



**THE COUNCIL OF
THE REGIONAL MUNICIPALITY OF PEEL
MINUTES**

February 9, 2023

Members Present: N.K. Brar
P. Brown
B. Butt*
B. Crombie
D. Damerla
S. Dasko
C. Early
C. Fonseca
A. Groves
P. Fortini
J. Horneck
N. Iannicca

D. Keenan
J. Kovac
M. Mahoney
M. Medeiros
M. Palleschi
C. Parrish
M. Reid
M. Russo
R. Santos
A. Tedjo
G.S. Toor
P. Vicente

Members Absent: S. McFadden* (Proxy B. Butt)

Staff Present: J. Baker, Chief Administrative Officer
G. Kent, Chief Financial Officer and
Commissioner of Corporate Services
P. Caza, Regional Solicitor
T. Buonpensiero, Acting Chief
Planner and Director of Planning and
Development Services
K. Dedman, Commissioner of Public
Works
S. Baird, Commissioner of Human
Services
N. Polsinelli, Commissioner of Health
Services

K. Bingham, Acting Medical Officer
of Health
A. Adams, Regional Clerk and
Director of Legislative Services
C. Thomson, Deputy Clerk and
Manager of Legislative Services
H. Gill, Legislative Technical Advisor
J. Jones, Legislative Specialist
S. MacGregor, Legislative Technical
Coordinator
A. Dhindsa, Legislative Assistant

1. CALL TO ORDER/ROLL CALL

Regional Chair Iannicca called the meeting of Regional Council to order at 9:32 a.m. in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton.

Councillor Kovac arrived at 9:36 a.m.

Councillor Crombie arrived at 9:41 a.m.

Councillor Toor arrived at 9:49 a.m.

2. INDIGENOUS LAND ACKNOWLEDGEMENT

Regional Chair Iannicca read an Indigenous Land Acknowledgement.

3. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

4. APPROVAL OF MINUTES

4.1 January 12, 2023 Regional Council meeting

Resolution Number 2023-47

Moved by Councillor Vicente

Seconded by Councillor Russo

That the minutes of the January 12, 2023 Regional Council meeting, be approved.

Carried

4.2 February 2, 2023 Regional Council Budget Meeting

Resolution Number 2023-48

Moved by Councillor Tedjo

Seconded by Councillor Medeiros

That the minutes of the February 2, 2023 Regional Council Budget meeting, be approved.

Carried

5. APPROVAL OF AGENDA

Resolution Number 2023-49

Moved by Councillor Fonseca

Seconded by Councillor Early

1. *That the agenda for the February 9, 2023 Regional Council meeting include a delegation from Matthew Helfand, Counsel, Aird and Berlis LLP, regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146, to be dealt with under Delegations - Item 7.8; and*
2. *That the agenda for the February 9, 2023 Regional Council meeting include the following communications, to be dealt with under Items Related to Planning and Growth Management:*
 - *A communication from Josh Neubauer, Partner, Urban Strategies Inc., on behalf of the 1407 Lakeshore Developments Inc., regarding City of Mississauga Major Transit Station Area Official Plan Amendment 144 related to properties located at 1041 and 1407 Lakeshore Road East, City of Mississauga - Item 14.16; and*

- *A communication from David Charezenko, Bousfields Inc., on behalf of White Elm Investments Ltd., regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143 and 144 related to properties located at 1450-1458 Dundas Street East, City of Mississauga – Item 14.17; and*
 - *A communication from Matthew Helfand, Aird and Berlis LLP, on behalf of Almega Management Inc., regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 related to properties located at 60 Dundas Street East, City of Mississauga – Item 14.18; and*
 - *A communication from Peter Gross, Lawyer, Gowling WLG (Canada), on behalf of the Ahmed Group, regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 related to properties located at 1000 and 1024 Dundas Street East, City of Mississauga – Item 14.19; and*
 - *A communication from Philip Stewart, Pound and Stewart Associates Limited, on behalf of Orlando Corporation, regarding City of Mississauga Major Transit Station Area Official Plan Amendments 143 and 144 related to properties located along the Hurontario Corridor, City of Mississauga – Item 14.20; and*
3. *That the agenda for the February 9, 2023 Regional Council meeting be approved, as amended.*

Carried

The agenda was further amended under Resolution 2023-92.

6. **CONSENT AGENDA**

Resolution Number 2023-50

Moved by Councillor Butt*

Seconded by Councillor Damerla

That the following matters listed on the February 9, 2023 Regional Council Agenda be approved under the Consent Agenda: Items 12.1, 13.2, 14.1 to 14.20 inclusive, 15.1, 16.1, 16.2, 18.1, 18.2, 20.2, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7 and 22.8.

Carried

RESOLUTIONS AS A RESULT OF THE CONSENT AGENDA

12. **COMMUNICATIONS**

12.1 Steve Clark, Minister of Municipal Affairs and Housing

Letter dated February 3, 2023, Advising of 2023-24 and 2024-25 Planned Funding Allocations for Provincially-Delivered Housing and Homelessness Prevention Programs (Receipt recommended)

Resolution Number 2023-51

Received

This item was dealt with under the Consent Agenda.

13. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT**13.2 Region of Peel Comments on the Greenbelt Amendments****Resolution Number 2023-52****Moved by Councillor Butt*****Seconded by Councillor Damerla**

1. *That the draft letter to the Minister of Municipal Affairs and Housing communicating the importance of permanently protecting the Greenbelt, attached as Appendix II to the report of the Commissioner of Public Works, listed on the February 9, 2023 Regional Council agenda titled “Region of Peel Comments on the Greenbelt Amendments” be endorsed, signed by the Chair and forwarded to the Minister; and*
2. *That a copy of the correspondence be forwarded to the Peel-area Members of Provincial Parliament, the City of Brampton, the Town of Caledon and the City of Mississauga.*

Carried

This item was dealt with under the Consent Agenda.

14. COMMUNICATIONS**14.1 Steve Clark, Minister of Municipal Affairs and Housing**

Letter dated January 24, 2023, Regarding the Streamline Development Approval Fund Project Completion Deadline Extension from February 28, 2023 to November 1, 2023 (Receipt recommended)

Resolution Number 2023-53**Received**

This item was dealt with under the Consent Agenda.

14.2 Rodney Gill, Goodmans LLP

Letter dated February 5, 2023, Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146: Regional Staff Review and Recommendations Related to the Properties Owned by MPCT DIF 70 Park Street East LP, by its general partner MPCT DIF70 Park Street East GP Inc., on behalf of 70 Park Street East Inc. (Receipt recommended) (Related to 13.1)

Resolution Number 2023-54**Received**

This item was dealt with under the Consent Agenda.

14.3 Max Laksin, Goodmans LLP, on behalf of the Dundas Landowners' Association

Letter dated February 6, 2023, Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143 and 144 (Receipt recommended) (Related to 7.5 and 13.1)

Resolution Number 2023-55

Received

This item was dealt with under the Consent Agenda.

14.4 Calvin Lantz, Stikeman Elliott, on behalf of the BET Realty Limited and 3420 Hurontario Street Incorporated

Letter dated February 6, 2023, Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143 and 144 (Receipt recommended) (Related to 13.1)

Resolution Number 2023-56

Received

This item was dealt with under the Consent Agenda.

14.5 Rodney Gill, Goodmans LLP, on behalf of CRW 1 LP and CRW 2 LP

Letter dated February 6, 2023, Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146: Regional Staff Review and Recommendations Related to the Properties Located at 2077-2105 Royal Windsor Drive, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-57

Received

This item was dealt with under the Consent Agenda.

14.6 David Bronskill, Goodmans LLP

Letter dated February 6, 2023, Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146: Regional Staff Review and Recommendations Related to the Properties Located at 1535 Dundas Street East, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-58

Received

This item was dealt with under the Consent Agenda.

14.7 Jason Park, Kagan Shastri DeMelo Winer Park LLP, on behalf of Augend 189 Dundas West Village Properties Ltd.

Letter dated February 6, 2023, Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146: Regional Staff Review and Recommendations Related to the Properties Located at 189 Dundas Street West and 3061 Parkerhill Road, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-59

Received

This item was dealt with under the Consent Agenda.

14.8 Sarah Clark, Associate, Glen Schnarr and Associates Inc., on behalf of Hurontario Centre Limited

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 143 and 144 Related to Properties Located at 5025, 5027, 5029, 5031, 5033 and 5035 Hurontario Street, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-60

Received

This item was dealt with under the Consent Agenda.

14.9 Sarah Clark, Associate, Glen Schnarr and Associates Inc.

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 143 and 144 Related to Properties Located at 1425 Dundas Street East, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-61

Received

This item was dealt with under the Consent Agenda.

14.10 Glen Broll, Managing Partner, Glen Schnarr and Associates Inc., on behalf of Lakeview Community Partners Inc.

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 143 and 144 Related to Properties Located at 1082 Lakeshore Road East and 800 and 985 Hydro Road, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-62

ReceivedThis item was dealt with under the Consent Agenda.**14.11 Glen Broll, Managing Partner, and Stephanie Matveeva, Associate, Glen Schnarr and Associates Inc., on behalf of Equity Three Holdings Inc.**

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 Related to Properties Located at 3085 Hurontario Street, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-63ReceivedThis item was dealt with under the Consent Agenda.**14.12 Rob MacFarlane, Senior Associate, Zelinka Priamo Ltd.**

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142 and 144 Related to Properties in Various Locations in the City of Mississauga Owned by Choice Properties REIT (Receipt recommended) (Related to 13.1)

Resolution Number 2023-64ReceivedThis item was dealt with under the Consent Agenda.**14.13 Glen Broll, Managing Partner, Glen Schnarr and Associates Inc., on behalf of 33HC TAS LP; 33HC Corp.; 3168HSLP and 3168HS Corp.**

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 Related to Properties Located at 25 Hillcrest Avenue and 3154 Hurontario Street, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-65ReceivedThis item was dealt with under the Consent Agenda.**14.14 Jim Levac, Partner, Glen Schnarr and Associates Inc., on behalf of Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, Tobdele Investments Limited, Richco Investments Limited and Lynrob Investments Limited**

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 Related to

Properties Located at 1225 Dundas Street East, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-66

Received

This item was dealt with under the Consent Agenda.

