

Dundas Corridor Policy Implementation

Draft Official Plan Amendment



May 30, 2022
Planning & Development Committee
Bashar Al-Hussaini

- To support future growth along Dundas Street, the Dundas Connects Master Plan was initiated in 2015.
- Dundas Connects was endorsed in 2018, including:
 - Corridor vision
 - Land use designations
 - Building heights
 - Urban Design
- May 2021 Council direction to prepare MOPA to implement endorsed recommendations



Related Projects and Studies



Preliminary Design and
Transit Project Assessment
Process Study



Right of Way Safeguard
(MOPA 106)



Regional MTSA
Policy



Flood
Studies



Downtown Cooksville,
Fairview, and Hospital
Review



Land Use Compatibility
Terms of Reference



The Dundas Corridor OPA will:

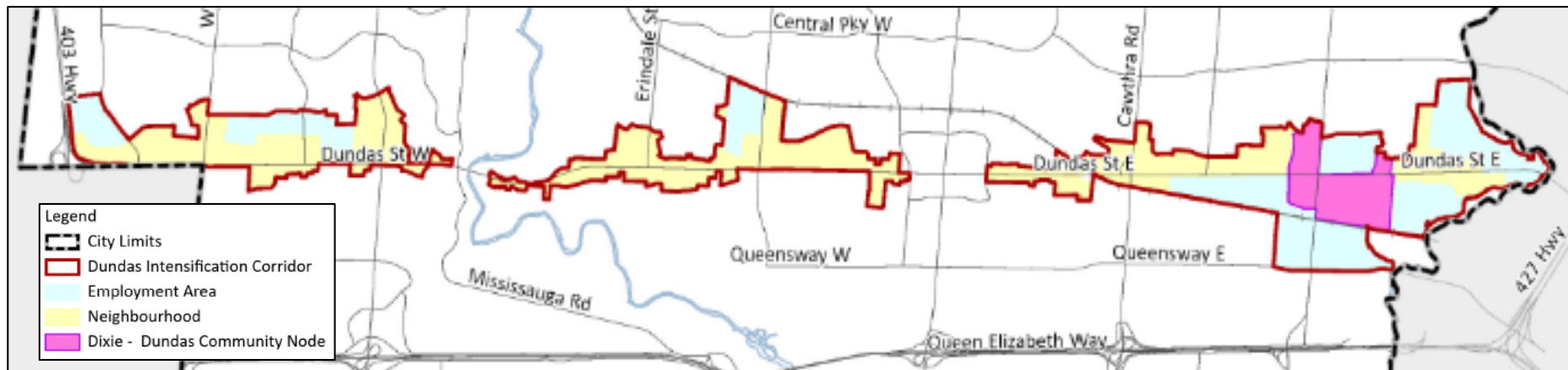
- Add a new Dundas Street Corridor Section with corridor-wide policies
- Identify the boundaries of the Dixie-Dundas Community Node
- Create land-use framework for a mix of uses that respects adjacent employment areas
- Provide a vision and guidance for future growth

Policy Implementation City-Wide MTSA OPA vs Dundas Corridor OPA

	Dundas Corridor Policy Implementation OPA	City-Wide Major Transit Station Area (MTSA) OPA
Affordable Housing Policies		✓
Replacement of Non-Residential Uses		✓
Building Height Requirements		✓
Land Use Designations		✓
Land Use Compatibility Criteria		✓
Flood Mitigation Requirements		✓
Introduce Mixed Use Limited Designation	✓	
Corridor Specific Urban Design	✓	
Establish Dundas Street Corridor Vision	✓	
Update Character Area boundaries	✓	
Identify density requirements		✓
Expand Connectivity and the Road Network	✓	✓
Expand the Parks and Open Space Network	✓	✓

Overview of OPA – Corridor-wide Vision and Policies

- Envisioned as a dynamic, urban, mixed-use corridor with a mix of residential, commercial and employment uses
- Development to include affordable options
- Dundas Corridor boundary based on 16 MTSA along Dundas Street
- New public streets and pedestrian connections



