

City of Mississauga  
**Corporate Report**



<p>Date: June 6, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD.04-DUN</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Meeting date: June 20, 2022</p>

## Subject

### **RECOMMENDATION REPORT (WARD 1 and 3)**

#### **Dundas Street - Special Policy Areas Update**

## Recommendation

1. That the Chief Procurement Officer or designate be authorized to execute a contract amendment and all ancillary documents to increase the value of the contract (File Ref PRC002730) to \$195,000 (original contract value of \$71,365 + additional increase of \$123,635 = new contract value of \$195,000) with Matrix Solutions Inc. (PO 4600018061) for consulting services related to Phases 2 and 3 of the SPA Update.
2. That the Chief Procurement Officer or designate be authorized to extend the Agreement beyond its current expiry date of March 31, 2022, for an additional term of up to three (3) years, subject to satisfactory pricing, terms and performance.
3. That staff be directed to proceed with the recommended approaches to updating the Dundas Street Special Policies Areas as outlined in the corporate report titled "Dundas Street - Special Policy Areas Update" dated, June 6, 2022, from the Commissioner of Planning and Building.

## Executive Summary

- To help implement the Dundas Connects Master Plan, the City has been undertaking multiple flood mitigation and related studies that affect lands located within regulatory floodplains and Provincially defined Special Policy Areas (SPA).
- Special Policy Areas (SPAs) are designated areas in the Mississauga Official Plan that are subject to flooding and have limited development permissions. There are currently three SPAs along Dundas Street being Etobicoke Creek SPA, Dixie-Dundas SPA and Applewood SPA.

- The Dundas Street SPA Update includes examining flood mitigation options that would allow for additional development. Staff is recommending the following options:
  1. Etobicoke Creek SPA - amend the SPA policies to allow for development in low and medium-risk flood areas, subject to development floodproofing policies. The physical and financial impacts of removing these lands from the flood plain is significant.
  2. Dixie-Dundas and Applewood SPAs - remove these SPAs from the Mississauga Official Plan once the Environmental Assessment (EA) is complete and recommended flood mitigation works are constructed and flooding is eliminated. This would result in full development permissions.
- The City is nearing the end of Phase 1 of 3 of the SPA Update process as outlined by the Province. An amendment to increase the value of the contract by an additional \$123,635 is required for consulting services to complete Phases 2 and 3 of the SPA Update.

