

February 10, 2025

**BY EMAIL [Diana.Rusnov@mississauga.ca](mailto:Diana.Rusnov@mississauga.ca) & EXPRESS MAIL**

City of Mississauga  
Planning & Development Committee  
300 City Centre Drive, 3<sup>rd</sup> Floor  
Mississauga, Ontario  
L5B 3C1

Attn: Ms. D. Rusnov, RPP, Director & City Clerk

**Re: Items 17.1 & 17.2 per City of Mississauga Council Agenda – Feb. 12, 2025  
Mississauga OPA No. 184 & An Implementing Zoning By-law (CD.06\_INC)  
Our File No. 1421**

We are planners of record writing on behalf of Orlando Corporation ('Orlando'), a major commercial and industrial stakeholder with respect to Items 17.1 and 17.2 which affects their properties, or lands, located along the Hurontario Corridor within the 'Heartland Business Community'.

Item 17.1 concerns OPA 184, and Item 17.2 is its proposed implementing By-law. There is a discrepancy between these documents concerning what will constitute the regulated lands.

- OPA 184 (Inclusionary Zoning provisions) is to apply to all Protected Major Transit Stations Areas ('PMTSA') lands **south of Matheson Blvd. West**, along the Hurontario Corridor, and this does not affect Orlando property interests. (emphasis added)
- This 'PMTSA' classification is established by the City's Corporate Report, as presented to PDC December 19, 2024 per PAC-0055-2024. (Figure 1 – attached describes "Protected Major Transit Stations Areas not subject to Inclusionary Zoning", as well as those areas that are, per the City Corporate Report dated November 20, 2024.)

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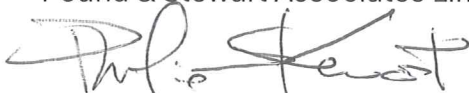


Contrary to the intent of OPA 184, the proposed implementing By-law on Council's Agenda for adoption, now references 'PMTSA' lands **south of Britannia Road West**, which includes portions of the Britannia 'PMTSA' and the Matheson 'PMTSA'. Both of these PMTSAs are employment lands, located within the Airport Operating Area ('AOA'), where residential is not a permitted use, therefore the "Inclusionary Zoning" provisions cannot apply. This context was recognized and reflected in the original Corporate Report endorsed at PDC. (emphasis added)

It is recommended that the proposed implementing By-law exclude Britannia and Matheson 'PMTSAs' as originally intended by the Corporate Report and OPA 184. It may be helpful to include a Map as a Schedule within both the OPA and the By-law to more clearly illustrate which PMTSAs within the city are not subject to Inclusionary Zoning.

Thank-you in advance for your co-operation, and please advise if any additional information is required to further support our submission at your earliest convenience. We would also appreciate our firm being placed on the City's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related Items on the above captioned matter. Please note this submission does not preclude any future submissions regarding this matter as required.

Yours truly,  
Pound & Stewart Associates Limited



Philip Stewart MCIP, RPP

/la 1421tr\_Orlando\_IZ\_Feb.10.2025

cc. Mr. A. Whittemore, M.U.R.P., Commissioner of Planning & Building, City of Mississauga [Andrew.Whittemore@mississauga.ca](mailto:Andrew.Whittemore@mississauga.ca)

cc. Ms. M. Slupik, MCIP, RPP, Planner, City of Mississauga  
[Melissa.Slupik@mississauga.ca](mailto:Melissa.Slupik@mississauga.ca)

cc. Mr. L. Longo, Aird & Berlis

cc. Client

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# Figure 1 – Inclusionary Zoning Areas

