

2132 Dundas Street West and 2630 Fifth Line West

OZ 17/001 W2

Recommendation Report

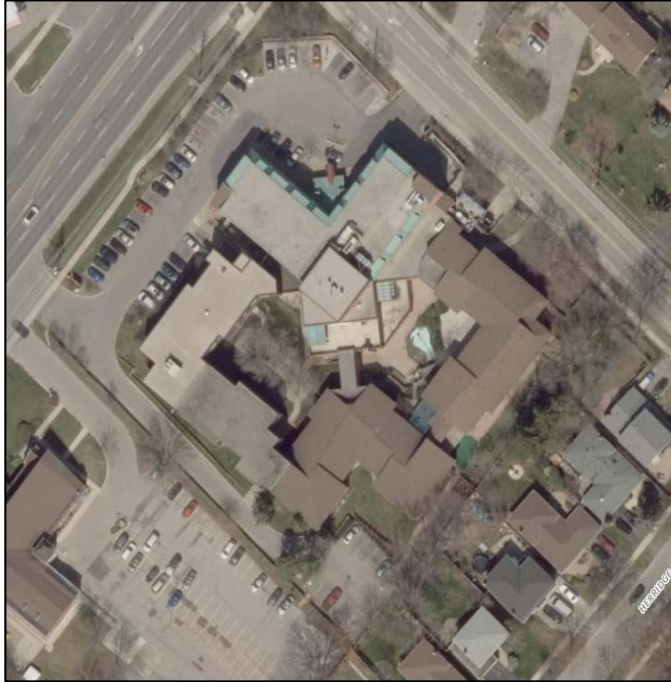
May 30, 2022

Planning and Development Committee

Location and Neighbourhood Context



Subject Property – Pre-Redevelopment

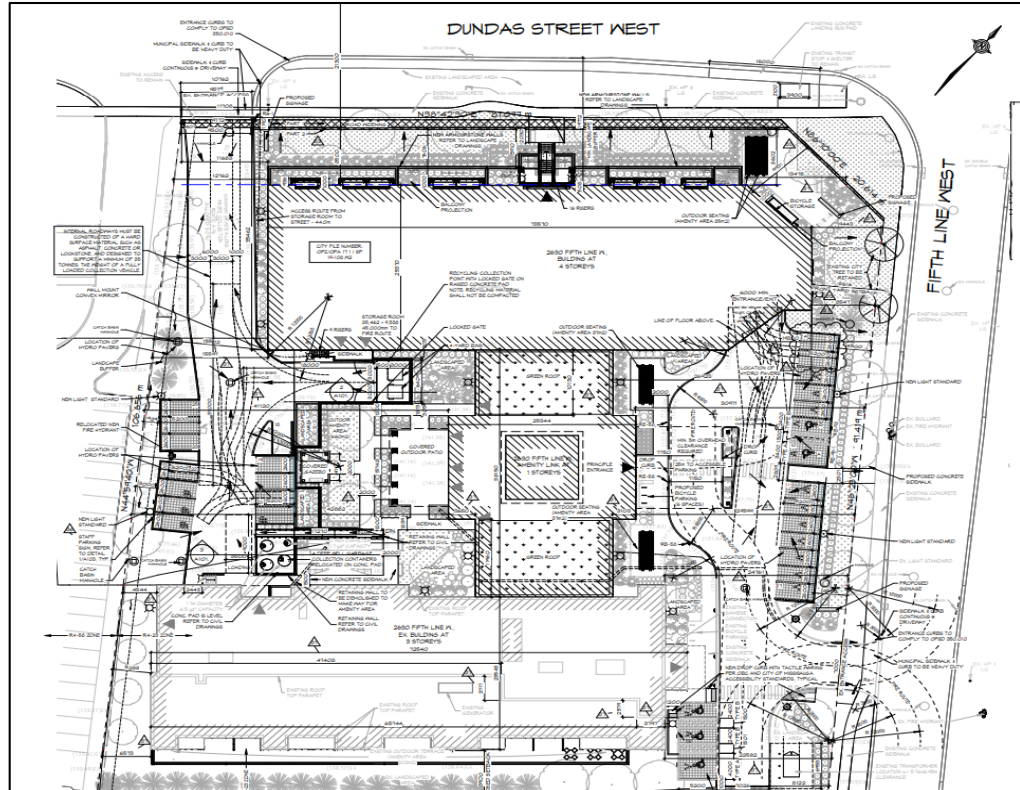


Subject Property – Completion of Phase 1



Site Plan

- Three storey retirement building
- One storey link building
- Four storey seniors apartment building
- Parking garage and surface parking
- Outdoor amenity areas
- Access from Dundas Street West and Fifth Line West



