

City of Mississauga

Corporate Report



Date: May 7, 2025 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 25-1 W3
	Meeting date: May 26, 2025

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

**Official Plan Amendment and Rezoning applications to permit three apartment buildings with heights of 13, 18 and 22 storeys containing 579 dwelling units, commercial and retail uses at grade, 13 townhouses along Ponytrail Drive and a public park
3403-3445 Fieldgate Drive, southeast corner of Fieldgate Drive and Ponytrail Drive
Owner: Forest Glen Shopping Centre Ltd.
File: OZ/OPA 25-1 W3**

Recommendation

1. That the report dated May 7, 2025, from the Commissioner of Planning and Building regarding the official plan amendment and rezoning applications at 3403-3445 Fieldgate Drive to permit three apartment buildings with heights of 13, 18 and 22 storeys containing 579 dwelling units, commercial and retail uses at grade, 13 townhouses along Ponytrail Drive and a public park, under File OZ/OPA 25-1 W3, be received for information.
2. That Planning and Building staff report back to Planning and Development Committee prior to the earlier of 120 days from May 26, 2025, or following a resubmission filed by the applicant that adequately addresses all the issues identified in this report.

Executive Summary

- The applications are to amend the official plan and zoning by-law to permit three apartment buildings with heights of 13, 18, and 22 storeys containing 579 dwelling units, at-grade commercial and retail uses along Fieldgate Drive, 13 townhouses along Ponytrail Drive and a public park

- Provincial, Region and Local planning policies support intensification on the site. While increased residential density is supported on the subject lands, staff will require more information before a recommendation can be provided
- Staff will continue working with the applicant to address outstanding issues including built form and access location issues

Background

Official plan amendment and rezoning applications were deemed complete on January 20, 2025 and subsequently circulated to City departments and external agencies for technical comments. A detailed comment package was released to the applicant on March 25, 2025, along with a request to file a resubmission which addresses staff comments along with an offer to facilitate various discipline specific discussions that could advance the applications forward. Planning staff met with the applicant on several occasions in advance of this report being prepared in an effort to resolve outstanding matters.

The purpose of this report is to provide information on the applications, lay out a detailed planning analysis and seek comments from the community.

Present Status

1. Site Information

(a) Site Location and Description

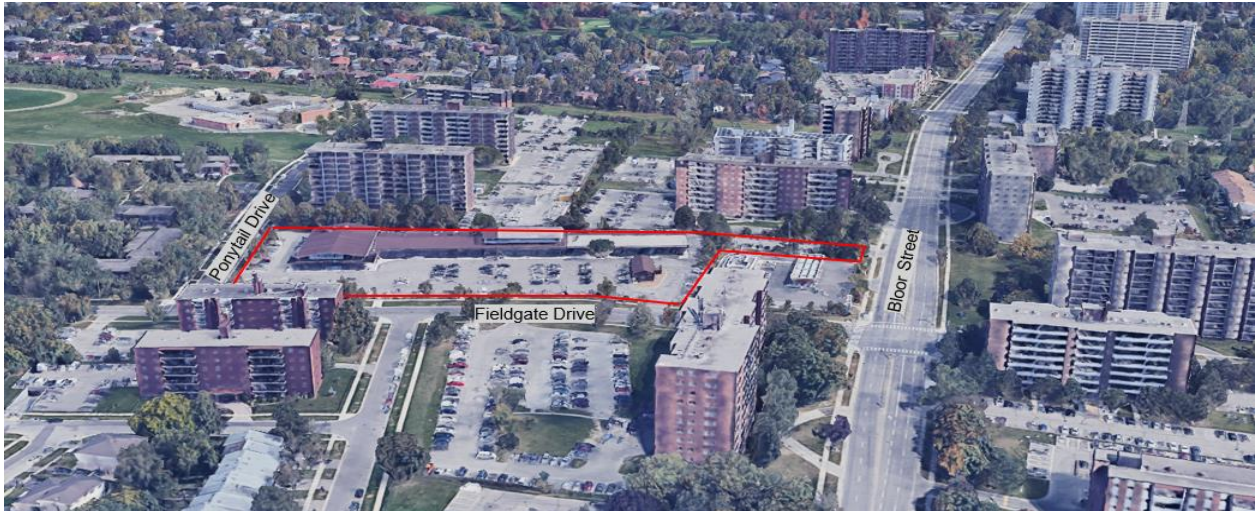
The site is located at the southeast corner of Fieldgate Drive and Ponytrail Drive, within the Applewood Neighbourhood Character Area. The property is irregular in shape, generally flat, and primarily hard surfaced, with minimal vegetation around the perimeter of the property, consisting of grassed areas with some mature trees. The site is occupied by Fieldgate Plaza, a one-storey commercial plaza with multiple retail and service commercial units, as well as a standalone commercial building in the southeast portion of the site. Surface parking is provided throughout the property, with existing vehicular accesses from Fieldgate Drive, Ponytrail Drive (2 access points) and Bloor Street.

