

City of Mississauga  
**Corporate Report**



<p>Date: July 15, 2022</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:          CD.04-DUN</p>
	<p>Meeting date:          August 8, 2022</p>

## Subject

**RECOMMENDATION REPORT (WARDS 1-4 & 6-8)**  
**Amendment to the Dundas Corridor Mixed Use Limited Designation**

## Recommendation

1. That the Dundas Corridor Policy Implementation Project – Official Plan Amendments approved by City Council on July 6, 2022 (Council Resolution 0153-2022 and Recommendation PDC-0070-2022), be amended by adding additional uses to the Mixed Use Limited designation, as shown in Appendix 1 to the report titled “RECOMMENDATION REPORT (WARDS 1-4 & 6-8),” dated July 15, 2022, from the Commissioner of Planning and Building.
2. That the recommendation of the report titled “Amendment to the Dundas Corridor Mixed Use Limited Designation,” dated July 15, 2022, from the Commissioner of Planning and Building constitutes a minor change to the Official Plan Amendments and that the change does not require any further public notice.

## Background

On July 6, 2022, City Council approved the Dundas Corridor Policy Implementation Project – Official Plan Amendments.<sup>1</sup> In response to a request received by a property owner to maintain the existing uses currently permitted on lands to be designated Mixed Use Limited, this report provides supplementary information and new recommendations for permitted uses.

<sup>1</sup> Recommendation Report, Item 5.7, available here: <https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=44e134f0-1086-405f-b147-dcdc52993249&Agenda=Agenda&lang=English>

## Comments

Following the Statutory Public Meeting held on the July 5, 2022 meeting of the Planning and Development Committee, a request was received from a property owner to maintain some of the currently permitted commercial uses in the Dixie Employment Area that were not captured as permitted uses under the new Mixed Use Limited designation. Staff undertook a further review of all uses permitted under the current Mixed Use and Employment policies compared to those proposed to be permitted under the new Mixed Use Limited designation. Staff see merit in continuing to allow the below listed commercial uses that are currently permitted along the Dundas Street Corridor. These uses are appropriate and would be in keeping with the vision for the Dundas Street Corridor. Staff are recommending the following uses continue to be permitted under the new Mixed Use Limited designation:

- banquet hall;
- media broadcast and communication facilities;
- commercial school, except for a truck driving school;
- conference centre; and
- entertainment, recreation and sports facilities.

These uses are to be included as permitted uses under the Mixed Use Limited designation as shown in Appendix 1.

## Financial Impact

There are no financial impacts resulting from the recommendations contained in this report.

## Conclusion

This report recommends changes to the Dundas Corridor Policy Implementation Project – Official Plan Amendments approved by City Council on July 6, 2022, in response to a request to maintain some of the existing land use permissions under the new Mixed Use Limited designation. Adding the above listed commercial uses is appropriate, represents good planning and is consistent with the vision for the Dundas Street Corridor.

## Attachments

Appendix 1: Recommended Changes (Redlined) to Dundas Corridor Policy Implementation Project – Official Plan Amendments approved by City Council on July 6, 2022 through Council Resolution 0153-2022



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

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