

Mayor and Members of Council
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

April 14, 2025
File 6246-5

Attn: Mayor and Members of Council

**RE: Mississauga Official Plan 2051
April 16th Council Meeting – Agenda Item 17.11
5787 Hurontario Street and 20 Traders Boulevard
Related File No.: SPA-111724**

Weston Consulting is the planning consultant for Destination at Mississauga Inc., the registered owner of the lands municipally known as 5787 Hurontario Street and 20 Traders Boulevard East in the City of Mississauga (herein referred to as the “Subject Lands” or the “Site”). The Subject Lands are located on the south side of Traders Boulevard, east of Hurontario Street, and west of Whittle Road. There is an existing hotel (Hyatt Place) and the Luxe Convention Centre located on the west portion of the Site, along with associated parking areas. In accordance with the in-force City of Mississauga Official Plan (“OP”), the Subject Lands are split designated as *Office* and *Business Employment* and are within the *Gateway Corporate Centre Employment Area*.

A Site Plan Application (“SPA”) was submitted for the Subject Lands on November 4, 2024, and the project is near site plan approval as only a few comments remain to be addressed. The proposed development for the Site contemplates the construction of a 7-storey extended stay hotel on the vacant northeastern portion of the Subject Lands. Minor Variance and Consent Applications were submitted to the Committee of Adjustment (“COA”) on November 6, 2024, and the Committee of Adjustment Hearing is scheduled for May 1. The approval of these applications is part of the remaining comments left to be addressed for the SPA.

We understand that the City of Mississauga is undertaking an Official Plan Review (“OPR”) process and is bringing forward a by-law to Council on April 16 to repeal the existing OP and Region of Peel Official Plan and replace it with the new Mississauga Official Plan 2051. We previously reviewed the Draft Mississauga Official Plan (“Draft OP”) dated January 2025 and submitted a comment letter on February 13 (refer to Appendix A) outlining our support of the policies, specifically the Special Permissions Areas’ policies contained in Subsection 16.10.2 applicable to the Subject Lands, which stated that:

*“16.10.2.1 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted for lands shown on Map 16-8 as Special Permissions Areas: ...
c. overnight accommodation...”*

We have reviewed the Draft OP dated April 2025 as it relates to the Subject Lands and note that policy 16.10.2.1 has changed. The April 2025 Draft OP has made a significant change to this policy, only allowing overnight

accommodation as a permitted use on parcels within the Special Permissions Areas if this use was lawfully established prior to October 20, 2024.

It was our understanding, through previous discussions with City Staff, that the intent of the Special Permissions Areas' policies was to allow for uses that do not meet the *Planning Act* definition of Area of Employment under the Official Plan. The modified policy language in the April 2025 Draft OP does not meet this intent as it limits overnight accommodation permitted in the Special Permissions Areas to establishments lawfully established prior to October 20, 2024. We are not supportive of this policy language change and request that Policy 16.10.2.1 be revised to reflect the previous policy language included in the January 2025 version of the Draft OP, which permitted overnight accommodation without limitations. Also, it is unclear why the Draft OP speaks to overnight accommodation in the Special Permissions Areas' policy with this limitation as the same language is already provided in Policy 16.2.1 of the Draft OP. Policy 16.2.1 under Land Use General policies states that "a land use that is excluded from the list of permitted uses for an area of employment is authorized to continue, provided the use has been lawfully established on the parcel of land before October 20, 2024." A Special Permissions Areas' policy that would allow for uses that do not meet the *Planning Act* definition of Area of Employment under the OP, would be more consistent with the concept of a special permission.

We request to continue to be notified on behalf of the landowner of the OPR process and request to be updated on the enactment of the final by-law and the Ministry's approval of the Draft OP. We reserve the right to provide further comments on behalf of Destination at Mississauga Inc. as it relates to this matter.

Should you have any questions please contact the undersigned at ext. 309 or Sarah Burjaw at ext. 374.