Originator's file: OZ/OPA 25-1 W3

**Aerial Photo of Southeast Corner of 3403-3445 Fieldgate Drive**

Property Size and Use	
Frontage:	23 m (75 ft.) - Bloor Street 160 m (525 ft.) - Fieldgate Drive 84 m (276 ft.) - Ponytrail Drive
Depth:	239 m (784 ft.)
Gross Lot Area:	1.58 ha (3.9 ac.)

**Google 3D Image – South View**

**Google 3D Image – East View****Google 3D Image – North View****Google 3D Image – West View**

(b) Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force which zoned the site **C2** (Neighbourhood Commercial). The **C2** zone permits a range of neighbourhood-serving commercial uses such as retail, personal service uses, restaurants, offices, and community facilities
- March 11, 2004 – Committee of Adjustment approved a minor variance application – “A” 9/04 - to permit an addition to the existing commercial plaza and reduce the front yard setback and the amount of required parking on site
- November 14, 2014 – Mississauga Official Plan (MOP) came into force which designates the site **Mixed Use** within the Applewood Neighbourhood Character Area
- November 20, 2017 - Committee of Adjustment approved a minor variance application – “A” 477/17 - to reduce the minimum separation distance from the commercial plaza to residential zone of 60 m (197 ft.) to permit a fast food restaurant (Subway)
- February 22, 2024 - Committee of Adjustment approved a minor variance application - “A” 52/24 - to reduce the minimum separation distance from the commercial plaza to residential zone of 60 m (197 ft.) to permit a fast food restaurant
- November 26, 2024 – A community meeting for the proposed development was held by Ward 3 Councillor, Chris Fonseca
- January 20, 2025 – The submitted official plan amendment and rezoning applications to permit three apartment buildings with heights of 13, 18 and 22 storeys containing 579 dwelling units, commercial and retail uses at grade along Fieldgate Drive, 13 townhouses along Ponytrail Drive and a public park were deemed complete

(c) Site Context

The subject property is located in the Applewood Neighbourhood Character Area. The surrounding area contains a mix of residential built forms and commercial uses. The neighbourhood contains detached and semi-detached dwellings, townhouses and apartment buildings ranging in height from 8 to 11 storeys. The area contains a predominantly older building stock, with surrounding development constructed primarily between the 1960s and 1980s.

The surrounding land uses are:

North: Ponytrail Drive, townhouse dwellings and Glenforest Secondary School
 East: Low-rise residential dwellings and 9 to 11 storey apartment buildings
 South: Bloor Street and 8 to 11 storey apartment buildings
 West: Fieldgate Drive, 9 to 11 storey apartment buildings and a gas station

2. Surrounding Development Applications

The general area on the north and south sides of Bloor Street, from Dixie Road to the Mississauga/Toronto border has been subject to a considerable number of development

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

- OZ/OPA 17-014 W3 – 1750 Bloor Street and 3315 Fieldgate Drive – application approved for a 15 storey rental apartment building containing 265 dwelling units and a one storey amenity building in June 2021
- OZ/OPA 22-014 W3 – 1785 Bloor Street – application in process for a 14 storey rental apartment building; the existing 10 storey apartment building is to be retained
- OZ/OPA 20-003 W3 – 1850 Bloor Street – application in process for two 18 storey rental apartment buildings containing 433 dwelling units; the two existing apartment buildings are to be retained
- OZ/OPA 18-014 W3 – 3480 Havenwood Drive and 1485 Williamsport Drive – application approved for a 10 storey rental apartment building containing 154 dwelling units; the two existing apartment buildings are to be retained
- OZ/OPA 25-007 W3 – 1470 Williamsport Drive – application in process for two 12 storey rental apartment buildings atop a 6 storey shared podium containing 283 dwelling units

3. Mississauga Official Plan (MOP)

The site is located within the Applewood Neighbourhood Character Area and is designated **Mixed Use**. The **Mixed Use** designation permits a variety of uses, including residential, commercial, and office uses, as well as personal service shops, restaurants, and entertainment facilities. This designation supports the development of mixed use buildings that combine residential and non-residential uses, promoting a vibrant and pedestrian-friendly environment. Neighbourhood Character Areas are not Intensification Area in Mississauga Official Plan (MOP) and are, therefore, not 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).

