

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 2022/9/19			
NAME OF INDIVIDUAL(S) John Lohmus			
POSITION(S)/TITLE(S) Director			
NAME OF ORGANIZATION(S) Plan Logic Consulting Inc.			
E-MAIL johnlohmus@outlook.com		TELEPHONE NUMBER 647-273-7454	EXTENSION
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS 316 Willa Road, Mississauga, Ontario L5G 2G8			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Mississauga Muslim Community Centre Concerns regarding City of Mississauga Official Plan Amendments 142 and 144.			
A formal presentation will accompany my delegation <input type="checkbox"/> XYes <input type="checkbox"/> No Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> XAdobe File or Equivalent (.pdf) <input type="checkbox"/> PictureFile (.jpg) <input type="checkbox"/> Video File (.avi,.mpg) <input type="checkbox"/> Other <input style="width: 100px;" type="text"/> Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> XAttached			
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; color: blue;">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.

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

PLAN LOGIC CONSULTING INC.
316 Willa Road
Mississauga, Ontario L5G 2G8
tel 647-273-7454

September 19, 2022

Sent via email: council@peelregion.ca

Regional Chair Nando Iannicca and Members of Region of Peel Council
Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

RECEIVED

September 19, 2022

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Dear Mesdames and Sirs:

CITY OF MISSISSAUGA OFFICIAL PLAN AMENDMENTS 142 AND 144 FOR MAJOR TRANSIT STATION AREAS & MISSISSAUGA MUSLIM COMMUNITY CENTRE, 2505 DIXIE ROAD, CITY OF MISSISSAUGA

Plan Logic Consulting Inc are land use planning consultants to the Mississauga Muslim Community Centre who own the lands located at 2505 Dixie Road, Mississauga. This property adjoins the Dixie GO Train Station (Metrolinx) lands to the north, east and south. (See Figure 1 in **Appendix A**). They operate a place of worship along with a food bank for people of all faiths.

City of Mississauga Official Plan Amendment 144 for Major Transit Station Areas would delete the existing policy in Section 9.2.1.8 of the City of Mississauga Official Plan (see **Appendix B**) which reads as follows:

"9.2.1.8 The preferred location of tall buildings will be in proximity to existing and planned Major Transit Station Areas."

This existing policy should maintained and not deleted from the existing City of Mississauga Official Plan. The A Place to Grow Plan seeks to maximize the number of transit riders close to GO Train Stations, as well as Bus Rapid Transit Stations and this is achieved through taller buildings. The deletion of this policy conflict with both the intent of existing provincial plans and the New Region of Peel Official Plan which Peel Regional Council adopted on April 28,2022.

The 2505 Dixie Road site is located close to the Dixie GO Train Station and the planned Dixie Bus Rapid Transit Station on the Dundas Bus Rapid Transit Line. I have previously requested the City of Mississauga to apply a maximum 50 storey height limit to the 2505 Dixie Road site on map Schedule C-7 in the Official Plan Amendment for Major Transit Station Areas whereas map Schedule C-7 in Official Plan Amendment 144 applies a maximum 25 storey height limit to this site (see **Appendix C**). This requested maximum 50 storey height limit also conforms to the City's existing Official Plan policy which identifies Major Transit Station Areas as the preferred location for tall buildings. Section 5.4.16.2 of the Official Plan Amendment 142 also limit building heights within the entire Dundas Street corridor to a maximum of 25 storeys. Therefore, for policy consistency the maximum 50 storey height limit should also be referenced in this policy.

We request Region of Peel Council to direct the Regional Planning staff to modify City of Mississauga Official Plan Amendment 144 as follows:

- revise map Schedule C-7 to apply a maximum building height of 50 storeys to the 2505 Dixie Road site and the adjoining Metrolinx property; and
- to remove the portion of this Official Plan Amendment that would delete the existing policy in Section 9.2.1.8 of the City of Mississauga existing Official Plan.

We request Region of Peel Council to direct the Regional Planning staff to modify City of Mississauga Official Plan Amendment 142 as follows:

- replace the reference to “25 storeys” in the policy in Section 5.4.16.2 with “50 storeys”.

