

HOZ 20/005 W7

Mississauga I GP Inc. (Emblem Developments)

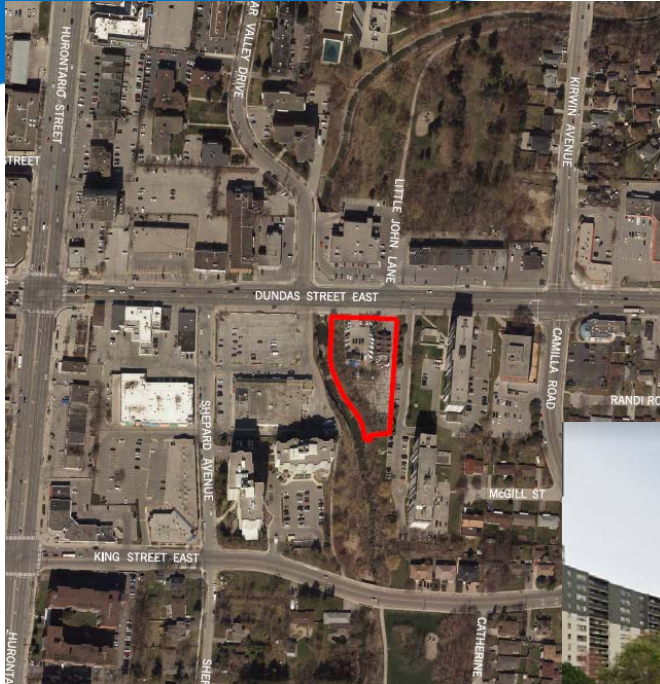
86-90 Dundas Street East

Lifting of the 'H' Report

Planning and Development Committee

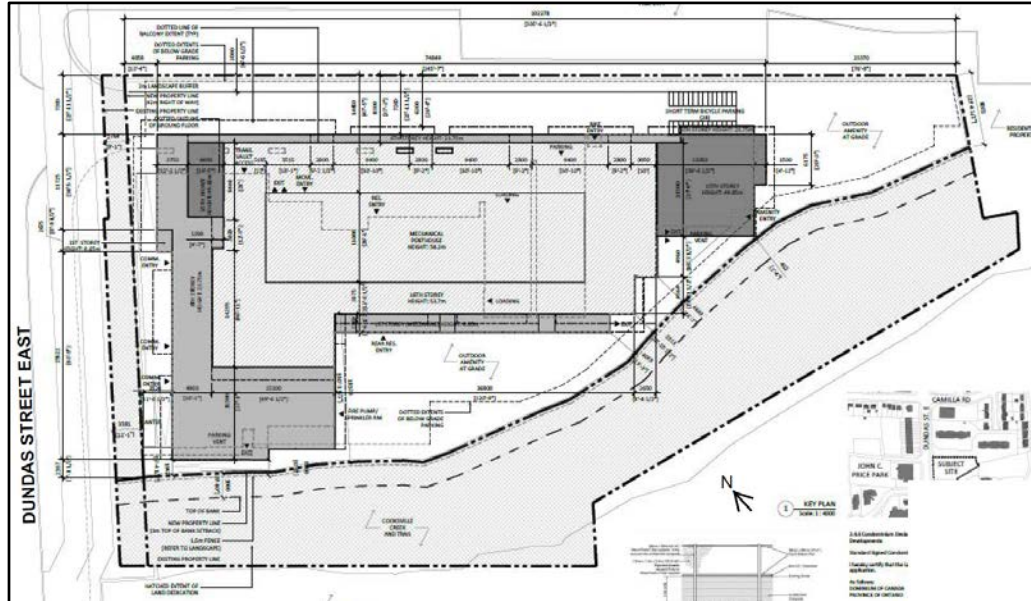
October 4, 2021





- MOP Character Area: **Downtown Cooksville**
- Designated: **Residential High Density**
- Zoned: **H-RA4-52** permits 16 storey apartment building with ground floor commercial uses
- Subject property is currently vacant with site works underway





Overall Proposal

- 16 storey apartment building
- 336 dwelling units
- Ground floor commercial uses
- Remediation of the creek slope

Rendering

Appendix 4



PERSPECTIVE VIEW FROM DUNDAS STREET EAST

Lifting of the Hold Provision

- **H-RA4-52** Zones require the applicant to update a number of reports/studies, dedicate lands to the City/Region, commit to upgraded streetscape and channel works along the Cooksville Creek.
- Staff have been working with the proponent on addressing the 'H' provisions and anticipate bringing forward a development agreement executing by-law to Council in Q4 of 2021.
- Endorsement from Planning and Development Committee to Lift the Holding Provision on the subject property is required in order to proceed forward with the executing by-law.

Thank you