

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 2023/02/23	MEETING NAME Regional Council		
DATE SUBMITTED YYYY/MM/DD 2023/02/17			
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 (647) 273-7454	EXTENSION	
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS 316 Willa Road, Mississauga, Ontario L4G 2G9			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Item 15.1 City of Mississauga Official Plan Amendments for Major Transit Station Areas			
A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input checked="" 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 checked="" 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.			
Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca			

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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Presenter

John Lohmus, MCIP, RPP

PLAN LOGIC CONSULTING INC.

Presentation Content

- My client & location of 2505 Dixie Road site;
- Reason for Presentation; and
- Ontario Minister of Municipal Affairs and Housing direction.

Mississauga Muslim Community Centre

2505 DIXIE ROAD, MISSISSAUGA



2505 Dixie Road



Reason for Presentation

- Peel Region must respond to the Minister's February 9, 2023 letter to Region of Peel Council.
- Mississauga city staff's report confirms that Mississauga City Council resolutions regarding protected MTSA policies cannot be appealed to the Ontario Land Tribunal.
- To identify requested changes to Mississauga Official Plan Amendment policies for Major Transit Station Areas.



234-2023-882

February 9, 2023

Nando Iannicca
Regional Chair and CEO
Regional Municipality of Peel
nando.iannicca@peelregion.ca

Dear Regional Chair Iannicca:

This information is provided for members of Peel Regional Council in advance of its consideration of Official Plan Amendments 142, 143, 144 and 146 at the Peel Region Council meeting on February 9, 2023, at 9:30 a.m. These Official Plan Amendments are amendments to the City of Mississauga Official Plan.

On November 4, 2022, I approved the new Official Plan of the Region of Peel.

Section 5.6.19.10 of the Region of Peel Official Plan, as modified, removes the discretion of lower-tier municipalities to set maximum heights within Major Transit Station Areas. The intent of this modification is to ensure that transit supportive outcomes are achieved, and that adequate housing supply is brought forward faster.

While the new Region of Peel Official Plan is clear, Ministry staff understand that Mississauga OPAs 142, 143, 144 and 146, contain provisions that purport to set a maximum height limit within certain Major Transit Station Areas

As a result, any endorsement by Regional Council of these provisions is contrary to the modifications made to Section 5.6.19.10 of the legally in-effect Regional Official Plan.

Thank you for your attention on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark".

Steve Clark
Minister

- c. Councillor Stephen Dasko – Ward 1 stephen.dasko@mississauga.ca
Mayor Bonnie Crombie, City of Mississauga Mayor@Mississauga.ca
Tara Buonpensiero, Acting Chief Planner Peel Region
Tara.Buonpensiero@peelregion.ca

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Minister's Letter to Regional Council also states:

As a result, any endorsement by Regional Council of these provisions is contrary to the modifications made to Section 5.6.19.10 of the legally in-effect Regional Official Plan.

Mississauga Planning & Development Committee on February 13, 2023

- The City staff report states that there is no appeal of Mississauga City Council resolutions with respect to development applications within Major Transit Station Areas to the Ontario Land Tribunal.
- The City Staff report was removed from the agenda and was not considered by the Committee.
- All public delegations were cancelled.
- Given City of Mississauga land use planning staff's position it is inappropriate to include maximum building height policies in the Official Plan for lands within Major Transit Station Areas.