Thank you in advance for considering our submission.

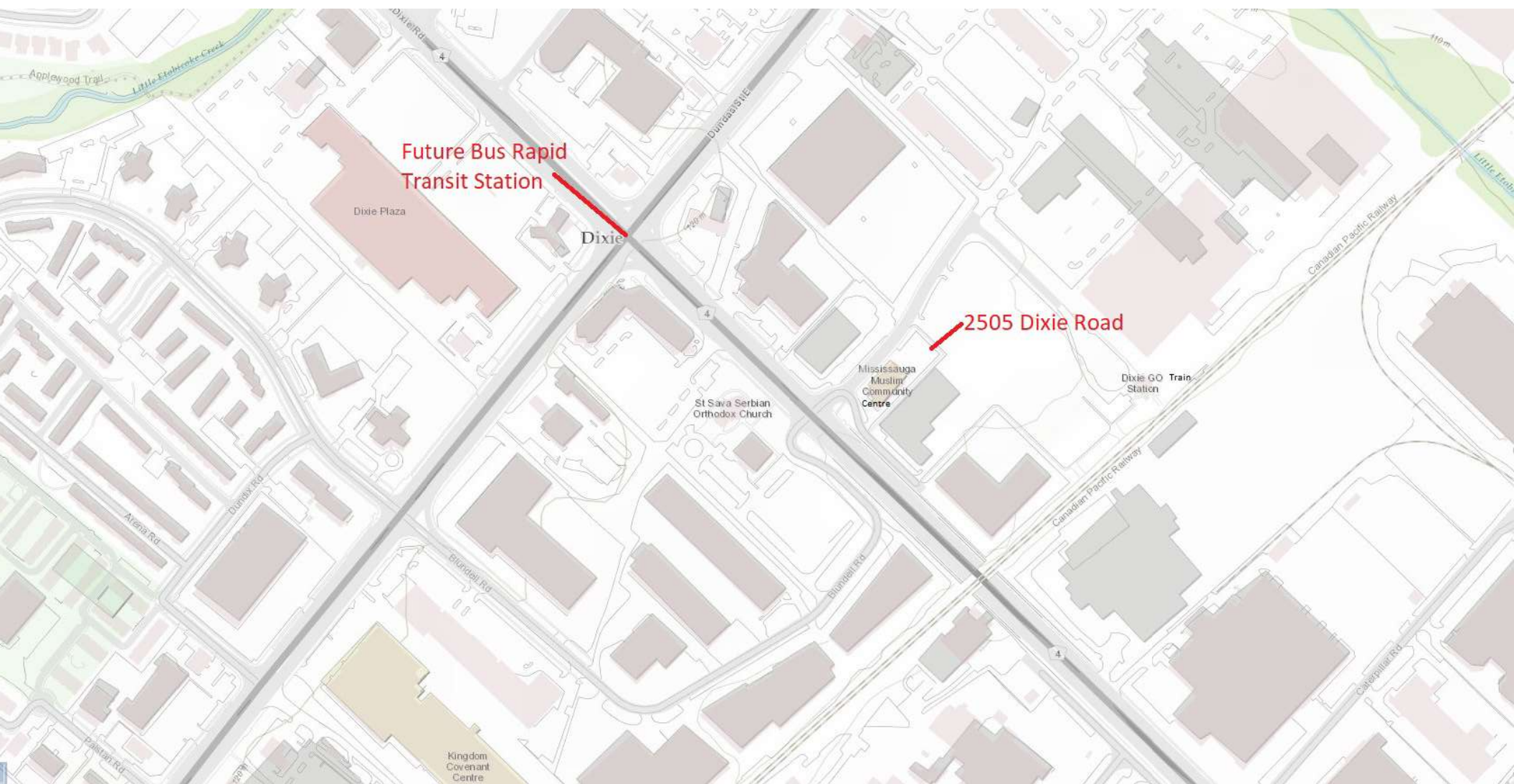
Yours truly,

PLAN LOGIC CONSULTING INC.

