

March 28, 2025

Our File: 667-002

City of Mississauga  
City Clerk's Department  
300 City Centre Drive  
ON, L5B 3C1

Attn: Mayor and Members of Council

**Re: Adoption of Mississauga Official Plan Amendment No. 189 (BL.09-RES)  
CPD Developments  
1403 & 1425 Dundas Street East  
City of Mississauga**

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Glen Schnarr & Associates Inc. (GSAI) represents CPD Developments (“The Owner”), owner of the property municipally addressed as 1403 and 1425 Dundas Street East (herein referred to as the “Subject Lands”). The Subject Lands are generally located at the north-east corner of Dixie Road and Dundas Street East. These lands are located within a key strategic growth area of the City, in a prime location to provide for housing and supporting services to support the goals of the Dundas Connects Master Plan, Dixie GO Primary Major Transit Station Area, amongst other in place policy initiatives.

GSAI made a submission on the City of Mississauga Official Plan 2051 Review dated March 21, 2025, regarding the limits of the Dundas Street Special Policy Area and refinement of same in order to release the Subject Lands for redevelopment. Subsequently, we monitored the March 24, 2025, Planning and Development Committee Meeting wherein the discussion was brought forward surrounding the Special Policy Area and the City’s jurisdiction surrounding the policy framework associated with the Special Policy Area. Staff noted to Councillor Fonseca that they were limited in their ability to propose any modifications to the Special Policy Area. While we do agree with staff that the Province is the ultimate approval Authority on this matter (with the TRCA as their technical advisor), we respectfully disagree with Staff that there is no further action that can be taken to remove the lands from the limit of the Special Policy Area. We confirm that there is in fact a process in place to correct the mapping error affecting these Subject Lands, as set out below.

We continue to make the request that the City illustrate a refined Special Policy Area limit through their Official Plan and present the mapping to the Province for their review. Since the City’s Official Plan is submitted to the Province, and considering the Province is the approval authority of both the Official Plan and the Special Policy Area modification, this modification to the City’s OP could act as the first step in consultation with the Province (and TRCA) to correct the Special Policy Area limits applicable to these Subject Lands or prompt an internal review with the Province (and TRCA) with City involvement.

In this respect, we request **that Council table a motion at the upcoming April 2, 2025, Council meeting to amend the limits of the Dundas Special Policy Area** as illustrated in the Official Plan. A copy of the proposed resolution related to this directive, is appended as “*Resolution – Scenario 1 (Modification of Special Policy Area Linework)*”.

Should staff not be prepared to do so, we note that **there is a prescribed process in-effect which deals with Special Policy Area modifications prior to it being lifted in its entirety.** This process (outlined in the Province's "January 2009 Procedures for Approval of New Special Policy Areas and Modifications to Existing Special Policy Areas" document) requires that the City be the proponent to the Province to apply to amend the Special Policy Area limits. We are of the opinion that this process exists for situations exactly like the one related to our Client's lands. Our client would be pleased to assist in processing and funding the efforts associated with this request. A copy of the proposed resolution related to this directive, is appended as "Resolution – Scenario 2 (City as Proponent to Province)".

Recognizing that we have offered two solutions to this scenario effecting our Clients lands, we offer the following commentary. If the City is not prepared to amend the linework as part of the Official Plan Review process, we request that **Council direct City staff to act** (in accordance with the *January 2009 Procedures for Approval of New Special Policy Areas and Modifications to Existing Special Policy Areas*) **as the proponent to amend the Special Policy Area linework to remove the Subject Lands** from the Special Policy Area consistent with the TRCA mapping. The timing of this request would be advantageous as outlined above and encourage the City to leverage the convenient timing of the MOP review and this request.

A copy of the proposed resolution for either option outlined above is appended to this submission. We find more value and logic in the first option wherein the linework would be corrected on the spot as we believe there is merit, and it would be much more efficient in consideration of the status of the MOP review. However, if Council and/or staff are not prepared to correct the linework, the second option would give staff the opportunity to pursue the formal process currently in place to correct an in-effect Special Policy Area.

Thank you in advance for your attention and consideration of our request. Please feel free to contact us if you have any questions, require more information, or wish to discuss further.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Glen Broll, Managing Partner  
MCIP, RPP

Enclosure: Resolution Scenarios (2 pages)

- c. Mayor C. Parrish  
Councillor C. Fonseca, Ward 3  
Andrew Whittlemore, Commissioner of Planning, City of Mississauga  
Jason Bevin, Director of Planning Strategies

**Resolution – Scenario 1 (Modification of Special Policy Area Linework):**

*WHEREAS the City of Mississauga Official Plan outlines the limits of the Dundas Special Policy Area which is a Provincially regulated area;*

*AND WHEREAS the purpose of the Dundas Special Policy Area is to prohibit development within the floodplain;*

*AND WHEREAS the limits of the Dundas Special Policy area are informed by the Toronto and Region Conservation Authority floodplain mapping;*

*AND WHEREAS the limits of the Toronto and Region Conservation Authority floodplain mapping do not capture any of the lands municipally addressed as 1403 Dundas Street and only minimally captures lands municipally addressed as 1425 Dundas Street while in contrast the entirety of the lands are captured by the limits of the Dundas Special Policy Area;*

*AND WHEREAS development is permitted on lands outside the floodplain and it is desirable to accelerate redevelopment of lands in key strategic growth areas to provide for housing pursuant to Bill 23 and provide supporting services pursuant to the goals of the Dundas Connects Master Plan and Dixie GO Primary Major Transit Station Area;*

*NOW THEREFORE BE IT RESOLVED:*

*That the limits of the Dundas Special Policy Area be amended to remove the lands located at 1403 and 1425 Dundas Street pursuant to the 2015 Toronto and Region Conservation Authority Mapping to support the introduction of new housing pursuant to Bill 23 and the goals of the Dundas Connects Master Plan and Dixie GO Primary Major Transit Station Area.*

*That the amendment of the limits of the Dundas Special Policy Area be undertaken prior to the Official Plan being sent to the Province for final approval and include a request to the Province for consultation to formally amend the limits of the Dundas Special Policy Area.*

**Resolution – Scenario 2 (City as Proponent to Province):**

*WHEREAS the City of Mississauga Official Plan outlines the limits of the Dundas Special Policy Area which is a Provincially regulated area;*

*AND WHEREAS the purpose of the Dundas Special Policy Area is to prohibit development within the floodplain;*

*AND WHEREAS the limits of the Dundas Special Policy area are informed by the Toronto and Region Conservation Authority floodplain mapping;*

*AND WHEREAS the limits of the Toronto and Region Conservation Authority floodplain mapping do not capture any of the lands municipally addressed as 1403 Dundas Street and only minimally captures lands municipally addressed as 1425 Dundas Street while in contrast the entirety of the lands are captured by the limits of the Dundas Special Policy Area;*

*AND WHEREAS development is permitted on lands outside the floodplain and it is desirable to accelerate redevelopment of lands in key strategic growth areas to provide for housing pursuant to Bill 23 and provide supporting services pursuant to the goals of the Dundas Connects Master Plan and Dixie GO Primary Major Transit Station Area;*

*NOW THEREFORE BE IT RESOLVED:*

*That staff be directed to initiate with the Province, the process to remove 1403 Dundas Street and 1425 Dundas Street from the Dundas Special Policy Area, consistent with the 2015 Toronto and Region Conservation Authority floodplain mapping, as outlined in the Province's Technical Guide – River and Stream Systems: Flooding Hazard Limit, Ontario Ministry of Natural Resources, January 2009.*