

City of Mississauga
Corporate Report



<p>Date: May 21, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ 21-18 W7</p>
	<p>Meeting date: June 9, 2025</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Rezoning application to permit one new lot with development permissions consistent with the RL zone

2045 Heartwood Court, north of the QEW, west of Stavebank Road

Owner: Ernesto Rambaldini and Miron Lisa Anne

File: OZ 21-18 W7

Recommendation

1. That Planning and Development Committee approve application under file OZ 21-18 W7, Ernesto Rambaldini and Miron Lisa Anne, 2045 Heartwood Court to amend the existing **RL-22** (Detached Dwelling and Semi-Detached – Typical Lots) zone to permit one new RL lot that may accommodate any permitted residential built form under the RL zone, in accordance with the provisions contained in the staff report dated May 21, 2025 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 Planning and Development Committee's approval of the rezoning application under File OZ 21-18 W7, be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- The application is to amend the zoning by-law to permit one new RL lot that may accommodate any permitted residential built form under the RL zone
- The site is located within the Erindale Neighbourhood Character Area and is designated **Residential Low Density I**, intended to accommodate limited, context sensitive infill. It is not located within an intensification area under Mississauga Official Plan
- It has been concluded that the proposed development is supportable from a planning perspective, as it represents gentle infill that maintains the low-density character of the surrounding neighborhood. The proposal conforms with applicable policy framework and includes site specific zoning that continues to protect significant natural features
- Comments received from the community to date pertain to the impact from the loss of mature trees and associated impacts on neighbourhood character, concerns about development within an environmentally sensitive area, and drainage issues
- The applicant made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including the submission of additional supporting studies to respond to environmental and servicing concerns, and the refinement of the proposed buildable area to ensure that all lands outside of it will remain within the established tree protection area secured through the implementing zoning by-law amendment
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A rezoning application was deemed complete on January 20, 2022, and subsequently circulated to City departments and external agencies for technical comments. Additional resubmissions and circulations have been completed over the years, with the applicant working to address outstanding comments from City staff and external agencies.