A handwritten signature in blue ink that reads "John Lohmus". The signature is written in a cursive, flowing style.

John Lohmus RPP, MCIP

Appendix A



Appendix B

Dundas Street Bus Rapid Transit	Tomken	DUN-15	160	1.00	11g	11g
Dundas Street Bus Rapid Transit/ Milton GO Rail	Dixie GO	DUN-16/ MIL-6	160	1.00	11g	11g
Dundas Street Bus Rapid Transit	Wharton	DUN-17	160	1.00	11g	11g
Hurontario Light Rail Transit	Britannia	HLRT-16	160	1.00	11h	11h
Hurontario Light Rail Transit	Courtney Park	HLRT-17	160	1.00	11h	11h
Hurontario Light Rail Transit	Derry	HLRT-18	160	1.00	11h	11h
Hurontario Light Rail Transit	Highway 407	HLRT-19	160	1.00	11h	11h
Hurontario Light Rail Transit	Matheson	HLRT-15	160	1.00	11h	11h
Hurontario Light Rail Transit	Eglinton	HLRT-13	300	1.40	11i	11i
Hurontario Light Rail Transit	Bristol	HLRT-14	160	1.00	11i	11i
Hurontario Light Rail Transit	Duke of York	HLRT-10	400	1.80	11j	11j
Hurontario Light Rail Transit	City Centre	HLRT-11/ 403-5	400	1.80	11j	11j
Hurontario Light Rail Transit	Robert Speck	HLRT-12	/400	1.50	11j	11j
Hurontario Light Rail Transit	Burnhamthorpe	HLRT-8	400	1.00	11j	11j
Hurontario Light Rail Transit	Main	HLRT-9	400	1.00	11j	11j
Hurontario Light Rail Transit	Fairview	HLRT-7	300	1.00	11k	11k
Hurontario Light Rail Transit/ Milton GO Rail	Cooksville GO	HLRT-6/ MIL-5	300	1.10	11m	11l
Hurontario Light Rail Transit	Dundas	HLRT-5	300	1.40	11m	11l
Hurontario Light Rail Transit	Queensway	HLRT-4	300	1.00	11m	11l
Hurontario Light Rail Transit	North Service	HLRT-3	300	1.00	11m	11l
Hurontario Light Rail Transit	Mineola	HLRT-2	50	1.00	11o	11n
Hurontario Light Rail Transit/ Lakeshore West GO Rail	Port Credit	HLRT-1/ LWGO-1	200	1.30	11o	11n
Kitchener GO Rail	Malton GO	KIT-1	100	1.00	11p	11p
Lakeshore Bus Rapid Transit	Dixie Lakeshore	LBRT-1	160	1.00	11q	11q
Lakeshore Bus Rapid Transit	Haig	LBRT-2	300	1.00	11q	11q
Lakeshore Bus Rapid Transit	Lakefront Promenade	LBRT-3	160	1.00	11q	11q
Lakeshore West GO Rail	Clarkson GO	LWGO-2	150	1.00	11r	11r

*Reference Code and Minimum Density Targets as per Region of Peel Official Plan

5. Section 9.2.1, Intensification Areas, of Mississauga Official Plan, is hereby amended by deleting Policy 9.2.1.8, and renumbering 9.2.1.9 to 9.2.1.39 as 9.2.1.8 to 9.2.1.38.
6. Section 15.3, Gateway Corporate, of Mississauga Official Plan, is hereby amended by deleting Policy 15.3.2.4.b and renumbering 15.3.2.4.c to 15.3.2.4.e as 15.3.2.4.b to 15.3.2.4.d.
7. Schedule 2, Intensification Areas, of Mississauga Official Plan, is hereby amended by adding the defined boundaries of identified Protected Major Transit Station Areas and Planned Major Transit Station Areas, as shown on Map "A" of this Amendment.
8. Mississauga Official Plan is hereby amended by adding Schedule 11, Protected Major Transit Station Areas, as shown on Map "B" of this Amendment.
9. Mississauga Official Plan is hereby amended by adding Schedules 11a to 11r, as shown on Maps "C1" to C18" of this Amendment.

