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Via Email (application.info@mississauga.ca)

City of Mississauga
Planning and Development Committee
Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive
Mississauga, ON L5B 3C1

Attention: Chair and Members of the Planning and Development Committee

Dear Sirs/Mesdames:

**Re: Item 5.7 – Dundas Corridor Policy Implementation Project – Official Plan
Amendment
Written Submissions of the Dundas Landowners’ Association
City File No. CD.04-DUN**

We are counsel to the Dundas Landowners’ Association (the “**DLA**”), an incorporated entity representing the interests of certain small businesses and owners of land along Dundas Street East. We write on behalf of our client to provide comments on the draft official plan amendments before the Committee for consideration at its meeting on July 5, 2022.

As outlined further below, the DLA’s concerns primarily relate to City staff’s recommendations regarding land uses and maximum heights along the Dundas corridor. Staff’s recommendations on these matters do not properly reflect the potential of Dundas to contribute to the City’s objective of creating a truly vibrant, mixed-use corridor that is a destination unto itself. Further, from a planning perspective, the proposed official plan amendments do not properly implement direction in provincial policy or the newly-adopted Regional Official Plan. In our view, lands fronting on Dundas Street East should be removed from designated Employment Areas and height restrictions should be removed, to allow the lands to fulfill their potential in bringing the stated vision for the Dundas Corridor to fruition.

Background and Comments on the Draft OPAs

As the Committee is aware, Dundas Street East is planned to accommodate higher-order transit, facilitated through significant public investments from all three levels of government. This transformational investment creates transformational opportunities for the Dundas corridor, and the many small businesses that operate along it. The Dundas Connects Master Plan appropriately

contemplates a bold and highly urban future for the corridor that will make it a unique destination, facilitated through transit-supportive intensification.

Our client is concerned that the proposed official plan amendments before Council do not live up to this vision. The proposed approach to land uses and building heights are just two areas where the proposed amendments unfortunately fall short.

For example, under the proposed amendments, certain lands along the corridor are proposed to remain within Employment Area Character Areas, notwithstanding their location in close proximity to planned higher-order transit stations and proposed Mixed Use land use designations. This approach does not accord with the applicable policy direction at any level. At the provincial level, provincial policy supports mixed-use, complete communities, particularly in proximity to existing and planned higher-order transit. Further, lands adjacent to Dundas Street East are not within a Provincially Significant Employment Zone (“**PSEZ**”) and some were deliberately removed from a PSEZ by the Province, in recognition of their importance in providing the non-employment uses that are essential to supporting planned transit infrastructure on Dundas Street East.

Consistent with this direction from the Province, the Region of Peel’s newly-adopted Official Plan does not place lands adjacent to Dundas Street East within a designated Employment Area. Again, the higher-order planning authority has recognized the importance of these lands in contributing to the mix of uses that are necessary to support a complete community centred around higher-order transit.

In contrast, the City’s approach appears to ignore applicable policy direction in favour of a status quo that ultimately does not serve its objectives as set out in the Mississauga Official Plan or the Dundas Connects Master Plan. Precluding residential uses on lands along Dundas is inappropriate and unduly limits opportunities for appropriate forms of redevelopment on lands specifically earmarked for intensification pursuant to provincial policy and the Regional Official Plan.

Our client appreciates that there are existing employment uses located to the south and does not diminish their role in the City. However, it feels that the voices of the many small business and landowners within the area are not being heard. It appears that recent and, in our view, unfounded apprehensions of Mother Parker’s Tea and Coffee have been given undue weight. This is unfortunate when the interests of small businesses and other landowners that together account for over 55 acres of lands in the immediate area are sidelined in the process. These interests – and more importantly, the City’s interest in facilitating a thriving, destination-worthy corridor along Dundas – can be addressed without jeopardizing the ability of existing employment uses to continue and thrive. Through commonly used tools, including Class 4 designation under NPC-300 and zoning amendment application processes, the City, with input from nearby industries, can ensure that appropriate mitigation measures are incorporated to protect employment uses and allow for them to co-exist alongside uses that support the significant public investment in transit along Dundas Street East.

Our client also has concerns with the maximum heights identified in the proposed PMTSA mapping. The height limitations are inconsistent with policies in the MOP, which direct tall buildings to major transit station areas, as well as overarching provincial policy. Again, our client fears that the proposed official plan amendments represent a lost opportunity to create a truly vibrant, mixed-use corridor along Dundas Street East with a strong identity, as called for in the Dundas Connects Master Plan.

Conclusion

The policy imperative of optimizing available supply of land to support complete, mixed-use communities in the vicinity of higher-order transit is clear. Unfortunately, the draft official plan amendments before the Committee do not adequately reflect this fundamental principle. In these circumstances, we kindly request that the draft official plan amendments be modified to remove the lands on the south side of Dundas Street East from Employment Area Character Areas. We also request that the Committee remove the height restrictions along Dundas Street East to allow them to achieve their full potential in fulfilling provincial policy direction and the City's own objective to make the Dundas Corridor an urban, vibrant and thriving destination.

We appreciate the opportunity to provide these comments and thank the Committee for its consideration. Please accept this letter as a request for notice of any decisions on the proposed official plan amendments.

Yours truly,

Goodmans LLP



Max Laskin
ML/zfl

cc: Client
Megan Piercey, Legislative Coordinator (megan.piercey@mississauga.ca)