14.15 John Lohmus, Director, Plan Logic Consulting Inc., on behalf of the Mississauga Muslim Community Centre

Letter dated February 6, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142 and 144 Related to Properties Located at 2505 Dixie Road, City of Mississauga (Receipt recommended) (Related to 7.4 and 13.1)

Resolution Number 2023-67

Received

This item was dealt with under the Consent Agenda.

14.16 Josh Neubauer, Partner, Urban Strategies Inc., on behalf of the 1407 Lakeshore Developments Inc.

Letter dated February 7, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendment 144 Related to Properties Located at 1041 and 1407 Lakeshore Road East, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-68

Received

This item was dealt with under the Consent Agenda.

14.17 David Charezenko, Bousfields Inc., on behalf of White Elm Investments Ltd.

Letter dated February 7, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143 and 144 Related to Properties Located at 1450-1458 Dundas Street East, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-69

Received

This item was dealt with under the Consent Agenda.

14.18 Matthew Helfand, Aird and Berlis LLP, on behalf of Almega Management Inc.

Letter dated February 7, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 Related to Properties Located at 60 Dundas Street East, City of Mississauga (Receipt recommended) (Related to 7.8 and 13.1)

Resolution Number 2023-70

Received

This item was dealt with under the Consent Agenda.

14.19 Peter Gross, Lawyer, Gowling WLG (Canada), on behalf of the Ahmed Group

Letter dated February 7, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 Related to Properties Located at 1000 and 1024 Dundas Street East, City of Mississauga (Receipt recommended)

Resolution Number 2023-71

Received

This item was dealt with under the Consent Agenda.

14.20 Philip Stewart, Pound and Stewart Associates Limited, on behalf of Orlando Corporation

Letter dated February 7, 2023, Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 143 and 144 Related to Properties Located along the Hurontario Corridor, City of Mississauga (Receipt recommended) (Related to 13.1)

Resolution Number 2023-72

Received

This item was dealt with under the Consent Agenda.

15. ITEMS RELATED TO CORPORATE SERVICES

15.1 Engineering Services for HVAC and Carbon Reduction Improvements at Tall Pines Long Term Care Facility - Document 2020-688P - City of Brampton, Ward 9

Resolution Number 2023-73

Moved by Councillor Butt*

Seconded by Councillor Damerla

That the contract (Document 2020-688P) for engineering services for various projects in the Region of Peel awarded to WSP Canada Inc. be amended in the estimated amount of \$300,000 (excluding applicable taxes), under Capital

Project 22-5406 (\$6,543,243.38) for a revised contract total of \$6,843,243.38 pursuant to Procurement By-law 30-2018, as amended.

Carried

This item was dealt with under the Consent Agenda.

16. COMMUNICATIONS

16.1 Peter Fay, City Clerk, City of Brampton

Letter dated November 16, 2022 regarding the Appointment of Additional Regional Councillors and Alternate Regional Councillor for the 2022-2026 Term of Council (Receipt recommended)

Resolution Number 2023-74

Received

This item was dealt with under the Consent Agenda.

16.2 Laura Hall, Director Corporate Services and Town Clerk, Town of Caledon

Letter dated December 15, 2022 regarding the Appointment of an Alternate Member to Regional Council and Council Committees (Receipt recommended)

Resolution Number 2023-75

Received

This item was dealt with under the Consent Agenda.

18. COMMUNICATIONS

18.1 Great Lakes and St. Lawrence Cities Initiative

Email dated January 13, 2023, Regarding the Great Lakes and St. Lawrence Cities Initiative's \$1 Billion Booster for Freshwater Health Campaign (Receipt recommended)

Resolution Number 2023-76

Received

This item was dealt with under the Consent Agenda.

18.2 Caroline Mulroney, Minister of Transportation

Letter dated February 1, 2023, Regarding the Goals of the Ministry of Transportation to Build Essential Infrastructure, Enhance Transportation and Transit Systems, and Improve Road Safety in Ontario (Receipt recommended)

Resolution Number 2023-77

ReceivedThis item was dealt with under the Consent Agenda.**20. NOTICE OF MOTION/MOTION****20.2 Motion Regarding Councillor Mahoney's Resignation and Councillor Kovac's Appointment to the Diversity, Equity, and Anti-Racism Committee****Resolution Number 2023-78****Moved by** Councillor Butt***Seconded by** Councillor Damerla

