

**Appendix 2: Dundas Corridor Policy Implementation – Official Plan Amendment – Response to Comments Summary**

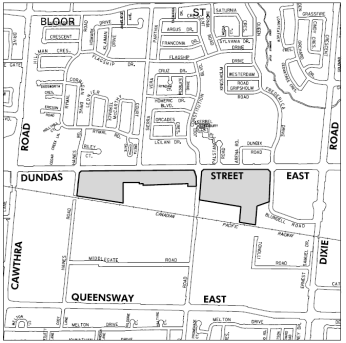
<b>Comment No.</b>	<b>Respondent</b>	<b>Issue</b>	<b>Staff Comment</b>	<b>Recommendation for OPA</b>
1	Toronto and Region Conservation Authority	(1) Suggest labelling Dixie Road in Map 5-2 Dundas Street Intensification Corridor	(1) Noted	(1) The Map is revised to include the Dixie Road label
		(2) We suggest adding policy in Policy 5.4.16.1 directing that intensification and development on lands within the regulatory storm flood plain posing an unacceptable risk will not be permitted prior to the completion of City-initiated flood studies and the construction of recommended mitigation measures, where necessary.	(2) Noted	(2) New policy: 5.4.16.5 Intensification and development on lands within the regulatory storm flood plain posing an unacceptable risk will not be permitted prior to the completion of City-initiated flood studies and the construction of recommended mitigation measures, where necessary to the satisfaction of the City and the conservation authority
		(3) Policies 14.3.5.1 and 17.4.4.1.1 pertaining to the Applewood Special Policy Area (Little Etobicoke Creek), which require the review and	(3) As per the Provincial Policy Statement (2020), the existing SPA policies will need be maintained as is with no modifications	(3) The Applewood SPA lands remain within the Applewood Neighbourhood Character Area and removed from the new

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		<p>approval of MMAH and MNDMNRF. While the proposed policy changes are minor in nature and a holding provision has been proposed, any change requires provincial approval.</p>		<p>Dixie-Dundas Community Node boundary.</p>
		<p>(4) Recommend stating that holding provisions will be applied to any lands within the regulatory storm flood plain until remediation takes place. The conditions in Policies 11.2.7.7 capture this type of conditional permissions well and we recommend moving these up in the OPA to apply to all policies regarding development in the flood plain outside the SPA.</p>	<p>(4) A new policy will be added to the Community Node section to clarify the Holding Provision removal conditions.</p>	<p>(4) New policy: 14.3.3.4 Conditions to be met prior to the removal of a holding provision set out in 14.3.3.3, include but are not limited to the following:  a. acceptance of compatibility assessments, as identified by the City;  b. acceptance of flood mitigation recommendations;  and  c. all flood remedial works are complete and deemed functional to the satisfaction of the City, conservation authority, the Province and other regulatory bodies.</p>

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		<p>(5) Policies in 14.3.6.2 Site 2 should be added that pertain to the southern boundary of this site as it is abutting (and may be overlapped by) the regulatory flood plain, top of bank and dripline of vegetation of the Etobicoke Creek valley corridor, e.g., policies that require studies for defining these constraints in consultation with the conservation authority, and to require buffers from the greater of the defined constraints.</p>	<p>(5) As this site is located adjacent to the Applewood SPA, the policies will remain unchanged.</p>	<p>(5) The site will remain within the Applewood Neighbourhood Character Area and removed from the new Dixie-Dundas Community Node boundary</p>
1	<p>Gagnon Walker Domes Ltd. on behalf of White Elm Investments Ltd. - 1450-1458 Dundas Street East, at Public Meeting, Planning and</p>	<p>(1) Remove the subject site from 'Mixed Use Limited'. The subject site's existing 'Mixed Use' designation should remain to clearly identify residential uses as permitted. This should also be reflected in the proposed land use changes in Schedule 10, and the MTSA Schedule 11-G.</p>	<p>(1) Section 5.1.1 of the Dundas Connects Master Plan noted that lands to be converted from an Employment Area, to permit non-employment uses such as residential, may not be compatible with existing employment uses due to impacts related to air quality, noise, odour, and vibration. To ensure compatibility between proposed and existing uses, Dundas Connects recommended requirements for land use compatibility assessments.</p>	<p>(1) No action required</p>

