

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 files:  OZ/OPA 22-22 W1 and  21T-M 22-4 W1</p>
	<p>Meeting date:  June 26, 2023</p>

## Subject

### PUBLIC MEETING INFORMATION REPORT (WARD 1)

**Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit a mixed use development that will include residential, ground floor commercial, a public park and open space. A total of 3,027 residential units are proposed within three blocks of townhouses, seven buildings with a maximum height between 12 and 18 storeys and three buildings with a maximum height between 29 and 41 storeys**

**1580 – 1650 Dundas Street East**

**Owner: 4Q Commercial WP Inc.**

**Files: OZ/OPA 22-22 W1 and 21T-M 22-4 W1**

**Pre-Bill 109**

## Recommendation

That the report dated June 2, 2023, from the Commissioner of Planning and Building regarding the applications by 4Q Commercial WP Inc. to permit a mixed use development that will include residential, ground floor commercial, a public park and open space. A total of 3,027 residential units are proposed within three blocks of townhouses, seven buildings with a maximum height between 12 and 18 storeys and three buildings with a maximum height between 29 and 41 storeys, under Files OZ/OPA 22-22 W1 and 21T-M 22-4 W1 be received for information.

## Background

The applications have been deemed complete and circulated for technical comments. On April 3, 2023 the owner appealed the applications to the Ontario Land Tribunal due to non-decision by City Council. A Case Management Conference (CMC) has been scheduled for July 6, 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 a mixed use development that will include residential, ground floor commercial, a public park and open space. A total of 3,027 residential units are proposed within three blocks of townhouses, seven buildings with a maximum height between 12 and 18 storeys and three buildings with a maximum height between 29 and 41 storeys. The proposed development has been planned to accommodate a future extension of Blundell Road, retain Mattawa Avenue as a public road, and provide private condominium roads.

The applicant is proposing to amend the existing **Mixed Use** official plan designation by including a site specific policy that recognizes the proposed building heights of each building. The applicant is also proposing to remove the subject lands from the Dixie Employment Area, and policies that prohibit new residential uses on the subject site.

The zoning by-law will also need to be amended from **C3-66** (General Commercial - Exception), **C3-2** (General Commercial - Exception) and **E2-131** (Employment – Exception) to **C4-Exception** (Mainstreet Commercial), **RA5-Exception** (Apartments), **G1** (Greenlands – Natural Hazards), and **OS1** (Open Space – Community Park). A plan of subdivision has been submitted to create the blocks for the development as well as new public park and Blundell Road extension. During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

## Comments

The property is located on the south side of Dundas Street East, east of the Little Etobicoke Creek, and is within the Dixie-Dundas Employment Area and planned Dixie-Dundas Community Node. The site is currently occupied by two mixed-use buildings (predominately commercial but include some live/work units) that are two storeys in height as well as a single storey commercial building at the northwest corner of the site.

## 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, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

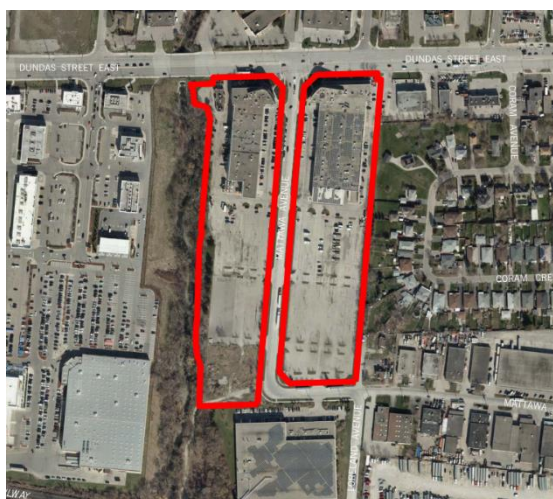
The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision 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 Mississauga Official Plan is under review.

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



Aerial image of 1580 – 1650 Dundas St. E.



Applicant's rendering of the proposed development

### **AGENCY AND CITY DEPARTMENT COMMENTS**

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

### **Financial Impact**

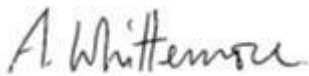
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## 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 and the issues have been resolved. The matters to be addressed include: ensuring the principles of Mississauga Official Plan are maintained; the proposal supports the planned function and character of the area and is compatible with surrounding land uses, requirements for additional technical information 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



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

Prepared by: Paul Stewart, Development Planner