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

Property Overview

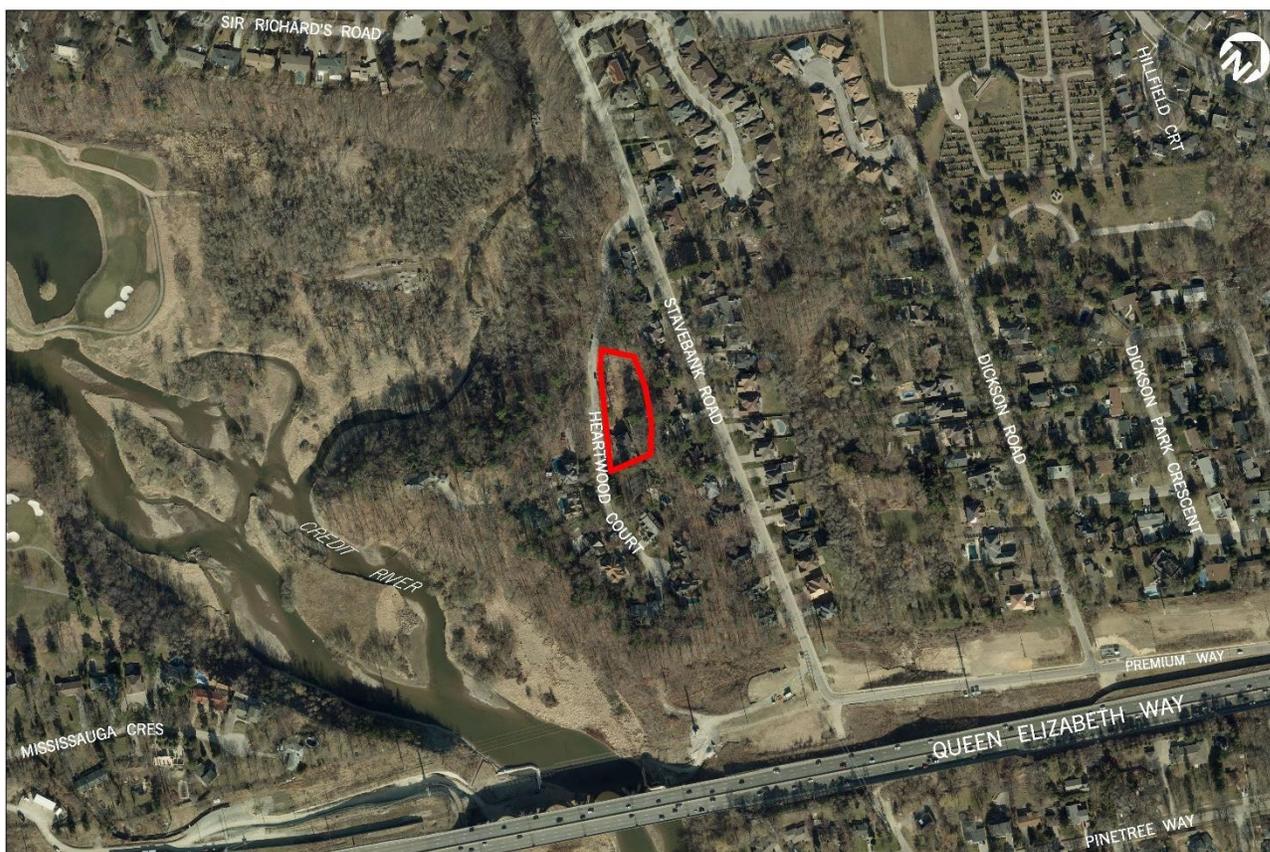
1. Site Information

(i) Site Location and Description

For the purposes of this report Stavebank Road is considered to be east of the property, the QEW is south of the property and The Queensway is north of the property.

The subject property is generally rectangular in shape, located on the west side of Heartwood Court, west of Stavebank Road and northeast of the Credit River. It is currently

occupied by a 1 and 1/2 storey detached dwelling, along with an outdoor pool and a small accessory structure. The lot is large and heavily wooded, with significant vegetation concentrated toward the rear and western portions of the site. The highest point of the property is located in the northeast, with grades sloping downward toward the southwest, where the existing dwelling is located along with the proposed buildable area, contributing to the site's environmentally sensitive character. Located near the north end of the street where Heartwood Court curves, the site does not abut any residential properties to the north. The existing dwelling is positioned toward the southern portion of the lot, adjacent to a neighbouring residential property.



Aerial Photo of 2045 Heartwood Court

Property Size and Use	
Frontage:	86 m (282 ft.)
Depth:	39 m (128 ft.)
Gross Lot Area:	0.37 ha (0.92 ac.)



3D Google Earth View – North Facing View of Site



Street View – Existing Residential Dwelling



Street View – Proposed New Lot

(ii) Site Context

The subject property is located in the Erindale Neighbourhood Character Area, which consists of low-density residential uses. The surrounding area is characterized by large, well-established lots with detached dwellings and a mature tree canopy, situated adjacent to the Credit River valley.

The surrounding land uses are:

North: Detached dwellings fronting onto Stavebank Road, located at a higher elevation

East: Detached dwellings

South: Detached dwellings fronting onto Heartwood Court and Credit River further south

West: Credit River valley lands and associated natural features

(iii) Surrounding Development Application

- OZ/OPA 22-1 W7 – 900 Mississauga Heights Drive – application for detached dwellings on CEC road settled at the Ontario Land Tribunal (OLT)
- OZ 21-013 W7 & OPA 24-1 W7 – 904 Mississauga Heights Drive – application for detached dwellings on a CEC road settled at the OLT

(iv) Site History

- December 30, 1986 – Zoning By-law 5500 was amended by By-law 1497-86 under Zoning Application OZ 79/023 to rezone the lands to **R1-13** (Detached Dwellings – Typical Lots), with Schedule “I” defining buildable areas per lot to protect tree preservation zones and natural features.
- December 30, 1986 – Draft Plan of Subdivision T-77047 approved to create 21 detached lots on a new public street (Heartwood Court).
- May 11, 1995 – Minor Variance A020/95 approved to permit a swimming pool, deck, and accessory building outside the defined building envelope (Schedule “I”) for the existing home at 2045 Heartwood Court.
- November 7, 1996 – Minor Variance A464/96 approved to permit development outside the buildable envelope on a proposed severed parcel of 2045 Heartwood Court, subject to concurrent consent approval; later withdrawn by the applicant following submission of a rezoning application.
- November 7, 1996 – Consent application B088/96 approved by the City of Mississauga’s Land Division Committee to sever the northern portion of 2045 Heartwood Court to create a new lot; decision was appealed to the Ontario Municipal Board (OMB Case No. PL970077) by neighbouring residents.
- February 13, 1997 – Minor Variance A260/97 approved to permit a reduced side yard setback for the proposed severed parcel, contingent on the approval of B088/96; also later withdrawn following the submission of a rezoning application.
- March 8, 2000 – Council refused rezoning application OZ 97/039, which sought to rezone the severed portion of 2045 Heartwood Court to permit a second detached dwelling on a separate lot in place of the previously approved (and later withdrawn) variances. The applicants appealed the decision to the Ontario Municipal Board under Section 34(11) of the Planning Act (OMB Case No. PL000425).
- 2001 – The Ontario Municipal Board issued a decision refusing B088/96 and OZ 97/039, citing lack of environmental justification, potential loss of woodland, and inconsistency with the subdivision’s original environmental intent (OMB File Nos. PL970077 and PL000425).
- November 14, 2014 – Mississauga Official Plan (MOP) came into force, designating the property **Residential Low Density I** within the Erindale Neighbourhood Character Area.
- June 25, 2018 – Tree Permit TP 18-75 approved for removal of 22 trees (21 Ash trees and 1 American Elm) due to condition and infestation.
- June 6, 2022 - Public Meeting for File OZ 22/009 W7 was held where Planning and Development Committee received an Information Report on the proposal and heard from members of the public.
- May 1, 2025 – Zoning By-law 0225-2007 was amended by By-law 0048-2025 to rezone the lands from **R1-13** to **RL-22** (Detached Dwellings and Semi-Detached – Typical Lots). The **RL-22** zone permits detached dwellings, semi-detached dwellings, accessory dwelling units, and home occupations.

