

Summary of Parallel Projects Implementing the Dundas Connects Master Plan Recommendations

Official Plan Amendment (MOPA 106)

One of the first implementing initiatives of the DCMP was the preparation of Mississauga Official Plan Amendment 106 (MOPA 106, approved in 2020) which updated the Dundas Street right-of-way width across the entire Corridor to from various widths to a consistent 42 metres.

The amendment safeguards a 42m width for the Dundas Street right-of-way to realize the vision of a complete street corridor and allow for the implementation of the Bus Rapid Transit Line (BRT). The necessary lands for the right-of-way will be obtained through approval of individual development applications along the Corridor.

Preliminary Design and Transit Project Assessment Process Study for the Dundas BRT

City staff have been working with Metrolinx to undertake the Preliminary Design and Transit Project Assessment Process (TPAP) for the Dundas Bus Rapid Transit line (BRT). This review will examine the Corridor from Kipling subway station in the City of Toronto to Highway 6 in the City of Hamilton, including the segment within Mississauga.

Through this study, a more detailed design for the road right-of-way will be developed, including the BRT stations, dedicated cycling infrastructure, street trees and furniture; and other public-realm improvements to make the Corridor more attractive to cyclists and pedestrians. The City expects to file a formal Notice of Completion for the Transit Project Assessment Process within the year. The eastern segment of this Corridor between Confederation Parkway and the City of Toronto boundary is also subject to a City funding application through the Investing in Canada Infrastructure Program.

Flood Mitigation and Related Studies

The City is currently undertaking multiple flood mitigation and related studies that affect lands along the Dundas Street Corridor, as noted below.

Dundas Street Special Policy Area Review

Special Policy Areas (SPAs) are areas where an established community currently exists on a floodplain. Due to flood risks, these areas are subject to strict development limitations. There are three SPAs within the City of Mississauga, all of which are situated along Dundas Street. The current SPA boundaries noted in the Official Plan are outdated and do not reflect the more recent floodplain mapping. Updated mapping is required and will be based on the results from the Dixie-Dundas Flood Mitigation Study and the Etobicoke Creek Preliminary Flood Mitigation Study. The SPA's under review are the Dixie Employment Area Special Site 1 and the Applewood Neighbourhood Character Area Special Site 2.

No changes to the SPA boundaries are being recommended through the draft OPA at this time. Recommended changes will be discussed in a future report on the flood study findings. Until the completion of the SPA review, and the mitigation measures proposed are fully implemented, no further development beyond the limitations of the existing SPA policies will be permitted within these areas.

Little Etobicoke Creek Flood Evaluation Study

In 2021 the City completed a flood evaluation study of the Little Etobicoke Creek watershed. The study's first phase expanded on previous studies to identify the extent of flooding resulting from spilling from the Little Etobicoke Creek during high flow conditions. The second phase identified the overland urban flooding risk and identified, assessed, and recommended measures to mitigate flood risk to people, property and infrastructure.

A Master Plan report documenting the entire study process is available to the public on the City of Mississauga's website.

Dixie-Dundas Flood Mitigation Study

Where the primary focus of the Little Etobicoke Creek Flood Evaluation Study is to find solutions to address urban flooding across the watershed, the Dixie-Dundas Flood Mitigation Study is focused on preventing the riverine spill specific to the Dixie-Dundas neighbourhood. Sensitive land uses such as residential are currently not permitted within the 100-year or Regional regulatory floodplain. Some lands within the floodplain are further restricted from development, subject to specific flood management policies for Special Policy Areas, described above. The study is expected to find solutions related to providing flood protection for affected areas, and to enable future growth in the Dixie-Dundas community.

The second public information centre is expected later this spring and completion of the study and preliminary design is anticipated this summer.

The completion of the Dixie-Dundas Flood Mitigation Study together with the construction of any required mitigation measures will trigger a process to ultimately remove the Special Policy Area designation for the Dundas-Dixie area, subject to conservation authority and provincial approval; eventually allowing future redevelopment and intensification of the area to occur.

Etobicoke Creek Preliminary Flood Mitigation Study

The area of Etobicoke Creek and Dundas Street, located on Mississauga's eastern border with the City of Toronto, is subject to flooding. The Etobicoke Creek Preliminary Flood Mitigation Study is to identify any feasible and viable solutions to mitigate flooding in the area. The resulting study recommendations will assist in determining any future development potential for lands on the far eastern stretch of the Dundas Street Corridor west of the creek.

Downtown Fairview, Cooksville, Hospital Policy Review Study

Any recommendations of the DCMP for Downtown Cooksville will be addressed through the Downtown Fairview, Cooksville and Hospital Policy Review study and its implementing Official Plan Amendment. The Downtown Fairview, Cooksville and Hospital Policy Review – Draft Official Plan Amendment and Built Form Standards Information Report was presented to Council on January 24th, 2022. A subsequent Statutory Public Meeting was organized on May 9, 2022 to obtain further public input. The final proposed polices of the study are expected to be presented to Council in July of 2022.

Land Use Compatibility Terms of Reference (ToR)

Specific lands have been identified within the DCMP where new sensitive land uses, including residential, may be considered in proximity to established employment areas. This may result in adverse impact for new sensitive land uses and restrict future business expansions and operations within the Dixie-Dundas employment area.

In order to ensure that land use compatibility is appropriately assessed, prior to allowing sensitive land uses in proximity to an established employment area, a standard Terms of reference (ToR) was developed for the submission of compatibility studies and assessments.

The ToR is a guiding document that assist developers in scoping and preparing appropriate and relevant studies that address land use compatibility. The range of requirements may include air quality, noise and vibration impact studies for submission to the City, and will entail peer review and approval prior to the consideration of a proposed development looking to introduce sensitive land uses. The use of the ToR is limited to lands along the Dundas Street Corridor that the DCMP recommended for "Employment Mixed Use" development.