1. *That the resignation of Councillor Mahoney from the Diversity, Equity, and Anti-Racism Committee be received; and*
2. *That Councillor Kovac be appointed to the Diversity, Equity, and Anti-Racism Committee for a term ending upon the dissolution of the Committee or at the end of the Term of Council (November 14, 2026) whichever comes first; or until a successor is appointed by Regional Council.*

CarriedThis item was dealt with under the Consent Agenda.**AGENDA ITEMS SUBJECT TO DISCUSSION AND DEBATE**Item 7.2 was dealt with.**7. DELEGATIONS****7.2 Carry-Ann Campbell, Manager, Sexual Assault Rape Crisis Centre of Peel (Hope 24/7)**

Presenting Feminist Collective Research

Resolution Number 2023-79Received

Carry-Ann Campbell, Manager, Sexual Assault Rape Crisis Centre of Peel (Hope 24/7), provided an overview of Hope 24/7 and the Feminist Collective Community Based Research Initiative including reasons the work is important; how the organization is working with community and partner organizations; an overview of the organization's community based participatory research; the collective objective of the research project; and desired deliverables.

7.1 Peter Gross, Lawyer, Gowling WLG (Canada), on behalf of A. Frank Merulla and 590816 Ontario Inc.

Regarding the City of Mississauga Official Plan Amendment Numbers 142, 143 and 144
(Related to 13.1)

Resolution Number 2023-80

Received

At the request of the Regional Chair, the Commissioner of Public Works provided an overview of the role of Regional Council regarding item 13.1 listed on the February 9, 2023 Regional Council agenda. The Commissioner stated that recent changes to the *Planning Act* requires the Region of Peel to be the approval authority for local municipal Official Plan Amendments that include policies related to land uses and minimum densities in the protected Major Transit Station Areas (MTSAs), to ensure conformity with the Regional Official Plan (ROP) and consistency with the Provincial Policy and Plans. She stated that following a detailed technical review, staff are satisfied that the Mississauga Official Plan Amendments, with minor modifications as outlined in the subject report, conform to the ROP and meet the minimum densities for the protected MTSAs. She noted that requests to modify the Mississauga Official Plan Amendments regarding limits on maximum heights and changes to land uses designations are local municipal planning decisions.

Peter Gross, Lawyer, Gowling WLG (Canada), on behalf of A. Frank Merulla and 590816 Ontario Inc., provided an overview of lands owned by his client and expressed concerns regarding City of Mississauga Official Plan Amendments 142, 143 and 144. The delegate provided an overview of his clients request for modifications to the Major Transit Station Area Official Plan Amendments.

Members of Regional Council discussed and asked questions regarding the location of a portion of the subject lands in a flood plain with a G zoning; the availability of an appeal process; and which jurisdiction, local or regional, has authority to approve the City of Mississauga Official Plan Amendments.

7.3 Peter Gross, Lawyer, Gowling WLG (Canada), on behalf of the Ahmed Group

Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments
(Related to 13.1 and 14.19)

Resolution Number 2023-81

Received

Peter Gross, Lawyer, Gowling WLG (Canada), on behalf of the Ahmed Group, provided an overview of lands owned by his client and expressed concerns regarding the City of Mississauga Official Plan Amendments. The delegate noted direction from the Minister of Municipal Affairs and Housing to remove maximum height limits within Major Transit Station Areas (MTSAs); the provincial mandate for 120,000 new homes in Mississauga; and the role of the Region of Peel to compare and test conformity to the Region of Peel Official Plan (ROP).

In response to comments regarding conformity to the ROP and timelines, Tara Buonpensiero, Acting Chief Planner and Director of Planning and Development Services, advised that the ROP was adopted in April, 2022, approved by the Province of Ontario in November, 2022 and that the City of Mississauga Official Plan amendments were approved in August, 2022 after adoption of the ROP. The staff report listed as item 13.1 on the February 9, 2023 Council agenda states that there is conformity with the City's amendments and the ROP.

7.4 John Lohmus, Director, Plan Logic Consulting Inc.

Presenting the Concerns of the Mississauga Muslim Community Association Regarding the City of Mississauga Official Plan Amendments 142 and 144 (Related to 13.1 and 14.25)

Resolution Number 2023-82

Received

John Lohmus, Director, Plan Logic Consulting Inc., on behalf of the Mississauga Muslim Community Association, provided an overview of lands owned by his client and expressed concerns regarding City of Mississauga Official Plan Amendments (OPAs) 142 and 144. He provided an overview of the Minister of Municipal Affairs and Housing's modification to the new ROP regarding the removal of a local municipality's authority to set maximum height limitations within MTSAs. He stated his client's request that Region of Peel staff modify the City's OPAs to comply with the provincial mandate.

Members of Regional Council discussed and asked questions regarding intensification currently approved within the Dundas corridor; the potential inability to provide infrastructure to handle the proposed number of units; and which jurisdiction, local or regional, has authority to make the changes requested by the delegate.

