



November 7, 2024

Jaspreet Sidhu, Planner – Development Central/North
City of Mississauga
Planning and Building Department
Development and Design Division
300 City Centre Drive, 6th floor
Mississauga, ON
L5B 3C1

Dear Jaspreet,

**Re: Community Meeting Report – Official Plan Amendment, Rezoning and Draft
Plan of Subdivision
1995 Dundas Street East**

Introduction

This Community Meeting Report has been prepared in support of an application by Landeal Asset Management Inc. (the “**Owner**”) to amend the City of Mississauga Official Plan and the City of Mississauga Zoning By-law 0225-2007, as amended, with respect to the property municipally known as 1995 Dundas Street East (the “subject site”).

This Community Meeting Report has been prepared based on the Terms of Reference provided by the City of Mississauga. In accordance with the Terms of Reference, this report includes the following:

- Description of the meeting, including date, time and location;
- List of attendees representing the application, the City, the Ward Councillor and the number of residential and local landowners in attendance;
- A copy of the materials presented; and,
- A summary of questions/responses to feedback received.

Description of Proposal

The Proposal seeks to permit two tall buildings, 24 and 25 storeys in height, atop a 4-storey podium fronting Universal Drive and the proposed east-west public street north of Dundas Street East (“Street A”). A 12-storey mixed-use building is proposed along the Dundas Street frontage, with 667 square metres of retail at grade. The proposed Draft Plan of Subdivision will create Street A at the northern edge of the subject site, which is envisioned to connect to Lenworth Drive to the west as the adjacent properties redevelop.

The total residential gross floor area (GFA) proposed is 56,638 square metres, with a non-residential GFA of 667 square metres proposed on the ground floor along the Dundas Street frontage. The Proposal results in a total GFA of 57,305 square metres and a net density of 6.55 FSI (gross FSI of 4.87).

Due to the scale of the proposal and the preliminary nature of the architectural plans, specific unit distributions have not been finalized and are anticipated to be revised throughout the development approvals process. The architectural plans forming part of the application package include a total of 882 units with the following unit breakdown:

- 0 bachelor units (0%)
- 466 one-bedroom units (52.8%)
- 342 two-bedroom units (38.8%)
- 59 three-bedroom units (6.7%)
- 15 Townhouse units (1.7%)

TOTAL: 882 dwelling units

Description of Meeting

The public meeting was hosted by Ward 3 Councillor Chris Fonseca on June 4, 2024 from 7:00pm to 9:00pm at the Burnhamthorpe Community Centre (1500 Gulliden Drive, Mississauga). The meeting notice is attached as **Appendix A**. The meeting was attended by the Councillor and members of her office, representatives from the City of Mississauga and the applicant and their consulting team. A detailed list of the attendees is provided below:

Local Councillor and Team:

- Chris Fonseca - Local Councillor, Ward 3
- Camila Rodriguez - Corporate Executive Assistant to Ward 3 Councillor Chris Fonseca
- Nabeel Ranmall - Corporate Executive Assistant to Ward 3 Councillor Chris Fonseca

City of Mississauga Representatives:

- Andrea Dear – Planner
- Jaspreet Sidhu – Planner
- Ashlee Rivet-Boyle – Planner, Development Manager
- Erinma Chibututu: Urban Designer
- Michael Turco: Traffic Planning Coordinator
- Mark Moores: Development Engineering Coordinator

- Sharon Chapman: Manager, Parks and Culture Planning

Applicant/Ownership Team:

- Pierce Ji - Landeal Asset Management Inc., registered Owner
- Danny Di Nardo - Integrated Building and Design, registered Owner
- Stephanie Kwast - Bousfields Inc., Planning
- Rachel Nault - Bousfields Inc., Planning
- Roland Rom Colthoff - RAW Design, Architecture
- Suleman Khan - RAW Design, Architecture
- Kenneth Chan - LEA Consulting, Transportation

Number of Residents/Local Landowners in Attendance

Approximately 30-40 people.

Summary of Community Comments and Actions to address

A PowerPoint presentation was shared at the Community Meeting which provided descriptions and visuals of the proposal. A copy of the presentation slides is attached as **Appendix B**. Stephanie Kwast, Planning Partner with Bousfields Inc. shared the presentation which provided an outline of key contacts from the City and the development team, a review of the planning process, an overview of the site in terms of location and site context, and a review of the policy framework applying to the site. Roland Rom Colthoff, Architect with RAW Design, then provided an overview of the proposed site plan, building sections and axonometric views, and perspectives. In addition to the presentation, posters displaying the site plan, axonometric views and building sections were available for the public to view in more detail.

Following the presentation, the City and Applicant Team took questions from the members of the public in attendance. A summary of the comment and associated response is provided below.

Question/Comment	Response
Units, Tenure and Overall Plan	
What is the tenure or the units? Will any affordable units be provided? At what stage does this have to be decided?	At this time, the tenure has not been confirmed. This will be decided as the plans progress. Affordable units will be provided through IZ.
Condos are too expensive. Many recent condo developments have been left unfinished because developers do not have the funds to complete them.	As the project progresses, we will look closer at market trends and determine what makes the most sense in terms of tenure.

What is the plan for the rooftop amenity space? There are not a lot of parks in the area.	<p>The rooftop amenity is intended to provide outdoor green amenity space for residents. The programming of the space will be determined throughout the design process.</p> <p>The proposal has been modified to expand the public realm along Dundas Street to create a new POPS space above existing infrastructure.</p>
We do not need any more condos; we need more affordable housing units for fixed incomes. Already too many expensive condos nearby.	Affordable units will be provided through IZ.
Townhouses would be a better use of the site.	The subject site is planned to accommodate significant growth due to its proximity to existing transit and planned higher order transit facilities. In this regard, the proposal aims to achieve the highest and best use of the lands, which has resulted in a higher density proposal.
Condos do not provide a sense of community.	<p>Shared indoor and outdoor amenity space will be provided throughout the building to allow common areas for socialization.</p> <p>The proposal has been modified to expand the public realm along Dundas Street to create a new POPS space above existing infrastructure to provide additional gathering space.</p>
What are the unit sizes/distribution?	The exact size and distribution has not yet been confirmed and will be determined through the development approvals process.
Where are the delivery locations on the plans? Is there a drop off for taxis/ubers, or delivery for food/furniture, etc.?	<p>Drop off locations will be located on the ground floor in close proximity to proposed building entrances, likely adjacent to the entrance driveway on the east.</p> <p>The proposal has been revised to display drop-off areas connected to the site access from Universal Drive, adjacent to the ground floor lobby entrances.</p>

