

FOR OFFICE USE ONLY		Attention: Regional Clerk Regional Municipality of Peel 10 Peel Centre Drive, Suite A Brampton, ON L6T 4B9 Phone: 905-791-7800 ext. 4582 E-mail: council@peelregion.ca	
MEETING DATE YYYY/MM/DD 2022/09/22	MEETING NAME Regional Council		
DATE SUBMITTED YYYY/MM/DD 2022/09/19			
NAME OF INDIVIDUAL(S) Nicholas H. Dell c/o Harper Dell & Associates Inc.			
POSITION(S)/TITLE(S) Planning Consultant			
NAME OF ORGANIZATION(S) A. Frank Merulla & 590816 Ontario Inc.			
E-MAIL nick@harpedell.ca		TELEPHONE NUMBER (647) 963-7375	EXTENSION
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS 1370 Hurontario St., Mississauga ON L5G 3H4			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) MTSA OPAs 142, 143 and 144 - City of Mississauga, 2935 & 2955 Miss. Rd. OZ/OPA 22-6 W8. Requesting adjustment to MTSA Boundary			
A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Presentation format: <input checked="" type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf) <input type="checkbox"/> Picture File (.jpg) <input type="checkbox"/> Video File (.avi,.mpg) <input type="checkbox"/> Other <input type="text"/> Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Attached			
Note: Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division if possible 72 hours, but not less than 24 hours, prior to the meeting start time. Delegation requests and/or materials received after 9:30 a.m. on the Wednesday prior to the meeting will not be provided to Members. Delegation requests received less than 72 hours prior to the meeting start time that relate to an item listed on the agenda will be added to the agenda only upon the approval of Council or Committee at the meeting. Delegates should make every effort to ensure their presentation material is prepared in an accessible format. Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda. In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides). Delegations may only appear once on the same matter within a one-year period, unless a recommendation pertaining to the same matter is included on the agenda within the one-year period and only to provide additional or new information. <p style="text-align: center;">Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca</p>			

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The completed Delegation Request Form will be redacted and published with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council and Committee meetings are live streamed via the internet and meeting videos are posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.

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Regional Council, Revised Agenda, Sept. 22nd 2022

ADJUSTMENTS TO MTSA OPAS: 142, 143 AND 144

Harper Dell & Associates Inc.
Nicholas H. Dell

On behalf of G. Merulla Inc & 590816 Ontario Inc.

REQUESTS OF REGIONAL STAFF



2935 & 2955
Mississauga Road
be INCLUDED in
the UTM BRT
MTSA Boundary



2935 & 2955 Mississauga
Road CONTINUE TO
REMAIN in the Dundas
Intensification Corridor



The Policy of tall
buildings near
MTSAs not be
deleted from the
OP

ISSUES

Mississauga Planning Staff

Adoption of OPA 141, 142, 143 & 144 in advance of Ministry Approval of the April 28th 2022 Adoption of the New Regional Official Plan

