

Adjournment Application

To: Chair and Members of Planning and Development
Committee

Take Notice that an Application will be made before the Planning and Development Committee on March 24, 2025 for Adjournment or Postponement of Consideration of Item 6.5: PUBLIC MEETING (ALL WARDS) Proposed Mississauga Official Plan 2051 – Recommendation Report for Adoption

Grounds for the Adjournment Application

- The City of Mississauga has not yet complied with the *Planning Act*, RSO 1990, c P.13.
- The City has not yet completed/perfected/published the full Record, that is to be considered by the Committee, after making information and material available to the public, as required by section 17 of the Act in subsections:
 - (15)(c) adequate information and material, including a copy of the current proposed plan, is made available to the public,
 - (15) (d) at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the current proposed plan.

Grounds continued

- The City has not yet completed/perfected/published the full Record, that is to be considered by the Committee, after making information and material available to the public, as required by section 17 of the Act in subsections:
 - (19.1) The information and material referred to in clause (15) (c), including a copy of the current proposed plan, shall be made available to the public at least 20 days before the public meeting required under clause (15) (d) is held.

Grounds continued

- The City has not complied with subsection 19.1, specifically by not publishing the full Appendices **until March 17, 2025**.
- The City has not publicly disclosed the text of submitted letters in a timely manner.
- The City has not provided members of the public with a fair opportunity to rebut the written submissions of landowners who are not residents:
 - At the time those written submissions were received
 - In advance of March 24, 2025

Excerpts from Andrew Whittemore Report dated March 5, 2025

- Under the heading “Executive Summary”
 - “Over **150 written submissions have been received** including letters from landowners, consultants, public agencies **and residents.**”
- Under the heading “Comments”
 - “Additionally, Appendices 3 and 4 **contain letters submitted by landowners and public institutions** as a response to the 2024 and 2025 drafts of MOP 2051. The appendices include **summary tables** of landowner comments, **resident comments** and staff’s responses to both.”

(Emphasis added)

The Record in Appendices 3 and 4 is Not Complete

- Written Submissions from Landowners who are **Not** Residents have been included in full.
- Written Submissions from Landowners AND Residents have **not been included in full**.
- Written Submissions from Residents who are **Not** Landowners **have not been included in full**.
- Only one Written Submission from a Residents Association has been included in full (line 15, Appendix 4).
- *The revised Official Plan applies to every parcel of land in the City of Mississauga*

Example of Incompleteness in Record

- The written submission, February 2, 2025, from Birch Glen Residents' Association, Clarkson Lorne Park to official.plan@mississauga.ca is not included in any of the Appendices.

Example of incompleteness in Record

- Line 15, Appendix 4, summary:
 - **“(52 letters of similar concern regarding these policies were also received from members of the public)”** (Emphasis added)
- The **52** letters are NOT included in full in Appendix 4.
- The description by City Staff stating “of similar concern” is inadequate to provide a complete Record and it is dismissive of Residents Who are Landowners and Residents Who Are Not Landowners.
- Contrast with pages 49 through 578 of Appendix 3
- Contrast with pages 9 through 266 of Appendix 4

Example of Inadequate Disclosure and Notice

- Appendix 3, Line 1, GSAI on behalf of Queenscorp (Erin Mills) Inc. for 4099 Erin Mills Parkway (letter #1, dated March 14, 2024)
- The Letter is dated March 14, 2024.
- **Summary** by staff was not publicly disclosed until December 2024.
- Full letter was disclosed in Appendix 3 on March 17, 2025.
- It is impossible, at this time, for Residents Who Are Landowners and Residents Who Are Not Landowners to rebut this lengthy written submission by GSAI and provide a meaningful submission to City staff prior to March 24, 2025.

Prejudice to Residents of Mississauga

- Including Residents Who Are Landowners
- The Planning and Development Committee does not have a complete Record on which to decide.
- Residents have not known, in a timely manner, of the submissions made by Landowners Who Are Not Residents:
 - In order that Residents could respond to OP Staff to rebut those submissions in a timely manner,
 - During the whole Official Plan Review process, and
 - Between the February 2024 draft and the January 2025 draft.

Example of significant difference between February 2024 v. January 2025 drafts

- February 2024
 - 10.2.6.3 Redevelopment of Mixed Use sites must maintain the same amount of non-residential floor space.
 - 11.3.2 Redevelopment within Mixed Use, Mixed Use Limited, and Downtown Mixed Use designated lands that results in a loss of non-residential floor space, will not be permitted unless it can be demonstrated that the planned function of the non-residential component will be maintained or replaced as part of the redevelopment.
- January 2025
 - 10.2.6.3 maintain 65% of the total existing retail and service commercial Gross Floor Area (GFA)

Why this agenda item should not go ahead

- Please look at the above issues from the perspective of the Public.
- Landowners Who Are Not Residents have had the benefit of:
 - The Mayor's Housing Task Force: "As members of the Mayor's Housing Task Force, we are proud to work alongside the City on this critical issue."
Reference Background heading in Whittemore Report *supra*.
- Members of the Public Who Are Residents:
 - Were not members of the Mayor's Housing Task Force,
 - Do NOT have their written submissions reproduced in the Appendices,
 - Were not aware of the major changes between February 2024 and January 2025 drafts until January 2025, and
 - Did not receive full disclosure of the hundreds of pages of written submissions of Landowners Who Are Not Residents, until March 17, 2025.

Remedy Requested

- Adjourn or Postpone consideration to a future date of Item 6.5: PUBLIC MEETING (ALL WARDS) Proposed Mississauga Official Plan 2051 – Recommendation Report for Adoption.
- An Order to go that the Record, for purposes of this Committee, and that will eventually go before Council and the Minister, shall be perfected, by including *inter alia* the full text of all written submissions made to the Official Plan team.

All of which is respectfully submitted,
Stephen Biss, Trellis Crescent resident
March 19, 2025