

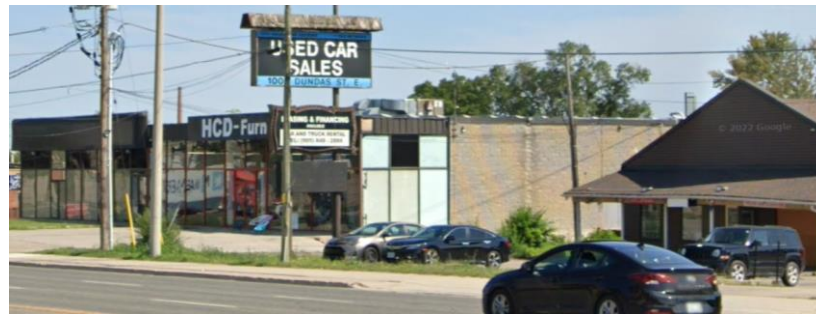
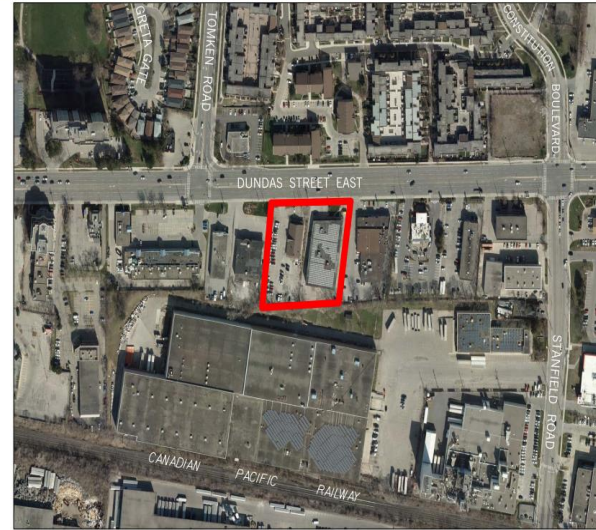
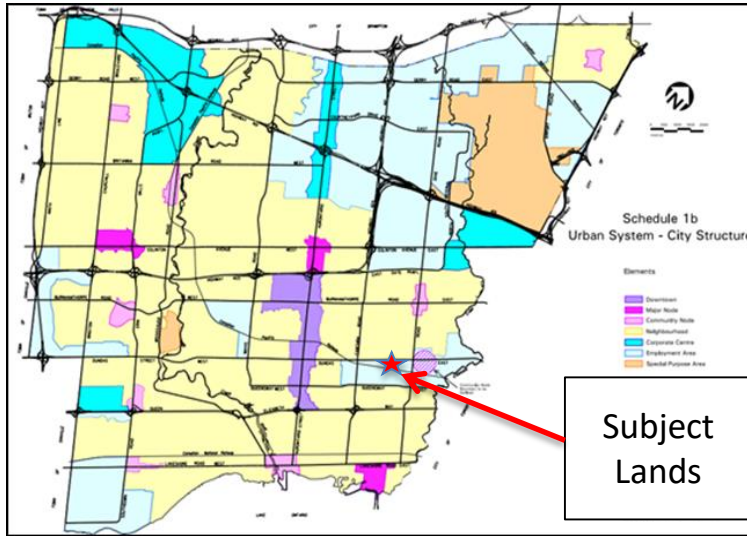
# 1000 & 1024 Dundas Street East

OZ/OPA 22-18 W1

Recommendation Report

June 26, 2023

Planning and Development Committee





## Provincial Policy Statement & Growth Plan:



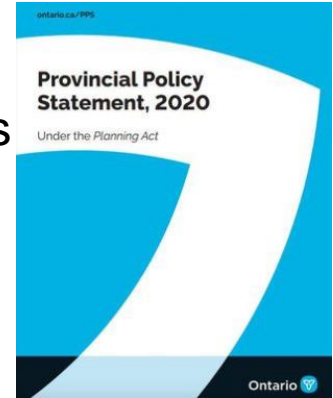
Opportunity to efficiently use land for intensification that is transit supportive and increases housing supply



