

Amendment No. #

to

Mississauga Official Plan 2051

1225 Dundas Street East

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. #

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan 2051 regarding the development of two residential towers and four back-to-back townhouse blocks at 1225 Dundas Street East in the Applewood Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. # to Mississauga Official Plan 2051, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2026.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. #
to
Mississauga Official Plan 2051

The following text attached constitutes Amendment No. #.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XXX, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to permit the development of two residential towers and four back-to-back townhouse blocks at 1225 Dundas Street East and to amend Schedule 7 'Land Use Designations' to redesignate the lands from Mixed-Use to Residential High Rise and to introduce a new Special Policy Area with updated policies.

LOCATION

The lands affected by this Amendment are located on the north side of Dundas Road East, west of Dixie Road. The land is municipally addressed as 1225 Dundas Road. The subject lands are located within the Applewood Neighbourhood Character Area, as identified in the Mississauga Official Plan 2051.

BASIS

The Mississauga Official Plan 2051 was adopted by Council on April 16, 2025 and it has subsequently been approved with modifications by the Ministry of Municipal Affairs and Housing on March 24, 2026.

The subject lands are currently designated 'Mixed Use'. Permitted uses on the subject lands include commercial parking facility, financial institutions, funeral establishment, markerspaces, motor vehicle rental, motor vehicle sales, overnight accommodation, personal service establishment, post-secondary educational facility, residential in conjunction with other permitted uses, restaurant, retail store and secondary office. The Official Plan Amendment is required to redesignate the subject lands to 'Residential High Density'. The subject lands are located within a Protected Major Transit Station Area (PMTSA), which permits heights between 3 and 12 storeys. An Official Plan Amendment is required to redesignate the subject lands from Mixed Use to Residential High Rise and to introduce a Special Site policies.

The proposed Special Site policies will permit a maximum building height of 16 storeys, 4 storey back-to-back townhouses, and a maximum density of 3.6 FSI on the subject lands.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is consistent with various Provincial planning frameworks, including the Provincial Planning Statement, the Region of Peel Official Plan (April 2022) as approved with Provincial modifications maintained through Bill 150 and Bill 162 and housekeeping revisions, and the City of Mississauga Official Plan 2051. The proposal is aligned with and contributes towards the implementation of Provincial and City housing objectives and targets.
2. The proposal meets the intent, goals, and objectives of the Mississauga Official Plan.
3. The lands are suitable for the proposed uses and are compatible with

