

BALANCING ACT

Rahul Gupta

A land use definition recently approved by the **City of Mississauga** will allow for sensitive land use development near existing employment lands to preserve existing industry. Proponents of the new designation say it will benefit the City’s long-term planning vision for the Dundas Street corridor, supporting transit expansion with walkable communities while also protecting the needs of existing industrial operations. But a prominent area landowners’ group is concerned further limits imposed on the use of the new mixed use limited designation will hinder proposed development and runs contrary to the City’s own official planning policies.

At its August 8 meeting, the City’s planning and development

committee endorsed staff recommendations to clarify the appropriate application of the new Mixed Use Limited land-use designation in employment areas, including those along the Dundas corridor. As a new zoning designation, it will allow residential and other development to take place by existing employment lands without a zoning amendment.

On July 5, the committee had endorsed mixed use limited redevelopment within existing employment lands as part of its approval of the Dundas Corridor Policy Project implementation. The project establishes a long-term planning vision for the 17 kilometres of the corridor that stretches between the **Town of Oakville** and the **City of Toronto** borders. [See *NRU*

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Following committee approval, concerns were expressed by Dundas corridor employment landowners on the new designation. In response, City staff conducted a review of the new designation’s impact on current employment zoning along the corridor, as well as the potential impacts of proposed mixed use limited development and recommended at the August 8 committee meeting that employment providers such as banquet halls, media broadcast and communications facilities, and entertainment and sports facilities to be able to operate.

The intention of the completed staff review, according to Mississauga ward 1 councillor and planning committee member **Stephen**

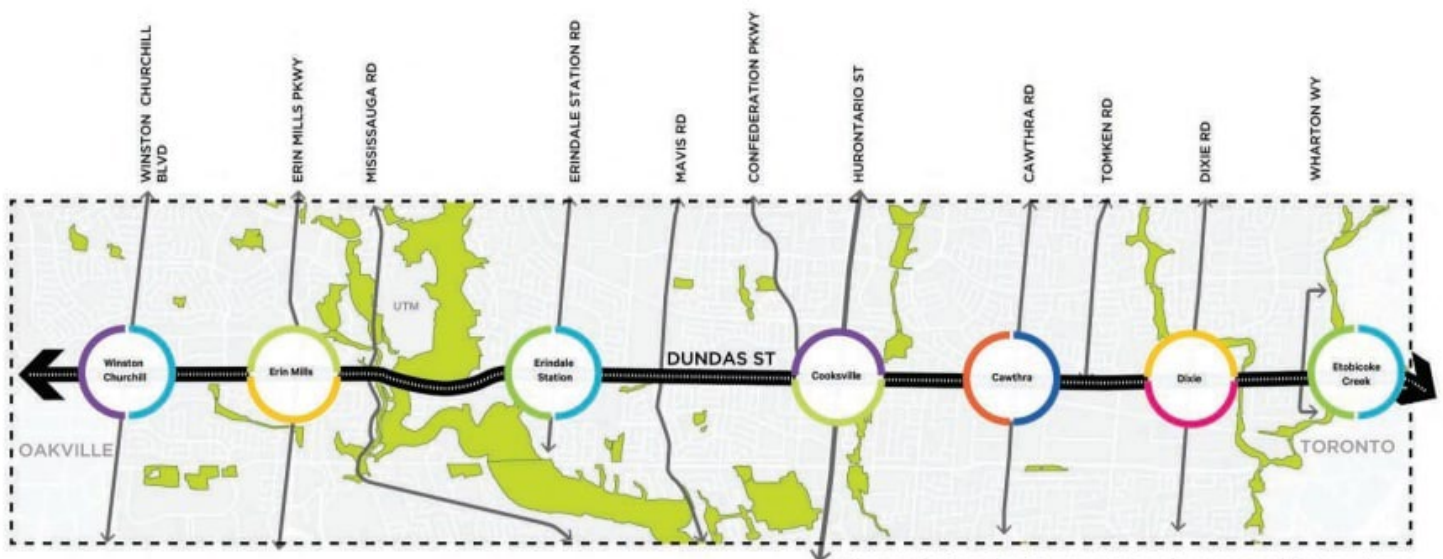
Dasko, was to determine how future mixed use limited residential development could negatively impact existing employment uses while at the same time ensuring long-term planning goals for establishing complete and walkable transit-supported communities are supported.

“We don’t want to stifle anyone [from pursuing new mixed use limited

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Map showing the 17-kilometre Dundas Street corridor in Mississauga, where a new mixed use limited land use designation will apply, and where the inter-city bus rapid transit (BRT) line is under development. In anticipation of population and employment growth, the City has also designated locations for the new BRT stops where mixed-use development could be located.

SOURCE: CITY OF MISSISSAUGA



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development],” Dasko told *NRU*.

“At the same time, we want to make sure good planning is undertaken.”

The City projects significant population and employment growth along the Dundas corridor over the next four decades following completion of the inter-city Dundas bus rapid transit (BRT) line, planned for the economically important throughfare that crosses several municipalities. According to City planning staff, the mixed use limited designation was established to recognize the future transition of lands on Dundas from primarily employment to a mix of uses that support the anticipated population and job growth along the corridor.

“It is important for these areas to appropriately assess and address through design any compatibility issues with the surrounding adjacent employment uses,” City of Mississauga planning programs manager **Luisa Galli** told *NRU* in a written statement sent in late July.

“We recognize that the existing employment uses have been there for years and support many jobs, so the continued viability of these areas are important to the economic success of the city.

“The new mixed use limited designation provides direction on how these areas can accommodate non-employment uses, which includes a range of assessments, studies, and criteria to be satisfied depending on the location and the types of uses in the area.”

The **Dundas Landowners’ Association**, made up of business and property owners along the corridor, have already called on the City to allow for transit-oriented mixed-use residential development by areas where employment

exists. As part of the Dundas corridor plan approved in July, the City designated Major Transportation Station Areas along Dundas that allow new mid-rise development to be located directly by new transit stops built for the BRT.

The changes made by the planning committee in August that extend additional protections to businesses located within designated employment areas will have a negative impact on the city’s long-term goal to establish walkable and transit-oriented communities along Dundas, group spokesperson **Stephen Sparling** says, noting that other jurisdictions such as the City of Toronto have long been able to accommodate residential development with established employment uses. Sparling says the group hopes that **Peel Region** council will reverse the planning committee’s August decision at its scheduled

meeting in September.

“We feel that there’s ways to mitigate any impacts [from residential development] on employment,” Sparling told *NRU*. “There’s lots of great examples where it was possible to build and add mitigation for sounds or odour, or anything else interfering with people’s enjoyment of their lives.”

Mother Parkers, which operates a coffee and tea manufacturing facility on designated employment lands south of Dundas at 2531 Stanfield Road, has long objected to the mixed use limited designation and the potential impacts on its operations if two 16- and 20-storey mixed-use residential towers at 1000 and 1024 Dundas Street East, proposed by developer **Ahmed Group**, are approved by the City.

Dasko said the City intends to conduct an investigation with the use of a third-party planning consultant to determine what the impacts to the Mother Parkers facility would be if the proposed development is approved.

“We have significant stakeholders [on Dundas] and we want to respect everybody, but we also want to make sure we get the planning right,” Dasko told *NRU*. 🌱

Design rendering of two 16- and 20-storey mixed-residential towers over a four-storey podium proposed by developer Ahmed Group for 1000 and 1024 Dundas Street East in Mississauga. 462 rental housing units are proposed as part of the development proposal.

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SOURCE: AHMED GROUP