In response to a question regarding the province's revisions to the ROP, the Regional Solicitor advised it is staff's opinion that the provisions deleted from the ROP do not have the effect of prohibiting maximum heights from being established. The result of the change is that the ROP is silent on the issue. The Planning Act contemplates the ability to implement maximum height restrictions in MTSAs and indicates that such policies are non-appealable. The legislation therefore contemplates that maximum height restrictions could exist.

7.5 Stephen Sparling, President, Dundas Landowners' Association

Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146: Regional Staff Review and Recommendations (Related to 13.1 and 14.3)

Resolution Number 2023-83

Received

Stephen Sparling, President, Dundas Landowners' Association, expressed concerns regarding the City of Mississauga Official Plan Amendments (OPAs)

regarding height restrictions and density issues and stated that the Dundas Landowners' Association believes the Dundas corridor is the appropriate place for the proposed development. The delegate noted the OPAs' conflict with comments and direction from the Minister of Municipal Affairs and Housing in November 2022. He requested that the OPAs be referred back to the City of Mississauga for further review.

7.6 Glen Broll, Managing Partner, Glen Schnarr and Associates Inc., on behalf of Lakeview Community Partners Inc.

Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 143 and 144 (Related to 13.1 and 14.20)

Resolution Number 2023-84

Received

Glen Broll, Managing Partner, Glen Schnarr and Associates Inc., on behalf of Lakeview Community Partners Inc., provided an overview of lands owned by his client and expressed concern that specific maximum height limitations and densities established within the protected Major Transit Station Area policies are not appealable (except by the province) as indicated in section 9 of the staff report listed as item 13.1 on the Regional Council agenda. Any requests for appeal must first be approved by resolution of City Council and there is no process to appeal a resolution. The delegate stated that his client does not require unlimited height, however, is requesting the right to apply for height amendments and that language be added to the Official Plan to provide an appeal process.

Members of Regional Council discussed and asked questions regarding the collaborative work completed by the City of Mississauga Master Plan Committee; and development of the Ontario-wide appeal process by the provincial government.

7.7 Jim Levac, Partner, Glen Schnarr and Associates Inc., on behalf of the Owners of 3420 and 3442 Hurontario Street, City of Mississauga

Regarding the City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146 (Related to 13.1 and 14.8)

Resolution Number 2023-85

Received

Jim Levac, Partner, Glen Schnarr and Associates Inc., on behalf of the Owners of 3420 and 3442 Hurontario Street, City of Mississauga, provided an overview of lands owned by his client and stated that an application filed on the lands to permit two towers up to maximum height of 36 stories was approved by mediation with an agreement for a maximum height of 33 stories. Mississauga City Council adopted a resolution to approve that settlement. The staff report listed as item 13.1 on the Council agenda was finalized prior to that settlement. The delegate requested that the subject report be amended to acknowledge the settlement before the final OPA 143, 144 and 146 documents are approved.

Councillor Damerla advised that this is a housekeeping amendment that would be addressed by the City of Mississauga through a planning process which includes the requirement for a community meeting.

7.8 Matthew Helfand, Counsel, Aird and Berlis LLP

Regarding City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146 (Related to 13.1 and 14.18)

Resolution Number 2023-86

Received

Matthew Helfand, Counsel, Aird and Berlis LLP, on behalf of Almega Asset Management Inc., provided an overview of lands owned by his client. The delegate stated his interpretation of the provincial Minister's modification to the Regional Official Plan (ROP), Sections 5.6, .9, and .10 e., to mean that local municipalities do not have the authority to prescribe maximum building heights within Major Transit Station Areas. He stated his opinion that the *Planning Act* requires that Regional Council determine if the City of Mississauga Official Plan Amendments conform with the ROP. The delegate advised that his client is not advocating for no height limitations, however they request that the prescribed maximum height limitations be removed as was intended by the Minister of Municipal Affairs and Housing, or that the matter be referred back to the City of Mississauga for review in light of the Minister's modification.

8. PRESENTATION OF STAFF REPORTS

Nil.

9. ITEMS RELATED TO HEALTH

Nil.

10. COMMUNICATIONS

Nil.

11. ITEMS RELATED TO HUMAN SERVICES

Nil.

13. ITEMS RELATED TO PLANNING AND GROWTH MANAGEMENT

Chaired by Vice-Chair Councillor M. Russo

13.1 City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146: Regional Staff Review and Recommendations

(Related to 7.1, 7.3 to 7.8 inclusive and 14.2 to 14.21 inclusive)

Resolution Number 2023-87

Moved by Councillor Butt*

Seconded by Councillor Parrish

That consideration of City of Mississauga Official Plan Amendments 142, 143, 144 and 146, which were adopted by City Council on August 10, 2022 (the "OPA"s) be deferred to the February 23, 2023 Regional Council meeting.