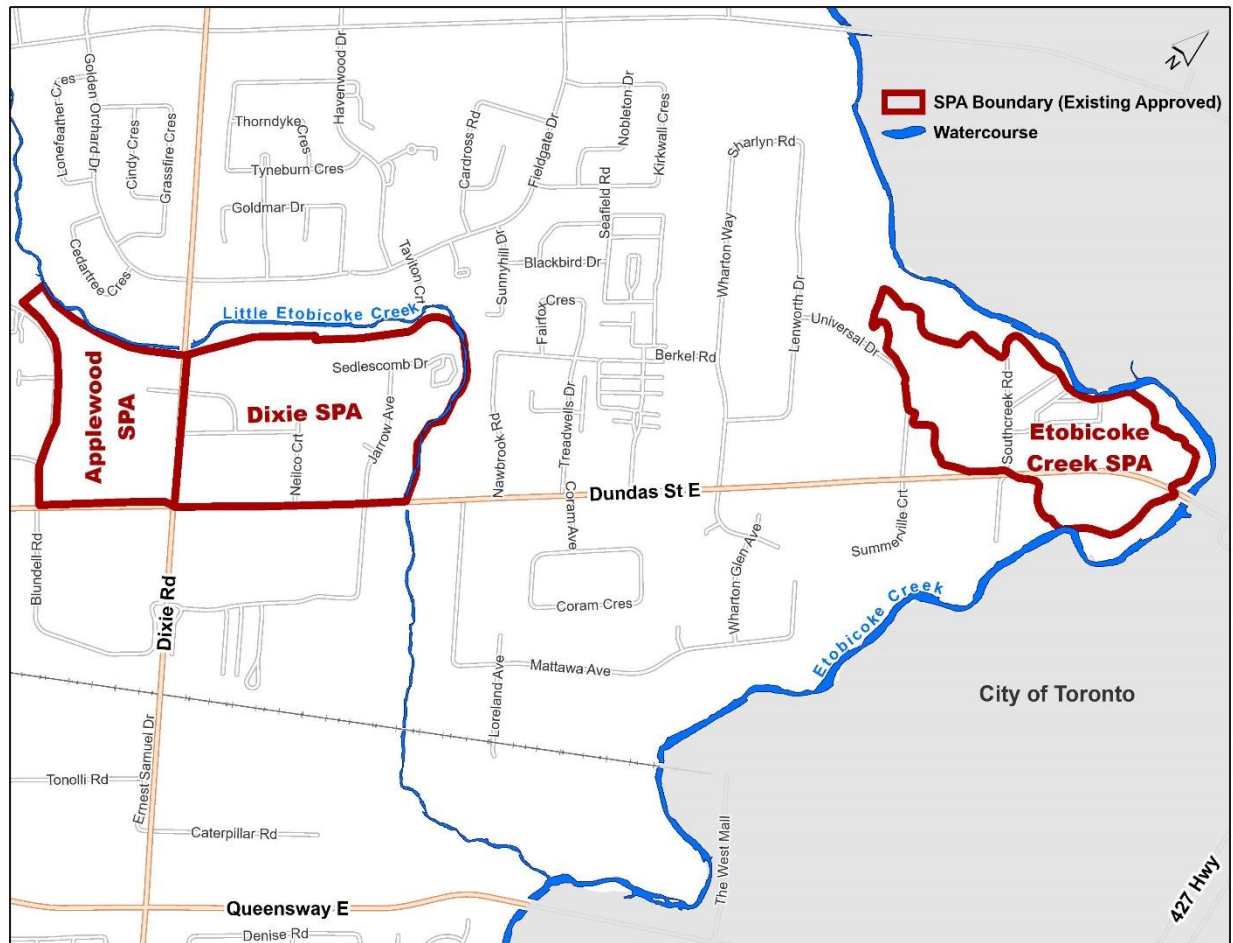
## Background

As part of the implementation of the Dundas Connects Master Plan, the City has been undertaking multiple flood mitigation and related studies that affect lands located within regulatory flood plains and Provincially defined Special Policy Areas (SPA). SPAs are areas where an established community currently exists within a flood plain. Due to flood risks, these areas are subject to strict development limitations.

There are three (3) SPAs designated in the City of Mississauga located east along Dundas Street which are the subject of study:

- a) **Etobicoke Creek SPA**
- b) **Dixie-Dundas SPA**
- c) **Applewood SPA**

Figure 1 below shows a map of the SPAs.

**Figure 1 – Map of SPAs in Mississauga**

While staff acknowledge the current SPA boundaries and policies in the Mississauga Official Plan (MOP) require updating, the primary impetus for the studies was the approval of the Dundas Connects Master Plan. The Master Plan envisions this area with mixed-use development to complement the investment for future Bus Rapid Transit and support intensification in the area.

The primary SPA work to-date focusses mainly on identifying which lands within the SPA boundaries can and cannot accept intensification over the long term. Specifically, in 2016, a Terms of Reference (TOR) was created in coordination with the Province outlining the SPA Update approvals process. The TOR contains three phases:

- Phase 1 – Baseline Conditions,
- Phase 2 – Planning Justification Report & Full Flood Risk Assessment; and
- Phase 3 – Implementation (MOP policy and Zoning Bylaw)

## Comments

The SPA Update is nearing the end of Phase 1, with submissions being prepared for the Toronto Region Conservation Authority (TRCA), Credit Valley Conservation (CVC) and Province. The submissions consist of technical supporting information, such as updated flood mapping and boundaries, SPA boundaries, high-level flood mitigation approaches and preliminary hydraulic modelling. As the Dixie-Dundas and Applewood SPAs are in a different geographic area and floodplain than the Etobicoke Creek SPA, two separate submissions will be made to the Province.

### a) Etobicoke Creek SPA – Phase 1

Phase 1 of the Etobicoke Creek SPA involved an examination of three (3) flood mitigation options. (Please see Appendix D for the full High-Level Flood Mitigation Approaches and Preliminary Hydraulic Model Screening Report). The Study found one option to be considerably more feasible than the other two, which would require significant investment in new infrastructure and land expropriation.

Therefore, staff recommend proceeding with option 3 - which proposes to modify the current SPA policies to permit development in low and medium risk flood areas, subject to appropriate flood proofing. This option does not require any physical creek modifications or construction work. Proper flood proofing requirements for buildings and limiting sensitive land uses within the SPAs will allow for development along Dundas Street. This option still involves Provincial approval as it is a change to the current SPA policies, however the financial impacts would be low in comparison with the other two options.

