

City of Mississauga

Corporate Report



<p>Date: June 4, 2025</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 files: OZ/OPA 25-5 W3 and 21T-M 25-1 W3</p>
	<p>Meeting date: June 23, 2025</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit two apartment buildings with heights of 24 and 25 storeys, containing 941 dwelling units, including 15 at grade two storey units, and grade related commercial uses along Dundas Street East

1995 Dundas Street East, northwest corner of Dundas Street East and Universal Drive

Owner: 1995 Dundas GP Inc. & 1995 Dundas Limited Partnership

Files: OZ/OPA 25-5 W3 and 21T-M 25-1 W3

Recommendation

1. That the applications under File OZ/OPA 25-5 W3, 1995 Dundas GP Inc. & 1995 Dundas Limited Partnership, 1995 Dundas Street East, to amend Mississauga Official Plan to **Mixed Use – Special Site**; and to change the zoning to **RA5-Exception** (Apartments – Exception) to permit two apartment buildings with heights of 24 and 25 storeys, containing 941 dwelling units, including 15 at grade two storey units, and grade related commercial uses along Dundas Street East, be referred back to staff to continue working with the applicant, and that staff report back to Planning and Development Committee prior to the earlier of 120 days from June 23, 2025, or following a resubmission filed by the applicant that adequately addresses all outstanding issues identified in this report.
2. That Planning and Development Committee acknowledges that a draft plan of subdivision applications, under File 21T-M 25-1 W3, has been received and is currently under review, and that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, may choose to draft approve the plan of subdivision, subject to the appropriate conditions, at a future date.

Executive Summary

- The applications are to amend the official plan and zoning by law to permit two apartment buildings with heights of 24 and 25 storeys, 941 dwelling units, including 15 at grade two storey units along the west and north property line, 667 m² (7,180 ft²) of retail and service commercial uses at grade along Dundas Street East, and a privately-owned publicly accessible space (POPS)
- The property is located in the Dixie Employment Character Area; on Dundas Street, an Intensification Corridor; and, in the Wharton Major Transit Station Area (MTSA). The property is in an Intensification Area and is, therefore, envisioned to accommodate significant growth and development
- The applications, as applied for, have merit; however, staff require additional technical information and resolution of issues pertaining to building height and massing, land use compatibility with surrounding industrial and employment uses, access and circulation, zoning performance standards, servicing and stormwater management, floodplain coordination, integration with adjacent parcels, and compliance with Inclusionary Zoning regulations
- The Planning and Building Department has met its service target to bring forward a recommendation report to Planning and Development Committee within the 120 days decision timeline as prescribed by the *Planning Act*. These applications were deemed complete on March 14, 2025, with 120 days later being July 25, 2025. A subsequent recommendation report will be brought to Planning and Development Committee, recommending approval or refusal, upon the applicant satisfying the outstanding matters noted above

Background

Official plan amendment, rezoning and draft plan of subdivision applications were deemed complete on March 14, 2025, and subsequently circulated to City departments and external agencies for technical comments. A detailed comment package was provided to the applicant on May 30, 2025, with a request to file a resubmission which addresses comments, along with an offer from staff to facilitate various technical meetings with reviewers to advance the applications.

The purpose of this report is to provide an overview of the applications, a high-level planning policy summary and a summary of outstanding matters to be addressed in a resubmission from the applicant. A staff recommendation will be provided in a future report to Planning and Development Committee.

Property Overview

1. Site Information

(i) Site Location and Description

The subject site is located at the northwest corner of Dundas Street East and Universal Drive. The property is irregular in shape and is currently occupied by a one storey commercial plaza with surface parking. The site has two existing vehicular access points, one from Dundas Street East and one from Universal Drive, including a shared driveway located on the adjacent property at 1989 Dundas Street East, which is subject to a registered access easement in favour of the subject site. The two buildings are also physically connected through a shared loading wall, with a portion of the wall owned by 1989 Dundas Street East. While 1989 Dundas Street East does not form part of this application, a critical component of the review of the proposed development is its relationship with the abutting parcel, building and access.



