

July 24, 2025

Our File: 1533-001

(Via Email)
Hon, Robert Flack
Ministry of Municipal Affairs and Housing
777 Bay Street
Toronto, ON M7A 2J3

**Re: City of Mississauga Official Plan Review 2051
Provincial File:: ERO #0250465
2157 Royal Windsor Developments Inc. (c/o Antonio Behno)
2157 Royal Windsor Drive, City of Mississauga**

Glen Schnarr and Associates Inc. (GSAI) is pleased to provide this Comment Letter in relation to the Council adopted Mississauga Official Plan 2051, currently under review by the Ministry of Municipal Affairs and Housing (ERO No. 0250465, Ministry Reference # 21-OP-249936), on behalf of our Client, 2157 Royal Windsor Developments Inc. (c/o Antonio Behno), owner of the lands municipally addressed as 2157 Royal Windsor Drive ('the lands'). The lands are located within the current delineation of the Clarkson GO MTSA – situated slightly southwest of the GO/Metrolinx lands, with frontage onto Royal Windsor Drive.

Ministry staff will note that this property has been included on an Aerial Image submitted by the Moldenhauer Corporation dated July 11, 2025. The subject lands were noted in that submission in order for the MTSA lands to be reviewed holistically. The owner of the lands subject to this submission generally supports the submission from the Moldenhauer Corporation, particularly when requesting modification to the proposed land uses within the MTSA limits to permit (as of right) for mixed use development, including more sensitive residential uses, and echoes the spirit and intent of that submission related to the role of MTSA's.

We are making this submission to request that a Ministerial modification be made **to redesignate the Lands to permit residential uses** (ultimately, to facilitate a mixed-use development) and remove the existing "Employment Lands" designation. A suitable redesignation would be a "**Mixed Use Limited**" or "**High Density Residential**" designation with non-residential use permissions. We make this request as we are of the opinion that a redesignation to permit residential uses and other non-residential (commercial, retail, service uses, amongst others) presents a logical, progressive and opportunistic approach to land use planning for strategic growth areas by making lands available for redevelopment without major policy barriers. Conversely, maintaining these lands for Employment Lands presents an overly restrictive response to an area in transition (Clarkson GO Major Transit Station and surrounding area(s)) and frustrates the planned function of a Primary Major Transit Station Areas as area where development and intensification ought to occur.

Our Client has attended the Development Application Review Committee ('DARC') to begin the formal process for an Official Plan Amendment and Zoning By-law Amendment to facilitate redevelopment of the subject site and intends to expeditiously advance the development approvals process, however, this appears



to be challenged by the City's proposed land use designation for the lands. While we intend to continue to pursue the requisite Planning processes to achieve our Client's objective for site redevelopment, we see the Province's review of the 2051 Official Plan as an opportunity to apply an appropriate designation to the lands which would effectively remove existing land use policy constraints/barriers that frustrate the development potential and challenge the expedient delivery of housing on lands suitable for redevelopment within a Primary Major Transit Station Area.

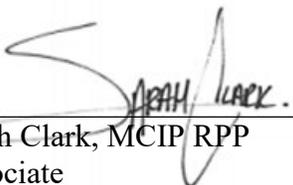
Historically, City staff have cited land use compatibility as the major factor for not considering the redesignation of our Client's lands. In response to this, and to reinforce our Client's willingness and eagerness to advance development applications for the site, our Client (with the support of WSP Consulting Engineers) provided site specific evidence to support the request for redesignation of the lands to accommodate sensitive residential uses. Those Reports concluded that while land use compatibility may need to be a consideration to a site specific planning application (which is typical of land use applications in areas such as these), it is not a prohibitive matter when contemplating introducing more sensitive uses the subject lands. Notwithstanding these submissions, staff have not accommodated our redesignation request, despite several detailed planning and technical submissions. We would also note that the required Planning process (potential Zoning By-law Amendment and/or Site Plan Approval), would require any development proposal to be reviewed and modified to the satisfaction of staff/reviewers prior to approvals. Therefore, the forthcoming development approvals process should be utilized to vet through the opportunities and constraints for development of the lands, rather than restricting redevelopment opportunity.

This request would ultimately culminate in the expedient delivery of redevelopment of an underutilized parcel of land through infill intensification within a settlement area where municipal services, including high-order transit is available. This would provide new housing options and make efficient use of land, contributing to the creation of a complete community and the fulsome build out and realization of the Clarkson MTSA lands.

Please feel free to contact us if you have any questions, require more information, or wish to discuss further.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark, MCIP RPP
Associate