Appendix C



Presenter John Lohmus MCIP RPP

PLAN LOGIC CONSULTING INC.

Presentation content

- My Client
- Reason for Presentation
- Location of 2505 Dixie Road site
- Tall building policy in Section 9.2.1.8 of the City of Mississauga existing Official Plan
- Map Schedule C-7 in Official Plan Amendment 144
- Peel Region of Council request

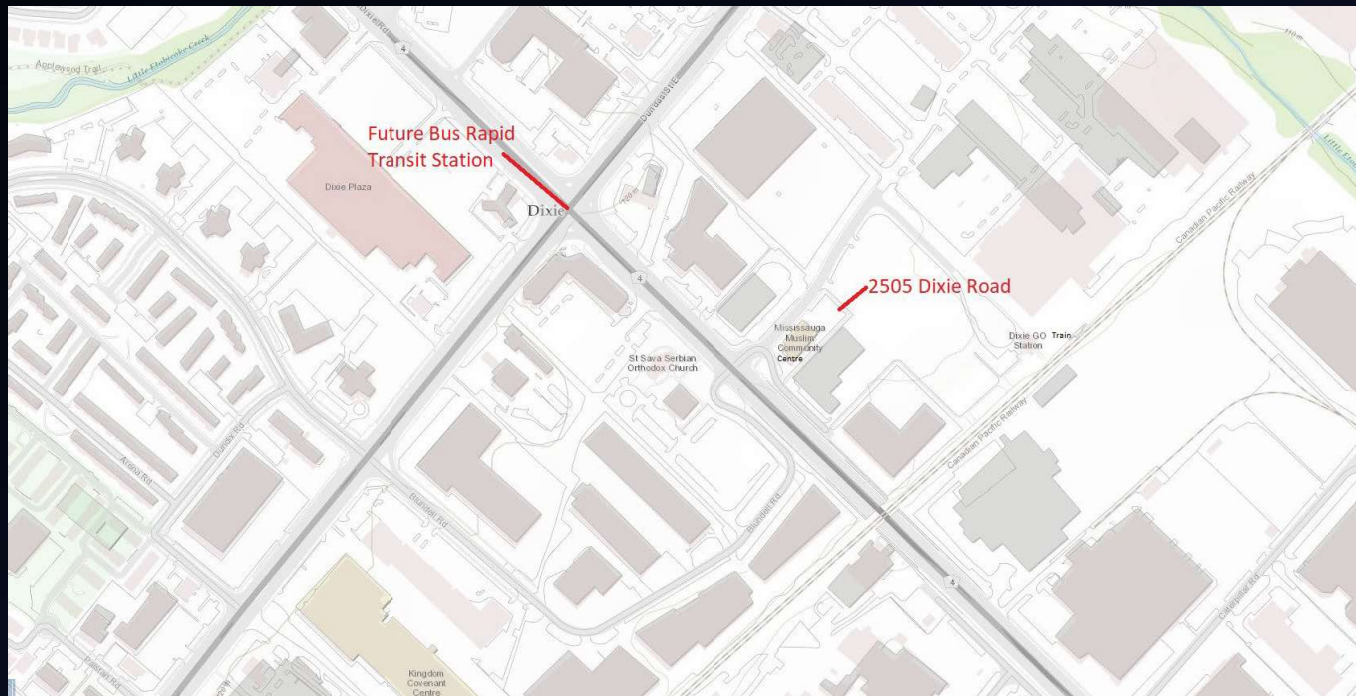
Mississauga Muslim Community Centre

2505 DIXIE ROAD

Reason for Presentation

- My client is requesting Region of Peel Council to direct Region of Peel staff to modify City of Mississauga Official Plan Amendment 144 to:
- maintain an existing tall building policy in the City's Official Plan; and
- to change a map to permit a taller transit supportive buildings at 2505 Dixie Road and within the Metrolinx parking lot associated with the Dixie Go Train Station to support GO train service on the Milton GO Train Line and future Dundas Bus Rapid Transit service.
- My client is also requesting Region of Peel Council to direct Region of Peel staff to modify section 5.4.17 of City of Mississauga Official Plan Amendment 142 to permit an increased maximum building height.