Aerial Photo of 1995 Dundas Street East

(ii) Site Context

The subject property is located within the Dixie Employment Area and is part of the Dundas Connects Master Plan study area, which identifies Dundas Street East as a

future Bus Rapid Transit (BRT) corridor. The property is in the Wharton Protected Major Transit Station Area (PMTSA) and is situated toward the eastern edge of the Dundas Corridor, near the Etobicoke Creek, which coincides with the City of Mississauga and City of Toronto border. The surrounding area contains a mix of non-residential uses, including retail and service commercial plazas, and light and heavy industrial uses (including some outdoor storage). The closest residential uses are approximately 450 m (1,476 ft.) from the subject property. Much of the surrounding built form is older, with many buildings constructed between the 1960s and 1980s. The area is characterized by a predominantly auto-oriented streetscape with wide frontages and surface parking between buildings and the abutting streets.

The surrounding land uses are:

- North: Mix of light industrial and commercial uses, Markland Wood Golf Club and the Etobicoke Creek further north
- East: Universal Drive, light industrial and mixed commercial uses
- South: Dundas Street East, retail and mixed commercial uses, Etobicoke Creek further south
- West: Mixed commercial, warehouse, and light industrial uses



Google 3D Image – Looking North



Google 3D Image – Looking South

(iii) Surrounding Development Applications

The following development application is in process in the immediate vicinity of the subject property:

- OZ/OPA 22-22 W1 & 21T-M 22-4 W1 – 1580 & 1650 Dundas Street East – application appealed, and in active mediation for two, 12 storey, apartment buildings and eight, 20 storey, apartment buildings with ground floor commercial/retail and 42 townhouses

(iv) Site History

- June 20, 2007 - Zoning By-law 0225-2007 came into force which zoned the site **C3-1** (General Commercial). The **C3-1** zone permits all uses allowed in the **C3** zone, along with **E2** (Employment) uses except for uses such as truck terminals, waste processing and transfer stations, and composting facilities
- November 14, 2014 – Mississauga Official Plan (MOP) came into force which designates the site **Mixed Use** (residential uses not permitted) within the Dixie Employment Character Area
- November 16, 2017 – The Committee of Adjustment approved a minor variance application – “A” 434/17 - to permit a reduction of parking spaces providing a total of 102 parking spaces for all uses on site
- December 12, 2018 – City initiated Zoning By-law 0229-2018 amended the zoning to **C3-65** (General Commercial). The **C3-65** zone permits all uses allowed in the base **C3** zone along with E2 (Employment) uses except for uses such as truck terminals,

waste processing and transfer stations, and composting facilities, while also explicitly prohibiting heavy industrial uses such as asbestos and cement manufacturing, oil-based paints, smelting, and motor vehicle wrecking yards

- June 18, 2018 – Council endorsed the Dundas Connects Master Plan recommending land use changes to the site for potential conversion from existing employment land uses to an “**Employment Mixed Use**” designation. This would permit sensitive land uses such as residential, where appropriate, in proximity to established employment areas subject to additional compatibility studies
- May 9, 2024 - OPA 144 and 142 came into effect, OPA 142 redesignated the site to **Mixed-Use Limited** (which allows for residential land uses, when supported by compatibility studies) and OPA 144 added a 12 storey maximum height permission
- June 4, 2024 – A community meeting for the proposed development was held by Ward 3 Councillor, Chris Fonseca
- February 3, 2025 – The applicant submitted official plan amendment, rezoning and plan of subdivision applications under files OZ/OPA 25-5 W3 and 21T-M 25-1 W3

2. Mississauga Official Plan (MOP)

The subject site is designated **Mixed Use – Limited** in the Mississauga Official Plan (MOP). This designation permits a range of non-sensitive land uses, such as commercial, institutional and office uses, but excludes sensitive land uses, including residential uses. As outlined in Policy 11.2.7.a, the intent of this designation is to protect existing employment and industrial operations by limiting land use conflicts, particularly those associated with residential development.

However, the Official Plan provides a policy framework under which residential uses may be considered within the **Mixed Use – Limited** designation. Section 11.2.7.4 outlines a series of criteria that must be satisfied in order for residential uses to proceed without the need for an Official Plan Amendment. Where these criteria cannot be fully satisfied, but compatibility can be demonstrated through mitigation, an Official Plan Amendment may be considered, subject to detailed review by staff.

Protected Major Transit Station Areas (PMTSAs) are delineated areas around existing or planned higher-order transit stations, intended to accommodate significant growth through compact, transit-supportive development. As per the Mississauga Official Plan, PMTSAs are planned to achieve a minimum density target of 200 residents and jobs combined per hectare. These areas are intended to support a diverse mix of land uses, housing options, employment opportunities, and amenities that promote active transportation and transit usage.