In Favour (13): Councillor Brar, Councillor Brown, Councillor Butt*, Councillor Groves, Councillor Fortini, Councillor Keenan, Councillor McFadden* (Proxy B. Butt), Councillor Medeiros, Councillor Parrish, Councillor Russo, Councillor Santos, Councillor Toor, and Councillor Vicente

Opposed (10): Councillor Crombie, Councillor Damerla, Councillor Dasko, Councillor Fonseca, Councillor Horneck, Councillor Kovac, Councillor Mahoney, Councillor Palleschi, Councillor Reid, and Councillor Tedjo

Abstain (1): Councillor Early

Carried

Councillor Butt made a motion that the matter be deferred for two weeks to provide the City of Mississauga Planning and Development Committee an opportunity to review and discuss information related to Bill 23 and the directive from the Minister of Municipal Affairs and Housing regarding amendments to the Region of Peel Official Plan.

In response to a request from Councillor Brown to amend the deferral to request that Regional Council consider how the OPAs align with servicing capacity, the Chief Administrative Officer clarified that a Servicing Capacity report is scheduled to be included in the February 23, 2023 Council agenda.

In response to a Point of Privilege from Councillor Crombie requesting that only Mississauga Regional Councillors be permitted to vote on the matter, the Region Clerk advised that the Procedure By-law permits all Members who are present and eligible, to vote.

14. COMMUNICATIONS

14.21 Steve Clark, Minister of Municipal Affairs and Housing

Letter dated February 9, 2023, Providing Clarification on the Maximum Height Limit within Certain Major Transit Station Areas (MTSA) Regarding City of Mississauga MTSA Official Plan Amendments 142, 143, 144 and 146 (Receipt recommended) (Related to 13.1)

This item was dealt with under Resolution Numbers 2023-92 and 2023-93.

17. ITEMS RELATED TO PUBLIC WORKS

Nil.

18. COMMUNICATIONS

18.3 Tonya Elmazi, President, Orchard Heights Homeowners' Association

Letter dated February 6, 2023, Expressing Support of Reducing Speed Limits on Dixie Road (Receipt recommended) (Related to 20.1)

Resolution Number 2023-88

Received

Councillor Dasko stated that items 18.3, 18.4 and 18.5 support the motion listed as item 20.1 on the February 9, 2023 Council agenda. Approval of the motion would support Vision Zero and improve community safety.

18.4 Jamie Pugh, President, Sherway Homeowner's and Recreation Association

Letter dated February 6, 2023, Expressing Support of Reducing Speed Limits on Dixie Road (Receipt recommended) (Related to 20.1)

Resolution Number 2023-89

Received

18.5 Michael Read, President of the Board of Directors, Fairways, Peel Condominium Corporation Number 199

Letter dated February 6, 2023, Expressing Support of Reducing Speed Limits on Dixie Road (Receipt recommended) (Related to 20.1)

Resolution Number 2023-90

Received

Item 20.1 was dealt with.

20. NOTICE OF MOTION/MOTION

20.1 Motion Regarding a Request for a Speed Limit Reduction on Dixie Road from Lakeshore Road to Queensway East, City of Mississauga, Ward 1

(Related to 18.3 to 18.5 inclusive)

Resolution Number 2023-91

Moved by Councillor Dasko

Seconded by Councillor Fonseca

Whereas the residential community activity along Dixie Road from Lakeshore Road to Queensway in the City of Mississauga has increased over the years;

And whereas, the number of cyclists along Dixie Road and the intersecting streets has also increased;

And whereas, a number of residents have raised concerns over vulnerable road users safety due to the traffic speed in this area with concerns escalating following a pedestrian fatality in 2020;

And whereas, reduced speeds can reduce the risk of serious injuries and fatalities in collisions;

And whereas, the posted speed limit on Dixie Road is currently set to 60 km/h between 260 meters north of Lakeshore Road East to 300 metres north of

Hickory Drive, as stipulated in the Region of Peel Traffic By-law 15-2013, as amended;

Therefore be it resolved:

1. *That the posted speed limit on Dixie Road between 260 meters north of Lakeshore Road East to Queensway be reduced from 60 km/h to 50 km/h effective immediately; and*
2. *That a by-law to amend the Region of Peel Traffic By-law to reflect the decision of Council on this matter be presented for enactment; and*
3. *That the Region of Peel coordinate with the Ministry of Transportation to install the required advance notification signs advising of the revised 50 km/h posted speed limit for motorists along Dixie Road, as required by the Highway Traffic Act; and*
4. *That a copy of the by-law be provided to the Peel Regional Police, the Ontario Provincial Police – Mississauga Detachment and the City of Mississauga.*

Carried

19. OTHER BUSINESS/COUNCILLOR ENQUIRIES

In response to a question from Councillor Brown regarding the content of the Servicing Report scheduled to come forward to the February 23, 2023 Regional Council meeting, the Chief Administrative Officer advised that the staff presentation will provide an overview of work in progress and indicate areas where servicing exists and where there is more capacity versus less or no capacity.

Councillor Brown requested a timeline on when staff could provide data regarding servicing numbers and investments needed to address the servicing capacity and required funding to build supportive infrastructure, in order to meet the provincial housing targets.

Councillor Parrish requested that the Ministry of Municipal Affairs and Housing be requested to send a representative to the February 23, 2023, Regional Council meeting to provide clarity on the issue of appeals related to the City of Mississauga Official Plan Amendments.