2. Mississauga Official Plan (MOP)

The lands are located within the Erindale Neighbourhood Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits detached dwellings, semi-detached dwellings and duplex dwellings. Neighbourhood Character Areas are not Intensification Area in MOP and are, therefore, not intended to be the focus of intensification within the City.

The subject property is not located within a Major Transit Station Area (MTSA).

3. Mississauga Official Plan 2051 (MOP 2051)

On April 16, 2025, Mississauga City Council adopted 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.

4. Zoning

The subject property is currently zoned **RL-22** (Detached Dwellings and Semi-Detached – Typical Lots), which permits detached and semi-detached dwellings.

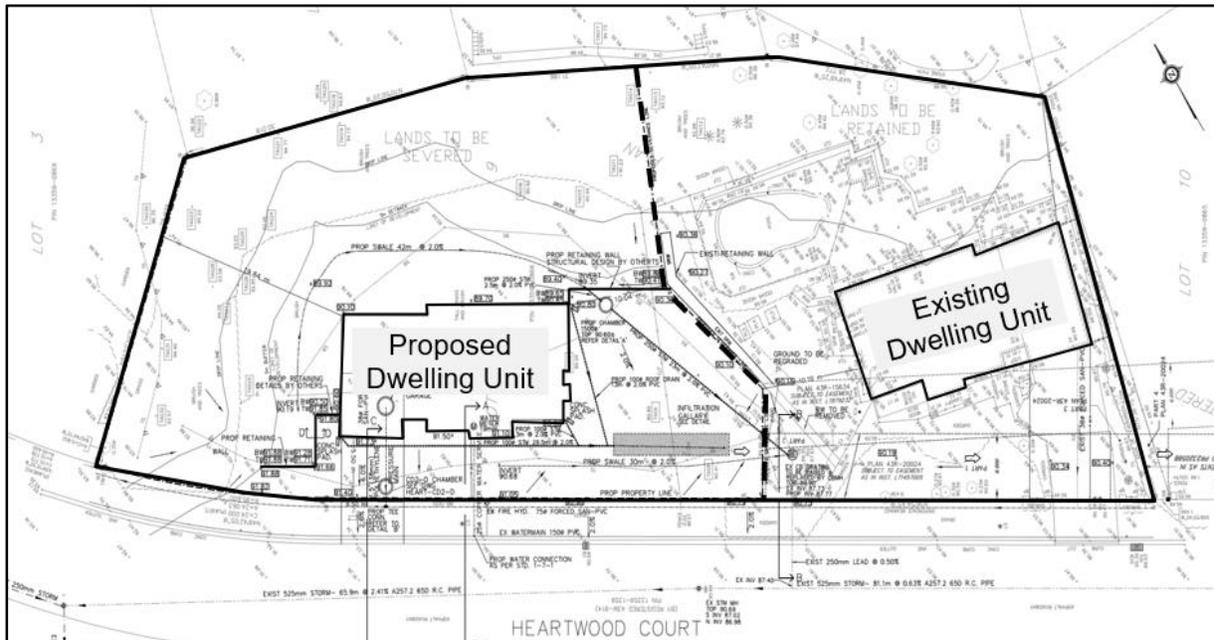
At the time the application was submitted, the subject property was zoned **R1-13** (Detached Dwellings – Typical Lots) under Zoning By-law 0225-2007. As of May 1, 2025, new **Residential Large (RL)** and **Residential Small (RS)** zones came into force and effect, replacing the legacy residential zones. These zones were introduced to simplify the City's residential zoning structure and to ensure greater consistency in how low density areas are regulated. The property is now zoned **RL-22** (Detached Dwellings and Semi-Detached – Typical Lots), which carried forward the environmental protection clause and site-specific schedule from the former **R1-13** (Detached Dwellings – Typical Lots) zone. This includes a defined buildable area and a Tree Preservation Area (TPA), which together regulate where development may occur and ensure the continued conservation of the site's woodland and slope features.

