

Mississauga Planning and Development Committee Public Meeting

1580 – 1650 Dundas Street East

File No. OZ/OPA 22-22 and 21T-M 22-4 W1

June 26, 2023



BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT

Agenda

- Team Introduction
- Application Progress to Date
- Review of Proposal and Public Realm
- Neighbourhood Walkthrough
- Question and Answer



Meet Our Team



hazelview
INVESTMENTS

SvN

 **BOUSFIELDS**

counterpoint
ENGINEERING
A SUBSIDIARY OF DILLON CONSULTING LIMITED

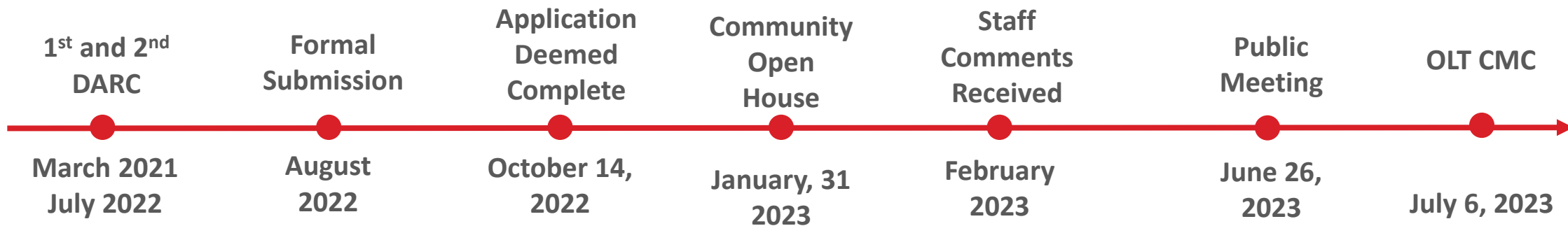


LEA Consulting Ltd.

Application Timeline

Submitted Applications:

- *Official Plan Amendment – OZ/OPA 22-22*
- *Zoning By-law Amendment – OZ/OPA 22-22*
- *Draft Plan of Subdivision – 21T-M 22-4 W1*



Next Steps

- Changes to plans to implement staff comments and public feedback
 - Revised proposal resubmission