Given the site's proximity to existing industrial and employment uses, the introduction of residential uses necessitates a Land Use Compatibility Assessment. This assessment evaluates the potential for adverse impacts from surrounding operations and identifies appropriate mitigation measures, in accordance with the Ministry of the Environment, Conservation and Parks' D-6 Guidelines and relevant City policies. Ensuring compatibility is essential to maintaining the long-term viability of employment uses while supporting intensification in strategic growth areas

Refer to Appendix 1 for the existing and proposed Official Plan map.

3. Mississauga Official Plan 2051 (MOP 2051)

On April 16, 2025, Mississauga City Council approved MOP 2051, establishing an updated comprehensive framework to guide city-building and long-term growth. Aligned with the Provincial Planning Statement, the Plan introduces updated policies in transportation, housing, built form, culture and heritage, environment and economic development to support the creation of complete and resilient communities. MOP 2051 has been submitted to the Ministry of Municipal Affairs and Housing and will be in-force following Minister's approval. Upon approval by the Ministry, MOP 2051 will replace both Mississauga Official Plan and the Region of Peel Official Plan (2022). Under MOP 2051, the site continues to be designated **Mixed-Use Limited**, with the same range of non-residential uses and a maximum building height of 12 storeys.

Development applications will continue to be evaluated under the current Mississauga Official Plan. However, should MOP 2051 be approved before a final decision is made by Council on this application recommendation, the applications will be evaluated based on the policies in MOP 2051. Applicants will be required to submit a request to amend the new policies and may be required to submit additional materials and justification for evaluation.

4. Zoning

The subject property is currently zoned **C3-65** (General Commercial), which permits a broad range of commercial uses typical of the base **C3** (General Commercial) zone, such as retail, service commercial, office, and motor vehicle-related uses. The site-specific zoning exception (**C3-65**) allows E2 (Employment) uses, except for truck terminals, waste processing stations, waste transfer stations, composting facilities, while also explicitly prohibiting heavy industrial activities such as asbestos and cement manufacturing, oil-based paint production, and motor vehicle wrecking yards.

Refer to Appendix 1 for the existing and proposed Zoning Map.

Proposed Development

1. Description

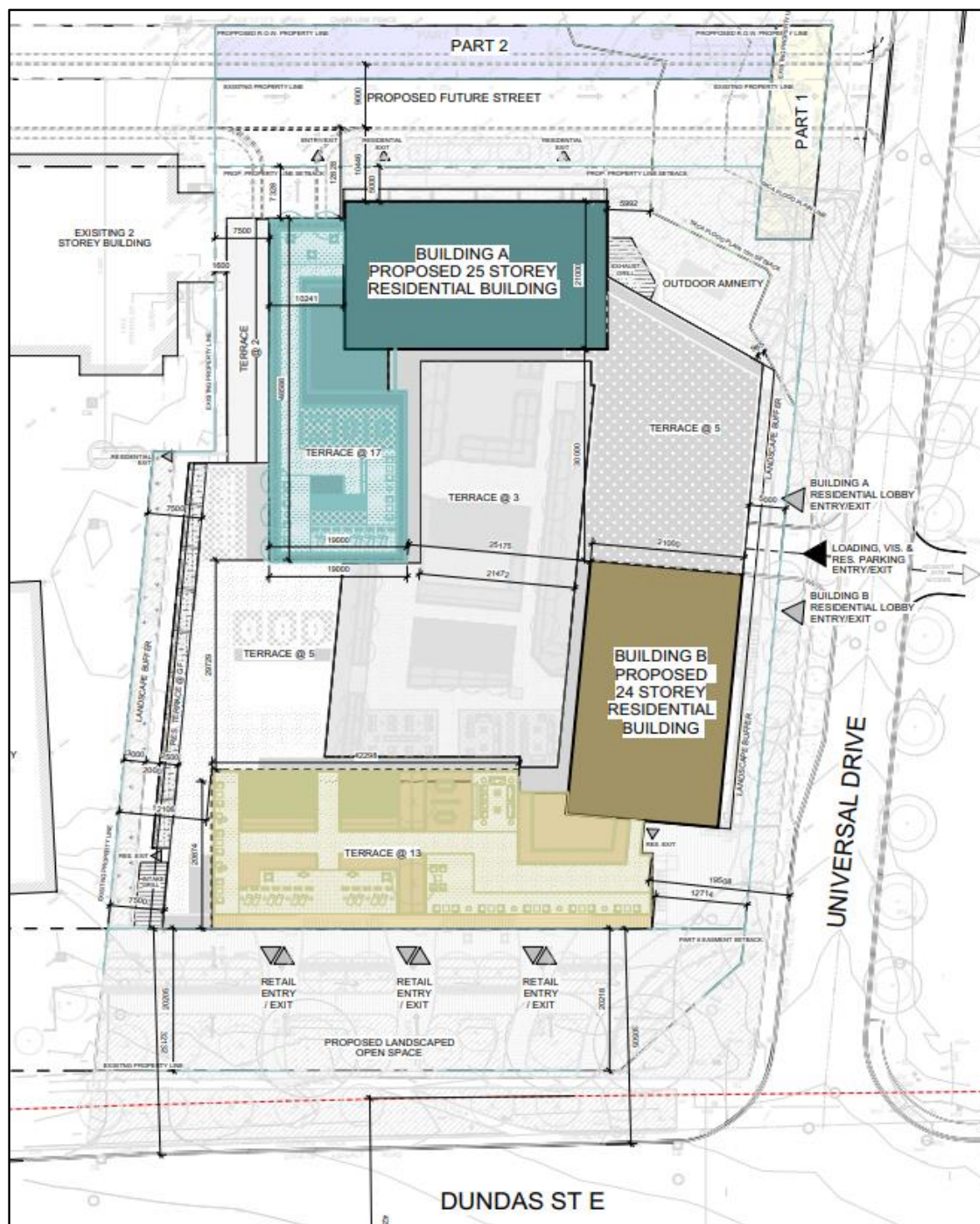
The proposed development consists of two connected L-shaped apartment buildings, comprising four building elements atop a shared four storey podium, with a total of 941 dwelling units, including 15 at grade two storey units, with six units located along the north