Refer to Appendix 1 for the existing and proposed zoning map and zoning regulations table.

5. Proposed Development

(a) Description

The applicant proposes to amend the **RL-22** exception schedule to allow for development permissions consistent with the RL zone with a newly delineated buildable area and tree protection area. A rezoning application is required to permit the proposed amendment. The new lot will be formally created at a future date, either through a severance application at the Committee of Adjustment or by part lot control exemption request. Refer to Appendix 1 for details of the proposed development.



Concept Plan – 2045 Heartwood Court

(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:

- South facing building orientation to optimize passive solar gain
- Woodland enhancement with native plants
- Invasive species management plan
- Regrading for stormwater control
- Infiltration trench for stormwater

Policy Analysis and Evaluation

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

1. Reason for Applications

The proposed development does not conform with the current zoning. Amendments to the Zoning By-law 0225-2007 are required to amend the **RL-22** (Detached Dwellings and Semi-Detached – Typical Lots) zoning to permit one new lot and a buildable area to accommodate development permissions consistent with the RL zone.

2. Policy Summary

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

(a) 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. The proposed development conforms to the PPS, including policies 2.3.1.1 and 2.3.1.2(a). The subject property is located within a designated settlement area, where growth and development are intended to be focused, as outlined in policy 2.3.1.1. The proposal supports a modest form of intensification through the severance of a large residential lot to permit development permissions consistent with the RL zone, contributing to the efficient use of land and resources in accordance with policy 2.3.1.2(a). The development represents a gentle infill opportunity that respects the surrounding context and supports the broader objectives of accommodating growth within settlement areas.

In addition to growth-related policies, the proposed development has been reviewed for consistency with the natural heritage policies of the Provincial Planning Statement. Policy

4.1.1 directs that natural features and areas shall be protected for the long term, while Policy 4.1.2 promotes the maintenance, restoration, or enhancement of the ecological function, biodiversity, and connectivity of natural heritage systems. The subject site contains significant woodland and candidate significant wildlife habitat and is located within the Credit Valley Conservation regulated area. An Environmental Impact Study, dated September 2022, prepared by Beacon Environmental, was submitted to assess potential ecological impacts and inform appropriate development limits. The study concluded that the proposed development would not result in negative impacts to the ecological function of adjacent natural heritage features. Based on this, the Concept Plan was revised to incorporate a 7.5 m (24.6 ft.) woodland buffer and identify opportunities for ecological enhancement. City and Credit Valley Conservation (CVC) staff reviewed the study and confirmed they were satisfied with its findings and conclusions. As such, the proposal is consistent with Policies 4.1.4 through 4.1.8, which restrict development within and adjacent to significant natural features unless it is demonstrated that no negative impact will result.

(b) Greenbelt Plan

Mississauga is not located within the Greenbelt Area and, therefore, the Greenbelt Act, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.

The portion of the lands which forms part of the Credit River and associated valleylands is captured within the Urban River Valleys designation of the Greenbelt Plan.

Until such time as the portion of the lands within the Urban River Valleys designation come into the City's ownership, the policies of the Greenbelt Plan do not apply. Since none of the subject property are proposed to be dedicated to the City, the policies of the Greenbelt Plan will not apply to the subject lands.

(c) Regional Official Plan

The *Hazel McCallion Act, 2023* (Bill 112) came into effect on June 8, 2023, and legislates the dissolution of the Region of Peel as of January 1, 2025. As of July 1, 2023, accompanying provincial regulations removed the Region's planning responsibilities, including its role as an approval authority under the *Planning Act*. While the Region of Peel Official Plan remains in effect, the responsibility for its implementation, interpretation, and application to development proposals now rests with the City of Mississauga. This transition gives the City full authority to assess conformity with the Regional Official Plan in the context of its own policy framework and local decision-making processes. This report evaluates the proposal against the applicable policies of the Regional Official Plan, including general objectives related to directing growth and environmental protection within the Greenlands System.