Councillor Fonseca requested that the February 23, 2023 Servicing Report include information regarding the cost of flood mitigation, adaptation and resilience infrastructure, and who would bear the cost.

Councillor Crombie advised that a letter was received from the Minister of Municipal Affairs and Housing at 11:18 a.m., February 9, 2023, regarding the removal of lower-tier municipalities' authority to set height restrictions in Major Transit Station Areas.

Item 14.21 was dealt with.

14. COMMUNICATIONS

14.21 Steve Clark, Minister of Municipal Affairs and Housing

Letter dated February 9, 2023, Providing Clarification on the Maximum Height Limit within Certain Major Transit Station Areas (MTSA) Regarding City of Mississauga MTSA Official Plan Amendments 142, 143, 144 and 146 (Receipt recommended) (Related to 13.1)

Resolution Number 2023-92 - Two-thirds Motion

Moved by Councillor Crombie
Seconded by Councillor Dasko

That, in accordance with section 4.1.2 of Procedure By-law 27-2022, as amended, the agenda for the February 9, 2023 Regional Council meeting be further amended by adding a communication item from Steve Clark, Minister of Municipal Affairs and Housing, providing clarification on the maximum height limit within certain Major Transit Station Areas, to be dealt with under Planning and Growth Management – Item 14.21.

Carried

Resolution Number 2023-93

Moved by Councillor Crombie
Seconded by Councillor Dasko

That the item listed as 14.21 on the February 9, 2023 Regional Council meeting, be deferred to the February 23, 2023 Regional Council meeting.

Carried

21. BY-LAWS

Nil.

22. CLOSED SESSION

22.1 January 12, 2023 Regional Council Closed Session Report

Resolution Number 2023-94

Received

This item was dealt with under the Consent Agenda.

22.2 January 26, 2023 Regional Council Budget Closed Session Report

Resolution Number 2023-95

Received

This item was dealt with under the Consent Agenda.

22.3 Appointment of Non-Elected Members to the Peel Agricultural Advisory Working Group for the 2022–2026 Term of Council

(Personal matters about an identifiable individual, including municipal or local board employees)

Resolution Number 2023-96

Moved by Councillor Butt

Seconded by Councillor Damerla

1. *That the non-elected member appointments to the Peel Agricultural Advisory Working Group (PAAWG) for a term ending November 14, 2026, or until their successors are appointed by Regional Council, be as follows:*
 - *Peel Federation of Agriculture*
 - *Tom Dolson*
 - *Dwight Matson*
 - *Peel Soil and Crop Improvement Association*
 - *Gary Mountain*
 - *Ed Russell*
 - *Peel Agricultural Society or other special agricultural interest group*
 - *Caledon Countryside Alliance - Karen Hutchinson, Executive Director*
 - *EcoSource – Britt McKee, Executive Director*
 - *Peel youth organization or an alternative representative of the agricultural community*
 - *Raphael Adegboye, P.Ag.*
 - *Citizens-at-large*
 - *Dr. Manjari Mehta*
 - *Mark Vanderwees*
 - *Brian Wannamaker; and*
2. *That the revised PAAWG Terms of Reference, attached as Appendix I to the Closed Session Report of the Commissioner of Public Works, listed on the February 9, 2023 Regional Council agenda titled “Appointment of Non-Elected Members to the Peel Agricultural Advisory Working Group for the 2022–2026 Term of Council”, be approved and become public upon adoption.*

Carried

This item was dealt with under the Consent Agenda.

22.4 Moving Forward with the Rapid Housing Initiative Phase III

(Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them)

Resolution Number 2023-97

Moved by Councillor Butt

Seconded by Councillor Damerla

That the recommendations contained within the confidential report listed as item 22.4 on the February 9, 2023 Regional Council agenda, be approved and voted upon in accordance with Section 239(6)(b) of the Municipal Act, 2001, as amended.

Carried

This item was dealt with under the Consent Agenda.

22.5 Mayfield Road Right of Way and Expropriation Proceedings (Mayfield Road) Widening – EXP-18075.01 from Airport Road to Coleraine Drive – City of Brampton, Ward 10 and Town of Caledon, Wards 3 and 5

(A proposed or pending acquisition or disposition of land by the municipality or local board; and, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)

