

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: <a href="mailto:council@peelregion.ca">council@peelregion.ca</a>	
MEETING DATE YYYY/MM/DD 2023/02/09	MEETING NAME Regional Council		
DATE SUBMITTED YYYY/MM/DD 2023/02/03			
NAME OF INDIVIDUAL(S) Mr. John Lohmus			
POSITION(S)/TITLE(S) Director			
NAME OF ORGANIZATION(S) Plan Logic Consulting Inc.			
E-MAIL johnlohmus@outlook.com		TELEPHONE NUMBER 6472737454	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 Association concerns regarding Official Plan Amendment 142 and 144			
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Attached			
<p><b>Note:</b> 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.</p> <p>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.</p> <p>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.</p> <p><b>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).</b> 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> <p style="text-align: center;"><b>Please save the form to your personal device, then complete and submit via email attachment to <a href="mailto:council@peelregion.ca">council@peelregion.ca</a></b></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](mailto:council@peelregion.ca)

Presenter  
John Lohmus MCIP RPP  
PLAN LOGIC CONSULTING INC.

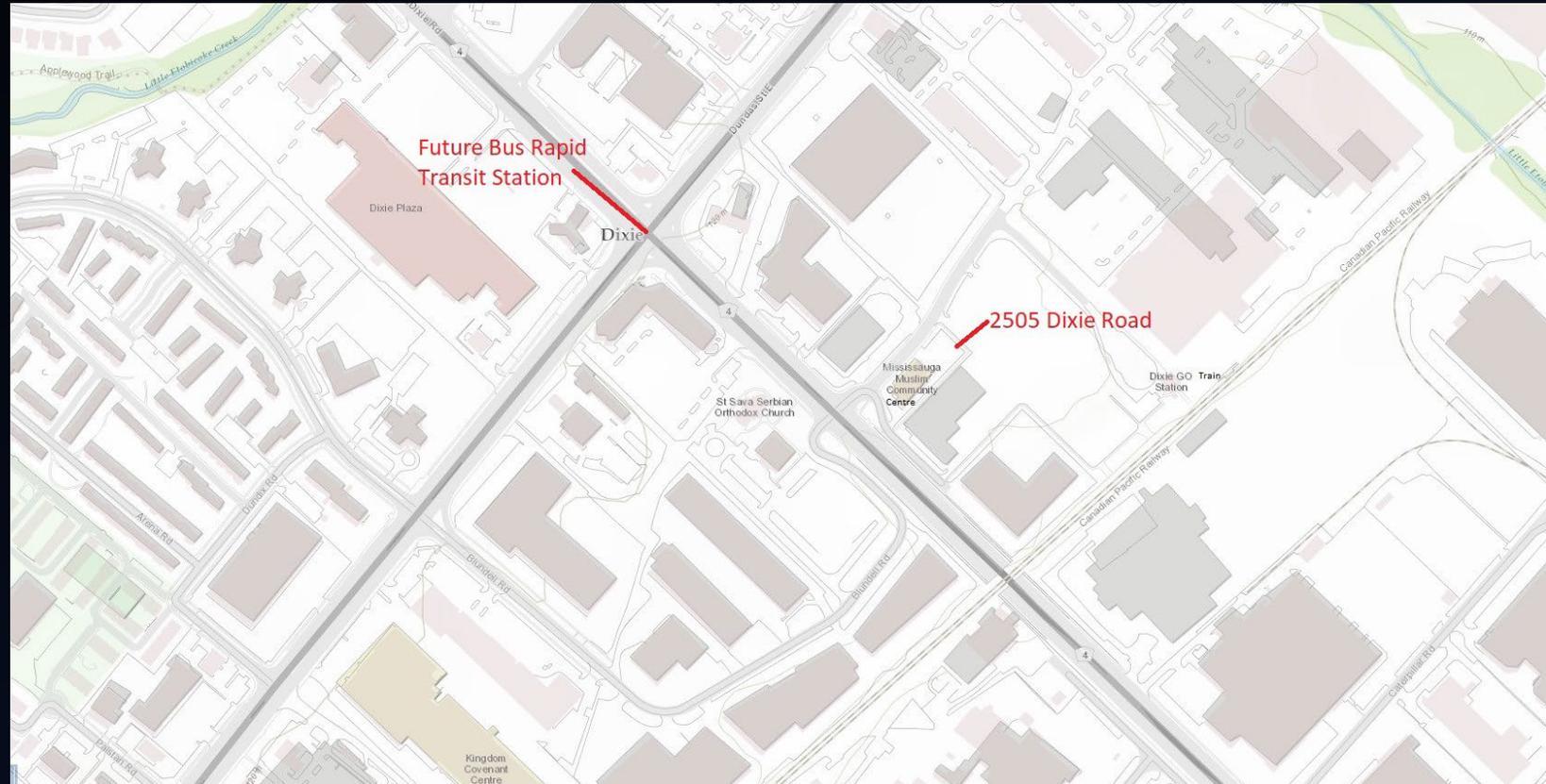
# Presentation content

- My Client & Location of 2505 Dixie Road site
- Reason for Presentation
- Ontario Minister of Municipal Affairs and Housing direction
- Mapping in Official Plan Amendment 144 not consistent with policy in Official Plan Amendment
- Peel Region of Council request

# Mississauga Muslim Community Centre

2505 DIXIE ROAD

# 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 delete section 5.4.17 of City of Mississauga Official Plan Amendment 142 because it is not consistent with the Ontario Minister of Municipal Affairs and Housing November 4, 2022 decision on the new Region of Peel Official Plan.