General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The proposed development conforms to the Region of Peel Official Plan, which directs growth to the Urban System and built-up area. Policy 5.3.2.2 directs growth to these areas, while policy 5.3.1.3 encourages compact built form and efficient land use that maintains neighbourhood character. The proposal to split the existing residential lot to accommodate for development permissions consistent with the RL zone represents a modest and appropriate form of intensification that aligns with these objectives. The property is also located within the Core Areas of the Greenlands System, where policy 2.14.5 establishes a high standard of protection. However, policy 2.14.15(e) permits minor development and minor site alteration authorized by the local municipality and consistent with the policies of this Plan. The proposed development falls within this exception, and as required by policy 2.14.16, is supported by appropriate environmental studies that demonstrate no negative impact on the ecological function of the Greenlands System. As such, the proposal conforms with the Region's direction to accommodate low-impact growth while upholding the integrity of its natural heritage system.

(d) Mississauga Official

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 property is located within the Erindale Neighbourhood Character Area and is designated **Residential Low Density I**, which permits detached dwellings. According to policy 5.3.5.1, Neighbourhoods are intended to remain stable over the long term and are not the focus for intensification. However, policy 5.3.5.2 allows for limited infill and modest intensification, provided it is sensitive to the surrounding context. The proposal introduces gentle intensification by splitting a large lot to accommodate for development permissions consistent with the RL zone (i.e. single detached or semi-detached), in a manner that reflects the existing built form. In accordance with policy 5.3.5.5, the proposed development has been reviewed for its compatibility with the surrounding area and is found to maintain the prevailing lot fabric, housing type, and scale. Policy 5.3.5.6 further encourages development in Neighbourhoods to evolve in a way that is sensitive to and supportive of the existing physical and functional character, which this proposal achieves through its compatible lot configuration, building type, and overall scale.

(ii) Compatibility

The site is located within the Erindale Neighbourhood Character Area and is designated **Residential Low Density I**. The surrounding lands share the same designation and are developed with detached dwellings on large residential lots. The proposed development would result in a land use that is consistent with the surrounding context. Policy 11.2.5.3 confirms that built forms allowed in the RL zone are compatible with the planned function of this area. Policy 9.5.1.1 directs that buildings and site design be compatible with the existing or planned character of the surrounding context. Policy 9.5.1.2 outlines criteria such as lot frontage, building orientation, setbacks, and massing, which are reflected in the proposed lot configuration and dwelling type. The proposed lot frontage is comparable to smaller parcels on Heartwood Court and remains compatible within a street context where frontages range from approximately 7 m (23 ft.) to 14.5 m (48 ft.). The dwelling will be oriented toward the street, consistent with the surrounding homes, and will maintain the required 7.5 m (24.6 ft.) front yard setback in accordance with the RL-22 zone, with no zoning relief requested. This setback aligns with the established condition on the street, where dwellings are generally positioned close to the road with larger landscaped rear and side yards. Overall, the proposal maintains the prevailing low-density residential character of Heartwood Court and conforms to the compatibility policies of the Mississauga Official Plan.

(iii) Natural Heritage Systems and Environmental

Although the woodland on the subject property is not identified on Schedule 3 (Natural Heritage System) of the Mississauga Official Plan, it qualifies as a Significant Natural Area based on the presence of Significant Woodland and Significant Wildlife Habitat, consistent with the criteria outlined in Section 6.3 of the Plan.

The woodland is greater than 0.5 hectares in size and is located within 100 metres of other Significant Natural Areas, including the Regionally Significant Credit River Marshes Life Science ANSI and the Stavebank Oak Woods Environmental Significant Area. In addition, Significant Wildlife Habitat has been confirmed on-site. While the Official Plan mapping does not capture all ecologically significant features, recent ecological studies and confirmation from staff indicate that the natural heritage value of this area warrants protection under the policies of the Plan.

Under Policy 6.3.9, Significant Natural Areas form part of the City's Natural Heritage System, and per Policy 6.3.29, development and site alteration within or adjacent to these features is permitted only where it can be demonstrated through appropriate environmental studies that there will be no negative impacts on the natural heritage features or their ecological functions.

(iv) Environment

An Environmental Impact Study (EIS) prepared by Terrastory Environmental Consulting Inc., dated August 6, 2021, along with a supporting addendum (dated October 26, 2022),

identifies a 7.5 m (24.6 ft.) woodland buffer along the rear of the property. In accordance with Policy 6.3.8, this buffer was established through site-specific study and provides a physical separation between the proposed development and the adjacent woodland.