side of the site and nine units along the west side. The north tower, located toward the rear of the site and adjacent to the proposed future public street, has an overall height of 25 storeys and incorporates a setback at the 17th storey. The east tower, fronting Universal Drive, has an overall height of 24 storeys and terraces down to 13 storeys along Dundas Street East. Retail and service commercial space (@ 667 m² (7,180 ft²)) is proposed at grade along Dundas Street East. A privately owned publicly accessible space (POPS) with an area of 475 m² (5,112 ft²) is also proposed along the Dundas Street frontage. Vehicular access is proposed from both Universal Drive and the future public road located at the rear (north) side of the site, with internal drive aisles connecting to shared pick-up/drop-off and loading areas. There is no access driveway proposed from Dundas Street East. Parking is located both above and below grade within the podium and one level of underground parking and is enclosed by the surrounding built form.

An Official Plan Amendment and Zoning By-law Amendment are required to permit the proposed development. A Draft Plan of Subdivision is also proposed to divide the site into two blocks: one for the mixed-use development and one for open space to accommodate the TRCA floodplain limit and buffer. The subdivision also facilitates the creation of a new public road on the north side of the site, which will formalize site servicing, access, and easements to support the proposed development

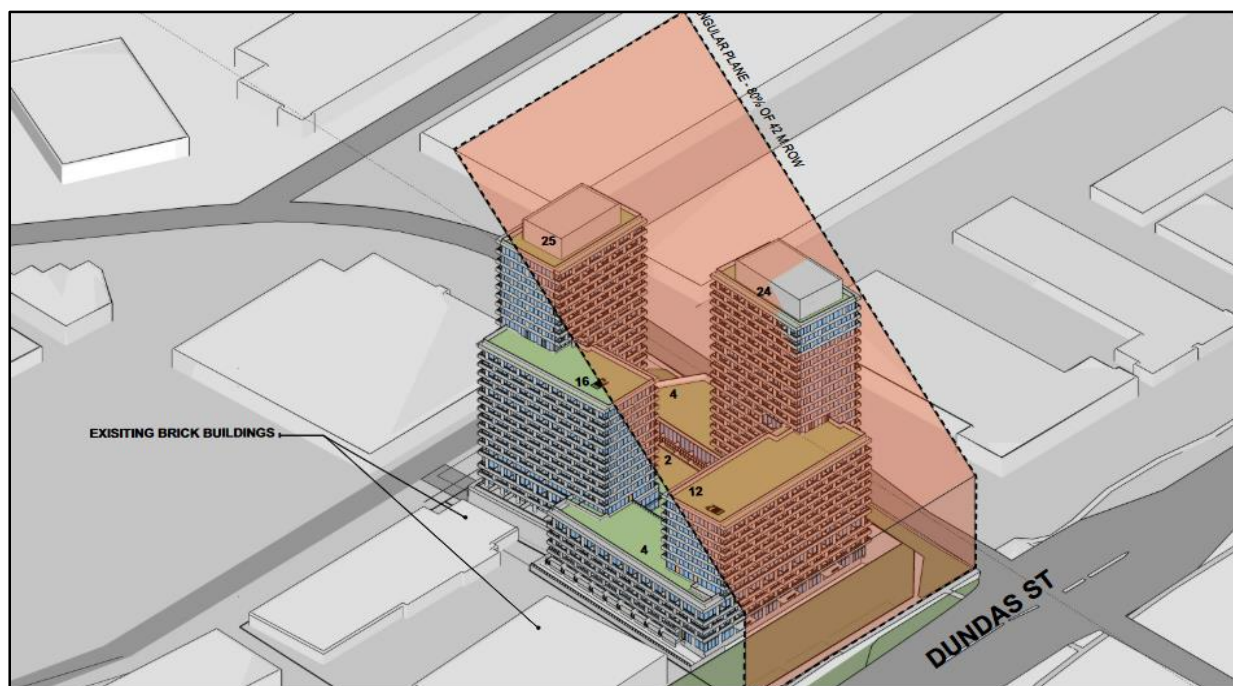
Refer to Appendix 1 for details of the proposed development.

Originator's files: OZ/OPA 25-5 W3 and 21T-M 25-1 W3



Concept Plan

Originator's files: OZ/OPA 25-5 W3 and 21T-M 25-1 W3

**Perspective Looking Northeast****Perspective Looking Southwest**

2. Supporting Studies

The applicant has submitted various materials and studies in support of the applications, which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>.

3. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Stormwater storage tank proposed for quantity control
- Reuse of stormwater
- Underground parking to reduce surface hardscape
- Enclosed loading areas to manage runoff
- Podium green roof identified as a potential feature
- POPS space with landscaping proposed at-grade
- Mechanical equipment screened for urban heat island reduction
- High-efficiency fixtures and materials

4. Urban Design Advisory Panel

The application was reviewed by the Urban Design Advisory Panel on May 27, 2025. The Urban Design Advisory Panel is an advisory body and makes recommendations to staff for consideration. Panel's suggestions have been incorporated into staff comments.

Analysis and Evaluation