Yours Truly,

Weston Consulting

Per:



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate

cc: Javaid Akhtar, Destination at Mississauga Inc.
Paras Dharamshi, Destination at Mississauga Inc.
Anita Dharamshi, Destination at Mississauga Inc.
Anmol Kirpalani, Destination at Mississauga Inc.
Ryan Guetter, Weston Consulting

Appendix A: February 13, 2025 Draft Mississauga Official Plan 2051 Comment Letter

Planning and Development
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

February 13, 2025
File 6246-5

Attn: Amina Menkad and Ben Phillips

**RE: Draft Mississauga Official Plan 2051
5787 Hurontario Street and 20 Traders Boulevard
Related File No.: SPA-111724**

Weston Consulting is the planning consultant for Destination at Mississauga Inc., the registered owner of the lands municipally known as 5787 Hurontario Street and 20 Traders Boulevard East in the City of Mississauga (herein referred to as the “Subject Lands” or the “Site”). The Subject Lands are located on the south side of Traders Boulevard, east of Hurontario Street, and west of Whittle Road. There is an existing hotel (Hyatt Place) and the Luxe Convention Centre located on the west portion of the Site, along with associated parking areas. In accordance with the in-force City of Mississauga Official Plan (“OP”), the Subject Lands are split designated as *Office* and *Business Employment* and are within the *Gateway Corporate Centre Employment Area*.

A Site Plan Application (“SPA”) was submitted for the Subject Lands on November 4, 2024, and all comments from City Staff and commenting agencies have been received. The proposed development for the Site contemplates the construction of a 7-storey extended stay hotel on the vacant northeastern portion of the Subject Lands. Minor Variance and Consent Applications were submitted to the Committee of Adjustment (“COA”) on November 6, 2024, to sever the Subject Lands to create one additional lot and to create a reciprocal access easement. We are currently working towards addressing the SPA comments to file a resubmission and proceed to the COA.

We understand that the City of Mississauga is undertaking an Official Plan Review (“OPR”) process and intends to bring forward a final version of the Draft Mississauga Official Plan (“Draft OP”) at the end of March 2025. We have reviewed the Draft OP dated January 2025 as it relates to the Subject Lands. In accordance with the Draft OP, the Subject Lands remain within the *Gateway Corporate Centre Employment Area* and are now exclusively designated *Business Employment*. It is noted that the Business Employment designation permits overnight accommodation. Draft Map 16-8 (Gateway Corporate Centre Employment Area Special Permission Areas) also identifies the Subject Lands as within a “Special Permission Areas”, and in accordance with Policy 16.10.2, overnight accommodation is permitted within the Special Permission Areas. It is our understanding, through discussions with City Staff, that the intent of the Special Permission Areas’ policies is to allow for uses that do not meet the *Planning Act* definition of Area of Employment under the Official Plan. We are supportive of the Special Permission Areas’ policies, permitting overnight accommodation on the

Subject Lands, and request that the policies are carried into the final Official Plan. In addition to the Site being within a Special Permission Areas, the Draft OP includes policies to permit uses excluded from the list of permitted uses for an Area of Employment as defined under the *Planning Act*, provided the use has been lawfully established on the parcel of land before October 20, 2024. It is noted that the existing hotel on the Subject Lands existed prior to October 20, 2024, and is therefore lawfully established.

The landowner has an interest in continuing to monitor and participate in the ongoing OPR process to review policy changes as it relates to the Subject Lands. We request to continue to be notified on behalf of the landowner of the release of any draft polices, meetings, reports, and/or decisions as it relates to the OPR process. We reserve the right to provide further comments on behalf of Destination at Mississauga Inc. as it relates to this matter.

Should you have any questions please contact the undersigned at ext. 309 or Sarah Burjaw at ext. 374.

Yours Truly,

Weston Consulting

Per:



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate

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