The EIS concludes that the proposed development can proceed without adversely impacting the ecological function of the identified Significant Natural Area. It supports the intent of Policy 6.3.24 by recommending protection, restoration, and enhancement measures, including the preparation of a Woodland Enhancement Plan and Invasive Species Management Plan. These plans will restore the woodland and buffer using native species and remove diseased and hazardous trees identified in the Arborist Report, contributing to long-term woodland health and regeneration.

Although Policy 6.3.25 states that lot creation that fragments the ownership of Significant Natural Areas and their buffers will generally be discouraged, the EIS confirms that the woodland and buffer will remain intact and outside the development envelope. As such, the application conforms to the intent of the Mississauga Official Plan with respect to protecting and sustaining the City's Natural Heritage System.

(e) Zoning By-law 0225-2007

The proposed amendment to the **RL-22** (Detached Dwelling and Semi-Detached – Typical Lots) zone is appropriate to permit an amendment to the current exception schedule to allow for the creation of one new lot and a revised buildable area. This approach is consistent with zoning provisions already in place throughout the surrounding neighbourhood, which distinguish between areas where development is permitted and areas intended for long term conservation. The TPA zoning preserves natural features such as woodlands, slopes, and buffers by prohibiting development and site alteration outside the defined building envelope. The proposed zoning maintains this structure by delineating a new buildable area for development permissions consistent with the RL zone, while protecting the remainder of the lot through the continued application of the TPA zone.

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

(f) Services and Infrastructure

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

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

(g) Proximity to Public Transit

The site is located approximately 4 500 m (14,764 ft.) from the Port Credit and Cooksville GO Station. The following major MiWay bus routes currently service the site:

- Route 4 – North Service Road
- Route 71 – Sheridan
- Route 2 – Hurontario

There is a transit stop on Dundas Street West within 1 900 m (6,234 ft.) of the site.

(h) Proximity to Existing Community Services

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

- Huron Park Recreation Centre
- Mississauga Valley Community Centre
- Lorne Park Library
- Huron park
- Kenollie Park
- Stillmeadow park

(i) Historical Planning Context

The subject property has a notable planning history. In 1996, a previous owner of 2045 Heartwood Court submitted a consent application (File B088/96) to the City of Mississauga's Land Division Committee to sever the northern portion of the lot and create a new residential parcel. In support of this proposal, two related minor variance applications (Files A464/96 and A260/97) were submitted to permit the development of a new single detached dwelling on the proposed severed lot. While all three applications were approved between late 1996 and early 1997, they were subsequently appealed to the Ontario Municipal Board (OMB) by neighbouring residents. Before the hearings took place, the applicants submitted a rezoning application (OZ 97/039) to replace the approved variances with permanent zoning permissions. The variance applications were later withdrawn.

On March 8, 2000, Council refused the rezoning application. The applicants appealed Council's decision to the OMB (Case No. PL000425). At the hearing, the applicants requested that the Board consider only the consent and rezoning applications. In its 2001 decision (OMB File Nos. PL970077 and PL000425), the Board refused both applications, finding that the proposal lacked environmental justification, would result in the loss of woodland and wildlife habitat, and was inconsistent with the original subdivision design, which had specifically preserved natural features on this lot. The Board concluded that further development would adversely affect the site's environmental integrity and the character of the surrounding neighbourhood.

The current application has been submitted in accordance with applicable planning policy and is supported by detailed technical studies, including an Environmental Impact Study that identifies a defined buildable area and confirms that the proposed development can proceed without negatively impacting ecological functions. The remaining portion of the property is proposed to be protected through a Tree Protection Area (TPA) zone, where development

and site alteration are prohibited. The application has been reviewed against the policies of the Mississauga Official Plan, the Provincial Planning Statement (2024), and the Region of Peel Official Plan. Staff and agency reviewers, including Credit Valley Conservation, are satisfied that the proposed development is appropriate and will not negatively impact the Significant Natural Area. The application addresses the issues identified in the 2001 OMB decision and represents a modest, context-sensitive form of residential infill that maintains the site's environmental and neighbourhood character.

3. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies. The following section summarizes the comments received.

(a) Region of Peel

The Region of Peel has reviewed the application and is supportive of the proposed rezoning. The Region has requested that a Rezoning Agreement be executed to include Schedule E clauses related to servicing. Due to the proposed non-standard sanitary connection, a separate Servicing Agreement with the Region will be required. While the Region has noted that new connections to the existing force main on Heartwood Court are generally not permitted, they are satisfied with the proposed servicing approach, subject to the applicant securing any required easements and entering into the necessary agreements. Water servicing is available from the existing 150 mm (5.9 in.) watermain on Heartwood Court and will be completed at the applicant's expense.