OZ/OPA 22-6 W8

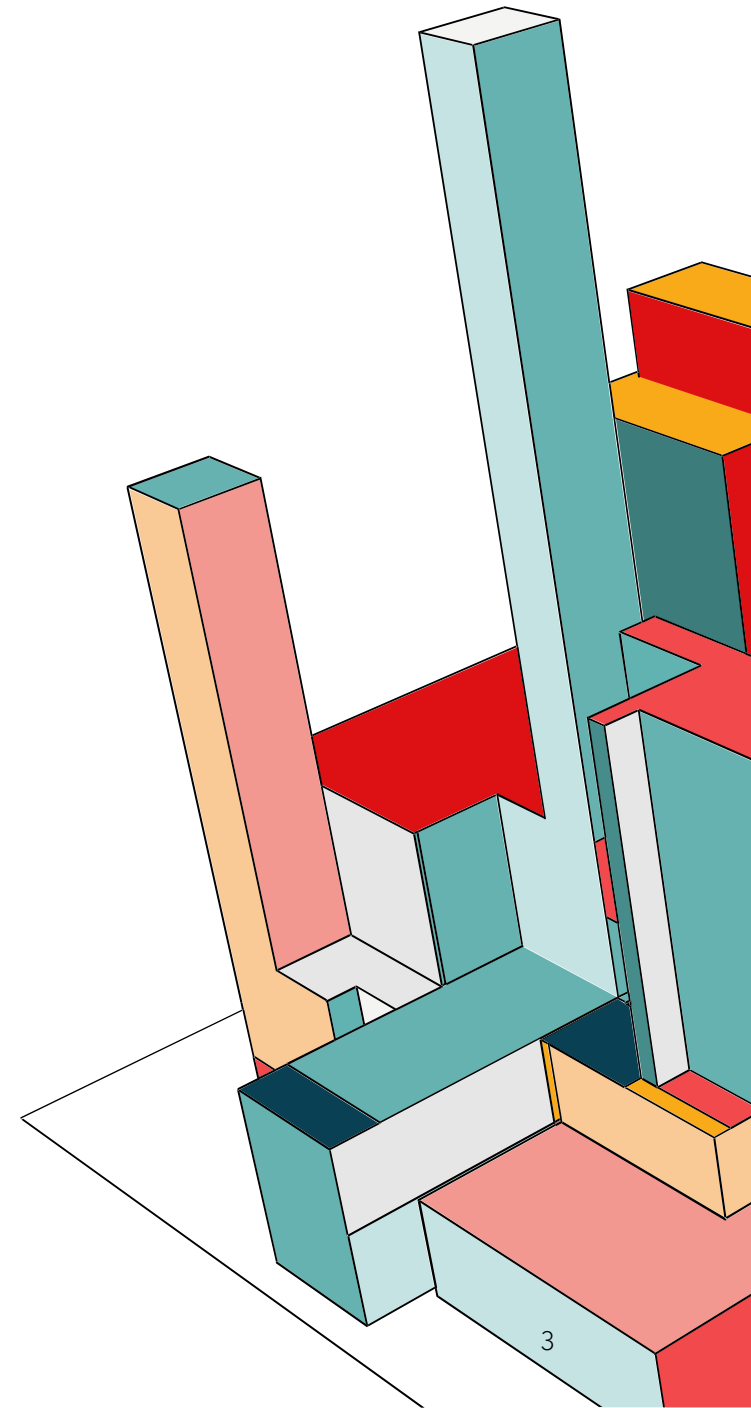
Planning & Infrastructure Analysis for the proposed Redevelopment of 2935 & 2955 Mississauga Road failed to include opportunities for community improvements

Premature Technical Review

Lower-Tier adjustments to MTSA boundaries are being passed prior to the Ministry Approval of the New Regional Official Plan 2051.

Section 37 'Bonus'

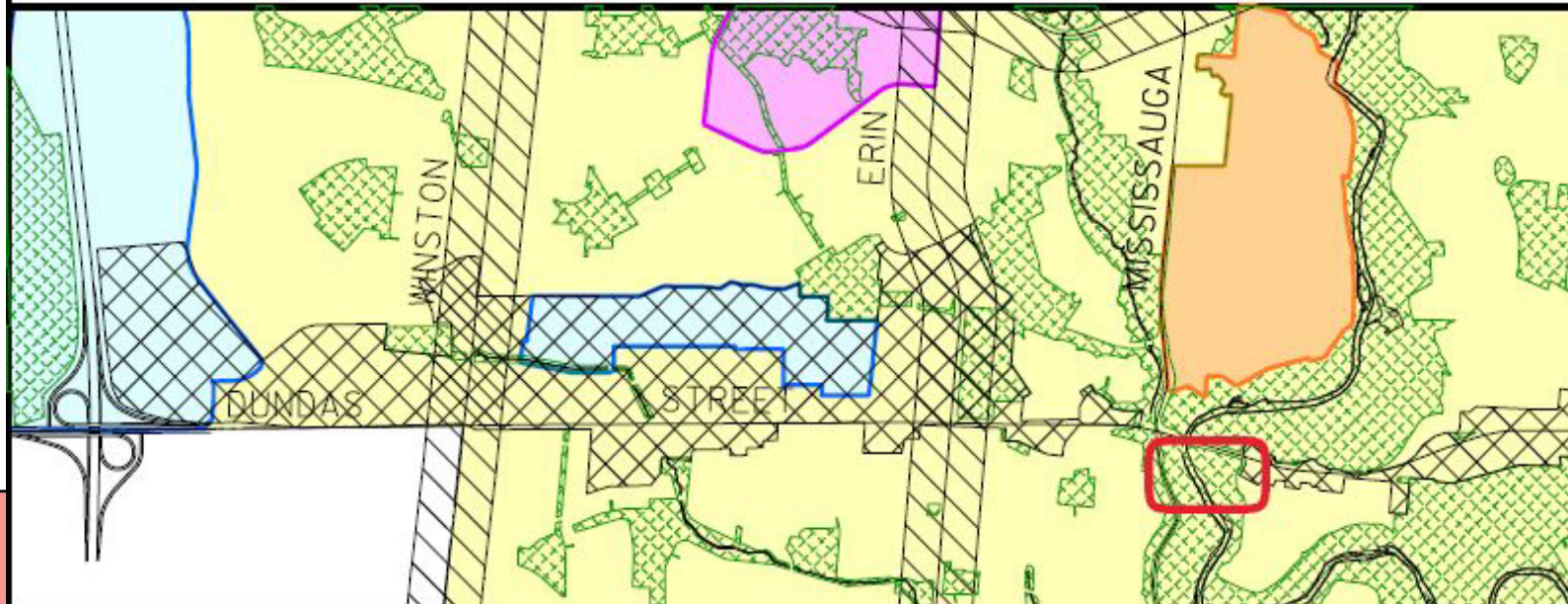
New Bus Stop and Pedestrian Access to Dundas St. & Mississauga Rd. intersection as a form of Community Improvements through the process of Rezoning & Official Plan Amendment.