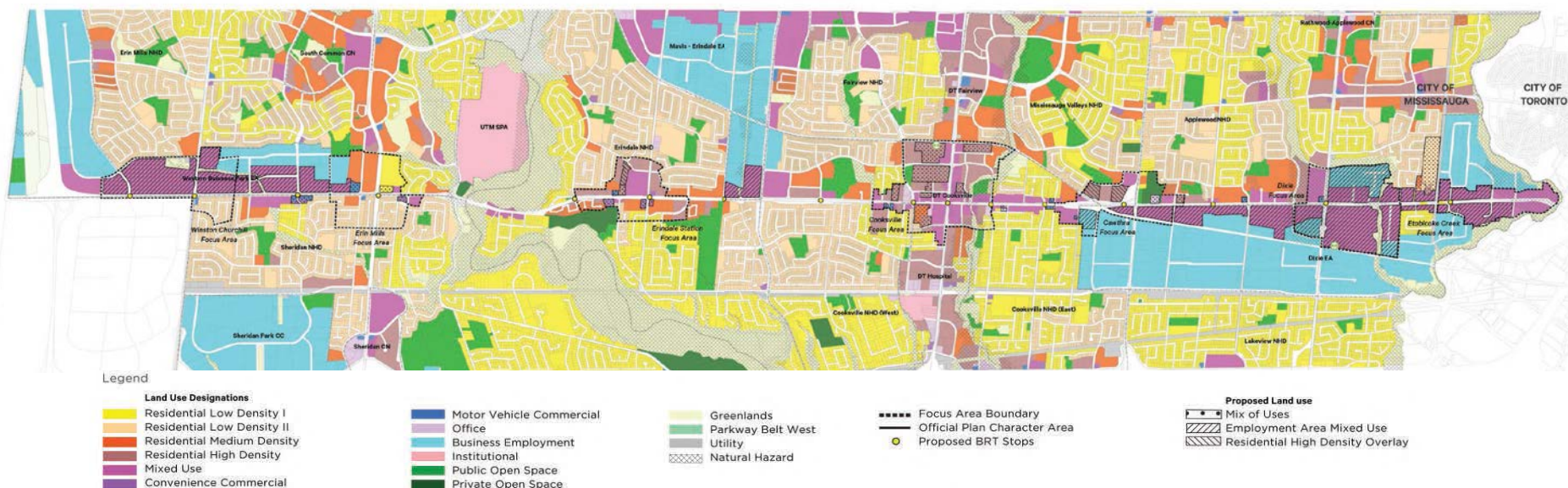
Overview of OPA – Corridor-wide Urban Design Policies



- Establish a more urban, street-related character
- Integrated open spaces and amenities for an enhanced pedestrian experience
- Promote active frontages in mixed-use building
- Prohibit surface parking between a building and the street
- Incorporate underground parking and screen above grade structured parking with active uses

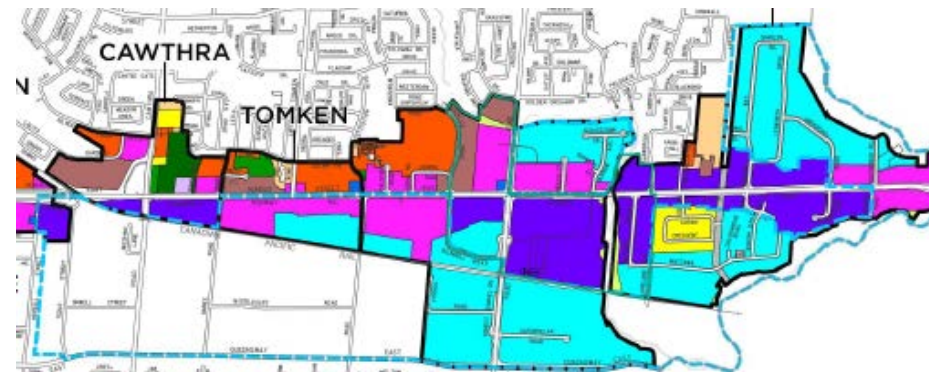
Recommended Land Use Changes (MTSA OPA)

- Land Use designations changes based on Dundas Connects endorsed recommendations
- Provide a mix of land uses to support complete communities with transit-supportive developments
- Designate a number of single use sites along Dundas Street to Mixed Use
- Change the Neighbourhood Character Area boundaries to include “Mixed Use Limited” areas, that were previously located in Employment Areas