(b) City Transportation and Works Department

Based on a review of the information submitted to date, staff are generally satisfied that the materials submitted are in accordance with City requirements. However, additional technical details are required to facilitate the implementation of the engineering requirements, as follows:

Stormwater

The Functional Servicing and Stormwater Management Report (FSR) prepared by Premier Engineering Solutions, dated February 29, 2024, indicates that an increase in stormwater runoff will occur with the severance and redevelopment of the site. In order 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. The applicant is proposing to install soak away pits on the new lot to capture and infiltrate runoff from the proposed dwelling and driveway. Further technical information is required to address staff comments related to the sizing and long-term performance of the infiltration features.

Traffic

The proposed changes to the existing dwelling and use of the lands are expected to have minimal to no impact on traffic. A Traffic Impact Study was not required to be submitted for review in support of the development proposal as there would be negligible new trips generated to/from the site. Any site specific requirements can be addressed prior to consent approval and/or prior to the issuance of the building permit.

Environmental Compliance

The Phase I Environmental Site Assessment (ESA) report prepared by MTE Consultants Inc., dated October 21, 2021, was submitted in support of the proposed development. The report indicates that no further environmental investigation is required. However, due to the passage of time, the findings of the report must be re-evaluated, and the following document is to be submitted for further review:

An updated Phase One ESA along with the reliance letter.

Engineering Plans/Drawings

The applicant has submitted a number of technical plans and drawings, and staff are generally satisfied with the details provided to confirm feasibility of the development proposal from an engineering standpoint.

(c) City Community Services Section

The subject property is located within the Erindale Neighbourhood Character Area and as established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha per 1000 people is being achieved with a current surplus of 79.7 ha of parkland in the character area. Though the walking distance provision to a city-owned playground of 800m is not being met, staff notes that due to the limited ability to secure a public park on-site and the surplus of parkland in the Erindale Neighbourhood Character Area, Cash-in-Lieu of Parkland Dedication will be required for this development.

The EIS indicates that a significant woodland, candidate significant wildlife habitat, potential habitat for endangered species and a regionally significant ESA are contained on the subject site. The EIS notes that the configuration of the significant woodland has been previously modified as a result of the hazard tree removals. The proposed development would lead to a loss in the physical extent of the NHS by encroaching into the significant woodland thereby increasing fragmentation and reducing connectivity of the remaining NHS features. These features are considered significant natural areas in the City's Natural Heritage System. These areas should be rezoned for their protection and placed in public ownership where feasible or protected, however through further review staff are agreeable to an alternative protection measure achieved through the Zoning By-law that will ensure a Tree Protection Area is maintained through an identifiable building envelope and related setbacks.

The EIS Addendum notes that the drainage area on the property shall include a new vegetated swale that will include native wetland plant species.

Recommendation:

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.

We recommend that areas of the significant woodland disturbed by prior tree removal activities as well as a 7.5m buffer area be protected through a Tree Preservation Area in the Zoning By-law.

Through a Development Agreement we recommend that tree plantings be made on Heartwood Court, that a vegetated swale be included as part of any future development and that a restoration and rehabilitation plan be prepared to the satisfaction of City Forestry for rehabilitation and enhancement to restore woodland functions including the buffer area and vegetated swale.

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

In comments dated May 2025 for the Dufferin-Peel Catholic School Board and Peel District School Board advised 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 neighborhood.

4. Housing Affordability, 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 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.

The proposal allows for the creation of one additional lot with development permissions consistent with the RL zone (i.e. single detached and semi-detached units) and, therefore, the minimum thresholds identified above are not met. Regardless, the proposed application is considered a gentle form of intensification and contributes to increasing the housing supply in the City.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 7 Councillor, Dipika Damerla, on October 26, 2021. Approximately 15 people were in attendance at the community meeting.

A Public Meeting was held on June 6, 2025, at the Planning and Development Committee, two deputations were made (neighbours), and five pieces of written correspondence have been received. The following summarizes comments received on the application:

Comment

The proposal will result in negative impacts to an environmentally sensitive area, including the loss of woodland cover and disruption to the site's unique topography.

Response

The subject property is considered to be within the Natural Heritage System and contains Significant Natural Areas. An Environmental Impact Study dated September 2022 and prepared by Beacon Environmental, was submitted and reviewed by City and Credit Valley Conservation Authority (CVC) staff. A 7.5 m (24.6 ft.) buffer will be provided from the significant natural features to protect the feature. Additionally, the feature will be restored and enhanced with additional planting of native species. The proposed zoning establishes a clearly defined buildable area for development permissions consistent with the RL zone. All lands outside of this envelope are zoned as a Tree Preservation Area (TPA), where development and site alteration are prohibited. The TPA conserves the woodland, buffer, and slope areas in their natural state and is intended to ensure the long-term protection of the site's ecological features.