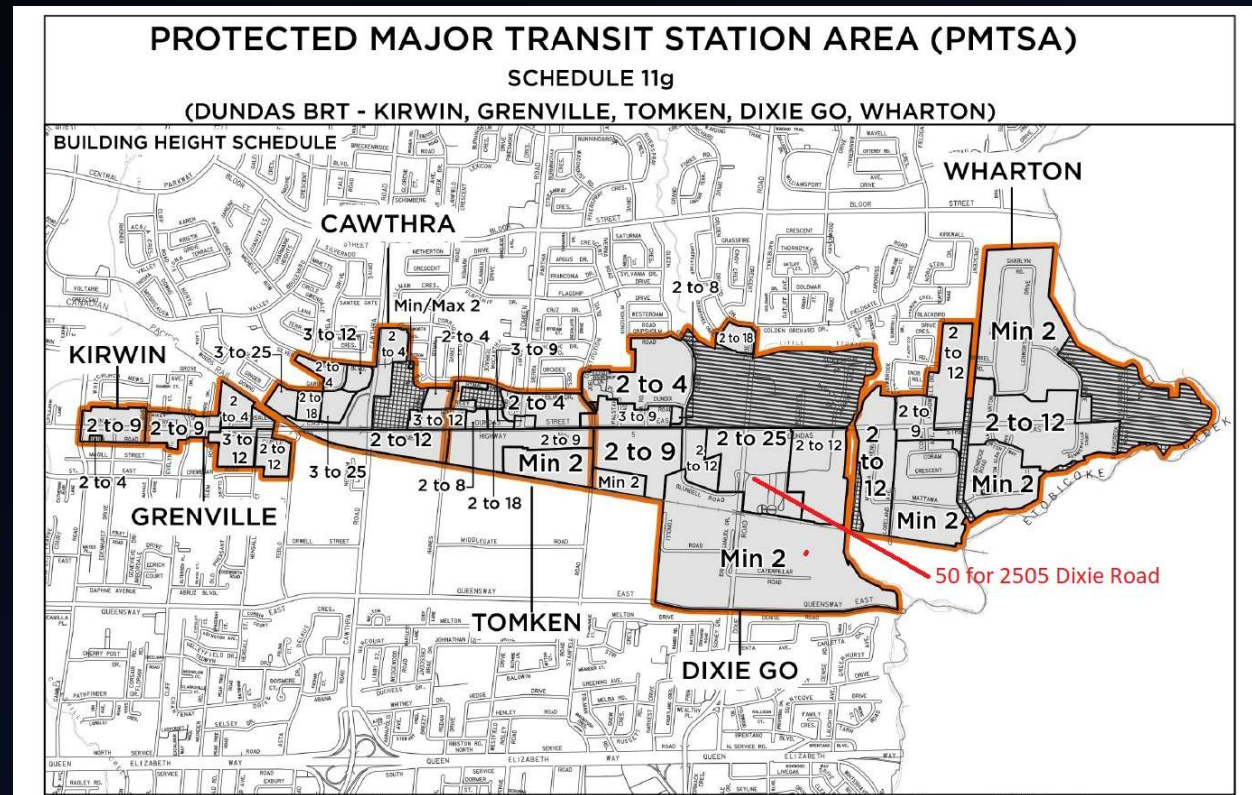
2505 Dixie Road



City of Mississauga Existing Official Plan Policy that Official Plan Amendment 144 would delete

