

February 9, 2023

REGION OF PEEL

OFFICE OF THE REGIONAL CLERK

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

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234-2023-662

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,

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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234-2023-2398

May 12, 2023

Sent via email only

Your Worship
Mayor Bonnie Crombie
City of Mississauga
Mayor@Mississauga.ca

Dear Mayor Crombie:

Re: **Region of Peel new Official Plan
Clarification Regarding Modification 10 to the Region of Peel new Official
Plan
Ministry File No.: 21-OP-215276**

I am writing to address the concerns that you have raised in relation to recent modifications to the Region of Peel's Official Plan, specifically in regard to my ministry's decision to support increased density within Major Transit Station Areas as part of our work to tackle Ontario's housing supply crisis. I appreciate that the City of Mississauga has accepted its ambitious, provincially-assigned housing target of 120,000 new units by 2031 – but it is now time to support this goal with action as well as words.

As you are aware, on November 4, 2022, I approved the Region of Peel Official Plan with forty-four (44) modifications. Modification 10 to policy 5.6.19.10 e) removed the discretion of lower-tier municipalities to set maximum heights within Major Transit Station Areas, to state:

5.6.19.10 The local municipalities shall undertake comprehensive planning for Primary and Secondary Major Transit Station Areas to address the following matters to the satisfaction of the Region:

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

As mentioned in my letter to you dated February 9, 2023, the intent of this modification is to ensure that transit supportive outcomes are achieved, and that both the province and City of Mississauga are in a realistic position to deliver on our pledged housing goals.

I recognize that we disagree about the importance of ensuring adequate housing density near transit. Nevertheless, our government will continue to stand up for current and future generations of Ontarians who simply wish to access the same housing opportunities that past generations have enjoyed.

Our government's intention is to support growing, dynamic communities across Ontario – and to ensure that housing pledges are aligned with the ambitious investments we are making in transit across the province, including Mississauga.

For that reason, the Ministry's position remains that the City's Official Plan amendments currently under review by Peel Region should be revised to remove the maximum building height restrictions that apply within delineated Major Transit Station Areas/ Protected Major Transit Station Areas. For clarity, the height provisions outlined within the City's general Official Plan and Local Area Plans could remain, however the policies should explicitly outline that there are no restrictions on building heights within the Major Transit Station Areas/ Protected Major Transit Station Areas.

Moreover, given the severity of the housing supply crisis within Peel Region and the need to ensure transit expansion aligns with housing supply growth, I have issued two Ministers' Zoning Orders that will facilitate these goals – the first at 1082 Lakeshore Road East and the second for 3355 and 5645 Hurontario Street. Both orders affect properties located within Major Transit Station Areas, which provide unique opportunities to increase density and expand housing options for Mississauga residents. Our government's intent is for the Provincial Land and Development Facilitator to work closely with the Region of Peel, City of Mississauga, Indigenous partners and the proponents to ensure tangible community benefits are realized at these sites.

Should you have any further questions or comments, please do not hesitate to contact Laurie Miller, Regional Director, Planning, Municipal Services Office Central, by phone at 437-226-9516 or by email at Laurie.Miller@Ontario.ca.

Sincerely,



Steve Clark
Minister

- c. Councillor Stephen Dasko – Ward 1 stephen.dasko@mississauga.ca
Andrew Whittemore, Commissioner, City of Mississauga
andrew.whittemore@mississauga.ca
Tara Buonpensiero, Acting Chief Planner, Peel Region
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