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	Development Committee May 30, 2022 and written correspondence		The proposed Mixed Use Limited designation requires proposals for sensitive land uses such as residential, to demonstrate suitability subject to a set of criteria. It is not intended to allow such uses as of right, but rather to establish criteria to assess if the use should be permitted.	
		(2) Schedule 11-G should be modified to identify a maximum permitted building height on the subject site of up to at least 25 storeys, consistent with the Council approved Dundas Connects Master Plan.	(2) Staff confirms that this was a mapping error, all MTSA building height mapping will be reviewed and modified where necessary.	(2) The subject site maximum permitted building height of up to 25 storeys will be modified in MTSA Schedule 11-G.
		(3) Schedule 2 should be modified to include the final delineations of the City's MTSA's, including the Dixie GO MTSA.	(3) The MTSA boundaries will be added to Schedule 2 as part of the City-wide MTSA OPA.	(3) No action required
		(4) The delineation of a new detailed local road network and road ownership in the context of the proposed Official Plan policies is inappropriate. Figures 5-16.1 and 5-16.2 should be deleted and reference	(4) The proposed road network figures are intended to be conceptual as referenced in policy 5.4.16.5 which states that the design, access requirements, ownership and pedestrian connections will be determined as part of the development application process. The figures, which do not constitute official plan policy, are	(4) No action required

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		thereto should be deleted from draft Policy 5.4.16.5.	provided for illustrative purposes to guide future development.	
		(5) Provide clear and more permissive language in Policies 11.2.7.1 and 11.2.7.3 that specifically permit residential uses, rather than “consider” them, subject to the compatibility provisions identified in Policy 11.2.7.3	<p>(5) The Mixed Use Limited designation is being applied to lands originally located with an Employment Areas where potential land use conflicts may exist if residential uses are permitted in proximity to existing industry.</p> <p>The purpose of this designation is to prohibit sensitive land uses including residential until it can be demonstrated to the satisfaction of the City the proposed use is suitable subject to criteria.</p> <p>Identifying residential uses as “not permitted” in 11.2.7.1 is necessary to clearly indicate that lands designated Mixed Use Limited do not allow residential uses as of right.</p> <p>Wording in 11.2.7.3 has been revised to clarify that uses “may be permitted” subject to criteria.</p>	<p>(5) Policy 11.2.7.3 has been revised as follows:</p> <p>“11.2.7.3 Residential uses and other sensitive land uses may be permitted without amendment to this Plan where the use: ...”</p>
2		(1) The City of Mississauga “Map 17-4 Dixie Employment Area” and map “Schedule 9 Character Areas” must be consistent with the	(1) The City is required to designate Employment Areas in accordance with the Region’s adopted Schedule E-4 of the Regional Official Plan Amendment Peel 2051.	(1) No action required

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	Ahmed Group, owner of 2560 and 2564 Confederation Parkway, Planning and Development Committee May 30, 2022 and written correspondence	enclosed "Employment Areas Schedule E-4" of the new Region of Peel Official Plan. The Region of Peel Official Plan explicitly states: "5.8.16 Direct the local municipalities to designate Employment Areas in accordance with Schedule E-4."	<p>The recently adopted Region of Peel Official Plan (Peel 2051) indicates that "Local official plans may also support employment uses outside of Employment Area designations, provided they are compatible with the surrounding community and the population and employment forecasts". This would not preclude the City from designating additional areas as Employment in the Mississauga Official Plan (MOP).</p> <p>In such areas, conversion to non-employment uses would not require a Municipal Comprehensive Review, but would require an amendment to Mississauga Official Plan.</p>	
		(2) Redesignating the subject site, as shown in MTSA Schedule 11-G, from "Mixed Use" to "Mixed Use Limited", removed from the Dixie Employment Area, similar to other properties along Dundas Street, allowing for the future redevelopment of the property for a mixed-use building containing residential uses, without the need for an Official Plan Amendment.	<p>(2) The draft Dundas OPA is not proposing any land use changes for the lands fronting Dundas Street between Haines Road to the west and Blundell Road to the east at this time. This is due to recent submitted information that indicates potential land use compatibility issues between new sensitive land uses and existing adjacent employment uses. Additional information provided by the Ahmed Group also indicates the need for noise migration measures.</p> <p>Further analysis will be required to determine the long-term suitability of sensitive land uses in this area.</p>	<p>(2) New policy added: 17.4.4.4 Site 4</p> 