Traffic, Transportation and Parking	
How will the site's location within an MTSA determine the parking requirements?	<p>Generally, sites with good access to existing and planned higher order transit can accommodate reduced parking rates.</p> <p>Market analysis and demand for parking spaces will also be a contributing factor in the parking rate.</p>
Traffic is already very bad on Dundas. How will the proposal contribute/mitigate this?	We will be submitting a detailed Transportation Impact Analysis with the proposal which will look at potential traffic impacts and suggest mitigation measures.
Will there be construction vehicles on Dundas Street East?	Construction management plans will be prepared and submitted in the detailed design stage.
The proposed BRT is useless because other transit is already available.	Although there is existing transit available, the BRT will provide faster, more frequent transit.
Where does the proposed east/west road connect on the west side? Where will that traffic funnel to?	Currently, the east/west road is conceptual and planned to connect to Lenworth Drive to the west, once the adjacent properties redevelop.
We cannot expect everyone to rely on public transit. There will be an increase in cars on the road regardless of the BRT.	The findings of our Transportation Impact Study will consider this as well as traffic mitigation measures.
Since the City identified this as an area for increased density, shouldn't the City determine the locations of future roads?	The City does not own the site, and therefore cannot dictate exactly how the lands are used. A conceptual road has been shown in our master plan to encourage a grid of streets to mitigate traffic anticipated from growth.
Area Context/Surrounding Uses	
This proposal does not fit with the area context – Dundas is known as a commercial corridor.	The proposal will continue to provide for retail units in the ground floor frontage facing Dundas Street East.
What schools will support this development? Currently, students in this area are being bused elsewhere.	The nearby schoolboards will be included in the formal circulation for comment once the submission has been made. They will determine their capacity for the new development.

There are a number of other proposals nearby. As a whole, how is the City planning for the increase in traffic?	The Dundas Connects Master Plan provides recommendations for a public road network which is aimed to help mitigate traffic as the area intensifies. We find that a grid of streets generally helps to reduce traffic. This is why the east/west road was proposed at the north of the subject site.
What is your plan to address the adjacent industrial uses to the north?	A Land Use Compatibility study will be prepared and submitted as part of the application, which will detail any impacts and suggest mitigation measures.
Why doesn't the City just change the by-laws to benefit the citizens?	A number of factors go into the decision making with regards to new by-laws and zoning by-law amendments. Our decisions must align with provincial policy, which is aimed to accommodate growth over time.

Yours very truly,
Bousfields Inc.



Stephanie Kwast, MCIP, RPP
 Partner

Appendix A – Community Meeting Notice



City of Mississauga
Councillor, Ward 3
300 City Centre Drive
MISSISSAUGA ON L5B 3C1
www.mississauga.ca
Chris.fonseca@mississauga.ca

1995 Dundas Street East Community Meeting

Dear Resident,

I have arranged a Community Meeting on Tuesday, June 4th at 7:00PM – 9:00PM at Burnhamthorpe Community Centre (Fleetwood Room) – 1500 Guellden Drive. The applicant proposes to redevelop the site with 4 residential buildings consisting of a 10-storey building fronting onto Dundas Street East, and 16-, 24- and 25-storey buildings atop a 4-storey podium on the north portion of the site. Non-residential uses are proposed at-grade along Dundas Street East, and a new public east-west road is proposed along the site's north property line.

Please join myself, the applicant and City of Mississauga staff at to discuss the details and any questions you may have about this development.

For more information please visit <https://chrisfonseca.ca/1995-dundas-street-e/> or contact my office at 905-896-5300

Respectfully,

Chris Fonseca
Councillor, Ward 3
City of Mississauga
905-615-3200 ext. 5300
www.chrisfonseca.ca



Appendix B – Community Meeting Presentation

An architectural rendering of a modern, multi-story building with a light-colored facade and large windows. The building features a series of terraces and balconies, some of which are planted with greenery. A large red speech bubble graphic is positioned on the left side of the image, partially overlapping the building. The background shows a clear blue sky and some trees on the right side.