# Ontario Minister of Municipal Affairs and Housing modification to new Region of Peel Official Plan directs City of Mississauga to not include maximum height policies in the Official Plan

9. 5.6.19.10 a) is modified so that it reads:

the minimum density for each *Major Transit Station Area* as prescribed on Table 5, ~~maximum densities may also be established at the discretion of the local municipality;~~

10. Policy 5.6.19.10 e) is modified so that it reads:

the minimum height for land uses within the *Major Transit Station Area*, ~~maximum heights may be established at the discretion of the local municipality;~~

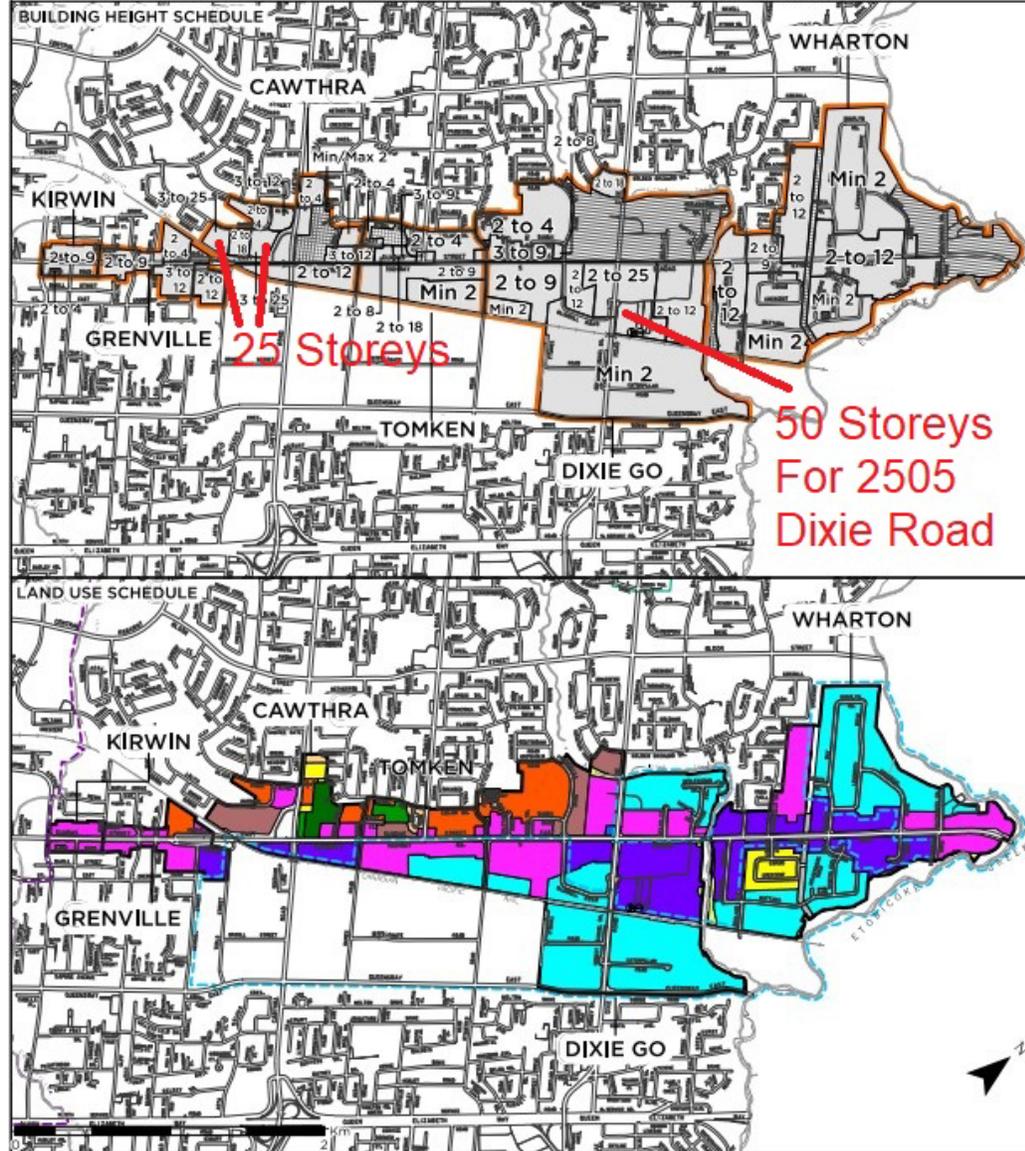
## The proposed policy in Section 14.3.4.1 of City of Mississauga Official Plan Amendment 142 states:

- “14.3.4.1 Buildings with the greatest heights will be located at the intersection of Dundas Street and Dixie Road as shown on Schedule 11: Protected Major Transit Station Areas.”
- This policy should be modified to delete the reference to “Protected” to implement the Ontario Minister of Municipal Affairs and Housing November 4, 2022 decision and direction to the City of Mississauga.

# PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11g

(DUNDAS BRT - KIRWIN, GRENVILLE, TOMKEN, DIXIE GO, WHARTON)



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



# The proposed policy in Section 5.4.17 of the City of Mississauga Official Plan Amendment is contrary to the Ontario Minister of Municipal Affairs and Housing's direction

2. Section 5.4, Corridors, of Mississauga Official Plan, is hereby amended by adding Policy 5.4.17 with a text box as follows:

5.4.17 Development will contribute to the creation of a predominantly mid-rise corridor, with maximum building heights of 12 storeys except in key locations where additional heights are permitted, up to a maximum of 25 storeys. Specific height requirements for the corridor are identified in the Major Transit Station Area Section of this Plan.

# 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.”

# 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 Schedule 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 delete the policy in section 5.4.17 in City of Mississauga Official Plan Amendment 142 as the Ontario Minister of Municipal Affairs and Housing directed in his November 4, 2022 decision

Thank you for considering this request.