The following section provides a high-level summary of the planning policies that are applicable to the applications.

1. Reason for Applications

The proposed development does not conform with the current Official Plan designation or zoning, as it proposes residential uses that are not permitted under the site's **Mixed Use Limited** designation and seeks building heights and densities that exceed the maximums permitted in both the Official Plan and Zoning By-law. Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are required to implement the proposal by changing the land use designation and zone category, as well as introduce site specific zoning regulations to allow the development as proposed.

The applicants are proposing to amend the Mississauga Official Plan to remove the subject lands from the Dixie Employment Area and bring them into the Applewood Neighbourhood Character Area, along with introducing a Special Site policy to permit a maximum building height of 25 storeys and reflect a minimum Floor Space Index (FSI) of 1.0. The applicant's amendment does not propose a maximum FSI. The applicants have indicated that, in their opinion, this approach is consistent with the intent of Council-adopted Official Plan

Amendment 144, which identifies the site within the Wharton Protected Major Transit Station Area (PMTSA).

OPA 144 introduces updated density targets, land use directions, and building height policies for Protected Major Transit Station Areas (PMTSAs), including the Wharton PMTSA, where the subject lands are located. However, OPA 144 does not alter Character Area boundaries, nor does it contemplate moving lands from Employment Areas to Neighbourhood Character Areas. As such, even if staff decide to support this or an amended development proposal, we would not recommend that the Character Area boundaries be modified.

A zoning by-law amendment is required to change the zoning from **C3-65** (General Commercial) to **RA5 – Exception** (Apartments – Exception) to permit two apartment buildings with heights of 24 and 25 storeys, 941 dwelling units, including 15 at grade two storey units, retail and service commercial uses at grade along Dundas Street East, and a privately-owned publicly accessible space (POPS). Site Specific zoning regulations would also be required to allow for the proposal.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario to submit a development application to the local municipality in order to build or change the use of their property. 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 *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement, 2024 and conform with the applicable provincial plans and Regional Official Plan.