EXISTING

Subject Site



PROPOSED

Subject Site

LEGEND

GREEN SYSTEM

 Green System


CITY STRUCTURE


 Downtown


 Major Node

 Community Node

 Neighbourhood

 Corporate Centre

 Employment Area

 Special Purpose Area

CORRIDORS

 Corridor

 Intensification Corridor

Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



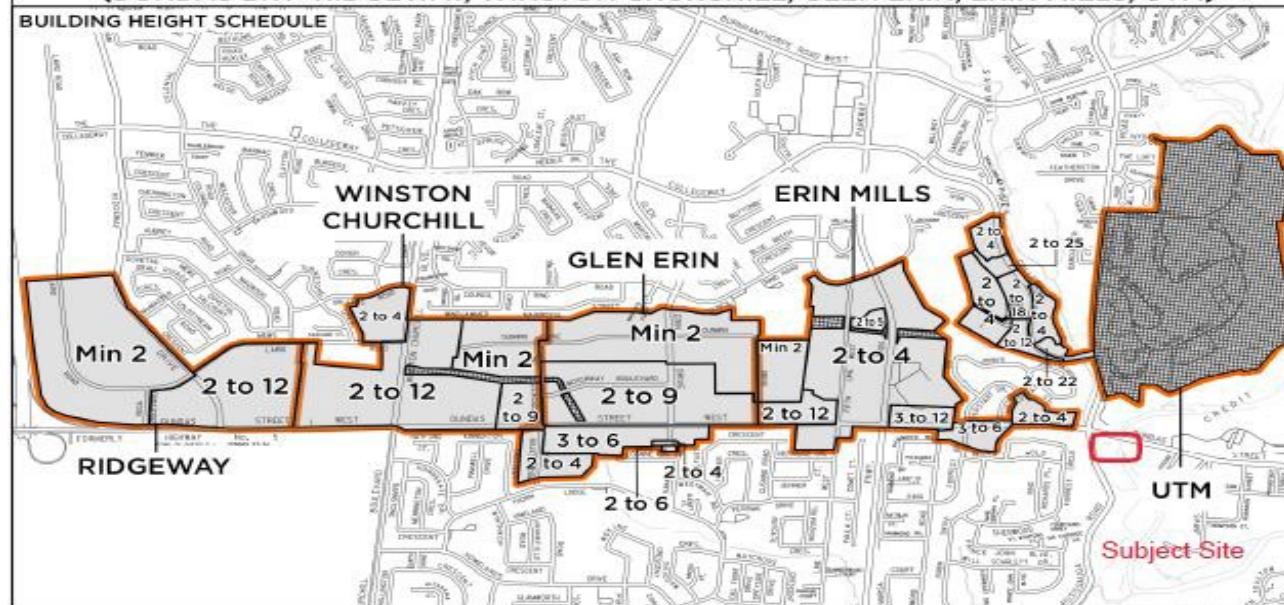
MAP 'A3'
Part of
Schedule 1-Urban System
of Mississauga Official Plan

