



Reply to the Attention of: Mary Flynn-Guglietti
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Our File No.: 318892
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EMAIL (Jennifer.Le@ontario.ca)

Ministry of Municipal Affairs and Housing
Office of the Minister
777 Bay Street, 16th Floor
Toronto, ON M7A 2J3

**Attention: Ms. Jennifer Le, Municipal
Services Office – Central Office**

Dear Honourable Rob Flack, Minister of Municipal Affairs and Housing,

**Re: City of Mississauga Official Plan 2051, ERO Number: 025-0468,
Ministry Reference: 21-OP-249936, CPD Developments Inc., 1403 &
1425 Dundas Street East, City of Mississauga**

McMillan LLP are the solicitors acting on behalf of CPD Developments Inc., (the “**Owner**” or “**CPD Developments**”) of the lands municipally known as 1403 and 1425 Dundas Street East, in the City of Mississauga, the Region of Peel (“**Subject Lands**”). The total site area of the Subject Lands is 2.13 hectares or 5.27 acres and provides frontage on both Dundas Street East and Dixie Road. The Subject Lands are located approximately 300m from the Dixie GO Station and situated along the route for the future Dundas Bus Rapid Transit corridor. The Subject Lands are located within a Protected Major Transit Station Area.

The Council of the City of Mississauga (the “**City**”) on April 16, 2025, passed By-law 0069-2025, adopting a new official plan, the Mississauga Official Plan 2051 (“**2051 OP**”) pursuant to sections 17 and 26 of the *Planning Act*. The purpose and effect of the City’s 2051 OP is to promote complete communities that provide healthy, inclusive, transit-supportive development that adds to the vitality and vibrancy of the City. The 2051 OP is also intended to address pressing issues such as the housing crisis. The opportunity to comment on the City’s 2051 OP is open until July 25, 2025, through the Environmental Registry of Ontario.

Kindly accept this letter and attachments as CPD Developments’ formal request that the City’s 2051 OP be modified to specifically remove the Subject Lands from Special Policy Area, Special Site 132 – Dixie Employment Area (Chapter 17 - Employment Areas of the City of Mississauga Official Plan).

The Subject Lands are not currently under active planning applications however, the Owner and its consultants have attended a formal Development Application Review Committee meeting with staff of the City of Mississauga.

It is the Owner's intention to file municipal development applications for approximately 1,500 residential units in six (6) towners situated atop three podiums ranging from 19 to 32 storeys. The development proposal is an opportunity to achieve consistency with provincial policy directives to provide much needed transit supportive residential housing. The development proposal will revitalize the Subject Lands with a modern mixed-use development consistent with the City's general vision for Dundas Connects and Protected Major Transit Station Areas.

The restrictive land use matter associated with the Subject Lands relates to the in-effect Special Policy Area ("**SPA**") and the application of an outdated TRCA Floodplain Mapping in the City's 2051 OP. The Floodplain Mapping used in the City's 2051 OP captures the entirety of the Subject Lands. However, the Floodplain Mapping obtained from the online floodplain viewer for the TRCA (available for public information) indicates that only 7% of the Subject Lands are captured under this more up to date mapping. It is also important to note that the 7% area is only a flood fringe and not a floodplain hazard area.

The TRCA's online Floodplain Map Viewer indicates that the floodline presented through the online tool is an Engineered Flood Plain, and as such, is considered to be accurate. We understand that the online Floodplain mapping became available in 2015, which post dates the implementation of the SPA.

However, the up-to-date TRCA mapping is not reflected in the City's 2051 OP. A visual illustration of the up-to-date TRCA Floodplain Mapping, in relation to the Subject Lands, can be found at TAB B in the attached Planning Justification Memorandum prepared by Glen Schnarr & Associates Inc., ("**GSAI**") attached to this letter. Clearly SPA (132) in the City's 2051 OP captures an exorbitant amount of land within the Floodplain area when compared to the true limits of the floodplain shown in the updated TRCA Floodplain mapping. If the City's 2051 OP remains unmodified the Subject Lands are precluded from redevelopment until such time that the SPA is lifted in its entirety. We understand that the removal of the SPA will take many years and would preclude any redevelopment application for much needed housing. This request to the province is the only means to accelerate a partial lifting of SPA (132) that would allow the Subject Lands to proceed with municipal development approval applications for a Mixed-Use predominately high-density Residential development in a timely manner.

In support of CPD Developments modification request we are attaching the GSAI Planning Justification Memorandum that provides a detailed planning analysis of this modification request.

Should you have any questions or require additional information please do not hesitate to call either myself or Marc Kemerer (Marc.Kemerer@mcmillan.ca) of our office.

Yours truly,



Mary Flynn-Guglietti*
*A Professional Corporation

Encls.

Cc: CPD Developments Inc.
Marc Kemerer, McMillan LLP