Comment

A previous Ontario Municipal Board (OMB) (now Ontario Land Tribunal (OLT)) decision rejected a similar proposal, and the current application will disregard that outcome and contradict prior planning decisions.

Response

The current application is a new submission supported by updated technical and environmental studies and is being reviewed under the current Mississauga Official Plan. The prior OMB decision was based on a different policy context and site condition. Each application is evaluated independently on its own planning merits.

Comment

The applicant has already removed trees and altered the site without permission, and should not benefit from that by being allowed to build on the cleared area.

Response

A past tree removal violation was addressed by the City's enforcement staff, and a fine was issued and paid in accordance with the private tree by-law. Per standard planning practice, all development applications are evaluated on their current planning merits, policies, and supporting studies. Previous site activity is not a determining factor in the policy-based assessment of a new application.

Comment

The proposal will set a precedent for further intensification, undermining the existing character of the neighbourhood and leading to gradual environmental decline.

Response

The application allows for the creation of one additional lot either through a severance application at the Committee of Adjustment or by part lot control exemption request on a large parcel. This is consistent with the existing built form and permitted uses under the **Residential Low Density I** designation. The Mississauga Official Plan permits limited infill in Neighbourhoods where contextually appropriate. Approval of this application does not establish a legal precedent for future development.

Comment

The proposal will cause drainage issues and localized flooding by altering existing site conditions.

Response

A Functional Servicing and Stormwater Management Report, dated November 3, 2021, and prepared by Premier Engineering Solutions, was submitted in support of the proposed development. The report assesses drainage impacts and outlines measures to manage both stormwater quantity and quality. It was reviewed by City staff and CVC through multiple technical review cycles. Both agencies are now satisfied with the conclusions and recommendations of the report, and the proposed drainage strategy is considered appropriate for the site. Drainage will be addressed through the use of on-site soakaway pits designed to infiltrate roof runoff and manage post-development flows without impacting the municipal system.

Comment

The proposal will destroy wildlife habitat, including species that depend on the woodland and understory for survival.

Response

The Environmental Impact Study dated October 26, 2022, and prepared by Terrastory Environmental Consulting Inc., identified Candidate Significant Wildlife Habitat and recommended appropriate buffers and restoration measures. The zoning delineates a defined buildable envelope for the proposed dwelling. All remaining portions of the site are designated as Tree Preservation Area (TPA), which prohibits any development or site alteration. This ensures that the woodland, slope, and buffer areas are conserved and maintained as functioning habitat. A 7.5 m (24.6 ft.) buffer will be enhanced with native species, and CVC and City staff have confirmed that no negative impacts to wildlife habitat are expected.

Comment

The proposal will impact views of the natural area and reduce the visual quality of the neighbourhood, particularly rear yard openness.

Response

The proposed dwelling remains consistent in height and scale with surrounding homes and is located within a defined buildable envelope. The zoning establishes a TPA across the remainder of the lot, including the rear yard, where no development or regrading is permitted. The 7.5 m (24.6 ft.) setback from the woodland edge is preserved and will be restored with native plantings. As a result, rear yard openness and visual access to the natural area are maintained, and the overall low-density character of the neighbourhood is respected.

Next Steps

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

Site plan approval does not apply to development containing 10 residential units or less. Since only one additional unit is proposed, Site Plan approval does not apply.

The applicant will be required to submit either a severance application at the Committee of Adjustment or a part lot control exemption request to legally create the new lot.

A Building Permit and a Tree Removal Permit will be required prior to any site alteration or construction.

A Development Agreement will be required to ensure that tree planting and related restoration measures are implemented as part of the proposed development.

Conclusion

In conclusion, City staff has evaluated the application to allow for the creation of one new lot with development permissions consistent with the RL zone, against the Provincial Planning Statement, Region of Peel Official Plan and Mississauga Official Plan.

The application supports gentle residential infill in a manner that aligns with the policy direction of the Provincial Planning Statement, Region of Peel Official Plan, and Mississauga Official Plan. It maintains the low-rise character of the surrounding neighbourhood and protects significant natural features through a defined buildable area and secured Tree Preservation Area. The proposal has been reviewed through a comprehensive planning and environmental lens and is considered appropriate for approval.

Attachments

Appendix 1: Supplementary Information



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

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