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11e

(DUNDAS BRT- RIDGEWAY, WINSTON CHURCHILL, GLEN ERIN, ERIN MILLS, UTM)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Business Employment
- Greenlands
- Residential High Density
- Institutional
- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Mixed Use
- Mixed Use Limited
- Motor Vehicle Commercial
- Public Open Space
- City Structure - Special Purpose Area
- City Structure - Employment Area
- City Structure - Community Node

MAP 'C5'

MISSISSAUGA
Produced by Geospatial Solutions

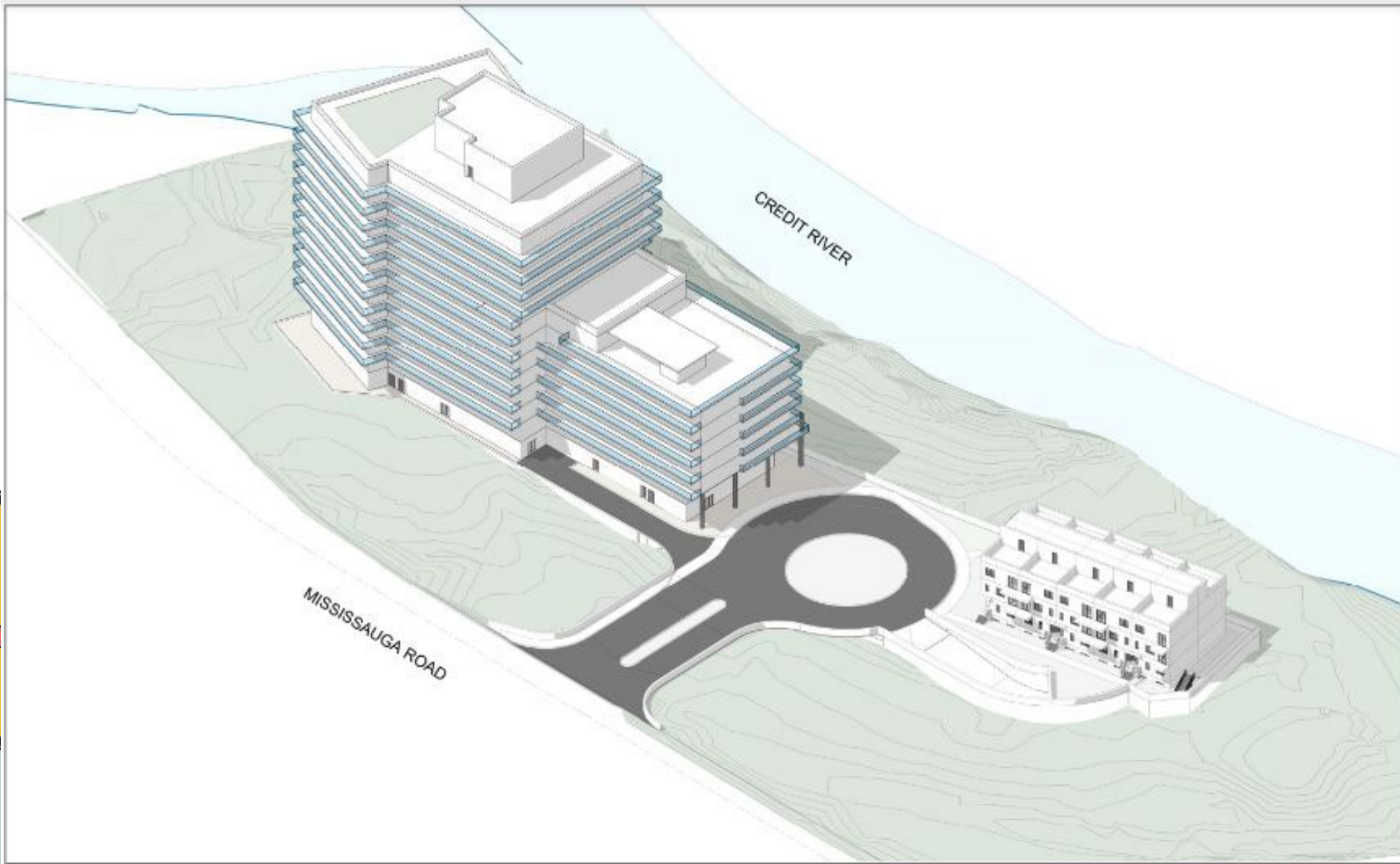
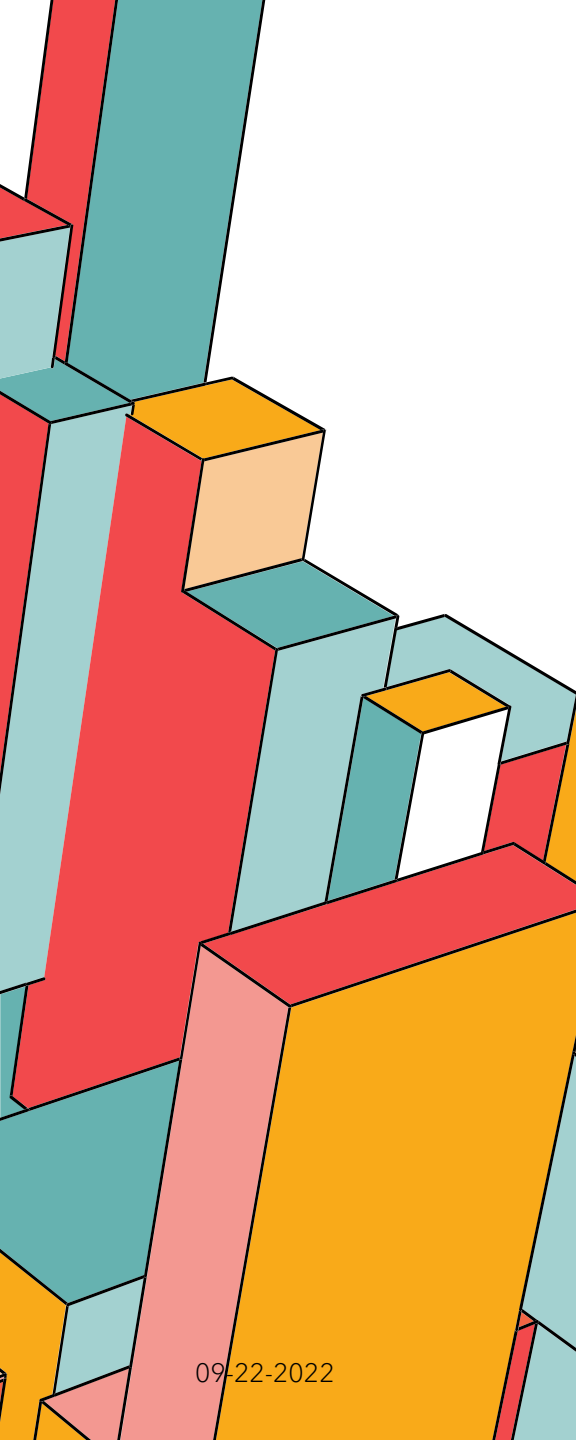
09-22-2022

