



# 2023 Annual General Meeting

## MINUTES

Wednesday, November 15, 2023  
Clark Hall, Port Credit

### For Approval at the 2024 TOPCA Annual General Meeting

The 2023 TOPCA AGM Business Meeting returned to Clark Hall in Port Credit and began at 7:00 pm. Packages including agenda, slate, and previous years' minutes were provided to members upon arrival. Financials were provided during meeting.

**Quorum confirmed:** As required by the City of Mississauga's affiliation program, there were approximately 110 members in attendance as well as TOPCA's 5 executive members.

### **Land Acknowledgement Read**

**AGM Agenda:** Reviewed and approved by members. Moved for approval by **Don McVie**, seconded by **Gavin Clark**.

**Minutes of the 2022 AGM:** Reviewed and approved by members. Moved for approval by **Dr. Edwards** seconded by **Peter Toth**.

**Executive Summary for 2023:** Presented by TOPCA President Mary Simpson. It highlights the events and issues that TOPCA was actively involved with over the past year and includes:

- **Reference to the Affordable Housing Act in particular:**
  - The inability for municipal involvement and community input regarding how our cities and neighborhoods evolve. TOPCA continues to be active in pushing back rather than rolling over, as is the city.
  - Confirmation that TOPCA is in full support of affordable housing and is highly cognizant that the term is improperly used by developers.
  - Advising that TOPCA supports affordable, purpose-built rental.
  - Reiterating that intensification can be a good thing when it keeps our shops and restaurants in business and our schools populated. However, it must be strategic and cannot move forward unchecked and with no regard for the lack of infrastructure and the impact on existing neighborhoods.
- **Deputations at Planning and Development, specifically:**
  - Against the excessive 40- and 42-storey heights being pitched by developer Edenshaw as well as their lack of an affordable housing component and the elimination of commuter parking that will now redirect cars to parking spaces needed by our independent main street businesses.
  - Also against the 17-storey luxury rental building proposed by LightPoint Group for the former Planet Organic site. Five times the height prescribed by the PC

Local Area Plan and creating privacy and traffic safety concerns for the neighborhood/school directly to the north of it.

- TOPCA spoke out against how the Dixie Value Mall was evolving including the new “partial” vision for the site the developer was presenting. In short, without seeing the entirety of their plan for this site – including retail, height, intensification, transit – we stated it was impossible to offer the support Slate Asset Management was seeking.

In June, when the MZO was granted to the Lakeview site that would take the unit count from 8,050 to 16,000, TOPCA was instrumental in leading the charge for accountability from our MPP through a press release and call for action.

We’ve sat in on the discussions with Dream Corporation who are pitching a 38-storey condo on the multi-level parking garage just south of the GO train parking lot. Again, about the height and the lack of parking - asking them to consider including commuter parking in their underground and bringing height down.

**Financial Review for 2023:** Presented by TOPCA Treasurer, Donna-Dee Toth. Statement for the fiscal year ended October 31, 2023. Financial statement indicating a Closing Balance of \$432.54 (inclusive of funds still in PayPal) was shared with members and posted to TOPCA’s website. Moved for approval by **Don McVie** and seconded by **Deb Goss**.

**Executive Slate:** Three members of the TOPCA Executive were eligible for re-election to two-year terms (2024-2025): Mary Simpson, Richard Collins and David Bailey. Gavin Clark, Donna-Dee Toth and Mark Kostel. have one year remaining on their two-year terms. Moved for approval by **Dr. Edwards** and seconded by **Don McVie**. Floor opened to members who are interested in joining the TOPCA executive.

Adjournment of AGM portion of meeting at 7:45 pm was followed by Town Hall portion.

**Town Hall theme:**

**Deconstructing Development** included presentations from Stephen Dasko, Ward 1 Councillor providing updates on the higher profile development sites throughout the ward. Followed by Frank Giannone, President, FRAM Building Group who offered insights into the current industry trends vis-à-vis higher interest rates and the impact on what’s being built/who is buying.

Meeting concludes at 9:30 pm.