

Ministry of Municipal Affairs and Housing  
 Provincial Planning Branch  
 777 Bay Street  
 Toronto, ON M7A 2JA

November 19, 2025

Re: [ERO 025-1101](#)

The City of Mississauga has reviewed the proposed legislative changes shared through the above listed registry posting and would like to provide the following comments and suggestions for your consideration.

**Description of Changes and Comments to the Province**

Summary of Proposed Provincial Changes	Staff Comments on Potential City Impacts / Comment to Province
<p>The Province is consulting on standardizing enhanced development standards that currently fall outside of the building envelope and may be required through site plan. These may include: requirements for features such as bioswales, permeable pavement, and other vegetative elements, and direction around matters such as native tree planting and soil volume, and bicycle parking but are not limited to such items.</p> <p>The Province is requesting feedback to the following questions:</p> <ol style="list-style-type: none"> <li>1. What is your interest in and/or experience with the implementation of enhanced development standards at the lot level (outside of buildings)? For example, are you a municipal staff member, homebuilder, planner, Indigenous representative, or member of the public?</li> <li>2. In your experience, are enhanced development standards applied consistently across municipalities? Please provide examples where possible.</li> <li>3. What types of standards, should municipalities be allowed to apply outside of buildings and how do these</li> </ol>	<p>A municipality’s official plan has to be consistent with the policies of Provincial Policy Statement, 2024. Section 2.9 requires planning authorities to reduce greenhouse emissions and prepare for the impacts of climate change through several different approaches, including planning for and the development of infrastructure (e.g., stormwater management systems); supporting energy conservation and efficiency; and promoting green infrastructure, low impact development and active transportation.</p> <p>The City’s Official Plan provides policy direction on green development. It commits Mississauga to implementing green development standards and technologies to address challenges related to climate change.</p> <ol style="list-style-type: none"> <li>1. Municipality, the City of Mississauga.</li> <li>2. The City of Mississauga encourages consistency amongst municipalities across Ontario related to the implementation of enhanced lot level development standards (outside of</li> </ol>

<p>requirements maintain the health and safety of the site if at all?</p> <p>4. Do you / your organization have information about the short- and long-term costs of enhanced development standards at the lot level?</p> <p>Do you have any additional comments or suggestions relating to site plan control or other related subjects?</p>	<p>buildings) in accordance with Section 41 of the <i>Planning Act</i>. Many municipalities have a consistent approach to enhanced lot level design standards (outside of buildings e.g. trees); however, specific details and requirements can vary between municipalities.</p> <p>3. Municipalities should retain authority under Section 41 of the <i>Planning Act</i> to require sustainable design standards and features including, but not limited to, standards related to minimum tree planting requirements. Trees contribute significantly to urban vitality and ensuring these assets can thrive is a paramount objective of municipalities.</p> <p>4. The City conducted a Class D costing analysis across a range of building archetypes (i.e., low-rise residential, medium and high-rise residential, commercial office, retail, and industrial). The findings demonstrate the cost implications associated with the implementation of a majority of the enhanced lot level design standards are minimal and do not significantly affect the overall cost of construction of any building archetypes captured in the City's Green Development Standard framework.</p> <p>The City of Mississauga supports the establishment of a consistent framework of design requirements, features, and principles across Ontario, grounded in recognized design and industry best practices. This framework could include common standards such as minimum tree soil volume, hard surface treatments, and accessibility provisions, among others.</p>
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If you have any questions or require additional information, please contact Amina Menkad, Planner at (905) 615-3200 ext. 5545.

Sincerely,

A handwritten signature in black ink that reads "Ben Phillips". The signature is written in a cursive, flowing style.

Ben Phillips  
Executive Manager, Official Plan

cc. Leadership Team  
Jason Bevan, Director, City Planning Strategies  
Lia Magi, Deputy City Solicitor