4. Mississauga Official Plan 2051 (MOP2051)

On April 16, 2025, MOP2051 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. MOP2051 has been submitted to the Ministry of Municipal Affairs and Housing and will be in-force following Minister's approval. Upon approval by the Ministry, MOP2051 will replace both Mississauga Official Plan and the Region of Peel Official Plan (2022).

Development applications will continue to be evaluated under the current Mississauga Official Plan. However, should MOP2051 be approved before a final decision is made by Council on

this application recommendation, the applications will be evaluated based on the policies in MOP2051. Applicants will be required to submit a request to amend the new policies and may be required to submit additional materials and justification for evaluation.

5. Zoning

The subject property is currently zoned **C2** (Neighbourhood Commercial), which permits a range of neighbourhood-serving commercial uses such as retail, personal service uses, restaurants, offices, and community facilities.

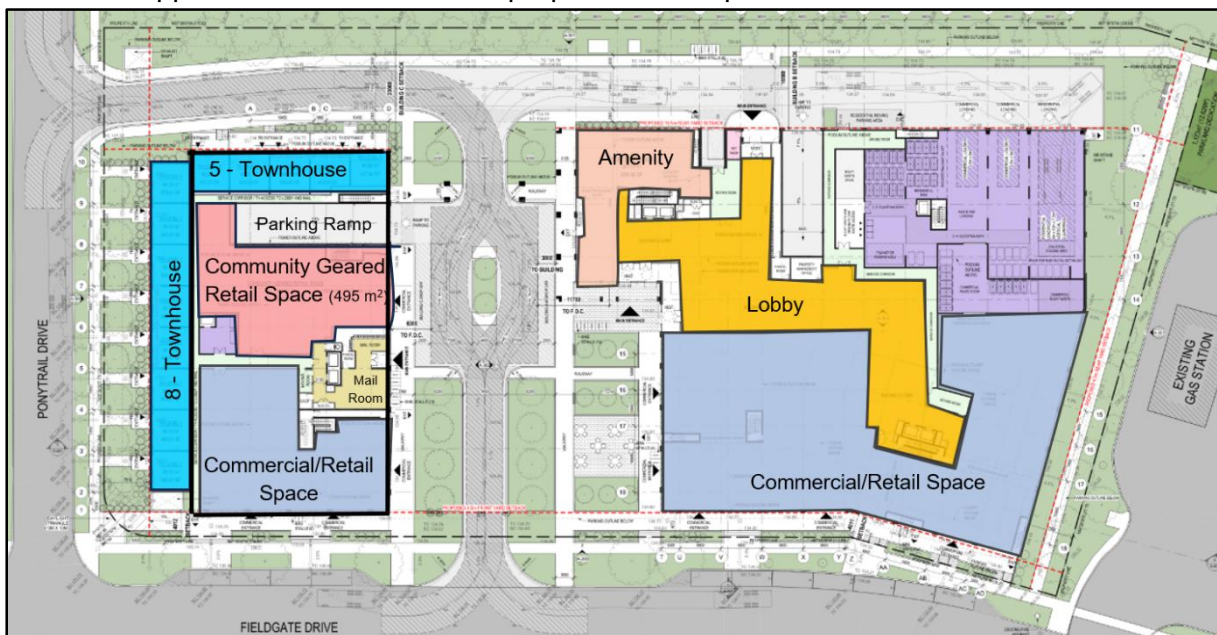
Refer to Appendix 1 for the existing and proposed Zoning Map.

