

City of Mississauga
Corporate Report



<p>Date: April 14, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 22-18 W1</p>
	<p>Meeting date: May 8, 2023</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

**Official Plan Amendment and Rezoning applications to permit 4, 16 and 20 storey rental apartment buildings with at grade commercial uses
 1000 and 1024 Dundas Street East, south side of Dundas Street East and east of Tomken Road**

Owner: Ahmed Group (1000 Dundas St. E.) Inc. and Ahmed Group (1024 Dundas St. E.) Inc.

File: OZ/OPA 22-18 W1

Pre-Bill 109

Recommendation

That the report dated April 14, 2023, from the Commissioner of Planning and Building regarding the applications by Ahmed Group (1000 Dundas St. E.) Inc. and Ahmed Group (1024 Dundas St. E.) Inc. to permit 4, 16 and 20 storey rental apartment buildings with at grade commercial uses, under File OZ/OPA 22-18 W 1, 1000 and 1024 Dundas Street East, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. On January 20, 2023 the owner appealed the applications to the Ontario Land Tribunal (OLT) due to non-decision by City Council and a pre-hearing has been scheduled for May 8, 2023. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

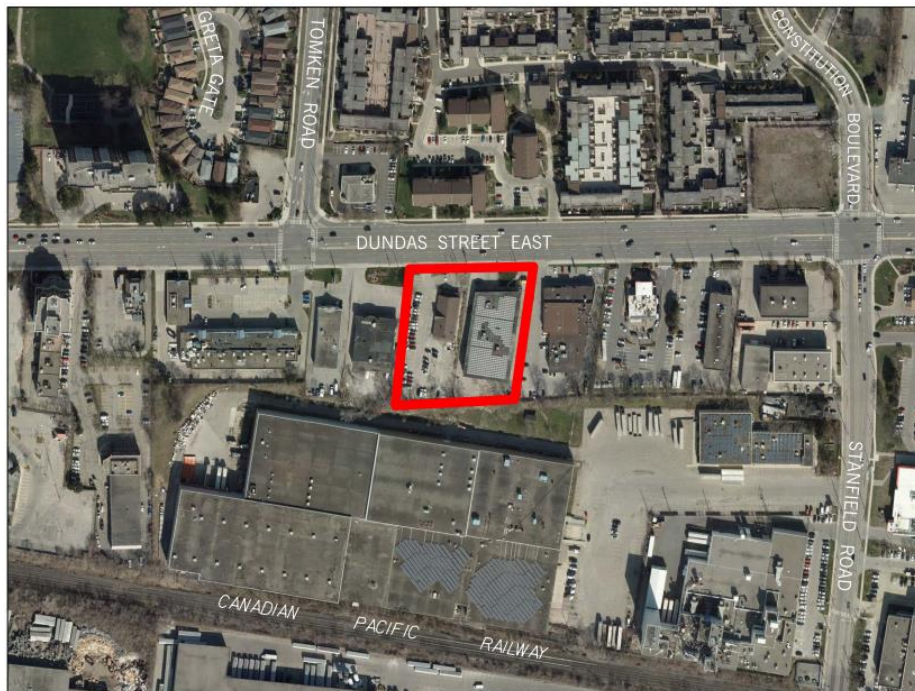
PROPOSAL

The official plan amendment and rezoning applications are required to permit 4, 16 and 20 storey rental apartment buildings with at grade commercial uses. The applicant is proposing to amend the official plan designation from **Mixed Use (Employment)** to **Residential High Density**, amend the City Structure to remove the subject site from the Dixie Employment Character Area and incorporate the site into the Applewood Neighbourhood Character Area. The zoning by-law will also need to be amended from **C3-65 (General Commercial - Exception)** and **C3-66 (General Commercial – Exception)** to **RA5-Exception (Apartments – Exception)** to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal, should it be determined to be supportable.

Comments

The property is located on the south side of Dundas Street East, between Stanfield Road and Tomken Road, within the Dixie Employment Area. The site is currently occupied by two single storey commercial buildings, one of which is a used car dealership and the other is partially occupied by a furniture store and the remaining space is vacant. In close proximity is an employment area that includes industrial uses such as Mother Parkers Tea & Coffee and Tonolli Canada Ltd. Land-use compatibility will be a significant factor in the assessment of the application.



Aerial image of 1000 & 1024 Dundas Street East



Applicant's rendering of the proposed apartment buildings with ground floor commercial space (facing southeast on Dundas Street East)

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information and the application being deemed complete, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of the Region of Peel Official Plan and of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held.

The matters to be addressed include: ensuring the principles of Mississauga Official Plan are maintained; the proposal supports the existing and planned character of the area and is compatible with surrounding employment uses; requirements for additional technical information (e.g. traffic, parking, servicing) have been satisfied; and assessing the suitability of the proposed Official Plan policies and zoning exception standards.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Paul Stewart, Development Planner