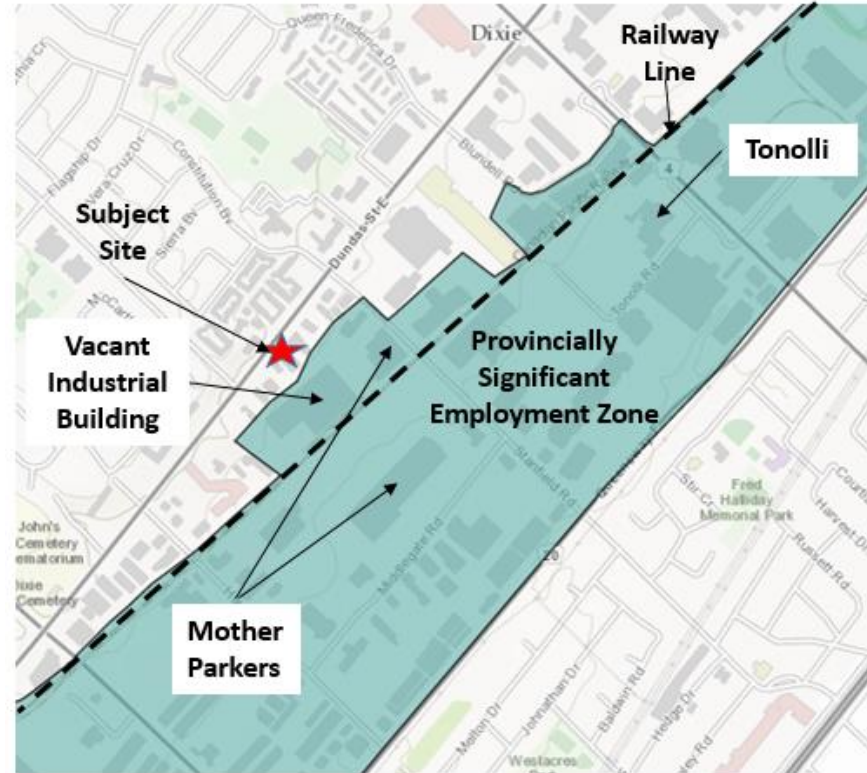
Modifications are required to reflect appropriate development standards



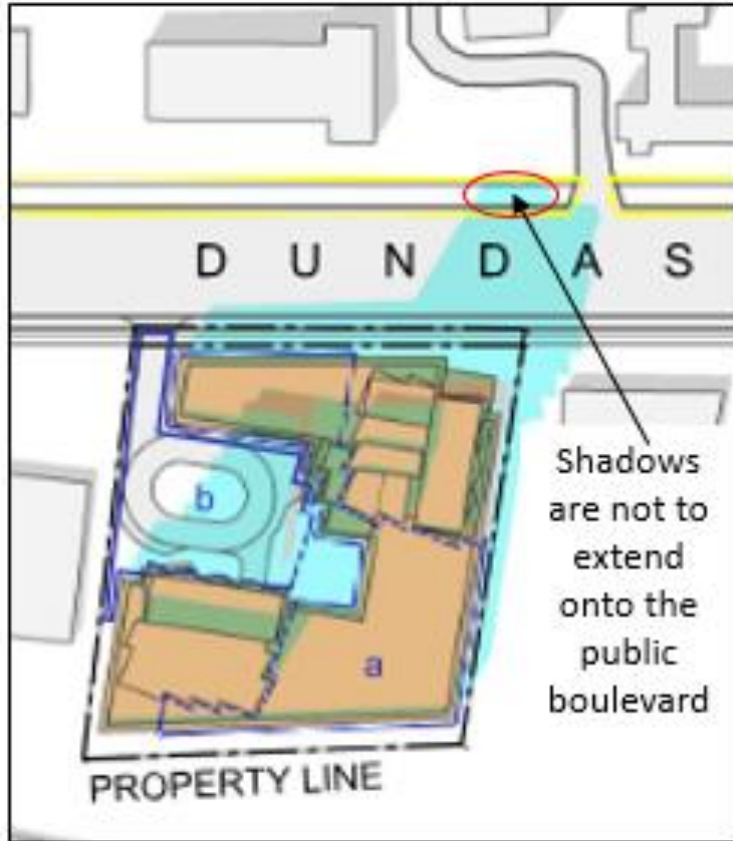
Compatibility between proposed residential uses and surrounding industry is currently under review as the applicant has recently provided additional information



- Land use compatibility studies submitted by applicant
- City Peer Review concluded additional information is required to confirm appropriateness and address:
  - Adjacent vacant industrial building
  - Mother Parker's proposed expansion
  - Air quality issues from Tonolli
- In response to Peer Review comments, additional material was submitted. This new material is currently being reviewed by Dillon Consulting
- Mother Parker's, a local industrial operation, is opposed to introduction of residential land uses as it could impact ability to continue and expand operations

