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November 1, 2023
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October 31, 2023

The Honourable Paul Calandra
Minister of Municipal Affairs and Housing
777 Bay St.
Toronto, ON M7A 2J3

Bonnie Crombie, MBA, ICD.D
Mayor, City of Mississauga
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Dear Minister Calandra,

On behalf of the Council of the City of Mississauga, thank you for your review of Ministerial Zoning Orders (MZO) that were previously issued by the Ministry of Municipal Affairs and Housing. MZOs can be a useful tool in the planning process, but only in cases where there is a clear public benefit, like long-term care and job creation, and only when used in collaboration with city council and planning staff.

Mississauga Council has previously supported MZO requests from applicants in instances where the use was appropriate and planning processing timelines were deemed to be the primary approval obstacle. In each circumstance, the MZO was specific to a single development and occurred prior to the start of the planning process.

These sites include:

- 2210 Speakman Drive - to support a long term care facility and hospice
- 6967 Maritz Drive - to support a film studio
- 100 Queensway West - to support the Trillium Hospital expansion
- 3058 Winston Churchill Blvd. - to support a long term care facility

The City of Mississauga is not supportive of the 3355 Hurontario Street MZO for several reasons. The subject property was designated Convenience Commercial and Motor Vehicle Commercial in the City's Official Plan. The City had not received a development application to permit higher density residential uses on this site. Therefore, it is our opinion that the MZO to permit a 50 storey residential building was premature.

Furthermore, the MZO request was submitted with minimal time for City staff to respond, being circulated to our Planning and Building department on Monday, May 8th, 2023 and notification of the issuance of the MZO on Friday, May 12th, 2023. The final orders were posted May 15th, 2023.

REFERRAL TO _____
 RECOMMENDED _____
 DIRECTION REQUIRED _____
 RECEIPT RECOMMENDED _____

For these reasons, the City of Mississauga respectfully requests that you review the MZO for 3355 Hurontario Street. We ask that you consider rescinding the order in its entirety. This will be a positive step in ensuring a well-planned community.

The City is confident that our housing plan, *Growing Mississauga*, will not only meet but meet the province's housing targets without adding additional density where it cannot be accommodated. Doubling the height at 3355 Hurontario Street is not required for Mississauga to hit its housing target of 120,000 homes.

Thank you for your consideration.

Regards,

A handwritten signature in black ink that reads "Chris Fonseca". The signature is written in a cursive, slightly slanted style.

Chris Fonseca
Acting Mayor, City of Mississauga

CC., John Kovac, City of Mississauga Councillor, Ward 4
Hon. Nina Tangri, Mississauga-Streetsville MPP
Sheref Sabawy, Mississauga-Erin Mills MPP;
Deepak Anand, Mississauga-Malton MPP;
Rudy Cuzzetto, Mississauga-Lakeshore MPP;
Natalia Kusendova-Bashta, Mississauga Centre MPP;
The Region of Peel