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				<p>17.4.4.4.1 The lands identified as Special Site 4 are fronting the south side of Dundas Street East between Blundell Road in the east and Haines Road in the west.</p> <p>17.4.4.4.2 Notwithstanding the policies of this plan, a change in land use permissions will be subject to the completion of a municipally led land use compatibility assessment and will occur through a City-initiated amendment to this plan.</p>
		<p>(3) City Staff's decision of using maximum heights to "guide density" is contradictory to both Provincial and Regional land use policy</p>	<p>(3) The <i>Planning Act</i> requires a lower-tier municipality to identify in its Official Plan the authorized uses of lands and of buildings or structures for Protected Major Transit Station Areas.</p> <p>It also allows for policies that identify maximum building heights that are authorized with respect to buildings in PMTSAs. Staff are of the opinion that proposed PMTSA policies, are consistent and conform with Regional and Provincial requirements.</p>	<p>(3) No action required</p>

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			<p>The proposed maximum heights are intended to provide clarity on the desired built form. This is in line with the new Region of Peel Official Plan (Peel 2051) policies which state that maximum densities may also be established at the discretion of the local municipality. The maximum heights will guide density in combination with the minimum Floor Site Index identified for each PMTSA in the proposed policies.</p>	
		<p>(4) The ability of the City to freeze the rights of our property was to protect the cited minimum development densities from appeal, and not to impose a maximum development density</p>	<p>(4) In addition to the authorized use of building and structures and minimum densities, the <i>Planning Act</i> allows for policies to be protected from appeal that set out maximum densities and minimum and/or maximum heights of buildings within a Protected MTSA.</p> <p>The proposed City-wide MTSA OPA policies, related to minimum densities represented through FSI in combination with minimum and maximum building heights, are intended to the achieve Regional MTSA targets. They also provide direction on the desired built form to reflect the City Structure, area context and vision for the area. Each MTSA is unique, some will absorb higher density development with a broader range of uses, building types and massing, while others may</p>	<p>(4) No action required</p>



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			experience modest growth due to limited development opportunities.	
		(5) City Staff to remove the proposed maximum limit on building height for our property as proposed on draft map Protected Major Transit Station Area Schedule 11: Protected Major Transit Station Area.	<p data-bbox="1035 363 1577 558">Amendments to building heights can still be considered in Protected MTSAs through a resolution by City Council. Staff are of the opinion that the policies proposed conform to Regional and Provincial requirements.</p> <p data-bbox="989 597 1583 1029">(5) Maximum building heights are intended to manage densities in accordance with subsection 16(16).a.ii of the Planning Act which requires lower tier municipalities to identify the minimum densities. Subsection 16.1(36.1.4) also allows for policies that identify maximum densities and maximum heights. Managing growth by identifying appropriate built forms and building heights is necessary to direct future development that varies depending on the context and the envisioned character of each MTSA.</p> <p data-bbox="1035 1068 1583 1330">The Mississauga Official Plan currently sets out maximum building heights for many areas of the City. This is intended to provide clarity on the desired built form that reflects the City Structure and area context. The proposed maximum building heights will provide similar direction for other areas of the City.</p>	(5) No action required