The *Provincial Planning Statement, 2024* (PPS) provides policy direction on matters of provincial interest related to land use planning, such as increasing housing supply, supporting a strong economy, aligning development with infrastructure, protecting the environment, public health and safety. The PPS requires municipalities to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents, and support intensification and redevelopment in order to achieve the creation of complete communities.

3. Zoning By-law

The **RA5-Exception** (Apartments – Exception) zone is appropriate to accommodate the proposed development.

A table summarizing the applicant proposed zoning regulations is in Appendix 1.

4. Department and Agency Comments

The applications were circulated to all City departments and external commenting agencies on March 17, 2025. Refer to Appendix 1 for detailed comments.

5. Housing Affordability, Housing Supply and Mayor's Housing Task Force

Housing affordability and housing supply within the City of Mississauga continues to be a challenge and is a critical priority. As Mississauga continues to grow, a broad range of housing options and tenures are necessary to fulfill increasing demand.

To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of two bedroom units and three bedroom units.

For development applications of 50 units or more, the applicant may be required to demonstrate how the application can meet the City's housing objectives and policies and can contribute to the regional housing unit target of 30 percent of all new housing units being affordable, and that 25 percent of all new housing units be rental tenure.

The City's Inclusionary Zoning By-law applies to development or redevelopment of more than 50 units and more than 3 600 m² (38,750 ft²) of gross floor area. IZ policies do not apply to development proposing purpose-built rental housing.

Currently the tenure of the development is under review and to be determined, staff will continue to engage with the applicant to confirm compliance with IZ policy and finalize the required legal instruments.

Engagement and Consultation

A community meeting was held by Ward 3 Councillor, Chris Fonseca, on June 24, 2024.

Approximately 24 people attended the community meeting, and one piece of written correspondence has been received. The following summarizes comments received to date on the applications:

- Concerns regarding the height and density of the proposed development
- Concerns that the proposal represents an overdevelopment of the site
- Comments related to potential traffic congestion and pedestrian safety
- Questions about the development's impact on existing infrastructure and servicing capacity
- Comments requesting additional parkland or green space
- Concerns about site access and potential connections to adjacent properties
- Questions regarding the timeline and phasing of the development
- Comments regarding how adjacent properties will function or redevelop
- Concerns about changes to shared access impacting nearby businesses

Next Steps

Staff have released a detailed comment package to the applicant outlining outstanding matters pertaining to the development proposal. Prior to presenting a final recommendation report to Planning and Development Committee, the following issues, as well as other technical and

feasibility matters and any additional issues identified through subsequent reviews, will need to be addressed:

1. Height and Massing

The proposed building heights of 24 and 25 storeys exceed the current height permissions under OPA 144 and MOP 2051. The overall building massing, stepbacks, and internal tower separations require further refinement to address appropriate built form and transition, particularly in relation to on-site amenity areas and adjacent uses. Staff will continue working with the applicant to evaluate opportunities for reduced height, revised terracing, and improved spacing between building elements.

2. Transportation and Access

Vehicular access is proposed from both Universal Drive and a new public road at the rear of the site, identified as Street A. Staff have noted that additional land may be needed from adjacent parcels (if redeveloped) to connect this new road to Lenworth Drive. The right-of-way design package remains outstanding, and further analysis is needed within the Transportation Impact Study, including turning movement assessments and community impact evaluation. The applicants will continue to refine access design and road network integration in consultation with City staff.

3. Land Use Compatibility

A Land Use Compatibility Study and associated Noise Study were submitted in support of the proposed development to assess potential adverse effects from nearby industrial and employment uses. The studies concluded that sensitive land uses are feasible on-site and meet minimum separation distances from surrounding light industrial uses. However, based on a preliminary review by City staff, additional information is required to confirm compatibility with all surrounding uses. Further clarification is needed to determine whether a Class 4 Noise Area designation will be required under MECP NPC-300 Guidelines to permit exceedances of noise limits in exchange for enhanced building noise mitigation. The applicants will continue to work with staff to evaluate the land use compatibility of the proposed development with the surrounding uses, including the need for additional study or mitigation.