Welcome To Our 1995 Dundas Street East Community Information Meeting

City of Mississauga

June 4, 2024

 **BOUSFIELDS INC.**
PLANNING | DESIGN | ENGAGEMENT

Agenda

Introductions

City Staff to Speak on Current Status of Proposed Development

Applicant to Speak on Proposed Development

Q/A

City of Mississauga Contacts

Jaspreet Sidhu: Planner, Central

Andrea Dear: Planner

Erinma Chibututu: Urban Designer

Michael Turco: Traffic Planning Coordinator

Mark Moores: Development Engineering Coordinator

Sharon Chapman: Manager, Parks and Culture Planning

Developer Contacts

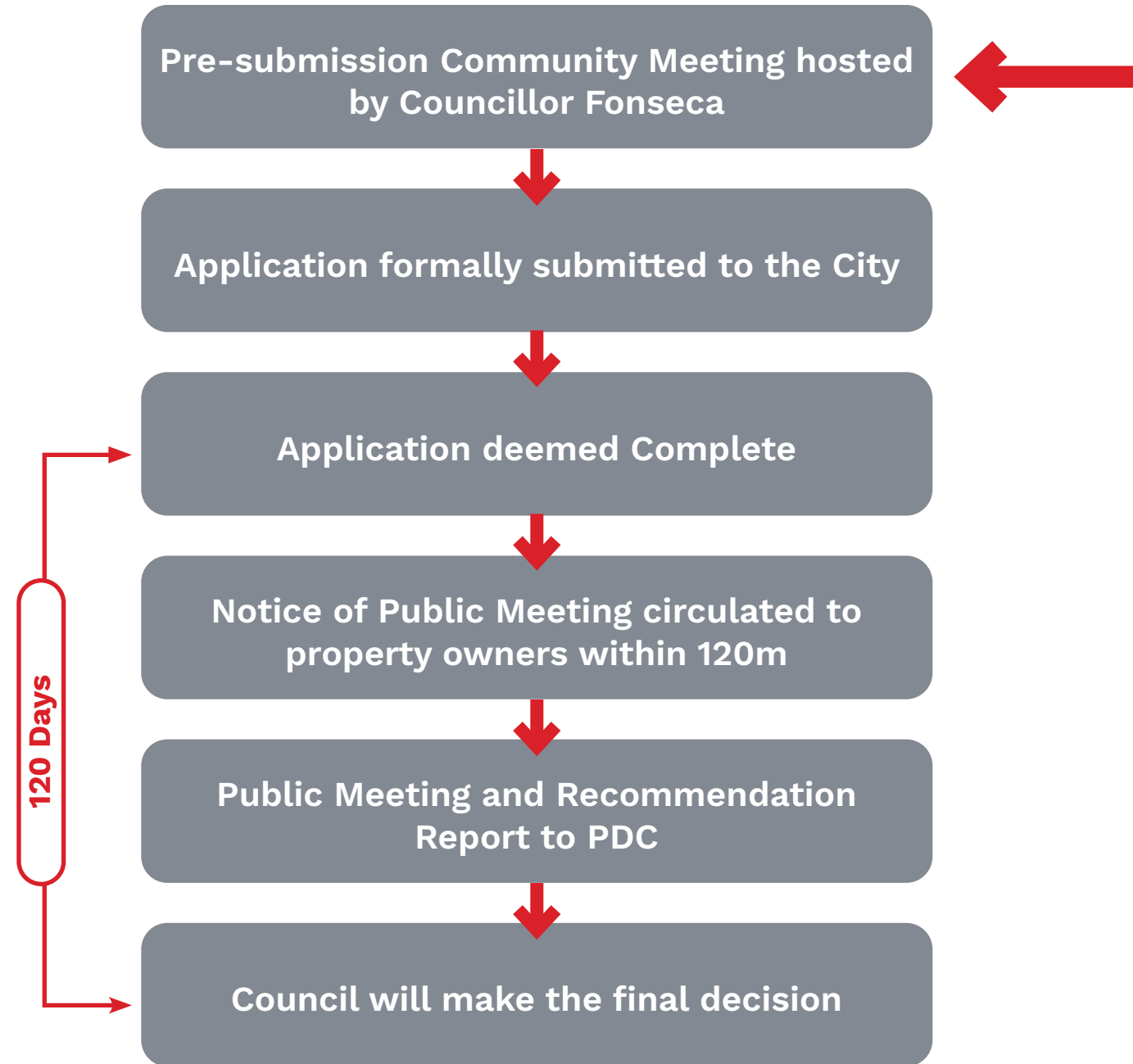
Owner's Representative: Pierce Ji (Landeal)

Architect: Roland Colthoff (RAW Design)

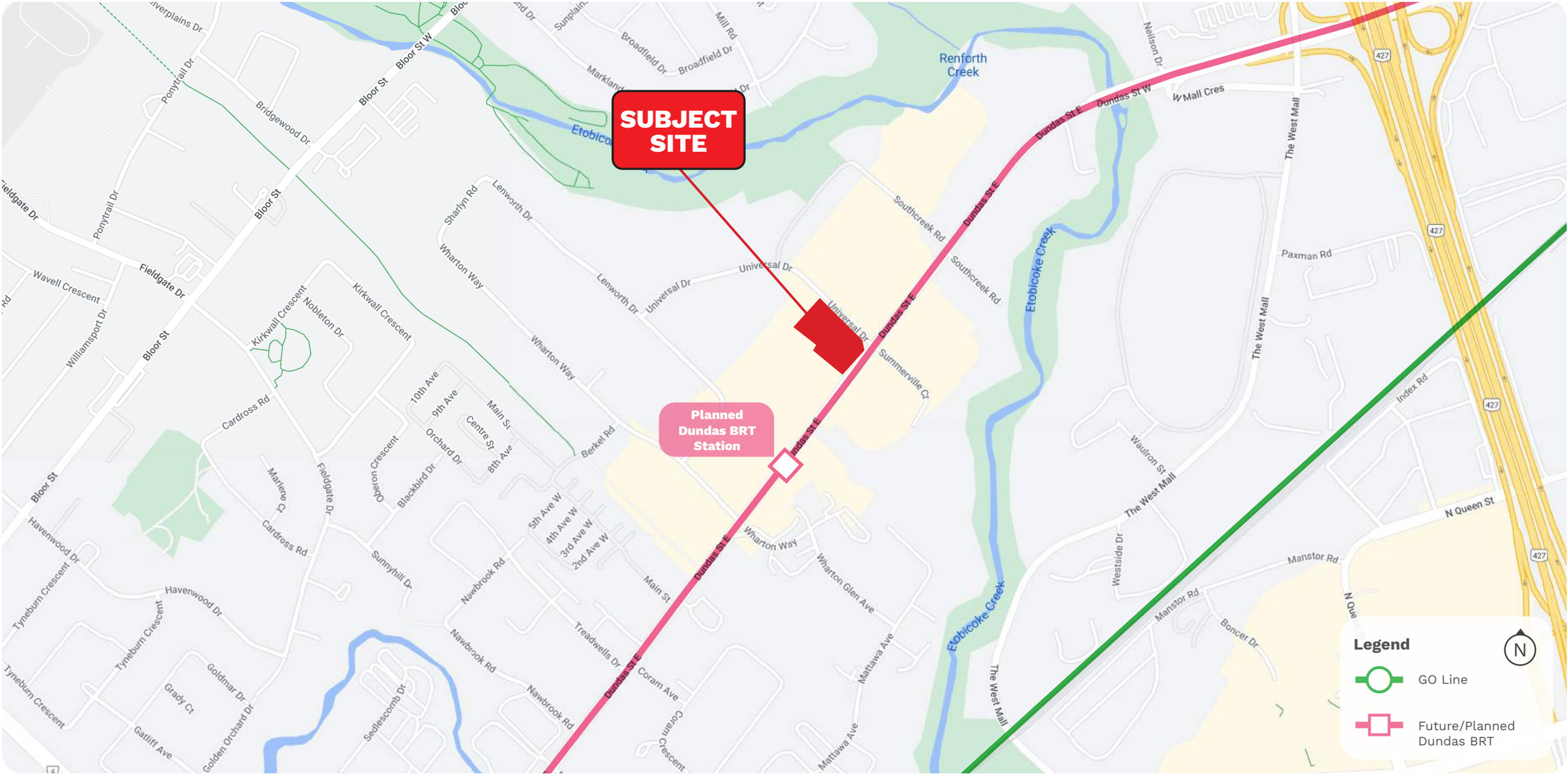
Planner: Stephanie Kwast (Bousfields)