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		<p>(6) It is important to note existing policy in Section 9.2.1.8 of the City of Mississauga Official Plan identifies Major Transit Station Areas as the preferred location for tall buildings and therefore taller building height is more appropriate.</p>	<p>(6) Policy 9.2.1.8 states that “The preferred location of tall buildings will be in proximity to existing and planned Major Transit Station Areas”, not within MTSA’s. This policy is to be removed as part of the City-wide MTSA OPA and replaced with new policies to direct growth within MTSA’s as required by Regional and Provincial policies.</p> <p>The proposed MTSA policies note that each MTSA is unique and will be planned based on its local context, growth potential and limitations to determine appropriate densities and transit-supportive development. Not all stations or sites will achieve the same mix of land uses or intensity of development. Some will absorb higher density development with a broader range of uses, building types and massing, while others may experience modest growth due to limited development opportunities.</p>	<p>(6) No action required</p>
		<p>(7) Support Ahmed Group’s project for their property and City Staff to meaningfully engage in discussions with Ahmed Group and expedite the review of their project</p>	<p>(7) Staff will be happy to continue to engage the Ahmed Group, however a review of the project might be premature given that the Regional Official Plan Amendment is pending Provincial approval and the City’s proposed policies are not in effect.</p>	<p>(8) No action required</p>

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		(8) Request that the properties located on 2560 and 2564 Confederation Parkway be included into the MTSA boundaries.	(8) The MTSA boundaries were determined by the Region of Peel. Any boundary changes will require a request to and approval of the Region of Peel.	(8) No action required
3	1910878 Ontario Inc., owner of 888 Dundas Street East, and written correspondence	(1) Identical comments received to Ahmed Group Letter (Comment 2), Issues 1 to 7.	(1) See corresponding Staff comments to Ahmed Group.	(1) See corresponding Staff comments to Ahmed Group.
4	Mississauga Muslim Community Centre, owner of 2505 Dixie Road, Planning and Development Committee May 30, 2022 and written correspondence	(1) Identical comments received to Ahmed Group Letter (Comment No. 2), Issues 1 and 3 to 7.	(1) See corresponding Staff comments to Ahmed Group.	(1) See corresponding Staff comments to Ahmed Group.
5	B.L.W. Holdings Ltd., owner of	(1) Identical comments received to Ahmed Group	(1) See corresponding Staff comments to Ahmed Group.	

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	980 Dundas Street East, written correspondence	Letter (Comment No. 2), Issues 1 to 7.		(1) See corresponding Staff comments to Ahmed Group.
6	Ashley Group of Companies, owner of 918, 920 and 922 Dundas Street East, written correspondence	(1) Identical comments received to Ahmed Group Letter (Comment No. 2), Issues 1 to 7.	(1) See corresponding Staff comments to Ahmed Group.	(1) See corresponding Staff comments to Ahmed Group.
7	Golfour Property Services, owner of 960 and 966 Dundas Street East, written correspondence	(1) Identical comments received to Ahmed Group Letter (Comment No. 2), Issues 1 to 7.	(1) See corresponding Staff comments to Ahmed Group.	(1) See corresponding Staff comments to Ahmed Group.
8	Tavora Holding Co. Ltd., owner of 1030 Dundas Street East, written	(1) Identical comments received to Ahmed Group Letter (Comment No. 2), Issues 1 to 7.	(1) See corresponding Staff comments to Ahmed Group.	(1) See corresponding Staff comments to Ahmed Group.

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9	Glen Schnarr & Associates Inc. on behalf of CPD Developments, owner of 1425 Dundas Street East, written correspondence	(1) Seeking clarification on the applicability of the draft mixed-use policies to this site in the future (as prescribed under the Official Plan policies for the Dixie-Dundas Community Node).	<p>(1) The site is located within the Dixie-Dundas Special Policy Area which is the subject of a flood mitigation study entitled Dundas Street Special Policy Area Update.</p> <p>Once the Special Policy Area has been reviewed and updated, subject to Provincial and conservation authority approval, it is proposed that the subject site be removed from the Dixie Employment Area, placed within the Dixie-Dundas Community Node, and designated Mixed Use Limited in order to consider residential uses based on criteria. The building height range will reflect the recommendations of the Dundas Connects Master Plan.</p> <p>Until Provincial and conservation authority approval of the Dundas Street Special Policy Area Update is received, the current policies will remain with no proposed changes.</p>	(1) No action required
10	Glen Schnarr & Associates Inc. on behalf	(1) Request that Policy 11.2.7.1 be modified to permit sensitive land	(1) The Mixed Use Limited designation is being applied to lands originally located with an Employment Areas where potential	(1) Policy 11.2.7.3 has been revised as follows:

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	of Golden Retail Group Inc., owner of 3092 Mavis Road, written correspondence	uses, including residential, subject to satisfactorily demonstrating that the evaluation criteria of Policy 11.2.7.3 can be achieved.	<p>land use conflicts may exist if residential uses are permitted in proximity to existing industry.</p> <p>The purpose of this designation is to prohibit sensitive land uses including residential until it can be demonstrated to the satisfaction of the City the proposed use is suitable subject to criteria. Identifying residential uses as “not permitted” in 11.2.7.1 is necessary to clearly indicate that lands designated Mixed Use Limited do not allow residential uses as of right.</p> <p>Wording in 11.2.7.3 has been revised to clarify that uses “may be permitted” subject to criteria.</p>	<p>“11.2.7.3 Residential uses and other sensitive land uses may be permitted without amendment to this Plan where the use: ...”</p>
		(2) Permitted building height range should be modified to permit heights of more than 20 storeys.	<p>(2) The proposed building heights reflect the Council endorsed Dundas Connects Master Plan recommendations, and were developed based on extensive public input.</p> <p>The subject site is not located in a “focus area” as identified by Dundas Connects, and is in proximity to established employment uses to the north and west. The proposed maximum height of 9 storeys is considered appropriate given the area context and the established built form hierarchy envisioned for the Dundas Street Corridor in the Master Plan.</p>	(2) No action required

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11	Glen Schnarr & Associates Inc. on behalf of Virtue Acquisitions Inc., owner of 1995 Dundas Street East and 3040 Universal Drive, written correspondence	(1) Request that Policy 11.2.7.1 be modified to permit sensitive land uses, including residential, subject to satisfactorily demonstrating that the evaluation criteria of Policy 11.2.7.3 can be achieved.	<p>(1) The Mixed Use Limited designation is being applied to lands originally located with an Employment Areas where potential land use conflicts may exist if residential uses are permitted in proximity to existing industry.</p> <p>The purpose of this designation is to prohibit sensitive land uses including residential until it can be demonstrated to the satisfaction of the City the proposed use is suitable subject to criteria. Identifying residential uses as “not permitted” in 11.2.7.1 is necessary to clearly indicate that lands designated Mixed Use Limited do not allow residential uses as of right.</p> <p>Wording in 11.2.7.3 has been revised to clarify that uses “may be permitted” subject to criteria.</p>	<p>(1) Policy 11.2.7.3 has been revised as follows:</p> <p>“11.2.7.3 Residential uses and other sensitive land uses may be permitted without amendment to this Plan where the use: ...”</p>
12	Larendale Group Inc. on behalf of ESDEB Construction and N. Turk Investments Limited, owner of 734 Dundas Street East,	(1) Changing the use of all four properties to Mixed Use from Mixed Use Limited with unlimited height restrictions, and allowing residential in 2110 Dundas Street East.	(1) Section 5.1.1 of the Dundas Connects Master Plan noted that lands to be converted from an Employment Area, to permit non-employment uses such as residential, may not be compatible with existing employment uses due to impacts related to air quality, noise, odour, and vibration. To ensure compatibility between proposed and existing uses, Dundas	(1) No action required

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	1770 Dundas Street East, 2110 Dundas Street East, 2273 Dundas Street West, written correspondence		<p>Connects recommended requirements for land use compatibility assessments.</p> <p>The proposed Mixed Use Limited designation requires proposals for sensitive land uses such as residential, to demonstrate suitability subject to a set of criteria. It is not intended to allow such uses as of right, but rather to establish criteria to assess if the use should be permitted.</p> <p>For 2110 Dundas Street, the site is located within the Etobicoke Creek Special Policy Area. Until Provincial and conservation authority approval of the Dundas Street Special Policy Area Update is received, the current policies will remain with no proposed changes.</p> <p>Building heights will vary along the Corridor to reflect the City Structure and to visually emphasize key intersections. The proposed building heights reflect the Council endorsed Dundas Connects Master Plan recommendations, and were developed based on extensive public input. They support the envisioned built form character of a predominately midrise Corridor. The proposed heights provide for development that will achieve the Region of Peel's minimum density targets for each MTSA, in most cases exceeding the Region's targets.</p>	



