



# Corporate Report

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**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Dundas Connects – The Dundas Corridor Master Plan**

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**RECOMMENDATION:** That the report titled 'Dundas Connects – The Dundas Corridor Master Plan', dated January 13, 2015, from the Commissioner of Planning and Building, be received.

**BACKGROUND:** Mississauga Official Plan (MOP) identifies Dundas Street as an Intensification Corridor and conceptually identifies a Community Node along Dundas Street East in the vicinity of Dixie Road. Dundas Street is also identified as a Higher Order Transit Corridor and, west of Confederation Parkway, as a Primary On-Road / Boulevard Cycling Route. The land use designation of properties fronting the Dundas Corridor predominantly include Mixed Use, Greenbelt, Business Employment and various densities of Residential.

In 2010, Metrolinx released its Dundas Rapid Transit Benefits Case. The document assessed a variety of scenarios for rapid transit along Dundas Street from Kipling subway station to Highway 407, concluding bus rapid transit (BRT) along the route would generate the best returns to transit users and funding agencies, as well as support environmental, social and economic aims. Accordingly, a Dundas BRT was included as part of Metrolinx's priority projects.

**COMMENTS:**

The master plan titled ‘Dundas Connects’ applies to the subject lands generally illustrated in *Map 1 (Attachment 1)*, and will:

- Test several rapid transit scenarios for the Dundas Corridor, and recommend the transit mode that meets anticipated demand and unlocks growth and development potential;
- Identify appropriate changes to land use along the Dundas Corridor that support intensification and transit-supportive development, including access control and adjustments to the adjoining road network;
- Identify the location and boundaries of the Dixie-Dundas Community Node;
- Update the boundaries of the Provincial Special Policy Areas (i.e. flood prone areas), and identify mitigation measures as necessary to support intensification and higher-order transit;
- Estimate the cost to implement the study’s rapid transit proposals, and recommend, if any, innovative financing tools necessary to facilitate implementation; and
- Be conducted in a manner that conforms to the requirements of Stages 1 and 2 of the Municipal Class Environmental Assessment approval process.

An innovative public engagement program will be launched in support of the planning process. The program will focus both on digital engagement and traditional approaches.

The expected project timeline is as follows.

- Prepare and finalize procurement materials – Spring 2015;
- Retain consultant – Spring through Fall 2015;
- Undertake study for 18 to 24 months, concluding between Winter and Summer 2017; and
- Bring final plan forward to Council for approval, Fall 2017.

Notwithstanding this timeline, the planning process will ensure areas within the study boundary currently experiencing development pressures be prioritized. Moreover, as study components are completed, and key project milestones reached, this information will be tabled for Council’s information and consideration.

**STRATEGIC PLAN:** The Dundas Connects study will advance the Move: Developing a Transit-Oriented City and Connect: Completing our Neighbourhoods pillars. Relevant actions include:

- Action 5 – Provide alternatives to the automobile along major corridors;
- Action 18 – Require development standards for mixed-use development to support transit; and
- Action 19 – Accelerate the creation of higher-order transit infrastructure.

**FINANCIAL IMPACT:** The study will be funded by Metrolinx.

**CONCLUSION:** The City is developing a master plan for the Dundas Corridor. The plan will make evidence-based recommendations for higher-order transit along the Dundas Corridor, as well as for land use changes to support intensification and transit-supportive development. Areas currently experiencing development pressure will be prioritized. The plan will also settle the boundaries of the Dixie-Dundas Community Node; update the boundaries of the Provincial Special Policy Areas (i.e., flood prone areas) along Dundas Street East; and make recommendations as necessary for mitigation of flood danger. The final master plan will be brought to Council for approval in late 2017, with interim reporting throughout the process.

**ATTACHMENTS:** Appendix 1: Map – Dundas Street Corridor Study Area

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Edward R. Sajecki  
Commissioner of Planning and Building

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# Appendix 1: Dundas Street Corridor Study Area