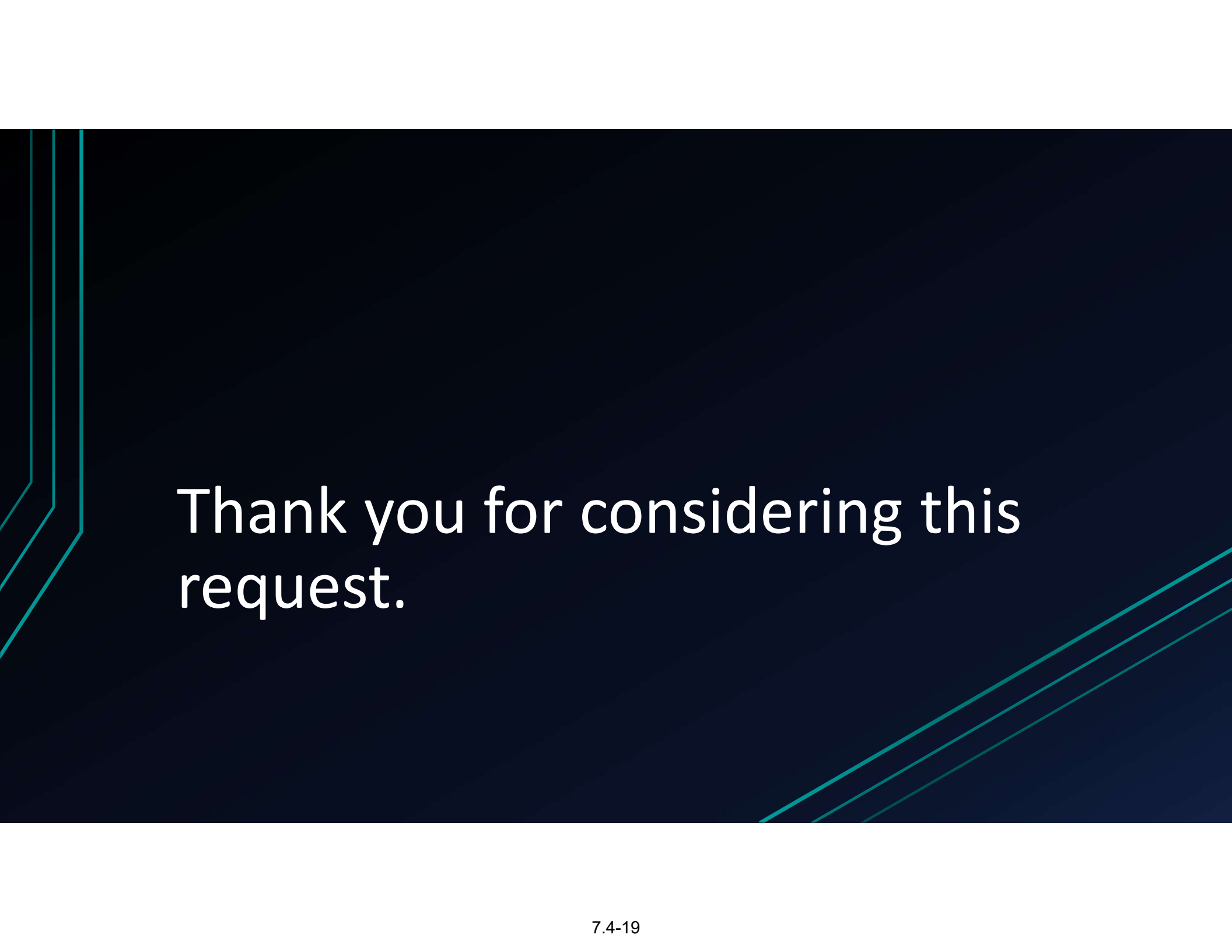
- “9.2.1.8 The preferred location for tall buildings is Major Transit Station Areas.”

Map Schedule C-7 in City of Mississauga Official Plan Amendment 144



Peel Region Council Request

- Direct Peel Region staff to modify City of Mississauga Official Plan Amendment 144:
 - so that the existing policy in Section 9.2.18 of the existing City of Mississauga Official Plan is not deleted; and
 - to change a map Schedule C-7 in this Amendment to permit a maximum building height of 50 storeys at 2505 Dixie Road and within the Metrolinx parking lot associated with the Dixie Go Train Station.
- Direct Peel Region staff to modify the policy in section 5.4.17 in City of Mississauga Official Plan Amendment 142 to permit a maximum building height of 50 storeys within the corridor.



Thank you for considering this
request.