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13	Gowling WLG on behalf of Ahmed Group, owner of 1000 and 1024 Dundas Street East, Planning and Development Committee May 30, 2022 and written correspondence	(1) Request that staff be directed to amend the designation of the Subject Property to Mixed Use Limited on the draft map "Protected Major Transit Station Area Schedule 11-G"	(1) The draft Dundas OPA is not proposing any land use changes for the lands fronting Dundas Street between Haines Road to the west and Blundell Road to the east at this time. This is due to recent submitted information that indicates potential land use compatibility issues between new sensitive land uses and existing adjacent employment uses including the need for noise migration measures. Further analysis will be required to determine the long-term suitability of sensitive land uses in this area.	(1) New policy added: 17.4.4.4 Site 4  See Ahmed Group Letter (Comment 2), Issue 2.
		(2) To be in conformity with the Region's new Official Plan, the Subject Property should be removed from the Dixie Employment Area. The Regional Official Plan does not designate the Subject Property as being within an employment area. Therefore, the City's Official Plan cannot designate the same lands as employment area without creating non-conformity with the upper-tier's official plan. To resolve the non-	(2) The City is required to designate Employment Areas in accordance with the Region's adopted Schedule E-4 of the Regional Official Plan Amendment Peel 2051.  The recently adopted Region of Peel Official Plan (Peel 2051) indicates that "Local official plans may also support employment uses outside of Employment Area designations, provided they are compatible with the surrounding community and the population and employment forecasts". This would not preclude the City from designating additional areas as Employment in the Mississauga Official Plan (MOP).	(2) No action required

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		conformity, staff should be directed to remove the Subject Lands from the Dixie Employment Area.	In such areas, conversion to non-employment uses would not require a Municipal Comprehensive Review, but would require an amendment to Mississauga Official Plan.	
14	Sajecki Planning on behalf of owner of 3105 Dixie Road, written correspondence	(1) Property should have similar recommended heights and land use designations consistent with those at the Dixie and Dundas intersection.	(1) The site is located within the Dixie-Dundas Special Policy Area, and pending a review by the Province and the conservation authority, no policy or land use changes are permitted under the Provincial Policy Statement (PPS 2020). Until Provincial and conservation authority approval of the Dundas Street Special Policy Area Update is received, the current policies will remain with no proposed changes.	(1) No action required
15	Bousfields Inc. on behalf of 4Q Commercial WP Inc., owner of 1580 – 1650 Dundas Street East, written correspondence	(1) The introduction of a new Mixed Use Limited designation is unnecessary.	(1) Section 5.1.1 of the Dundas Connects Master Plan noted that lands to be converted from an Employment Area, to permit non-employment uses such as residential, may not be compatible with existing employment uses due to impacts related to air quality, noise, odour, and vibration. To ensure compatibility between proposed and existing uses, Dundas Connects recommended requirements for land use compatibility assessments.  The proposed Mixed Use Limited designation requires proposals for sensitive land uses such as residential, to demonstrate suitability subject to a set of	(1) No action required

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			criteria. It is not intended to allow such uses as of right, but rather to establish criteria to assess if the use should be permitted.	
		(2) It is more appropriate to establish built form provisions that fit within the planned mixed use context of the Dundas Street Corridor. For example, a policy that requires a minimum of 60% of the base building frontage on Dundas Street shall be occupied by retail and service commercial uses, and other non-residential uses that activate the adjacent public realm	(2) The proposed policies in the MTSA OPA will require replacement of non-residential uses in mixed use buildings. The Dundas Corridor Policy Implementation OPA includes corridor wide policies requiring flexible ground floor non-residential spaces that are easily convertible to accommodate a diverse range of businesses and promote active frontages in mixed-use buildings with ground floor uses that animate the street.	(2) No action required
		(3) Within the Dixie-Dundas Community Node, there is a significant opportunity for intensification in the form of tall buildings. In our opinion, building heights in this area should be determined through appropriate built form considerations and the optimization of transit available in the Dixie-	(3) The Dundas OPA sets out the vision for the Corridor. Building heights are to vary along the Corridor to reflect the City Structure and to visually emphasize key intersections. They reflect the Council endorsed recommendations of the Dundas Connects Master Plan and were developed based on extensive public input.  Buildings with the greatest heights will be located in proximity to the Dixie GO station area where several rapid transit lines	(3) No action required