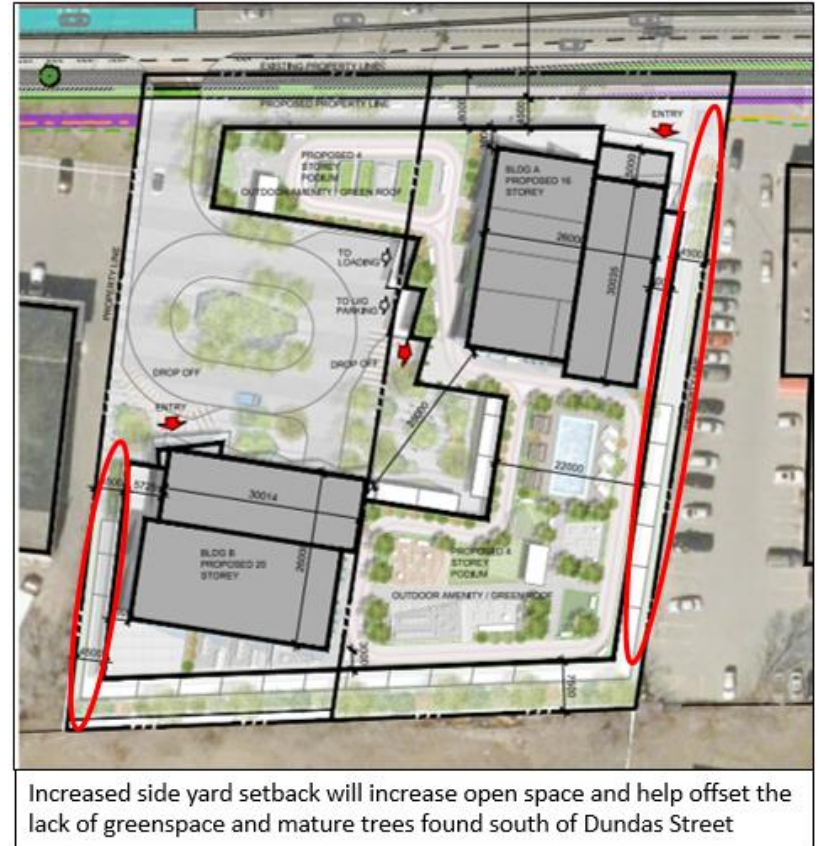


# Analysis – Built Form Height

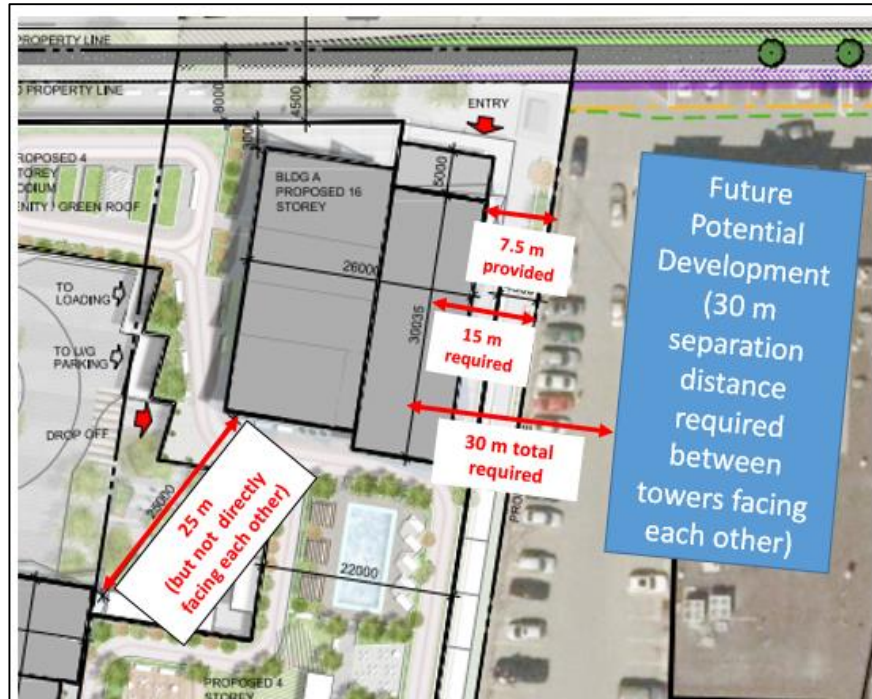


# Analysis – Setbacks

6.5. - Staff Presentation



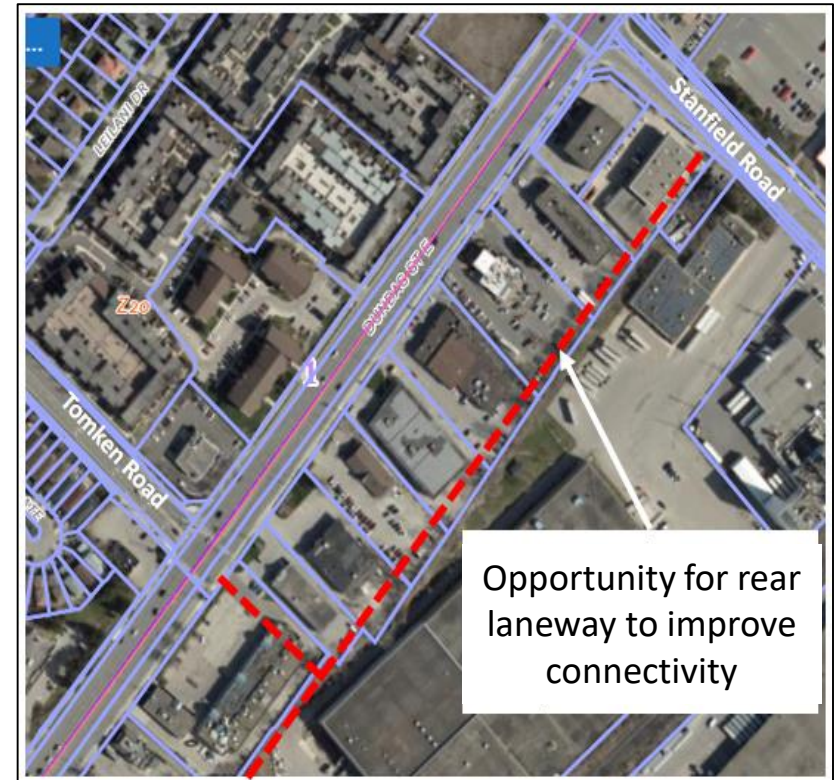
# Analysis – Tower Separation

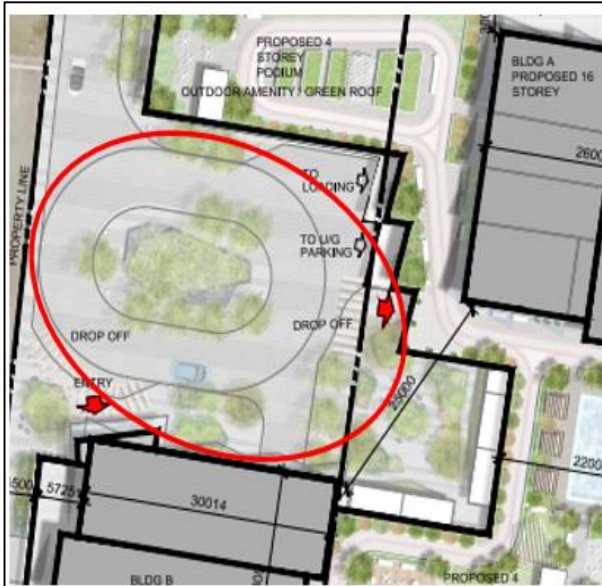


Towers should have a 15 m setback from property lines so as to not compromise neighbour's ability to accommodate development

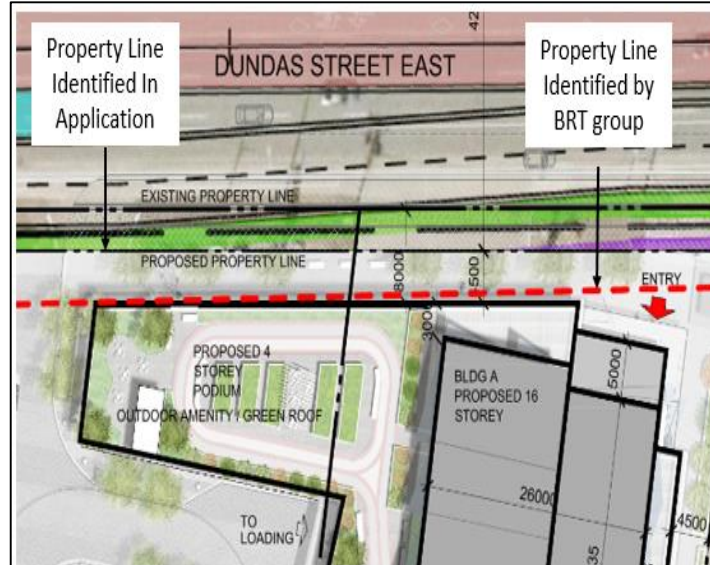
# Analysis – Potential Laneway

6.5. - Staff Presentation





Proposal would benefit from additional at grade amenity space and less pavement



Additional land along the Dundas Street frontage is required in order to accommodate Bus Rapid Transit

- Revised Traffic Impact Study
- Revised Servicing Report
- Increase parking standards or provide additional analysis



- Location within a Major Transit Station Area supports intensification
- Land use compatibility is under review
- Modifications are required to ensure an appropriate built form
- Ability to provide a rear laneway should be protected
- Proposed parking standards need to be revised or additional information provided
- There are outstanding issues associated with technical studies

- Application has been appealed to Ontario Land Tribunal
- Case Management Conference call has been scheduled for July 14, 2023
- Hearing has been scheduled November 6, 2023 to November 17, 2023
- Staff require direction from Committee