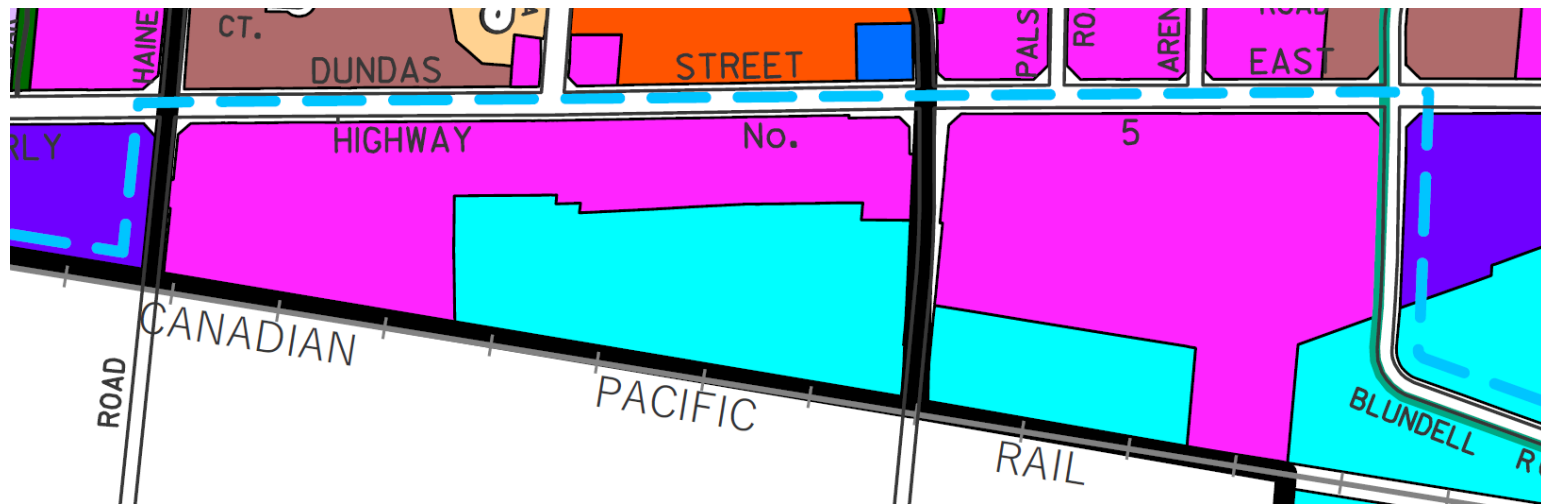
Overview of OPA – Mixed Use Limited

- Allow the same non-residential uses permitted in a Mixed Use designation, but sensitive land uses such as residential are not permitted
- Allows for the introduction of sensitive land uses in certain areas subject to criteria
- Criteria to consider sensitive uses:
 - compatibility assessments
 - require completion of flood mitigation measures
 - appropriate design requirements



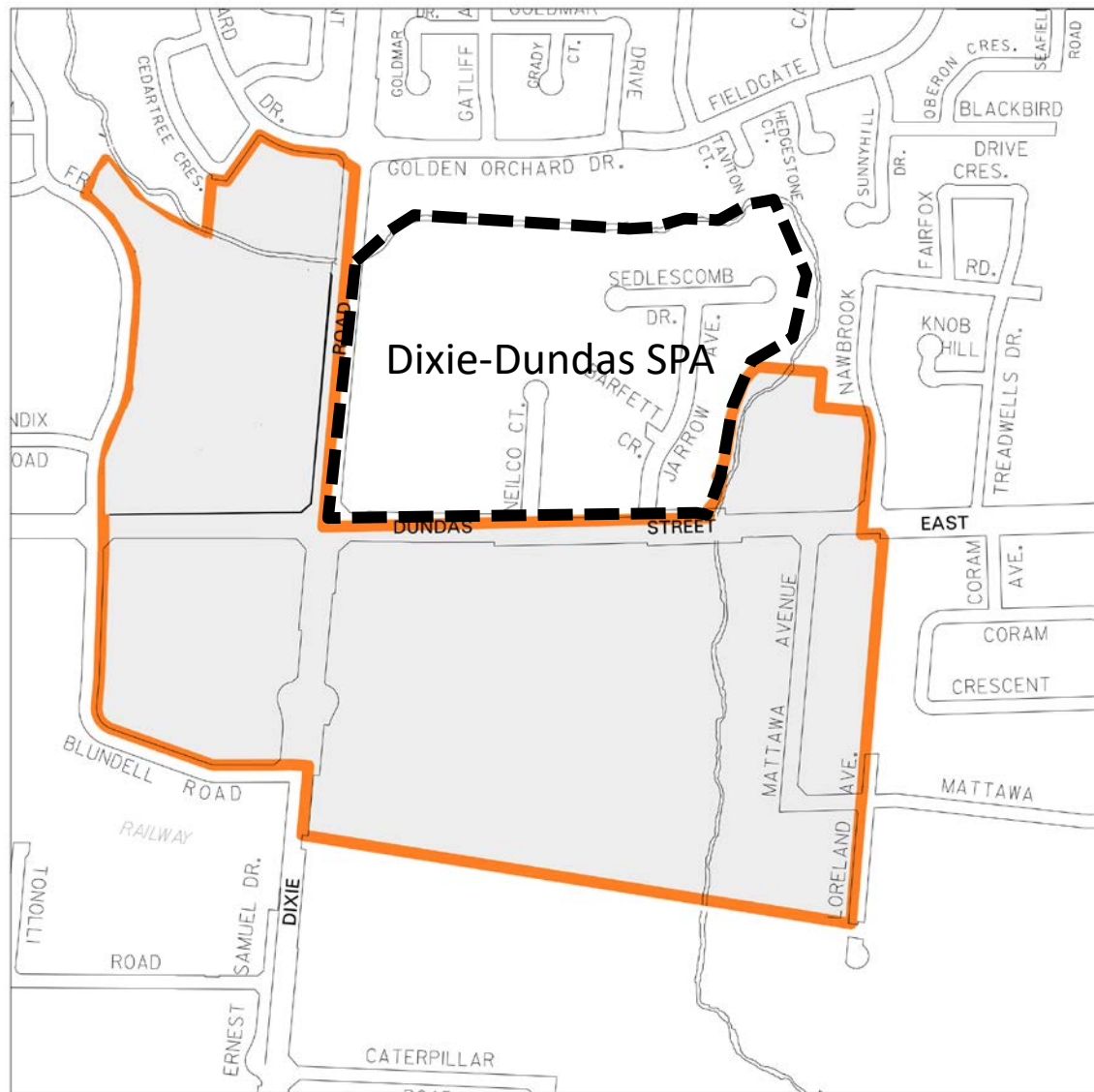
Overview of OPA – No changes to Employment Area Mixed Use