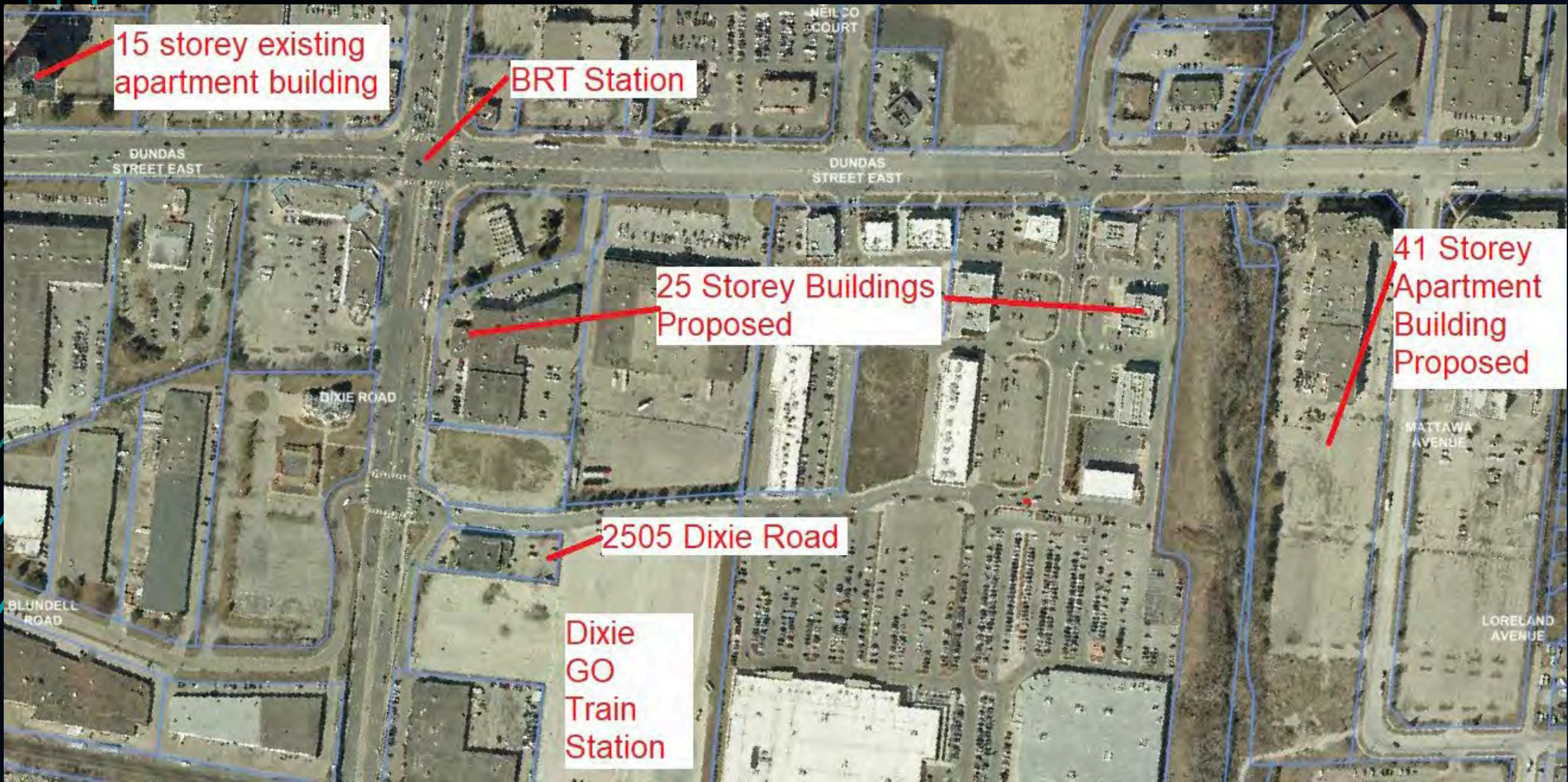


The City of Mississauga Existing Official Plan Policy that Official Plan Amendment 144 would delete

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



**Tallest building height along Dundas Street East
should be closest to the existing Dixie GO Train Station**



Requested changes to the MTSA OPAs

- My client is requesting Peel Regional Council to send the City of Mississauga OPAs back to the City for further consultation.
- Alternatively, to direct Regional Staff to modify Mississauga OPA 144 to:
 - maintain an existing tall building policy in MTSA's; and
 - to remove maximum building heights restrictions to permit 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 BRT service
- My client is also requesting Regional Council to direct regional staff to delete Section 5.4.17 of Mississauga OPA 142 because it is not consistent with the Minister's November 4, 2022 decision on the new Regional Official Plan.



My client is not asking for unlimited building heights!

Building height limits could be included within other
City of Mississauga planning instruments, just not
“Protected” MTSA OPAs!

Thank you for considering our
request.