

March 19, 2025

BY EMAIL Heleana.tsabros@mississauga.ca & application.info@mississauga.ca

BY REGULAR MAIL

Mississauga City Council Attn: Development Assistant
c/o Planning & Building Department – 6th Floor
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attn: Madame Mayor & Members of Council

**Re: PDC Item 6.5 – ‘Proposed Mississauga Official Plan 2051’ (‘MOP 2051’)
Submission on behalf of Hensall Landholdings c/o Cooksville Steel Ltd.
510 Hensall Circle - City of Mississauga
Our File No. 1812**

We are the Planners of Record writing on behalf of Hensall Landholdings c/o Cooksville Steel Ltd., the registered landowner of 510 Hensall Circle (‘subject property’), located within the ‘Grenville Protected Major Transit Station Area’ (‘PMTSA’) and thank you for the progress achieved to date regarding planning for the subject property.

Please consider the following request per Proposed MOP 2051:

MOP 2051 Section 11.5 Dundas Street Corridor includes ‘Map – 11-3’ titled, ‘*Conceptual Road network expansion within and adjacent to Dundas Street corridor east of Hurontario Street*’.

‘Map 11-3’ prematurely shows a ‘Proposed Public Road’ located (east-west) across the subject property, whereas comment No. 95 (4.) in the ‘Response to Comments Matrix’ (January 2025) reads:

4. Map is taken from the Council approved Dundas Connects study which is reflected in the new Official Plan. Road network is for illustration purposes.



While 'Map 11-3' is titled 'Conceptual...', as a 'Map', the intent is clear based on *Section 1.3 How to Read Draft MOP 2051 (Abbreviated)* as follows:

The text, tables, maps and schedules are the policies of Mississauga Official Plan 2051 and must be read together... and... will be amended through an official plan amendment. (underline added for emphasis)

Of importance, 'Map 11-3' was historically included per the city's Official Plan Review (May 2023) as 'Figure 11-1.1', and therefore was simply "...included for information and illustration purposes only and are not policy...and... may be modified without an amendment to this Plan." This is not the case today per MOP 2051 Section 1.3 *How to Read Draft MOP 2051* as noted above.

Please refer to our attachment showing an excerpt of 'Map 11-3', 'as is' per MOP 2051 on the left-side of the page. On the right-side of this page, we eliminate the 'Proposed Public Road' from the subject property per 'Map 11-3'.

We request elimination of the 'Proposed Public Road' on the subject property, per 'Map 11-3', for the following reasons:

- The future redevelopment of the subject property requires flexible design to support careful land use integration and this will allow for a better substantive and procedural planning program.
- The local planning context and character may not functionally require the 'Proposed Public Road' to support future redevelopment of the subject property per other properties and a private driveway system may suffice.
- While 'Map 11-3' also provides for 'Proposed Private Connections', which is not provided for the subject property, reinforcing a 'Proposed Public Road'. As well, based on *Section 1.3*, the elimination of the 'Proposed Public Road' or the introduction of 'Proposed Private Connections' for example, would require a privately initiated Official Plan Amendment ('OPA') and this appears excessive. (Underline added for emphasis).



- In summary, although City Staff has responded advising “...Road network is shown for illustration purposes”. Based on the foregoing assessment per Section 1.3 How to Read Draft MOP 2051 we do not believe this response and the policy context of MOP 2051 holds true.

We would appreciate our firm being placed on the City’s mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related Items, and any Council decision or actions on the above captioned matter. Please note this submission does not preclude any future submissions regarding this matter.

Thank-you in advance for your consideration of our request, and please advise if any additional information is required to further support our submission at your earliest convenience.