- Lands south of Dundas Street, between Haines Road to the west and Blundell Road to the east
- These lands to remain within the Employment Areas City Structure at this time
- Potential land use compatibility issues raised by Mother Parkers south of the Mixed Use designated lands
- Further analysis will be required to determine the long-term suitability of sensitive land uses in this area



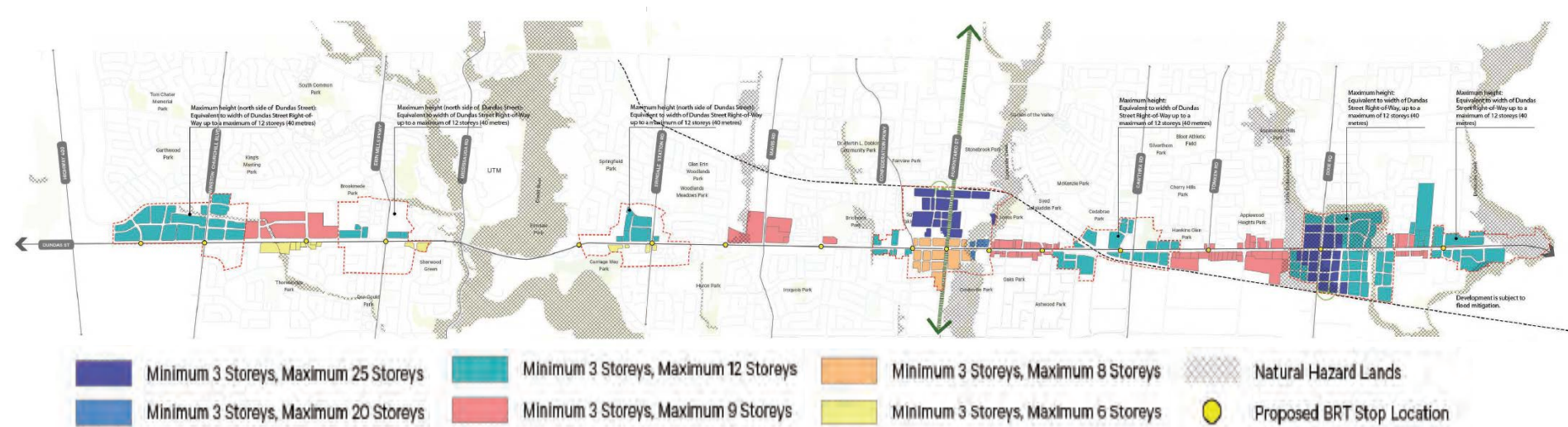
Overview of OPA – Dixie-Dundas Community Node