### Future Phases 2/3:

Phase 2 for the Etobicoke Creek SPA will focus on preparing the planning rational to support modifying the SPA boundaries and policies in the MOP to allow for development on properties with frontage onto Dundas Street. Whereas, Phase 3, will consist of drafting and implementing the necessary MOP policies and Zoning By-law amendments. Staff estimate the new SPA for the Etobikoke Creek SPA will take approximately 1-2 years to complete given the approval process that involves the Conservation Authority and Province.

### b) Dixie-Dundas SPA & Applewood SPA-Phase 1

Phase 1 of the **Dixie-Dundas SPA** and **Applewood SPA** involved the initiation of an Environmental Assessment (EA) to identify and assess flood mitigation options for the area. Specifically the EA process analyzed replacing and expanding the Dixie Road and Dundas Street crossings to provide increased flow capacity. The emerging direction from the EA is to construct mitigation measures to eliminate flooding in the area. The EA is at a stage of identifying preferred solutions and alternative designs. (More information about the Dixie-Dundas EA process can be found at the following link: <https://www.mississauga.ca/projects-and-strategies/environmental-assessments/dixie-dundas-flood-mitigation-study/>).

### Future Phases 2/3

Following the completion of the EA, construction of the flood mitigation solutions would occur. Construction is tentatively scheduled for 2026-2028.

Consequently, once the infrastructure improvements are constructed, and the lands currently subject to flooding are opened up for development, the Dixie-Dundas and Applewood SPAs could be removed from the MOP. Therefore, Phase 2 will focus on preparing the necessary documentation to allow for the complete removal of the SPA boundaries. Phase 3 will consist of drafting and implementing the necessary MOP policies and Zoning By-law amendments.

### Next Steps

The original contract and project was scoped to allow for contingencies should unforeseen circumstances arise requiring additional efforts to deal with potential issues and/or tasks. As the project progressed, it became apparent that the extent and complexity of the flood modelling and environmental policy development needed for Phases 2 & 3 were not fully accounted for in the original budget.

Staff recommends increasing the value of the contract with Matrix Solutions Inc. to continue the ongoing and iterative work required to complete the SPA Update. Please refer to Appendix C for the Statement of Work Addendum which details the outstanding consultant services required to complete the project.

### Purchasing By-law Authorization

The recommendation in this report is made in accordance with the Purchasing By-law 0013-2022; Schedule "A", (h) For additional Goods and/or Services from the original Supplier that were not included in the original Procurement, if the change of Supplier for such additional Goods and/or Services cannot be made for:

- (i) Economic or technical reasons such as requirements of interchangeability or interoperability with existing equipment, software, services or installations procured under the initial Procurement; and
- (ii) Would cause significant inconvenience or substantial duplication of costs for the City.

### Policy No. 03-06-16 Contract Amendments and Termination

In accordance with Policy No. 03-06-16, (A)(3), for HVA contracts, if the total value of one or more increases to the Original Contract value is more than 20% of the Original Contract value and more than \$100,000, then authority is by Council.

## **Financial Impact**

The original contract (Procurement PRC002730) value was \$71,365 (PO 4600018061) for Phase 1 of the SPA update.

Staff requests an additional \$123,635 be added to the contract to account for any required consulting services for Phases 2 & 3 of the SPA update. This would increase the total contract

value to \$195,000. The contract increase will be funded from the Major Transit Station Areas Studies Capital Project Number 21956.

## Conclusion

The Dundas Connects Master Plan envisions growth and mixed land uses along the Dundas Street Corridor. In addition, dedicated Dundas Bus Rapid Transit lanes are being implemented along the entirety of the street, and the Dundas Corridor Policy Implementation OPA work is advancing. In order to fully implement the land use vision and effectively utilize the higher order transit planned for the area, the flooding in the SPAs must be mitigated through physical creek modifications and policy changes to ensure proper floodproofing.

Matrix Solutions Inc. have performed well by demonstrating extensive knowledge of the project, providing professional expertise and are available to continue with Phase 2 and 3.

Staff will continue working with the Province and Conservation Authorities to complete Phases 2 & 3 of the SPA Update, ultimately resulting in an increase to existing development permissions in the SPAs.

## Attachments

Appendix 1: Maps of SPAs

Appendix 2: Flood Risk Maps

Appendix 3: Statement of Work (for additional services required)

Appendix 4: High-Level Flood Mitigation Approaches And Preliminary Hydraulic Model Screening Report



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