6. Proposed Development

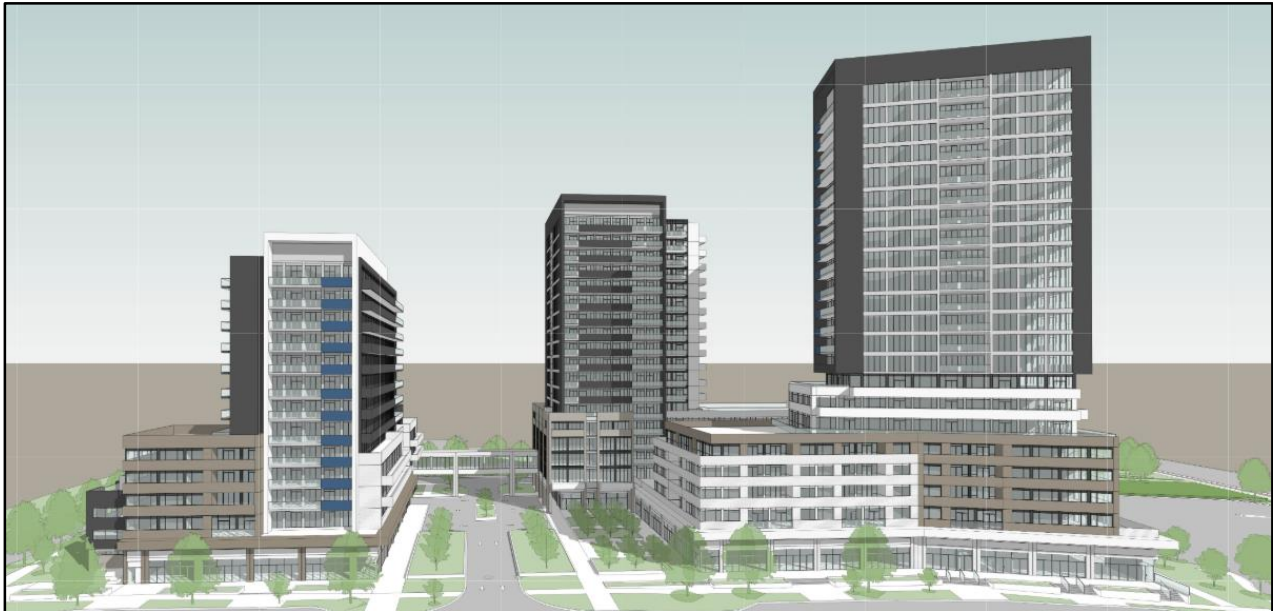
(a) Description

The applicant proposes to develop the property with three apartment buildings with heights of 13, 18 and 22 storeys containing 579 dwelling units and 13 townhouses along Ponytrail Drive. The buildings will also contain 2 884 m² (31,043 ft²) of retail and service commercial uses at grade along Fieldgate Drive. The non-residential component of the proposal accounts for 1.5 times the amount of existing retail and service commercial uses that currently occupies the property within the existing commercial plaza. A public park is also proposed along the Bloor Street frontage. Official plan amendment and rezoning applications are required to permit the proposed development.

Refer to Appendix 1 for details of the proposed development.



Ground Floor Plan



Perspective from Fieldgate Drive

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>

(c) Green Development Initiatives

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

- Use of drought-resistant and native plant species to support year-round landscape health
- Raised planters over the parking garage to support tree growth and increase soil volume
- Shade trees along street frontages and walkways for pedestrian comfort
- Visitor and long-term bicycle parking, with secure storage in the underground garage
- Pedestrian safety features, including landscape buffers and separation from vehicle areas
- White roof design and roof insulation to reduce heat gain and energy use
- Balcony design for natural shading and reduced solar heat gain
- Bird-friendly glazing on lower floors and near terraces
- Downward-shielded exterior lighting to reduce glare and light pollution

7. Reason for Applications

The proposed development does not conform with the current official plan designation or zoning. Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are required to implement the proposal.

An official plan amendment is required to change the designation of the subject lands from **Mixed Use** to **Mixed Use – Special Site** to permit this mixed use development. A Special Site policy will be required to permit a maximum building height of 22 storeys and floor space index (FSI) of 2.91. The existing policies permit a maximum height of 4 storeys and an FSI of 0.9.

A zoning by-law amendment is required to change the zoning from **C2** (Neighbourhood Commercial) to **RA5 – Exception** (Apartments – Exception) to permit the proposed apartments with non-residential uses at grade and the townhouse dwellings.

Land Use Policies and Regulations

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality in order to build or change the use of any 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 Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, replacing the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe. This new policy statement marks a significant shift in Ontario's land use planning by consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit supportive communities.

