

February 7, 2023

By Email to council@peelregion.ca

Regional Chair Nando Iannicca and Council Members
Region of Peel Council
10 Peel Centre Drive
Brampton, ON L6T 4B91

Attention: Katherine Lockyer
Regional Clerk

Dear Mr. Chair and Members of Council:

**Re: Mississauga Official Plan Amendment 144,
1041 and 1407 Lakeshore Road East**

We are the planning agents for 1407 Lakeshore Developments Inc., the owners of the properties located at 1041 and 1407 Lakeshore Road East, Mississauga. We are writing to request a site-specific deferral of decision on Official Plan Amendment 144 (“OPA 144”) for these two properties.

Our client has active Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) applications proposing mixed-use, mid-rise development on each site, with buildings of 10 and 9 storeys for 1041 and 1407 Lakeshore Road East respectively. The applications also propose a land use redesignation to *Residential High Density*. The proposed land uses and built form will achieve compatibility with the existing and planned context, are appropriately scaled for this corridor and will be transit supportive. The combined OPA and ZBA applications were filed with all necessary supporting studies and documentation in April 2022, and the applications were deemed complete in May 2022. We have been working collaboratively with City of Mississauga Planning Staff, Urban Design, and Transportation staff, as well as other application review groups in advance of a second submission, and we are optimistic that a positive Staff recommendation report for City of Mississauga Council’s review will be issued in early Spring 2023.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

The PMTSA policies in OPA 144 – which were adopted by City of Mississauga and will be considered by Region of Peel Council after our client’s applications were submitted and deemed complete – would establish a height limit and land use framework that differs from our applications and in our opinion would not appropriately implement provincial, Regional and City policy objectives for housing, complete communities and supporting transit investments.

Our client has an active appeal of Mississauga Official Plan 131, which introduced built form and land use consideration for the Lakeview Local Area Plan. The height and land use provisions found on OPA 144 Schedule 11q (Lakefront Promenade, Dixie, Haig), are drawn directly from the height and land use policies of OPA 131. Through the OPA 131 appeal process, the City agreed to defer approval of that OPA for our client’s properties on a site-specific basis, pending settlement of the appeal.

The planning applications for 1041 and 1407 Lakeshore Rd E are protected by the Clergy principle of evaluating planning applications against the planning policy framework that was in force at the time of submission. We therefore consider that the policies of OPA 144 – including maximum height provisions and land uses – would not apply to our client’s properties. Nonetheless, **we believe it is appropriate to defer the decision of OPA 144 on a site-specific basis for the two sites.** This approach would be consistent with the approach agreed to with the City for OPA 131.

Based on the above, we respectfully request that the Region modify its OPA 144 Decision [as highlighted in grey] such that:

A. The proposed Official Plan Amendment No. 144 for the Corporation of the City of Mississauga, which was adopted by City Council by By-law 0215-2022, is hereby approved pursuant to Section 17 (34) of the Planning Act, subject to the modifications and “non-decision” deferral listed below. With respect to textual policy changes, additions are illustrated in **bold underline** and deletions in **~~bold strikethrough~~**.

1. Policy 5.7.2.1 is modified so that it reads:

The authorized uses of land are as identified by the land use designations shown on Schedule 11: Protected Major Transit Station Areas (including Schedules 11a to 11r), and referenced in Table 5-2: Protected Major Transit Station Areas. The associated land use permissions **and authorized uses of buildings or structures** are as per Part 3: Land Use Designations of this Plan, and applicable Local Area Plans, City Structure and Character Areas policies.

2. Policy 5.7.4.1 is modified so that it reads:

~~Minimum and maximum~~ **B**uilding heights for **lands within** Protected Major Transit Station Areas are shown on Schedule 11: Protected Major Transit Station

Areas (including Schedules 11a to 11r), and referenced in Table 5-2: Protected Major Transit Station Areas.

3. Schedules 11a to 11r, as adopted by the City of Mississauga, are deleted and replaced by Schedules 11a to 11r, attached hereto in Appendices 'A1' to 'A18'.

4. A Decision on OPA 144 is hereby deferred as it pertains to properties municipally known as 1041 and 1407 Lakeshore Road East.

We respectfully request that the Regional Clerk please provide this letter to members of Council prior to the meeting on Thursday, February 9.

Sincerely,

URBAN STRATEGIES INC.

Per:



Josh Neubauer MCIP, RPP
Partner

Cc: Client
Leo Longo, Aird & Berlis
Jason De Luca, Principal Planner, Region of Peel
David Ferro, Development Planner, City of Mississauga
Jason Bevan, Planning Strategies Director, City of Mississauga