- Defines the boundaries of the Dixie-Dundas Community Node
- Policies promote a complete community that supports transit-supportive development for a more urban character
- Boundary modified from Dundas Connects recommendation
- Dixie–Dundas SPA lands to be added at a later date following the completion of the Dundas Street Special Policy Area Review



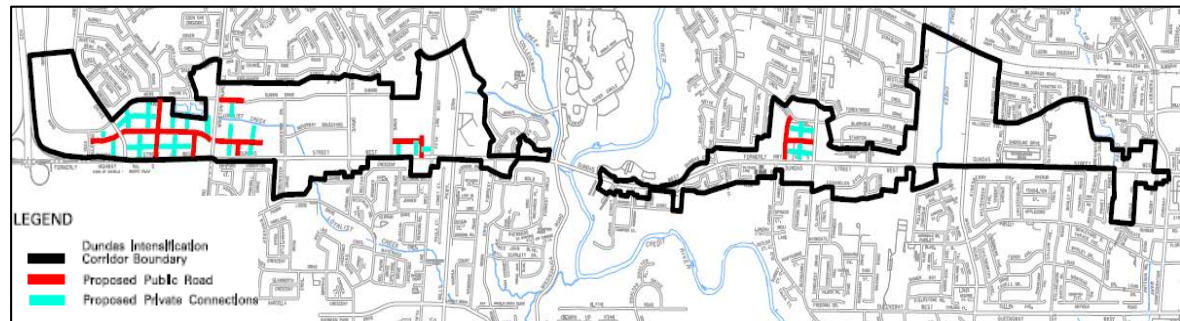
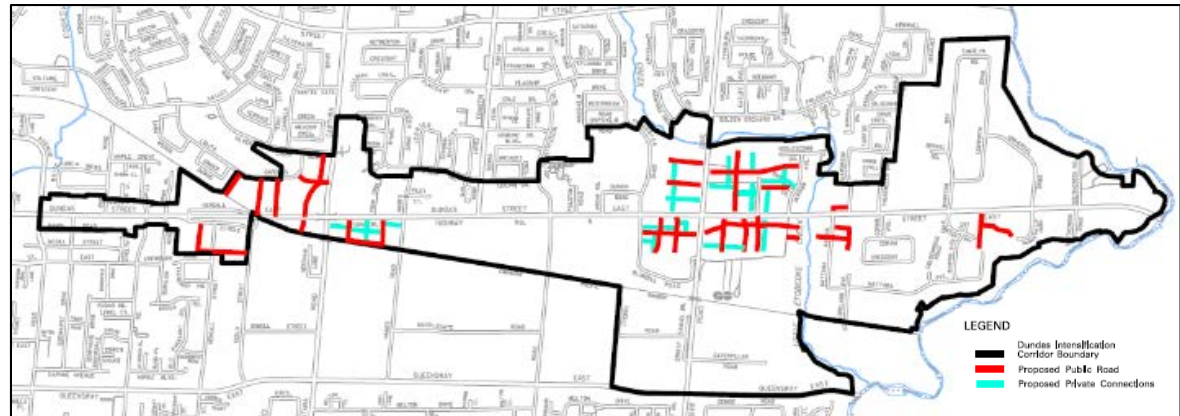
Recommended Building Heights (MTSA OPA)

- Building heights based on Dundas Connects endorsed recommendations
- Provide for a range of heights of up to 6, 8, 9, and 12 storeys along the corridor, and up to 25 storeys in key locations
- Focus growth near transit stations
- Promote a predominant mid-rise built form
- Transition down to lower density residential and employment areas

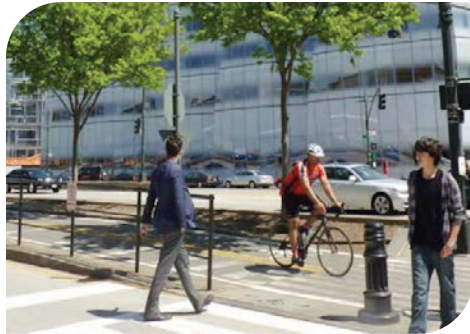


Overview of OPA – Expansion of Road Network

- Support expanded access and connectivity to surrounding GO Stations and future Dundas BRT
- Expansion of the road network, multi modal access, and new pedestrian connections
- Create smaller walkable blocks and multiple routes to key destinations