The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planning public infrastructure. The *Planning Act* instructs municipalities to make planning decisions that are consistent with the Provincial Planning Statement.

Comments

Prior to presenting a Final Recommendation Report to Planning and Development Committee, the following issues, as well as other technical and feasibility matters and any additional issues identified through subsequent reviews, will need to be addressed:

Height and Massing

The site is located within the Applewood Neighbourhood Character Area and is designated **Mixed Use** under the Mississauga Official Plan. While neighbourhoods are intended to remain stable, the Official Plan recognizes that they are not static and will continue to evolve over time.

Opportunities for appropriate intensification may be permitted where development demonstrates compatibility with the surrounding context, provides for a gradual transition in built form, and maintains the existing character of adjacent residential areas. Staff will review the proposed height and massing against the policies of the Mississauga Official Plan, including Section 5.4, to assess how the development addresses these matters. The applicant is required to demonstrate that the proposal would be in conformity with the policy direction of MOP as it relates to density, scale and built form.

Public and Private Amenity/Open Space

The applicant has proposed a combination of indoor and outdoor private amenity spaces; however, the proposed amenity areas currently do not meet City standards and further revisions may be required. The applicant is also proposing to dedicate a public park block as part of the development. Staff are internally reviewing the feasibility of the proposed park location, noting that its proximity to an existing gas station and its configuration may not be appropriate for a public park. A thorough review and assessment of both private and public amenity areas will continue through the development application process.

Parking Deficiency

The proposed development is deficient by 222 parking spaces, representing a 27% shortfall from the minimum requirements specified in Precinct 4 of Mississauga Zoning By-law 0225-2007. While reductions may be considered, the applicant has not provided adequate justification.

Environmental Contamination

The Phase Two Environmental Site Assessment completed for the site has identified contamination, including exceedances of tetrachloroethylene (PCE), a chemical commonly associated with historic dry-cleaning operations. The extent of the contamination has not yet been fully delineated. The applicant will be required to complete further environmental studies, including additional soil and groundwater testing, and submit a Remedial Action Plan outlining how the contamination will be addressed. Staff will continue to review the environmental submissions to ensure the site is suitable for the proposed residential development.

Landscape, Grading and Buffers

The proposed landscape buffers currently do not meet City standards for width and functionality, and further revisions are required to support long-term planting, appropriate transition to adjacent properties, and overall site design objectives. Grading adjustments are also needed to achieve a flush and accessible interface between the building entrances, particularly along the retail frontages, and the adjacent public sidewalks. In addition, the proposed location of transformers and related servicing infrastructure conflicts with required landscape areas and must be coordinated to maintain uninterrupted landscaping. Staff will continue to review the grading plans, landscape plans, and utility layouts to ensure compliance with applicable standards and policies.

Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on January 21, 2025. The following section summarizes the comments received.

1. Region of Peel

Comments dated February 14, 2025, state that additional information is required before the Region can determine whether there is sufficient water and wastewater servicing capacity to support the proposed development. Detailed servicing submissions including updated PINS and utility investigations must be submitted and reviewed. Further comments will be provided once these additional materials have been evaluated.

2. Development Engineering and Traffic**(i) Stormwater**

A Functional Servicing & Stormwater Management Report (FSR) prepared by C.F. Crozier & Associates Inc. and dated August 2024, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development's impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure, and/or on-site stormwater management controls.

The applicant is proposing to construct a new storm sewer to service the development, with an outlet to the storm sewer on Fieldgate Drive, as well as on-site stormwater management controls for the post development discharge.

The applicant is required to provide further technical information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:

- Demonstrate the feasibility of the proposed storm sewer
- Demonstrate that the 5 mm water balance through Low Impact Development (LID) will be achieved
- Demonstrate that there will be no impact to the City's existing drainage system, including how groundwater will be managed on-site

(ii) Traffic

A Traffic Impact Study (TIS), prepared by C.F. Crozier & Associates Inc. dated December 2024, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.