Yours truly,
Pound & Stewart Associates Limited



Philip Stewart MCIP, RPP

/la 1812tr_Proposed MOP 2051_March.19.2025

Attachment as noted herein.

cc. Ms. D. Rusnov, Office of the City Clerk, City of Mississauga
Diana.Rusnov@mississauga.ca

cc. Mr. A. Whittemore, Commissioner of Planning & Building, City of Mississauga
Andrew.Whittemore@mississauga.ca

cc. Mr. J. Bevan, Director, Planning Strategies, Planning & Building Dept., City of Mississauga
Jason.Bevan@mississauga.ca

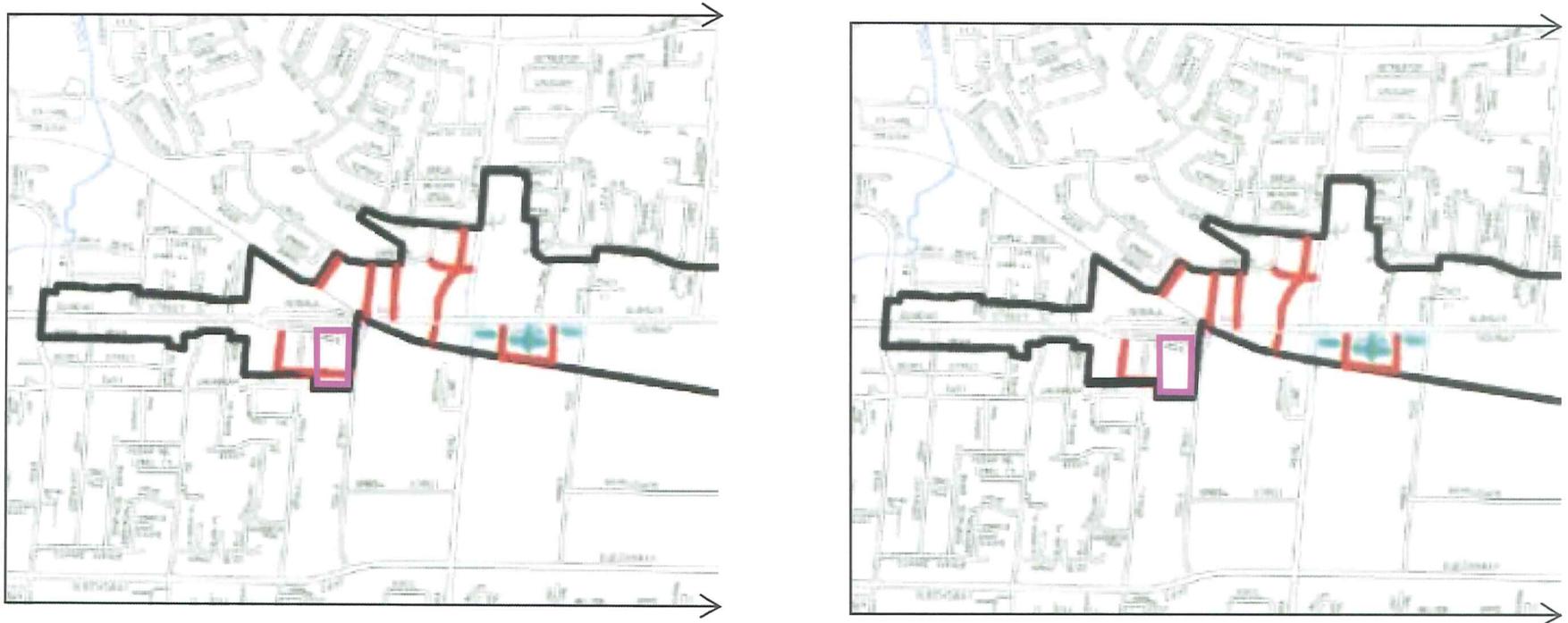
cc. Mr. B. Phillips, ‘MOP 2051’ Manager, Planning & Building Dept., City of Mississauga
Ben.Phillips@mississauga.ca

cc. Mr. L. Longo, Aird & Berlis, LLP llongo@airdberlis.com

cc. Client



MAP 11-3 DRAFT 'MOP 2051'



MAP 11-3: Conceptual road network expansion within and adjacent to the Dundas Street corridor east of Hurontario Street.

Legend

-  '510 Hensall Circle'
-  Dundas Intensification Corridor Boundary
-  Proposed Public Road
-  Proposed Private Connections