Resolution Number 2023-98

Moved by Councillor Butt

Seconded by Councillor Damerla

1. *That The Regional Municipality of Peel enter into a Final Compensation Agreement, with Linior Da Enterprises Inc., as Owner, in accordance with the terms set out in the Closed Session report of the Regional Solicitor, listed on the February 9, 2023 Regional Council agenda titled “Mayfield Road Right of Way and Expropriation Proceedings (Mayfield Road) Widening – EXP-18075.01 from Airport Road to Coleraine Drive – City of Brampton, Ward 10 and Town of Caledon, Wards 3 and 5”, for the full and final settlement of, and the Owner providing a release of, all claims arising from the expropriation of the following lands:*
 - *Fee Simple interest in the lands described as Part of Lot 1, Concession 4, Town of Caledon (Geographic Township of Albion), Regional Municipality of Peel, designated as Parts 1, 2, 3 and 4 on Expropriation Plan PR3382094, being All of PIN 14349-0393 (LT); and*
2. *That the expenditure be financed from Capital Project 11-4075; and*
3. *That staff be authorized to settle, as against Linior Da Enterprises Inc., the civil legal action bearing court file number CV-17-2455 on the terms described in the closed session report of the Regional Solicitor titled “Mayfield Road Right of Way and Expropriation Proceedings (Mayfield Road) Widening – EXP-18075.01 from Airport Road to Coleraine Drive – City of Brampton, Ward 10 and Town of Caledon, Wards 3 and 5”; and*

4. *That the documents required to effect the settlement be executed by the Region's duly authorized signing officers.*

Carried

This item was dealt with under the Consent Agenda.

22.6 Proposed Property Acquisition – Intersection Improvements at Airport Road and Williams Parkway – PF-15069.03 – City of Brampton, Ward 8

(A proposed or pending acquisition or disposition of land by the municipality or local board)

Resolution Number 2023-99

Moved by Councillor Butt

Seconded by Councillor Damerla

1. *That The Regional Municipality of Peel, as Purchaser, enter into an Agreement of Purchase and Sale with Pala Holdings Limited, as Vendor, in accordance with the terms set out in the Closed Session report of the Chief Financial Officer and Commissioner of Corporate Services, listed on the February 9, 2023 Regional Council agenda titled "Proposed Property Acquisition – Intersection Improvements at Airport Road and Williams Parkway – PF-15069.03 – City of Brampton, Ward 8", and on legal terms satisfactory to the Regional Solicitor, for the purchase of:*
 - *A fee simple interest in the lands described as Part of Block 1 on Registered Plan 43M-468 and Part of Block 8 on Registered Plan 43M-469, City of Brampton, Regional Municipality of Peel designated as Parts 10, 11, 16, 17, 18, 20, 21, 22, 25, 26, 27, 29 and 31 on Reference Plan 43R-40623;*
 - *A permanent hydro easement interest in the lands described as Part of Block 1 on Registered Plan 43M-468 and Part of Block 8 on Registered Plan 43M-469, City of Brampton, Regional Municipality of Peel, designated as Parts 12, 13, 23, 24 and 30 on Reference Plan 43R-40623;*
 - *A permanent aerial easement interest in the lands described as Part of Block 8 on Registered Plan 43M-469, City of Brampton, Regional Municipality of Peel, designated as Parts 8, 9, 14 and 15 on Reference Plan 43R-40623; and*
 - *A temporary working easement interest in the lands described as Part of Block 1 on Registered Plan 43M-468 and Part of Block 8 on Registered Plan 43M-469, City of Brampton, Regional Municipality of Peel, designated as Parts 9, 12, 15, 19, 23 and 28 on Reference Plan 43R-40623; and*
2. *That the Regional Solicitor be authorized to complete the transaction, including the execution of all documents, Affidavits, Statutory Declarations and Undertakings required or appropriate for that purpose; and*

3. *That the expenditure be financed from Capital Project 09-4245.*

Carried

This item was dealt with under the Consent Agenda.

22.7 Cawthra Sanitary Trunk Sewer

(Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)

Resolution Number 2023-100

Moved by Councillor Butt

Seconded by Councillor Damerla

That the Contract (Document 2019-125T) for the Construction of Sanitary Sewer and Watermain on Cawthra Road, Phase 2, City of Mississauga, awarded to Technicore Underground Inc., be extended in the amount of \$9,000,000.00 (excluding applicable taxes), for a total commitment of \$41,684,598.95 (excluding applicable taxes), in accordance with Procurement By-law 30-2018, as amended.

Carried

This item was dealt with under the Consent Agenda.

22.8 Appointment of an Acting Medical Officer of Health

(Personal matters about an identifiable individual, including municipal or local board employees)

Resolution Number 2023-101

Moved by Councillor Butt

Seconded by Councillor Mahoney

That Dr. Nick Brandon be appointed to the role of Acting Medical Officer of Health, effective February 10, 2023, until such time as a new Medical Officer of Health for the Region of Peel has successfully been recruited.

Carried

This item was dealt with under the Consent Agenda.

23. BY-LAWS RELATING TO CLOSED SESSION

Nil.

24. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL

Resolution Number 2023-102

Moved by Councillor Brar

Seconded by Councillor Fonseca

That By-law 9-2023 to confirm the proceedings of Regional Council at its meeting held on February 9, 2023, and to authorize the execution of documents in accordance with the Region of Peel by-laws relating thereto, be given the required number of readings, taken as read, signed by the Regional Chair and the Regional Clerk, and the Corporate Seal be affixed thereto.

Carried

25. ADJOURNMENT

The meeting adjourned at 12:00 p.m.

Regional Clerk

Regional Chair