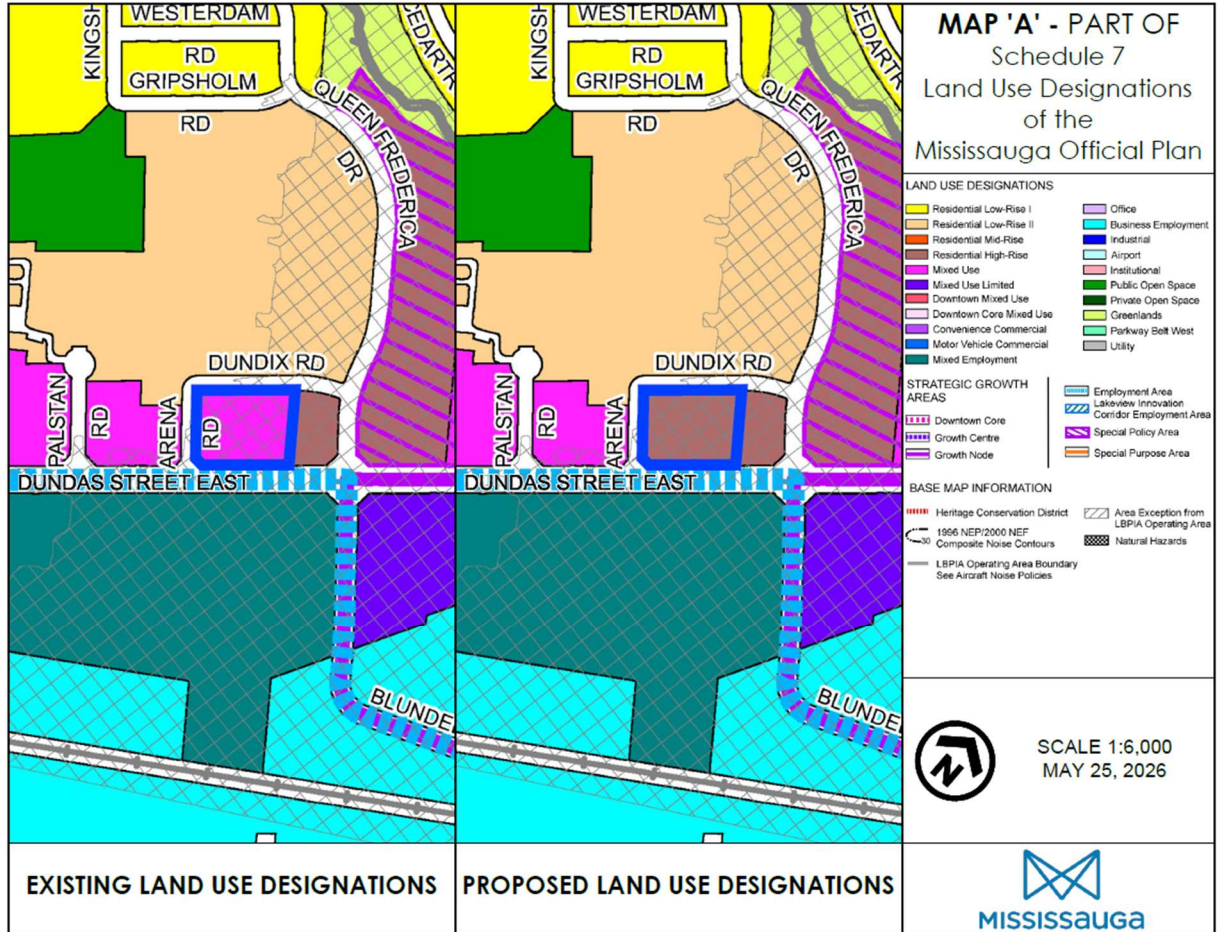
existing and potential future uses. The existing land use policy permits apartments and is proposing an increase in height of 4 storeys beyond what is currently permitted.

4. The site is adequately served and provides connections to a variety of public transportation options, community services and schools, as well as institutional, retail commercial, and open spaces. The subject lands are located within a comfortable 5-minute walking distance of higher order transit stops – including the Dixie GO Station. The proposed development can utilize existing servicing in an efficient manner.
5. The proposal seeks to further diversify the Applewood Neighbourhood Character Area housing stock by introducing new apartment and townhouse dwellings through infill development. Furthermore, unit sizes will range in size to appeal to different household sizes and income levels. Introducing a new and more diverse apartment development to the Applewood Neighbourhood Character Area will allow many households including existing or future families to enjoy and make use of the surrounding community amenities.
6. The proposal has regard for the surrounding neighbourhood development and context by including appropriate setbacks, building massing, building and site layout, and streetscape considerations. The proposal development will improve and contribute to the Dundas Road streetscape by providing a built form that frames the street and has a principal entrance that is directly accessible from the public sidewalk. This will enable the provision of an active, main street with pedestrian activity.