Transportation: Ken Chan (Lea Consulting)

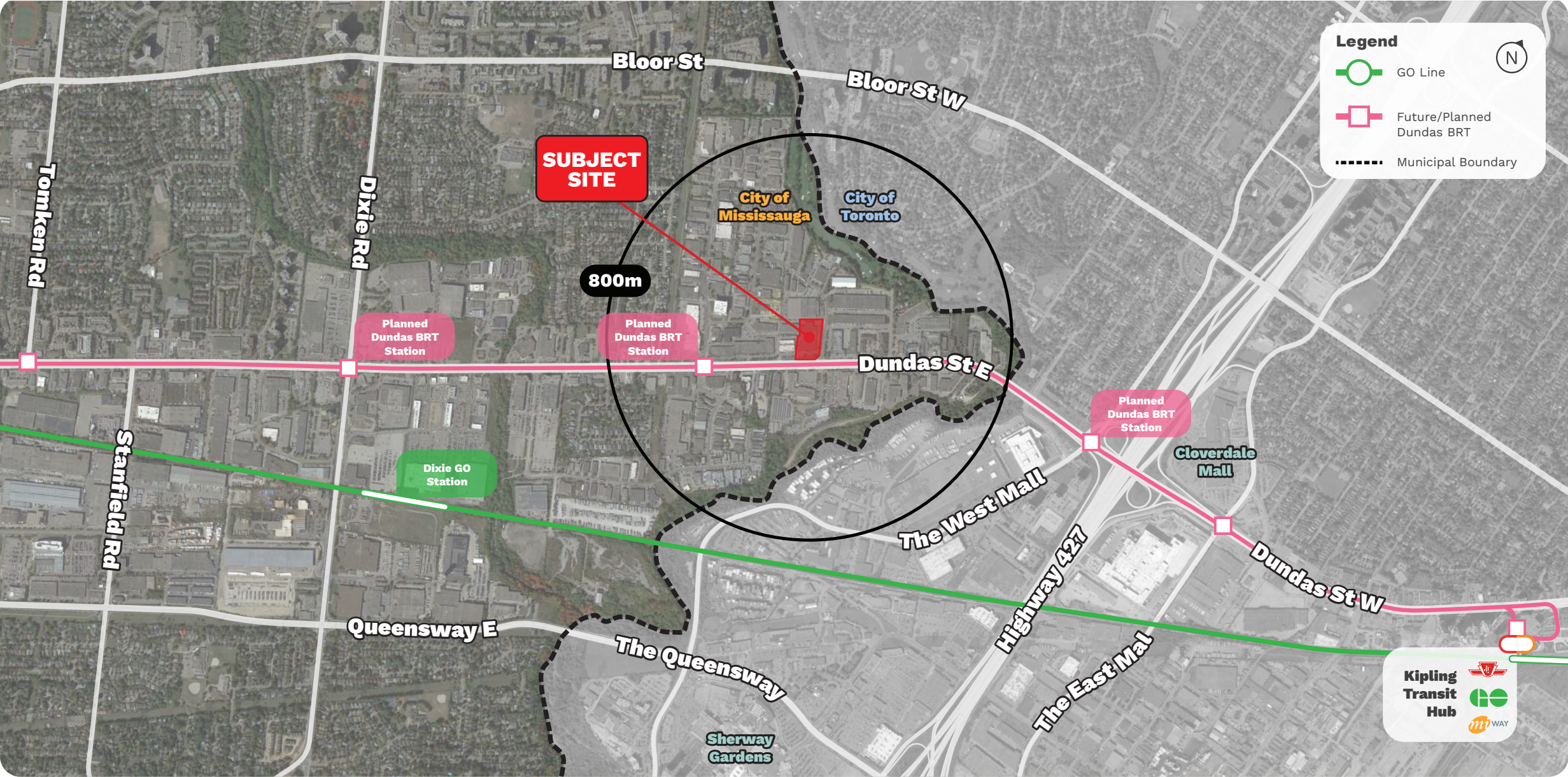
Public Process



Location Map



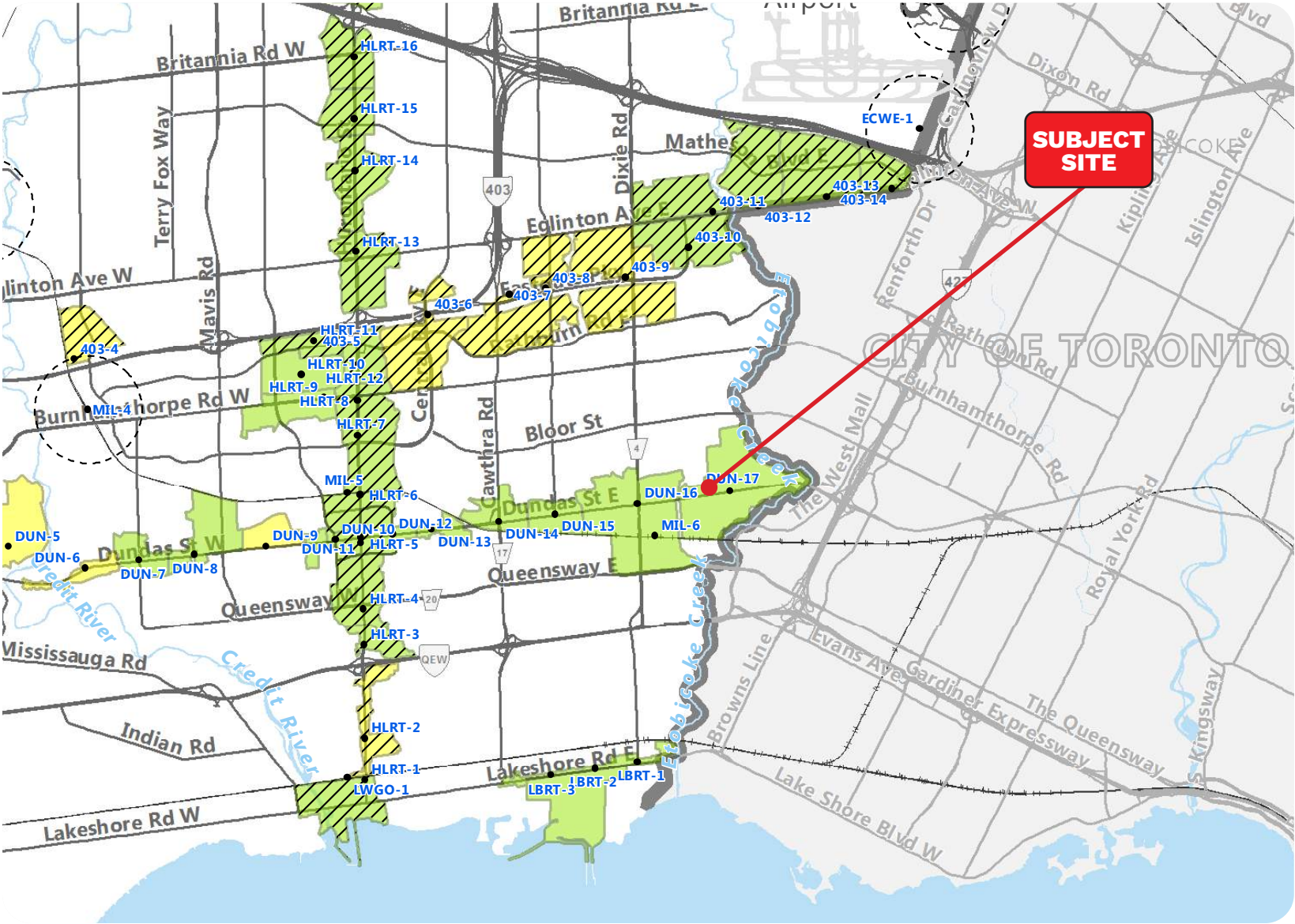
Site Context - Aerial Photo





Policy Framework

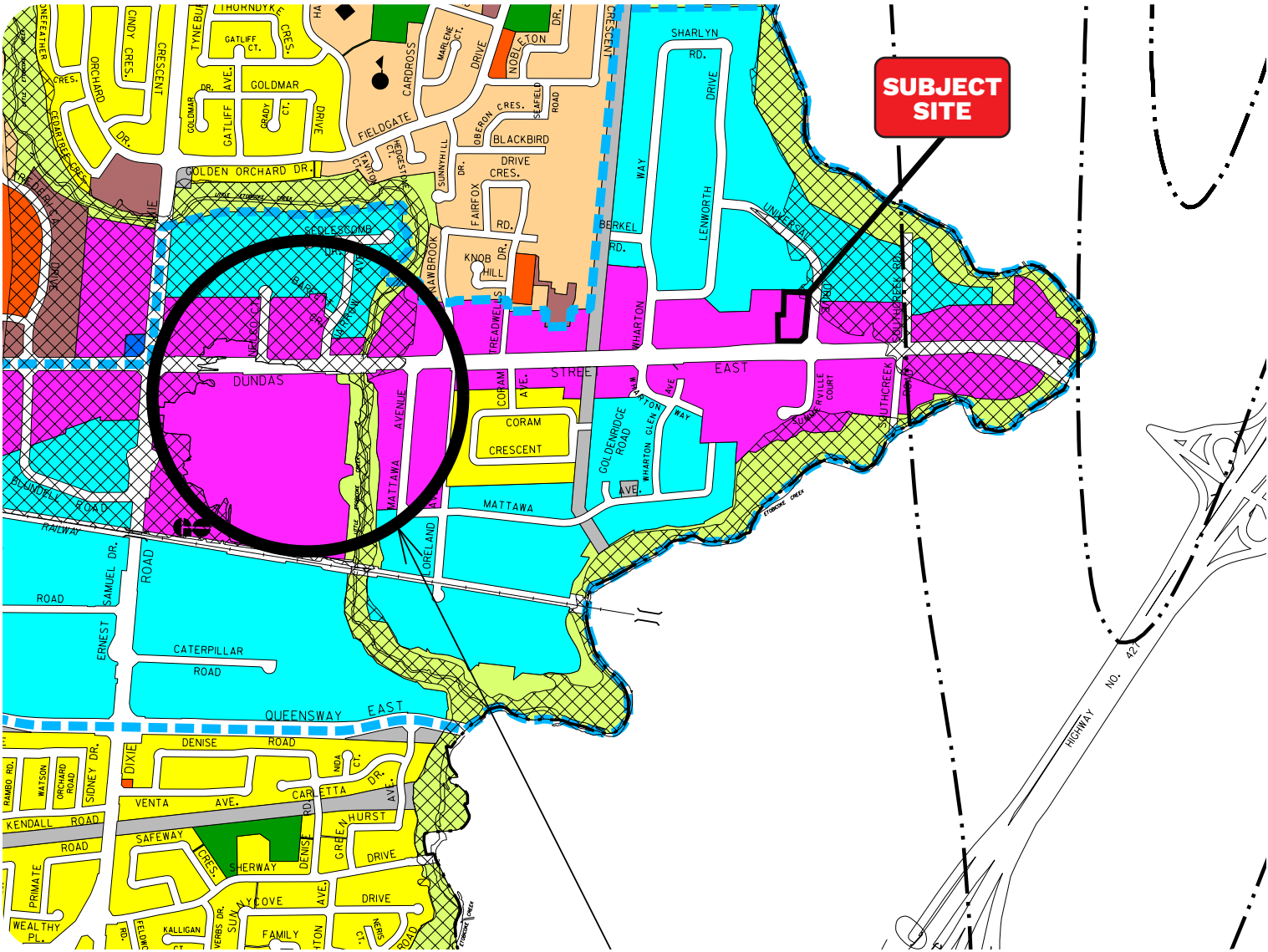
Region of Peel Official Plan - Schedule E-5, Major Transit Station Areas



Legend

- Station or Stop Locations
- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Planned Major Transit Station Area
- Growth Plan Priority Transit Corridors