4. Integration with Adjacent Sites

The proposed development site at 1995 Dundas Street East is physically connected to the adjacent property at 1989 Dundas Street East, and the two properties currently share access from Universal Drive. While the vehicular access is located on the 1989 Dundas Street East property, the subject site benefits from an easement over it. Additionally, the buildings on both properties are physically joined, and further coordination will be required to address how they will be separated. Staff have also identified the need for a new public road at the rear of the site; however, ownership and access rights in this area are shared, and further discussions are required to determine how this can be implemented. The 1989 Dundas Street East site currently relies on access through 1995 Dundas Street East (from Dundas Street East) as its primary operational entrance. The proposed development includes no

access from Dundas Street and instead proposes townhouses along that frontage, which may result in 1989 Dundas losing a critical access point. This would leave the property with only one access, which currently functions primarily for loading. Additional consultation is required between the applicant, the adjacent property owner, and City staff to address these operational and access-related concerns, and to ensure that the proposed development does not adversely impact existing businesses and site functionality.

5. Servicing and Stormwater

Engineering staff identified missing details in the stormwater management report, including the sizing of underground storage tanks and the absence of low-impact development techniques. Roof drainage is currently proposed to connect to storm sewers, which is not permitted. The site is also within a TRCA Regulated Area and requires TRCA clearance. The applicants will continue to coordinate with City Engineering staff, TRCA, and the Region of Peel to address servicing and capacity concerns.

6. Regional Servicing Requirements

Water servicing capacity is available to support the proposed development, subject to confirmation through a hydrant flow test to ensure fire flow requirements can be met in the field. For wastewater, modelling determined that the existing 250 mm (9.8 in.) sanitary sewer on Dundas Street East does not have sufficient capacity to accommodate peak wet weather flows. This sewer has been identified by the Region of Peel for State of Good Repair (SOGR) replacement and is scheduled to be upgraded as part of the Dundas BRT project. The proposed development cannot proceed until this upgrade is completed. The Region has requested revisions to the Functional Servicing and Stormwater Management Report, and the applicant will continue to work with the Region to address these outstanding matters.

7. Inclusionary Zoning (IZ)

The site is located within Inclusionary Zoning Area 2 and is, therefore, subject to affordable housing requirements. The applicant must provide either 5% of residential GFA (ownership) or 2.5% (rental) as affordable housing, secured through an Inclusionary Zoning Agreement prior to building permit issuance. Currently the tenure of the development is under review and to be determined. IZ policies do not apply to development proposing purpose-built rental housing. Staff will continue to engage with the applicant to confirm compliance with IZ policy and finalize the required legal instruments.

8. Floodplain Dedication and Coordination

A portion of the subject site located in the northeast corner falls within the regulatory floodplain. The applicants are proposing to dedicate this portion of land for preservation purposes. Further coordination with City staff and the Toronto and Region Conservation Authority (TRCA) is required to determine the appropriate approach for managing this area, including whether the land will be conveyed to the City and how it should be zoned (e.g., **G1**(Greenlands) or **OS** (Open Space)). Staff will continue to assess whether the proposed dedication aligns with municipal objectives for natural heritage preservation, access, and long-term maintenance responsibilities.

9. Other Technical Requirements

Additional technical matters require resolution, including fire access distances, submission of an Archaeological Assessment, and feasibility of waste management collection. Applicants are expected to submit further materials and coordinate with technical reviewers to address these outstanding items.

10. Precedent Setting and Long-Term Planning Considerations

This application represents the first development proposal within this portion of the Wharton PMTSA, which is currently characterized by industrial and commercial uses and is designated **Mixed Use – Limited** in the Official Plan. While the MTSA framework anticipates intensification and may support the introduction of sensitive land uses, such as residential, the existing designation does not currently permit them without amendment. As the first proposal of this nature in the area, it carries some precedent-setting implications and is being fully reviewed to ensure the development's long-term compatibility, transition, and integration with adjacent properties and with future developments.

Staff will continue to review the application through this lens and have provided comments requesting additional information to support a comprehensive analysis. The applicant is expected to work collaboratively with staff to address these matters and demonstrate that the proposed development appropriately supports the planned function and long-term vision for the area.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project once the issues identified in this report have been adequately addressed. The matters to be addressed include height and massing, site access and circulation, zoning performance standards, land use compatibility, servicing and stormwater management, refinement of the proposed Official Plan designation, integration with adjacent parcels, and compliance with Inclusionary Zoning and floodplain management requirement. As such, it is recommended that the applications be referred back to staff to continue working with the applicant through the planning application review process.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Jaspreet Sidhu, Development Planner