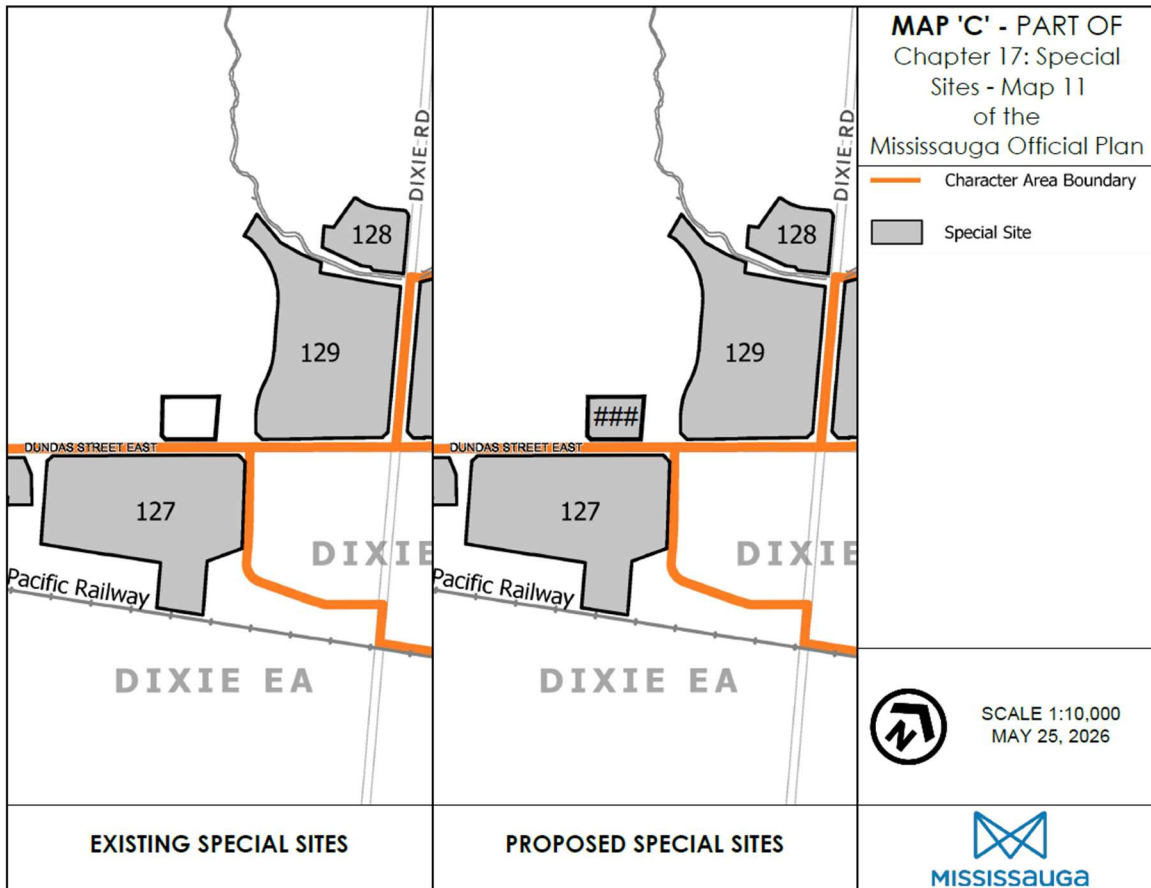
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan 2051 is hereby amended as follows:

1. Amend Schedule 7 'Land Use Designations' to redesignate the subject lands from Mixed Use to Residential High Rise;



2. Amend Section 17 'Special Sites – Map 11' by introducing the following Special Site and Special Site Policies;



Section 17.1, Special Site Policies, of Mississauga Official Plan 2051, is hereby amended by adding Section 17.1XX Site 1XX

17.1XX.1 The lands identified as Special Site 1XX are located on the north side of Dundas Road East, west of Dixie Road. The land is municipally addressed as 1225 Dundas Road.

17.1XX.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. apartment buildings with a maximum height of 16 storeys;
- b. The provisions of policy 10.2.5.11 b) will also apply to the second storey

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan 2051 will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Mississauga Official Plan 2051 as adopted by Council on April 16, 2025 and subsequently modified and approved by the Ministry of Municipal Affairs and Housing on March 24, 2026.

INTERPRETATION

The provisions of Mississauga Official Plan 2051, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan 2051.

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on XXX in connection with this proposed Amendment.

At the Public Meeting, comments were received by area residents regarding various matters including xxx.

APPENDIX II

City Planning and Development Committee Report – Dated XXX, 2026

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