

December 5, 2023

Hon. Paul Calandra  
Ministry of Municipal Affairs and Housing  
Province of Ontario  
777 Bay Street, 17th Floor  
Toronto, Ontario M7A 2J3

RE: *Planning Statute Law Amendment Act, 2023 – ERO# 019-7885*  
2495-2505 Speakman Drive, City of Mississauga  
Future Employment Land Conversion Request  
TBG Project No. 23037

Dear Hon. Paul Calandra,

The Biglieri Group (“TBG”) is the authorized planning agent for Magnum Integrated Properties Inc, the owner of the lands municipally known as 2495-2505 Speakman Drive in the City of Mississauga (“subject property”). The property is located within Ward 2, which is located within the southwest quadrant of the City. Magnum Integrated Properties Inc. has owned the lands since 2018. The total area of the lands is 21.01 hectares, and the total developable portion of the lands is 8.43 hectares.

Development applications for proposed office use within the southern portion of the site were submitted to the City of Mississauga and were advanced into 2022. However, since that time, the market for office use has dramatically shifted due to the Covid-19 pandemic. Our client has since been investigating other viable development options and is interested in exploring an employment land conversion for the lands.

We have been monitoring the recent news releases from the Ministry of Municipal Affairs and Housing regarding the reversals of Official Plan approvals, including the Peel Region Official Plan, through the *Planning Statute Law Amendment Act, 2023*. Given that this forthcoming Act will have the effect of the Region and the Province reexamining the Peel Official Plan, we would like to take this opportunity to put forward our long-term objectives related to the permitted land use of our client’s lands. The purpose of this letter is to inform the Province and the Region of our intention to submit an Employment Conversion Request to the Region of Peel, upon the Province’s enactment of the draft Provincial Planning Statement, which has contemplated the ability to submit requests for Employment Land Conversion outside of a Municipal Comprehensive Review (MCR) process.

The land is located within a Provincially Significant Employment Area. The Region of Peel Official Plan designates the lands *Urban Area*, and *Employment Area*. The land use designation of the subject property according to the Mississauga Official Plan is *Corporate Centre*, which permits the following employment uses: research and development facilities, education and training facilities, data processing centre, engineering and professional design services, major offices, broadcasting and communication facilities, and commercial manufacturing accessory uses. The site is also located within an Intensification Area. The subject property is zoned *Employment (E2-5)*, which permits

science and technology facility, education and training facility, broadcasting/communication facility, office, pilot plant, prototype production facility, and university/college. Large portions of the lands are also zoned *Greenlands (G2)* where development permissions are limited. The natural areas on site have been staked and surveyed and the development limit of the lands have been established and reviewed by the City of Mississauga through past development applications.

The owner of the lands has not initiated new development applications for uses that are permitted due to there being a limited market for these uses. As such, the lands have remained vacant for a number of years while the surrounding lands have developed for employment uses to the south, and residential uses to the north.

Our client's intent is to develop the site for a mixed-use development, consisting of approximately eleven towers with heights ranging between 25-35 storeys with shared podiums. Approximately 3,823 units are contemplated, with an overall floor space index of 3.35 based on the net site area, and 1.34 based on the gross site area. It is envisioned that the future development would incorporate non-residential uses such as community services and amenities such as retail uses, public service uses, and potentially recreational uses. Trails through the surrounding greenlands are also contemplated, providing a unique and natural recreational space. The objective is to develop the site into a complete community, where the majority of future residents' daily needs can be met within walking distance. The development concept below is preliminary and is subject to change and is provided for discussion purposes.

Figure 1: Preliminary Development Concept



We will continue to monitor the statutory process as it relates to the *Planning Statute Law Amendment Act, 2023* and the anticipated Provincial Planning Statement. We kindly request that Provincial and Regional staff consider this letter and the preliminary development concept shown above and provide any comments or feedback that they deem appropriate. We look forward to submitting a formal Employment Lands Conversion request upon enactment of the Provincial Planning Statement.

Please contact the undersigned should you have any questions or comments.

Yours truly,

Mallory Nievas, MES, RPP, MCIP  
Senior Planner  
THE BIGLIERI GROUP LTD.

cc. Region of Peel