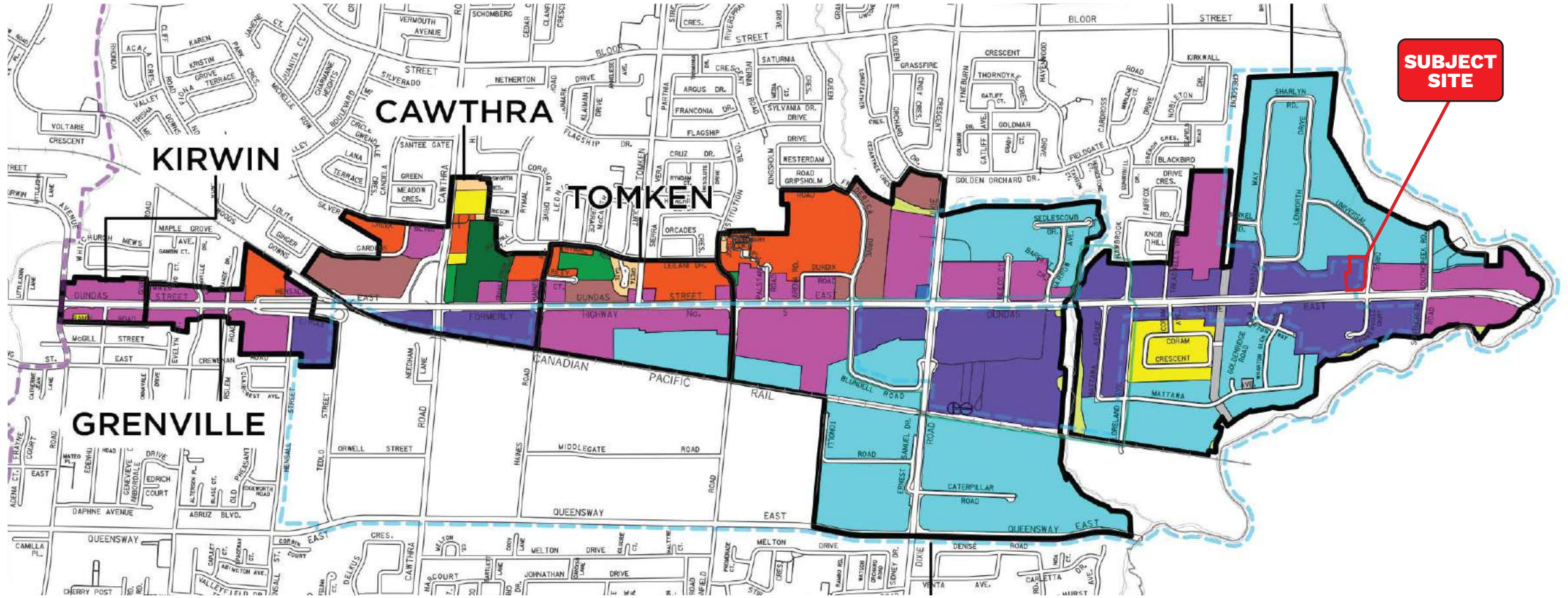
City of Mississauga Official Plan Schedule 10 - Land Use Designations



LAND USE DESIGNATIONS

- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Mixed Use | Public Open Space |
| Downtown Mixed Use | Private Open Space |
| Downtown Core Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | |

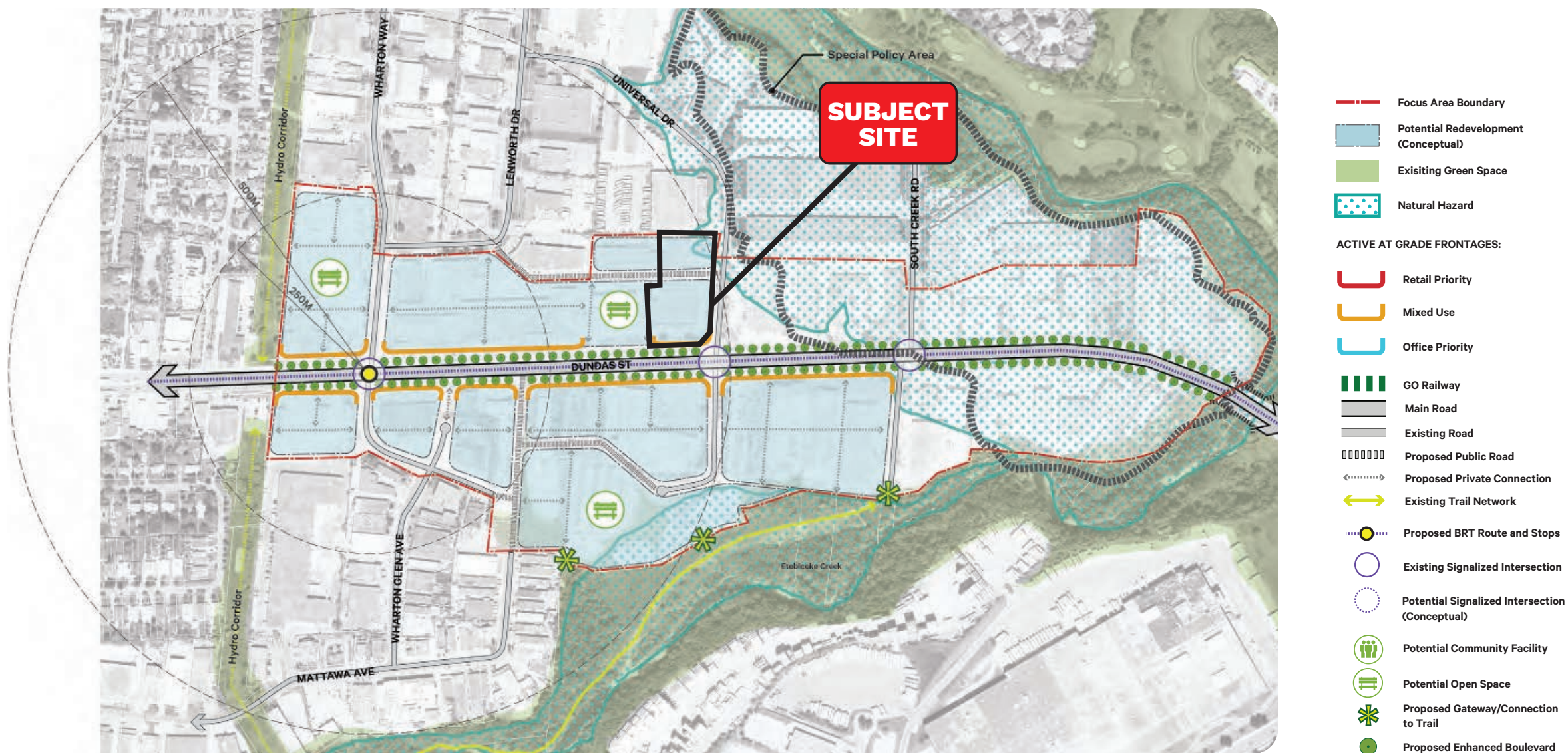
City of Mississauga OPA 143 & 144 Schedule 11g - Protected Major Transit Station Areas