The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:

- Provide an updated Traffic Impact Study addressing all staff comments
- Review the driveway accesses to ensure the adjacent roads and the internal driveway can operate efficiently
- Review the feasibility of an all-way stop control at the proposed access along Fieldgate Drive
- Revise the plans to illustrate the removal of the proposed layby parking along the frontage of Fieldgate Drive
- Revise the plans to illustrate the ultimate property line for the required 10 m (32.8 ft.) sight triangle at the intersection of Fieldgate Drive and Ponytrail Drive
- Address any traffic concerns from the community related to the proposed development
- Provide functional designs illustrating how the proposed road network improvements can be implemented

(iii) Environmental Compliance

The Phase One Environmental Site Assessment (ESA), dated May 23, 2024, and the Phase Two ESA, dated August 29, 2024, both prepared by G2S Consulting Inc., were submitted in support of the proposed development. The reports identified soil, and groundwater impacts on the property and additional investigation is required to delineate the contamination. Therefore, the following documents are to be submitted for review:

- A letter of reliance for the Phase One and Two ESA reports
- A delineation program and/or remedial action plan to address the identified contamination
- A written document prepared by a Qualified Person that includes a plan to decommission the wells or proof of decommissioning
- 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 prior to enactment of the by-law. 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.

(iv) Noise

A Noise Feasibility Study prepared by RWDI, dated August 9, 2025, was provided in support of the proposed development. The study evaluated the potential impact both to and from the proposed development and recommended mitigation measures to reduce any negative impacts. A detailed Noise Study will be required through the Site Plan

approval process to confirm the sound level criteria associated with the mechanical equipment and ventilation systems for the proposed building(s), satisfy the MECP NPC-300 Environmental Noise Guideline.

Noise sources that may have an impact on this development include road traffic from Bloor Street and the adjacent gas station and fast-food restaurant with drive-thru. The submitted Noise Feasibility Study confirms that noise mitigation will be required, including ventilation requirements such as provisions for central air conditioning, the details of which will be confirmed through Site Plan and building permit processes.

As part of subsequent submissions, technical revisions to the Noise Feasibility Study report are required to address staff comments related to the analysis of on-site stationary noise sources.

(v) 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.

3. Park Planning Section – Planning and Building

The subject property is located within the Applewood NHD Character Area, which is not meeting the parkland provision standard of 1.2 ha (3 ac.) per 1,000 people and is deficient by 3.8 ha (9.4 ac.) in the character area, as established in the 2022 Parks Plan. The subject development site is within a 150 m (492.1 ft.) walking distance of Forest Glen Park (P-050), which is zoned OS1 Open Space – Community Park and provides a community playground, spray pad, softball diamond, community garden and open space.

Staff notes, notwithstanding the parkland deficit in the Character Area, due to the proximity of the subject site to an existing community park, and limited ability to secure a public park on-site, Cash-in-Lieu of Parkland Dedication will be required for this development. As such, the development will be subject to cash-in-lieu prior to the issuance of building permits, for each lot or block as 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.

4. Dufferin-Peel Catholic District School Board and Peel District School Board

Comments from the School Boards advise that future students generated by the proposed development may be accommodated in existing area schools; however, this cannot be guaranteed.

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 neighborhood.

Affordable Housing

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 2-bedroom units and 3-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.

Currently, the applicant is not proposing any affordable housing as part of this development, and the site is not subject to the City's Inclusionary Zoning policies, as it is located outside of a Protected Major Transit Station Area. The applicant has, however, notified staff that they are in discussions with an affordable housing provider to potentially partner with the landowner. These discussions are in their early stages and, therefore, are not reflected in the current proposal under review.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 3 Councillor, Chris Fonseca, on February 13, 2024. Approximately 60 people attended the community meeting, and one piece of written correspondence has been received. The following summarizes comments received to date on the applications:

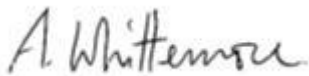
- Concerns regarding the height and density of the proposed buildings and the impact on the surrounding low-rise residential neighbourhood
- Concerns about increased traffic congestion and the ability of the existing road network to accommodate additional vehicles
- Concerns about the adequacy of on-site parking and potential overflow parking into the surrounding residential streets
- Questions regarding the capacity of local schools and community services to accommodate new residents
- Comments requesting additional green space and improved landscaping along the edges of the development
- Questions about the timeline for construction and potential construction-related impacts to the community
- Comments suggesting the need for retail and commercial uses that serve the local community

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project once the issues identified in this report have been adequately addressed. The matters to be addressed include zoning performance standards, grading, servicing, and built form. As such, it is recommended that the applications be referred back to staff to continue working with the applicant through the review process.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Jaspreet Sidhu, Development Planner