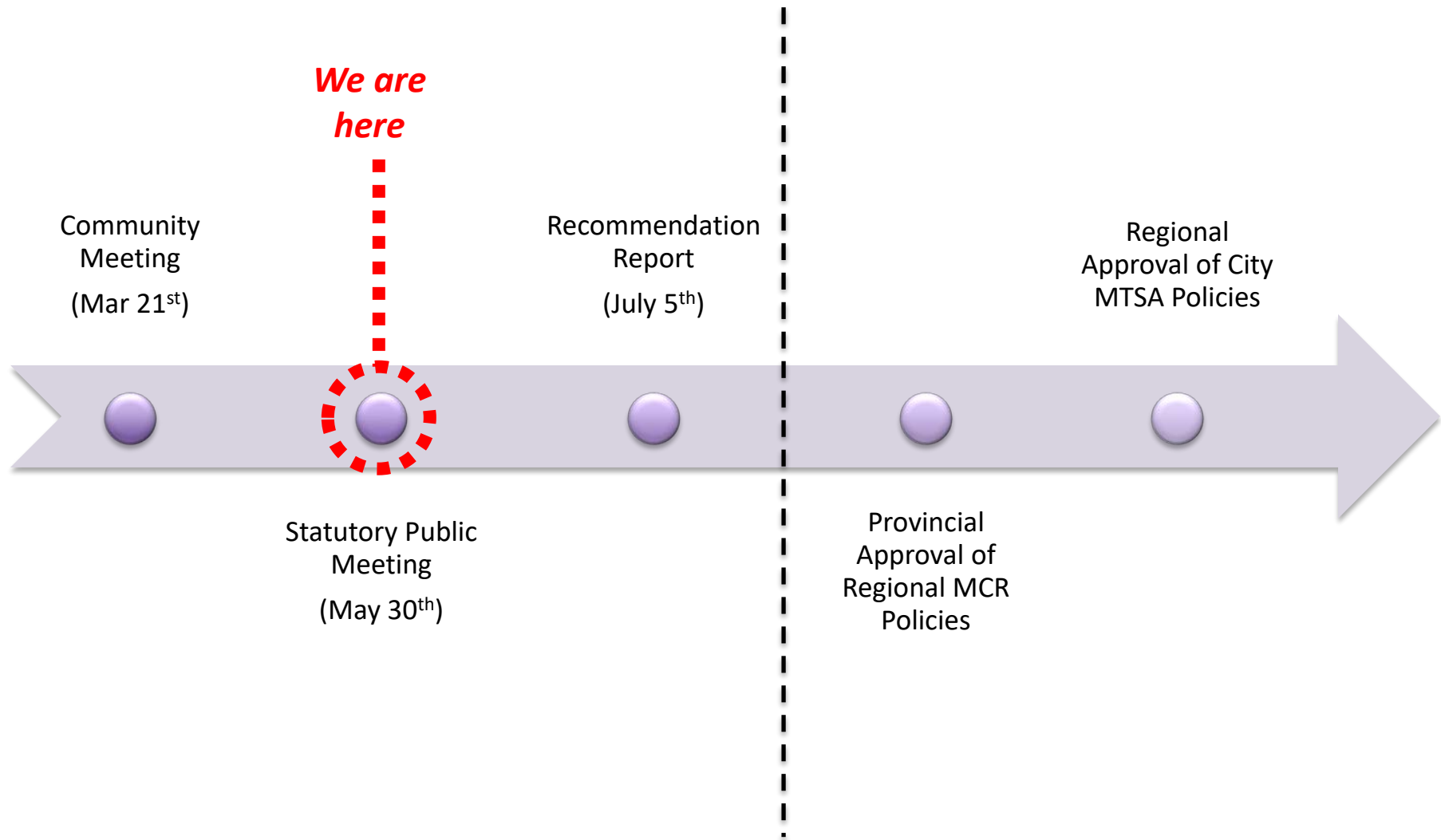


Overview of OPA – Expansion of Parks and Open Space Network



- Expanded parks and open space network to support new development
- To be centrally located, provide direct connections to transit facilities and enhance view corridors and access to existing open-spaces
- The exact location, configuration, size and design of future parks will be determined in conjunction with the development of lands

Next Steps





Dundas Corridor Policy Implementation

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Project Website:

<https://yoursay.mississauga.ca/dundas-corridor-policy-implementation>

Floodplain Development Limitations

- No land use designation changes within SPA (PPS 2020)
- Ongoing flood studies (Dixie-Dundas, Little Etobicoke Creek, Etobicoke Creek)
- Dundas Street Special Policy Area Review
- Current OP floodplain and mitigation policies maintained

