

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: November 3, 2025

CASE NO.: OLT-25-000722

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Erindale Village Living Inc.
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit an apartment dwelling with 131 residential units with commercial uses on the ground floor.
Reference Number: OPA-OZ 16/009
Property Address: 1646 Dundas Street West
Municipality/UT: Mississauga/Peel
OLT Case No.: OLT-25-000722
Legacy Case No.: PL171203
OLT Lead Case No.: OLT-25-000722
Legacy Lead Case No.: PL171203
OLT Case Name: Erindale Village Living Inc. v. Mississauga (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Erindale Village Living Inc.
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision
Description: To permit an apartment dwelling with 131 residential units with commercial uses on the ground floor.
Reference Number: OPA-OZ 16/009
Property Address: 1646 Dundas Street West
Municipality/UT: Mississauga/Peel
OLT Case No.: OLT-25-000722
Legacy Case No.: PL171203
OLT Lead Case No.: OLT-25-000722
Legacy Lead Case No.: PL171203

BEFORE:

STEVEN COOKE
VICE-CHAIR

) Monday, the 3rd
)
) day of November, 2025

THESE APPEALS having come on for a public hearing on September 16-20 and 24, 2019, the Local Planning Appeal Tribunal having issued a Decision and Interim Order on June 12, 2020, withholding the Final Order until such time that the Tribunal is notified by the parties that certain conditions have been satisfied;

The Parties having advised the Tribunal that the Final Order may be issued in connection with the Official Plan Amendment;

THE TRIBUNAL HEREBY ORDERS that:

1. The Appeal of the Official Plan Amendment is allowed in part and the Official Plan Amendment attached as Schedule A is hereby approved.
2. The Final Order for the Zoning By-law Amendment continues to be withheld until such time that the Tribunal is notified by the parties that the conditions stated in the June 12, 2020, Interim Order have been satisfied.
3. The Tribunal may be spoken to.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Schedule A

Amendment No. 203

to

Mississauga Official Plan

Amendment No. 203
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 203.

PURPOSE

The purpose of this Amendment is to amend the Special Site policies in the Erindale Neighbourhood Character Area to permit a mixed use building with a maximum height of nine storeys.

LOCATION

The lands affected by this Amendment are located at the southeast corner of Dundas Street West and Nanticoke Road. The subject lands are located in the Erindale Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

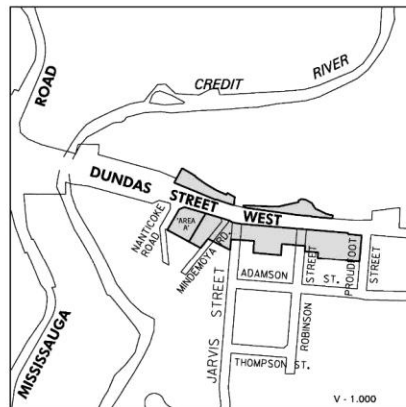
The subject lands are designated Mixed Use which permits a mix of uses including retail stores, restaurants, secondary offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, post-secondary educational facilities and residential uses, and are within an area subject to Special Site policies. The policies permit a minimum height of two storeys and a maximum height of three storeys.

An Official Plan Amendment is required to increase the height from a maximum of three storeys to a maximum of nine storeys for the subject lands.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.9.2, Special Site Policies, Special Site 1, Erindale Neighbourhood Character Area, of Mississauga Official Plan is hereby amended by deleting the Special Site 1 map and replacing it with the following:

16.9.2.1 Site 1



2. Policy 16.9.2.1.2, Special Site 1, Erindale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:
 - h. the lands identified as Area A will permit a maximum height of nine storeys.

IMPLEMENTATION

Upon receipt of the Ontario Land Tribunal's Final Order for OLT Case No. PL171203 (OMB File No.), Mississauga Official Plan will be amended in accordance with the Order.

Upon receipt of the Ontario Land Tribunal's Final Order for OLT Case No. PL171204 (OMB File No.), City of Mississauga Zoning By-law 0225-2007 as amended, will be amended in accordance with the Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated May 15, 2025.

INTERPRETATION

The provisions of Mississauga Official Plan, 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.

<http://teamsites.mississauga.ca/sites/18/mopa/oz-opa-16-9-w7.mopa-203-olt.jf.jmcc.docx>