7.5-7

5







09-22-2022

Adjustments to MTSA OPAs:
142, 143 and 144
7.5-10



SOLUTIONS

OPA 141: Appeal to OLT

OPA 141 is currently under appeal to the Ontario Land Tribunal, seeking to keep 2935 & 2955 Miss. Rd. *within* Dundas Corridor

Redevelopment under OZ/OPA 22-6 W8

Proposed 12 Storey Condominium and 20 Stacked Townhomes

COST SAVINGS: Sec. 37 Pedestrian Access & Stop

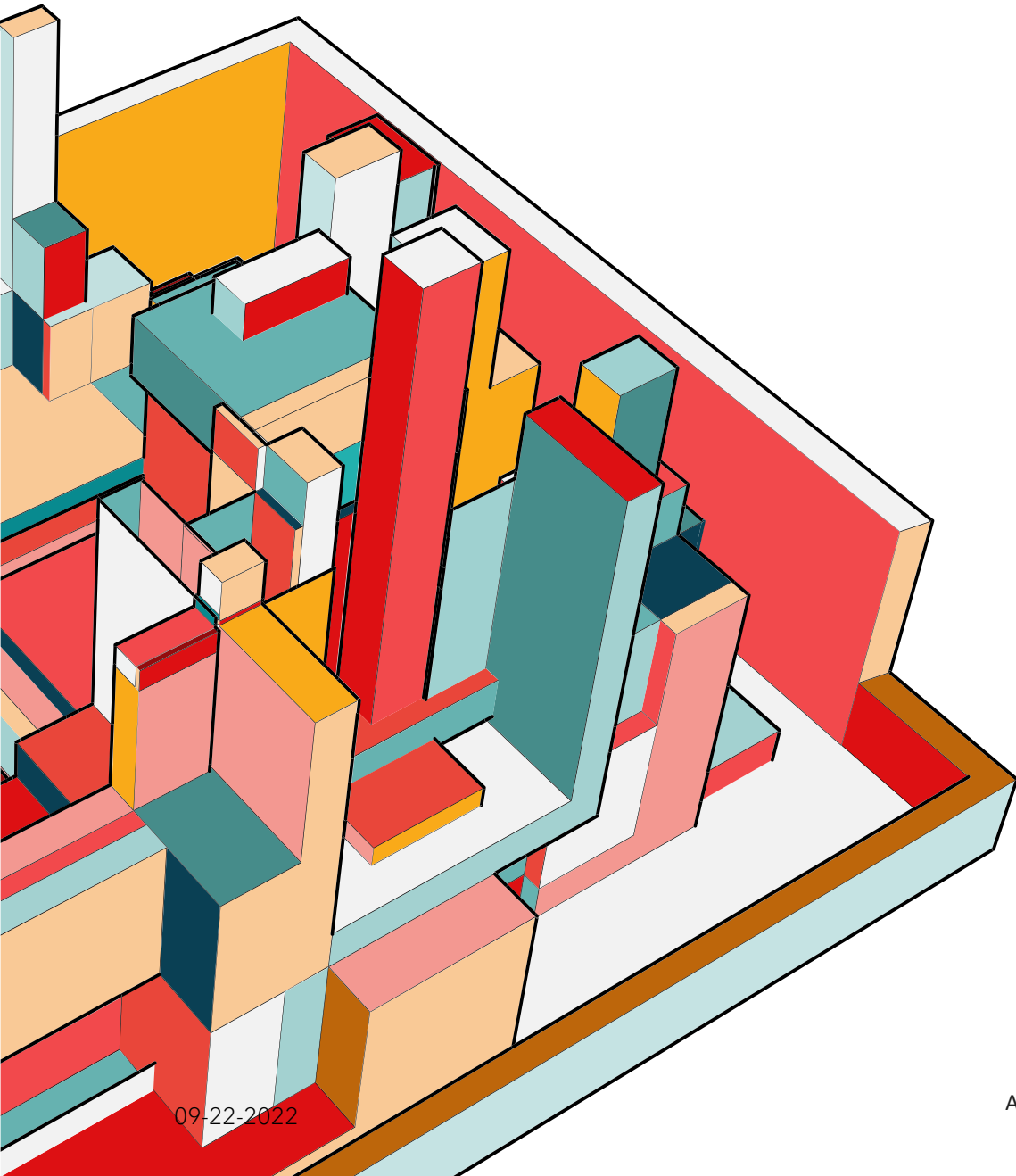
Infrastructure Planning for Dundas St. & Mississauga Rd. intersection.

Regional Staff adjustment to MTSA Boundary

7.3.10 (e) of the New Regional Official Plan allows for adjustment to MTSA Boundaries at the discretion of Regional Staff / Council

7.3.10 An update to this Plan to correct minor errors shall be permitted without an official plan amendment, provided that the purpose, effect, intent, meaning and substance of the Plan are in no way affected. The Region is also permitted to make the following revisions without the need for a Region of Peel Official Plan Amendment:

- a) changing the numbering, cross referencing, and arrangement of the text, titles or headings, tables, schedules, figures, associated captions, or appendices;
- b) revising or updating the base map information in schedules and figures;
- a) altering punctuation or language for consistency;
- b) correcting clerical, grammatical, typographical or technical mapping errors;
- c) changing the style guide, format or font;
- d) adding explanatory or descriptive text, sidebars and images or graphics which are included for information purposes to assist users; and
- e) adjusting a *Major Transit Station Area* station or stop location, name, or code to reflect the actual built *infrastructure* or applicable information from technical studies.



SUMMARY

09-22-2022

Adjustments to MTSA OPAs:
142, 143 and 144
7.5-13

THANK YOU

Nicholas H. Dell,

Principal

nick@harperdell.ca

Harper Dell & Associates Inc.