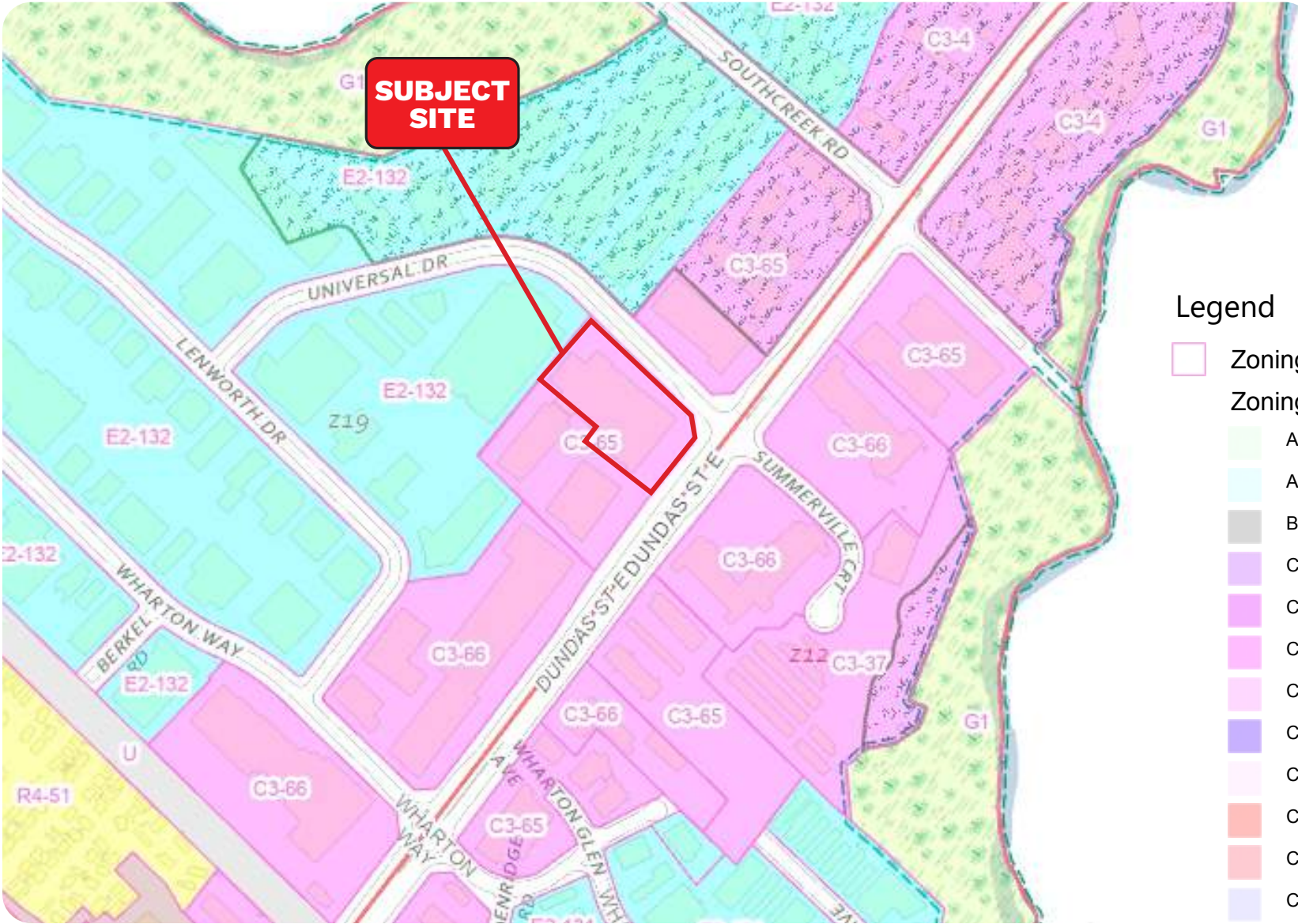
- | | | | |
|--------------------------------|----------------------------|----------------------------|----------------------------------|
| PMTSA Boundary (Height Map) | Business Employment | Residential Medium Density | Private Open Space |
| PMTSA Boundary (Land Use Map) | Greenlands | Mixed Use | Utility |
| Min # to Max # (In Storeys) | Residential High Density | Mixed Use Limited | City Structure - Downtown |
| Height Not Applicable | Residential Low Density I | Motor Vehicle Commercial | City Structure - Employment Area |
| Subject to Special Policy Area | Residential Low Density II | Public Open Space | City Structure - Community Node |



Dundas Connects Master Plan Figure 5-6 - Etobicoke Creek Focus Area Framework Plan



City of Mississauga Zoning By-law 0225-2007



Legend

Zoning Labels	
Zoning Shapes	
	A Agricultural (By-law 5500)
	AP Lester B. Pearson International
	B Buffer, Berm, Fence
	C1 Convenience Commercial
	C2 Neighbourhood Commercial
	C3 General Commercial
	C4 Mainstreet Commercial
	C5 Motor Vehicle Commercial
	CC1 Core Commercial
	CC2, CC4 Mixed Use
	CC3 Mixed Use - Transition Area
	CCO Office
	CCOS Open Space
	D Existing Use
	E1 Employment in Nodes
	E2 Employment
	E3 Industrial
	G1 Natural Hazards
	G2 Natural Features
	I Hospital and University / College
	O Office
	OS1 Community Park
	OS2 City Park
	OS3 Cemetery





Proposal



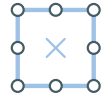
Key Statistics

Height



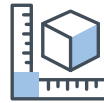
Up to 25 Storeys

Site Area



11,779 m²

Gross Floor Area



66,697 m²
65,760 m² Residential
937 sq. m² Retail

Density



5.6 FSI (Floor Space Index)

Loading Space



2 Spaces

On-site Road Dedication



1,522 m²

Residential Units



908 Units
14 townhouses
319 1-bedroom
522 2-bedroom
53 3-bedroom

Amenity Ratio

7,793 m²
(8.5 m² per unit)

Indoor



1,821 m²

Outdoor



5,972 m²

Bicycle Parking



TBD

Vehicular Parking



662 Spaces
32 Barrier Free

Legend:

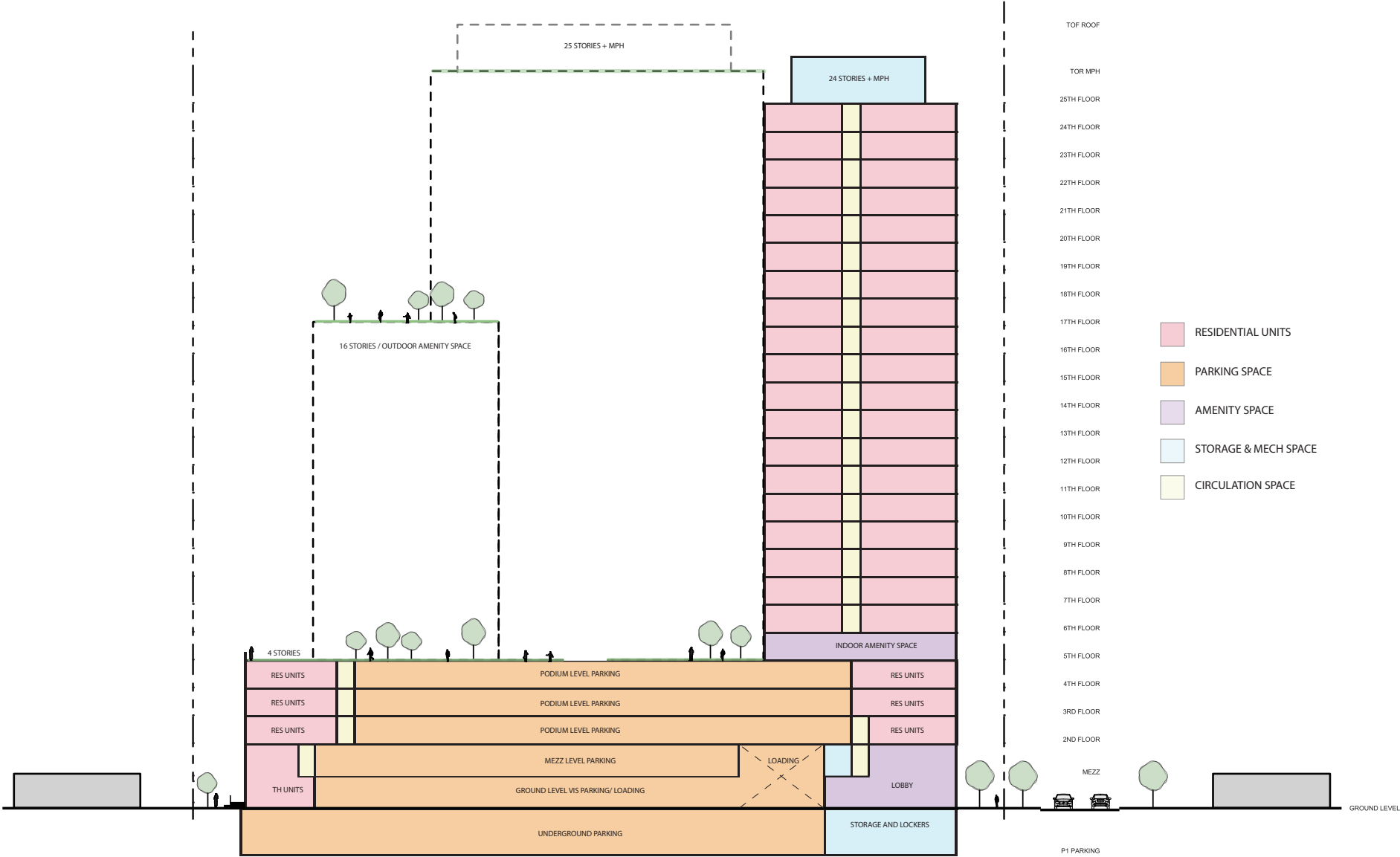
- A: AMENITY TERRACE
- B: GREEN ROOF
- C: LANDSCAPING AT GRADE

Site Plan Details:

- Proposed 25 Storey Residential Building (B):** Located in the upper left, with a footprint of 21,000 sqm and a terrace area of 17,000 sqm.
- Proposed 24 Storey Residential Building (B):** Located in the lower right, with a footprint of 21,000 sqm and a terrace area of 5,000 sqm.
- Terraces (A):** Multiple amenity terraces are shown, including Terrace @ 17, Terrace @ 5, and Terrace @ 11.
- Green Roofs (B):** Green roof areas are indicated by dashed lines, including a large central area of 28,499 sqm.
- Landscaping (C):** Landscaping at grade is shown in the lower left and along the bottom edge.
- Dimensions:** Various dimensions are provided for building footprints, terraces, and setbacks, such as 20,000, 21,000, 17,000, 5,000, and 28,499.
- Streets:** The site is bounded by Dundas St E to the south and Universal Drive to the east. A proposed future street runs north-south through the site.
- Other Features:** The plan includes an existing one-story building on the left, a site access point, and various setbacks and easements.



Concept Building Section



Axonometric Views



Building Massing Diagram Southwest view (Prepared by RAW Architects)



Building Massing Diagram Southeast view (Prepared by RAW Architects)

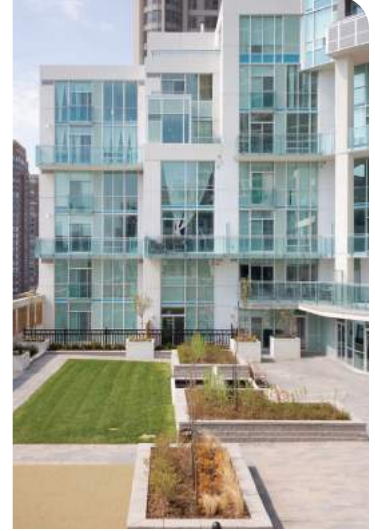
View looking east towards the Site



Perspective from Dundas Street and Universal Drive



Precedents



Contact Information

Jaspreet Sidhu: Planner, Central
jaspreet.sidhu@mississauga.ca

Stephanie Kwast (Bousfields): Planner
skwast@bousfields.ca



Questions & Answers



Thank You for Attending!

If I can be of assistance with municipal issues you are dealing with, my team and I are always here to help.

Councillor Chris Fonseca

Mississauga Civic Centre

300 City Centre Drive

Mississauga, ON L5B 3C1

(905) 896-5300 | chris.fonseca@mississauga.ca