submission, dated July 2026, the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 123 (29 in, 94 out) and 144 (88 in, 56 out) two-way site trips for the weekday AM and PM peak hours in 2031 respectively. With the traffic generated by the proposed development, the study area intersections are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions. Site access details will continue to be reviewed and addressed as part of future development applications. **Environmental Compliance:** A Phase One Environmental Site Assessment (ESA), dated June 17, 2026, prepared by OHE Consultants, was submitted in support of the proposed development. The reports identified both soil and groundwater contaminations on the property, and additional investigation is required to delineate and detail contamination remediation methodology. Therefore, the following documents are to be submitted for review: • A Phase Two ESA and Remedial Action Plan (RAP) to address the identified contaminations; • A letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use. As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition (RSC) is required to be filed in accordance with O. Reg. 153/04. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks. **Noise:** A Noise Feasibility Study prepared by Thornton Tomasetti, dated July 17, 2026, was provided in support of the proposed residential development at 2155 Leanne Boulevard. The study evaluated the potential noise impacts both to and from the development and recommended mitigation measures to reduce any negative effects.

Department/Agency	Comments
	Noise sources identified include road traffic from Erin Mills Parkway, Leanne Boulevard, and the Queen Elizabeth Way (QEW), as well as stationary noise sources associated with the adjacent car wash, nearby commercial HVAC equipment, kitchen exhaust systems, and institutional uses. The study confirms that noise mitigation will be required, including upgraded exterior wall and window assemblies designed to achieve the required indoor sound level criteria, mandatory central air conditioning for the mid-rise building and certain townhouse blocks to allow windows to remain closed for noise control purposes, and the inclusion of warning clauses in offers of purchase, sale, and lease agreements. Additional warning clauses are recommended to advise future occupants that noise from the adjacent car wash may occasionally be audible. A detailed Noise Study will be required through the Site Plan application process to confirm sound level criteria associated with mechanical equipment and ventilation systems for the proposed building(s), and to satisfy the MECP NPC-300 Environmental Noise Guidelines. Technical revisions to the Noise and Vibration Study may be required in subsequent submissions to address staff comments related to the analysis of on-site stationary noise sources. **Engineering Plans/Drawings:** The applicant has submitted a number of technical plans and drawings, which are to be revised as part of subsequent submissions to confirm feasibility of the development proposal from an engineering standpoint. Note: Submission of a Geotechnical report remains outstanding, and this will be addition as a condition of the Development Agreement. **"H" Holding Provision** Several technical details remain outstanding to confirm the feasibility of the development proposal. Should the application be approved, the outstanding technical feasibility matters need to be satisfactorily addressed, and the remaining engineering items required to facilitate the implementation of the zoning by-law must be addressed further through an "H" Holding Provision, which can be lifted upon: • Delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga • Phase Two ESA and Remedial Action Plan (RAP) with the land reference prepared in accordance with O. Reg. 153/04, signed and dated by a Qualified Person (as defined in Section 5 of Ontario Regulation 153/04, as amended);

Department/Agency	Comments
Ministry of Transportation (June 10, 2026, June 25, 2026 and August 10, 2026)	The Ministry of Transportation has no objections to the proposed Official Plan Amendment and Zoning By-law Amendment; however, the property is located within the MTO Permit Control Area associated with the QEW/Erin Mills Parkway interchange and will require MTO permits prior to construction. The MTO's primary concern relates to site access from Erin Mills Parkway. The Ministry does not support the proposed right-in/right-out access configuration and recommends that the access remain **right-in only**, citing potential operational and safety concerns near the interchange. Following review of the revised Transportation Impact Study Addendum, MTO determined that the updated site plan and traffic projections did not change its previous conclusions. The MTO also does not support the proposed increase in signal cycle lengths from 140 to 160 seconds at nearby ramp intersections, as longer cycle lengths may adversely affect interchange operations. While the consultant acknowledged this concern, no alternative solution was provided. From a drainage perspective, MTO advised that rooftop stormwater storage and unconventional underground storage systems are generally not supported; however, following review of the second submission, the Drainage Office advised that it had no further comments. Overall, MTO concluded that the development is expected to have a minimal impact on the operation of the adjacent QEW interchange.
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, Parking • City of Mississauga, Heritage • City of Mississauga, Fire • Alectra • Rogers • Canada Post The following external agencies were circulated but have provided no comments to date: • Conseil Scolaire Viamonde

8. 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	Sheridan Park Public School	Homelands Senior	Erindale Secondary School
	Enrolment: 422 Capacity: 593 Portables: 0	Enrolment: 352 Capacity: 428 Portables: 0	Enrolment: 891 Capacity: 1317 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.