Elevations



- Maximum three storey (12.3 m/40.4 ft) height for existing retirement building
- Maximum one storey (10.0 m/32.8 ft) height for link building
- Maximum four storey (14.2 m/46.6 ft) height for seniors apartment building
- Significant west-to-east grade change

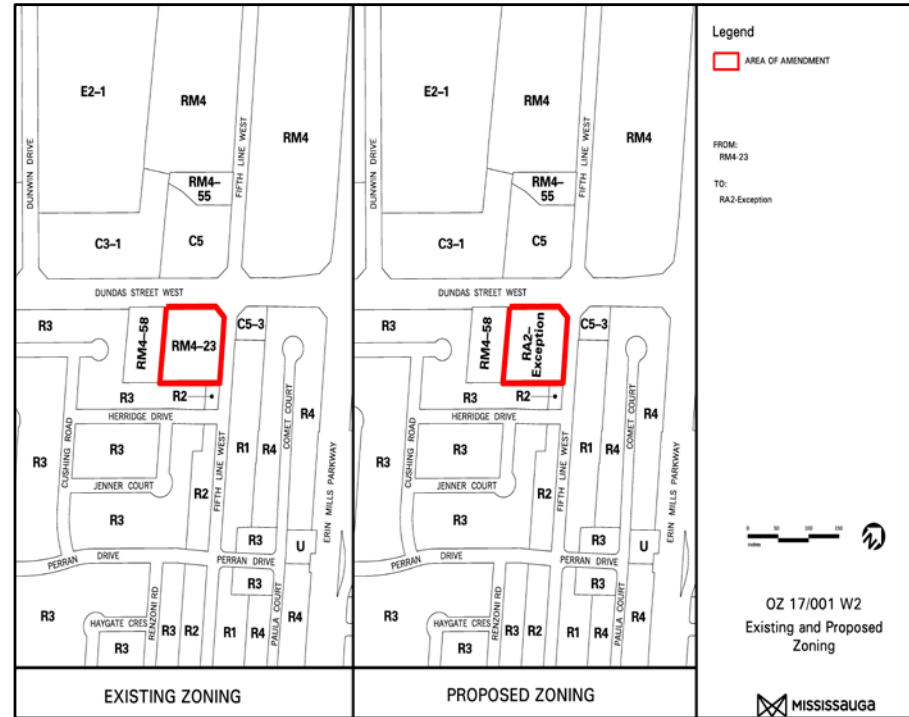
Official Plan

- Official Plan Amendment required to:
 - Change land use designation from **Residential Medium Density** to **Residential High Density** to permit apartment dwellings (seniors apartment and retirement dwellings)



Zoning By-law

- Zoning By-law Amendment required to:
 - Change zoning from **RM4-23** to **RA2-Exception** to permit apartment dwellings and retirement dwellings
 - Control performance standards including floor space index (FSI), building setbacks, building height and parking rates



Evaluation

- The Provincial Policy Statement requires municipalities to provide a range of housing options and make efficient use of land
- The Growth Plan requires intensification within strategic growth areas such as major transit station areas (MTSA) with an appropriate transition to adjacent land uses
- **The proposal ensures important housing options are provided for seniors within the Sheridan neighbourhood and makes efficient use of land**
- **The proposal provides an appropriate form of intensification along the Dundas corridor and within a MTSA that is compatible with the surrounding context**

Evaluation

- The Mississauga Official Plan notes that intensification within neighbourhoods may be considered where the development is compatible in built form and scale, and that higher density uses should be located along corridors such as Dundas Street West
- **The taller building height, being the seniors apartment building, is primarily deployed along Dundas Street West with a downward height transition to the south ensuring compatibility with the adjacent detached dwellings**
- **Building setbacks are in keeping with applicable zoning**
- **Parking supply is sufficient to accommodate parking demand**

Recommendation

- Staff recommend approval of the Official Plan Amendment and Rezoning applications for the following reasons:
- **The proposal provides important housing options for seniors within the Sheridan neighbourhood**
- **The proposal represents sensitive intensification in proximity to higher order transit that is designed to be compatible with the neighbourhood context**
- **Adequate municipal infrastructure exists to support the proposed development**

Thank You