

City of Mississauga  
**Corporate Report**



<p>Date: June 2, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 22-18 W1</p>
	<p>Meeting date: June 26, 2023</p>

## Subject

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

**Official Plan Amendment and Rezoning applications to permit 4, 16, and 20 storey rental apartment buildings containing 543 units and 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

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal hearing on the subject application under File OZ/OPA 22-18 W1, Ahmed Group (1000 Dundas St. E.) Inc. and Ahmed Group (1024 Dundas St. E.) Inc., 1000 Dundas Street East and 1024 Dundas Street East, to permit 4, 16, and 20 storey rental apartment buildings with at grade commercial uses, in support of the recommendations outlined in the report dated June 2, 2023 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, and rezoning applications require additional information and modifications and approvals are premature until such time that the City's issues are addressed.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Ontario Land Tribunal hearing process, however if there is a potential for settlement then a report shall be brought back to Council by Legal Services.

## Background

A public meeting was held by the Planning and Development Committee on May 8, 2023, at which time an Information Report (Item 5.2 [Planning and Development Committee - May 08, 2023 \(escribemeetings.com\)](#)) was received for information. Recommendation PDC-0025-2023 was then adopted by Council on May 17, 2023.

1. 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.
2. That two oral submissions be received.

On January 20, 2023, the owner appealed the applications to OLT due to non-decision by City Council and a hearing has been scheduled to commence on November 6, 2023. The purpose of this report is to make a recommendation to Planning and Development Committee (PDC) on the application and to seek direction with respect to the appeal.



Aerial Image of 1000 & 1024 Dundas St. East



Applicant's rendering of the proposed buildings

## Comments

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on September 15, 2022. A community meeting was held by Ward 1 Councillor Stephen Dasko on

February 16, 2023. The virtual meeting had 32 people in attendance. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on May 8, 2023. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

### **PLANNING ANALYSIS SUMMARY**

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

Additional information is required to confirm whether the proposed residential land uses are compatible with surrounding industrial uses.

Should the issue of compatibility with surrounding industry be resolved; modifications to the built form are recommended to address the angular plane criteria and eliminate shadow impacts, increase at grade landscaping and soft green outdoor amenity space, ensure appropriate building setbacks and building separation distance that do not preclude the redevelopment of neighbouring properties in an appropriate manner, protect for a rear laneway and provide appropriate parking;

In addition, there are a number of technical studies and issues that have not been properly addressed (e.g. functional servicing report, traffic impact study, location of property line on Dundas Street East).

A detailed Planning Analysis is found in Appendix 2.

## 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

The applications require additional information and modifications before the City can fully endorse approval of the proposed development. Until such time as the outstanding issues identified in this report are resolved, these official plan amendment and rezoning applications are not acceptable in their current form and should not be approved.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



---

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

Prepared by: Paul Stewart, Development Planner