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		<p>Dundas Community Node, not an artificially low maximum building height provision that seeks to implement minimum density targets for Major Transit Station Areas.</p>	<p>intersect. Mid-rise buildings will be located at key intersections, such as Winston Churchill, Erin Mills, Erindale Station, and Cawthra, and lower building heights in between these areas.</p> <p>The proposed building heights support the envisioned built form character for the Corridor and will achieve the Region of Peel's minimum density targets for each MTSA, in most cases exceeding the Region's targets.</p>	
		<p>(4) It is unclear why the Draft Dundas Street Corridor policies continue to identify portions of the Dundas Street Corridor as Dixie Employment Area Character Area on Draft Map 'C', part of Schedule 9 Character Areas, despite this Regional Official Plan direction.</p>	<p>(3) The City is required to designate Employment Areas in accordance with the Region's adopted Schedule E-4 of the Regional Official Plan Amendment Peel 2051.</p> <p>The recently adopted Region of Peel Official Plan (Peel 2051) indicates that "Local official plans may also support employment uses outside of Employment Area designations, provided they are compatible with the surrounding community and the population and employment forecasts". This would not preclude the City from designating additional areas as Employment in the Mississauga Official Plan (MOP).</p> <p>In such areas, conversion to non-employment uses would not require a Municipal Comprehensive Review, but</p>	<p>(4) No action required</p>

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			would require an amendment to Mississauga Official Plan.	
16	Councillor Fonseca (Ward 3) at Public Meeting, Planning and Development Committee May 3, 2022	(1) Question on the level of engagement between the Region of Peel and City staff with respect to the redevelopment of Region-owned sites.	(1) Staff confirmed that there is ongoing discussions with the Region of Peel to clarify the proposed policies as they apply to Region-owned lands for future redevelopment.	(1) No action required
		(2) Question on the status of parallel flood studies, including the Dixie-Dundas Flood Study.	(2) Staff advised that a report related to the flood studies will be presented on June 20 <sup>th</sup> , 2022 meeting to the Planning and Development Committee.	(2) No action required
17	Landowner of 3033 Dundas Street West, written correspondence	(1) Requesting that the height of the buildings on the subject site be 25 stories of mixed use and residential.	(1) Building heights will vary along the Corridor to reflect the City Structure and to visually emphasize key intersections. The proposed building heights reflect the Council endorsed recommendations of the Dundas Connects Master Plan, and were developed based on extensive public input. They support the envisioned built form character of a predominately midrise Corridor.  The proposed heights provide for development that will achieve the Region of Peel's minimum density targets for each MTSA, in most cases exceeding the Region's targets.	(1) No action required

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18	Landowner of 980 Dundas Street East	(1) Allowing the site to have a mix of uses including retail and residential, which would require the site to be designated from "Mixed Use" to "Mixed Use Limited", and removed from the Dixie Employment Area. This would allow for the future redevelopment of the property for a mixed-use building containing residential uses, without the need for an Official Plan Amendment.	(1) The proposed Dundas OPA is not proposing any land use changes for the lands fronting Dundas Street between Haines Road to the west and Blundell Road to the east at this time. This is due to recent submitted information that indicates potential land use compatibility issues between new sensitive land uses and existing adjacent employment uses.  Further analysis is required to determine the long-term suitability of sensitive land uses in this area.	(1) New policy added:  17.4.4.4 Site 4  See Ahmed Group Letter (Comment 2), Issue 2
19	Jesse White, Miller Thomson LLP on behalf of Mother Parker's Tea and Coffee Inc. 2530, 2531, 2470 Stanfield Road.	(1) Support the recommendations for lands between Haines Road and Blundell Road to remain within the Employment Area.	(1) Noted	(1) No action required