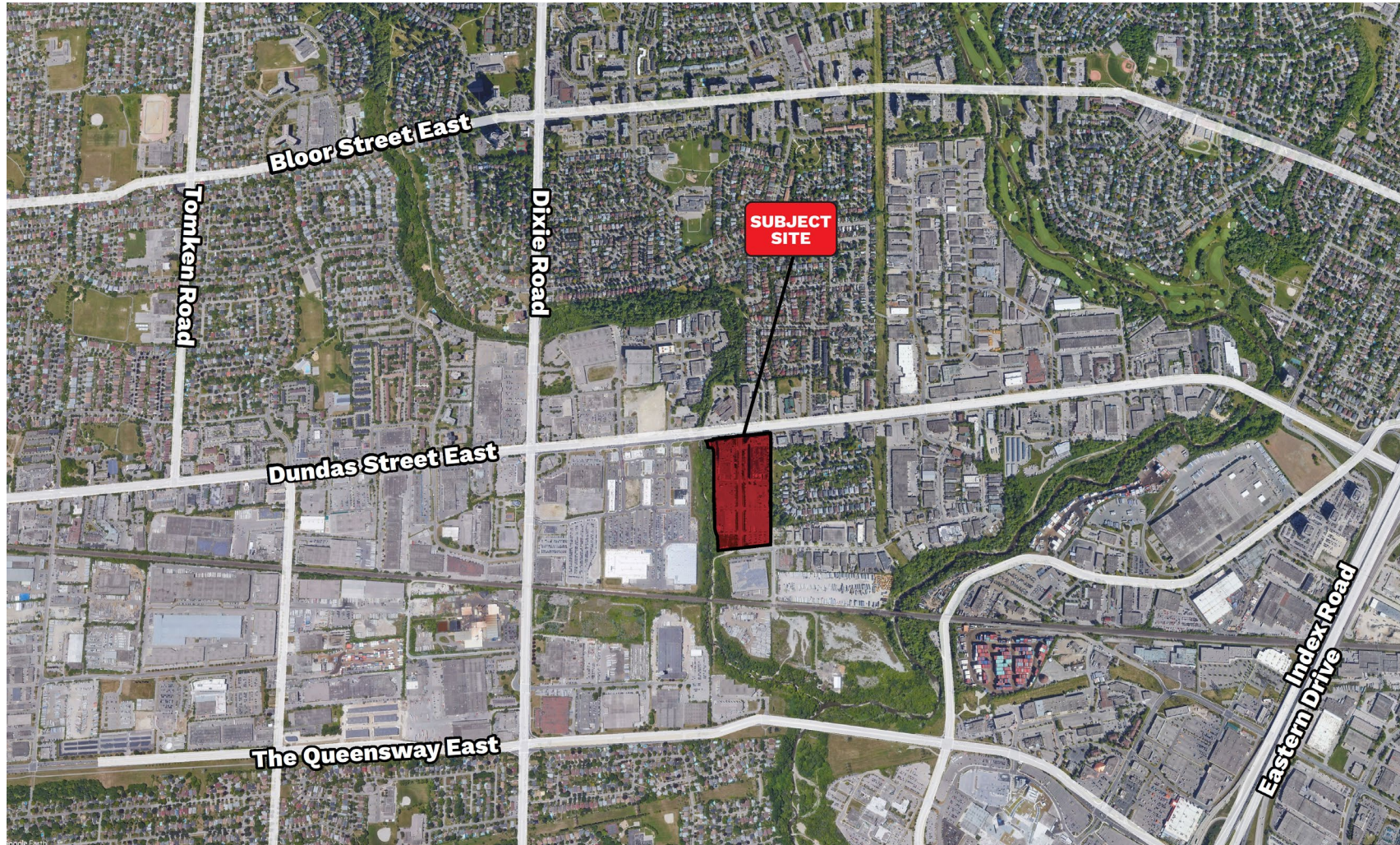
Site & Surroundings



Existing Site Conditions: Aerial view looking northeast

7.2. Applicant Presentation 1580-1650 Dundas

Surrounding Context



Transit Accessibility

7.2. Applicant Presentation 1580-1650 Dundas



Development Proposal

Guiding Principles

7.2. Applicant Presentation 1580-1650 Dundas



1. **Ecological Approach:** Implement principles of *low-impact design* and innovative landscape design



2. **Landscape Up:** Provide a variety landscaped spaces that harmoniously negotiate the demands of the public, private and natural realms



3. **Transit Oriented Community:** The proposal will be designed to promote *transit usage*



4. **Plan for Change:** Incorporate *flexible floor plates* that accommodate a variety of unit types and potential new uses over time with access to new *community spaces* and *public parkland*

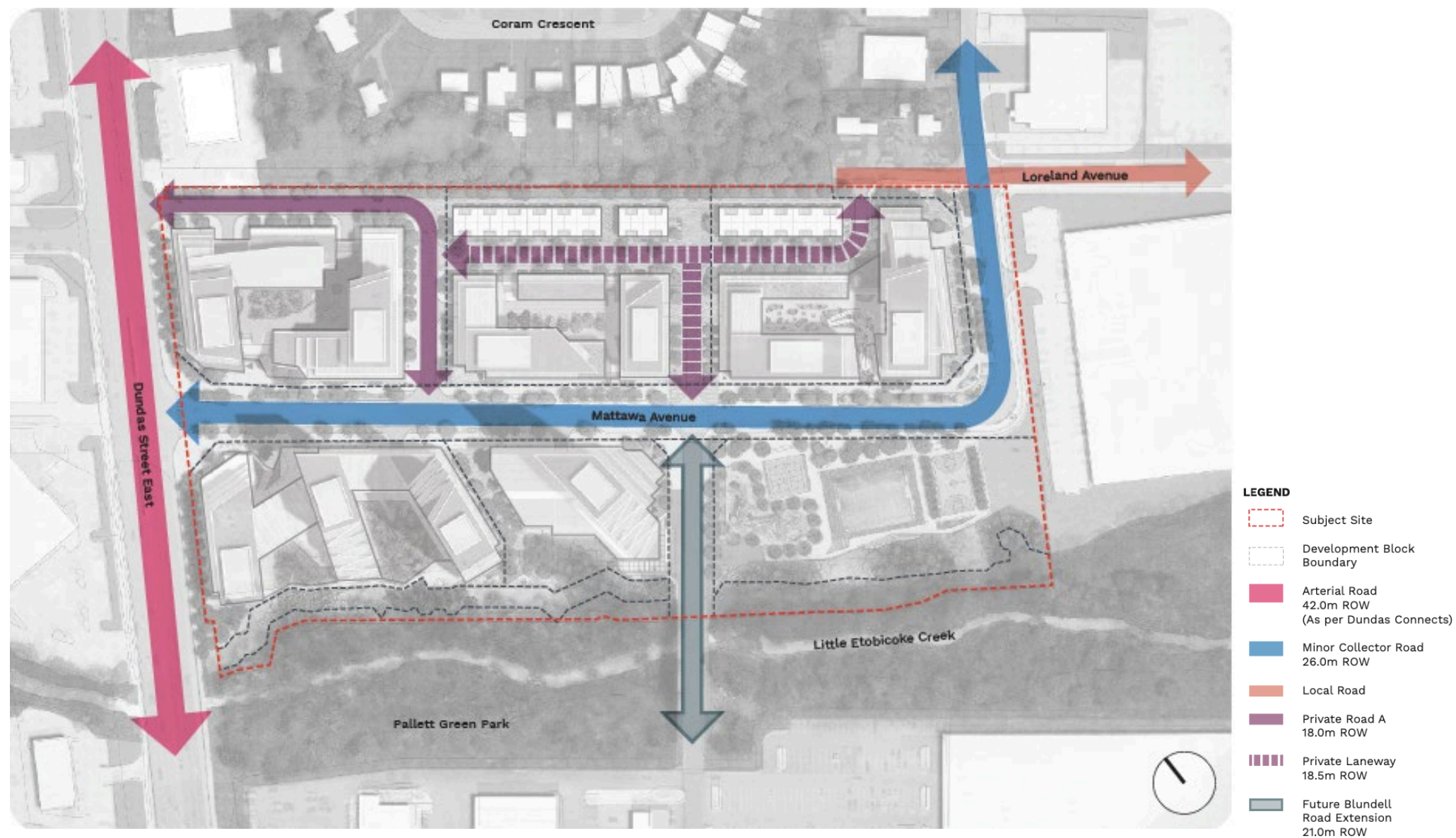


5. **Innovate with Structure:** Explore *low carbon* materials such as *mass timber*, reduce concrete by decreasing underground parking levels and utilize local supply chains for materials where possible.



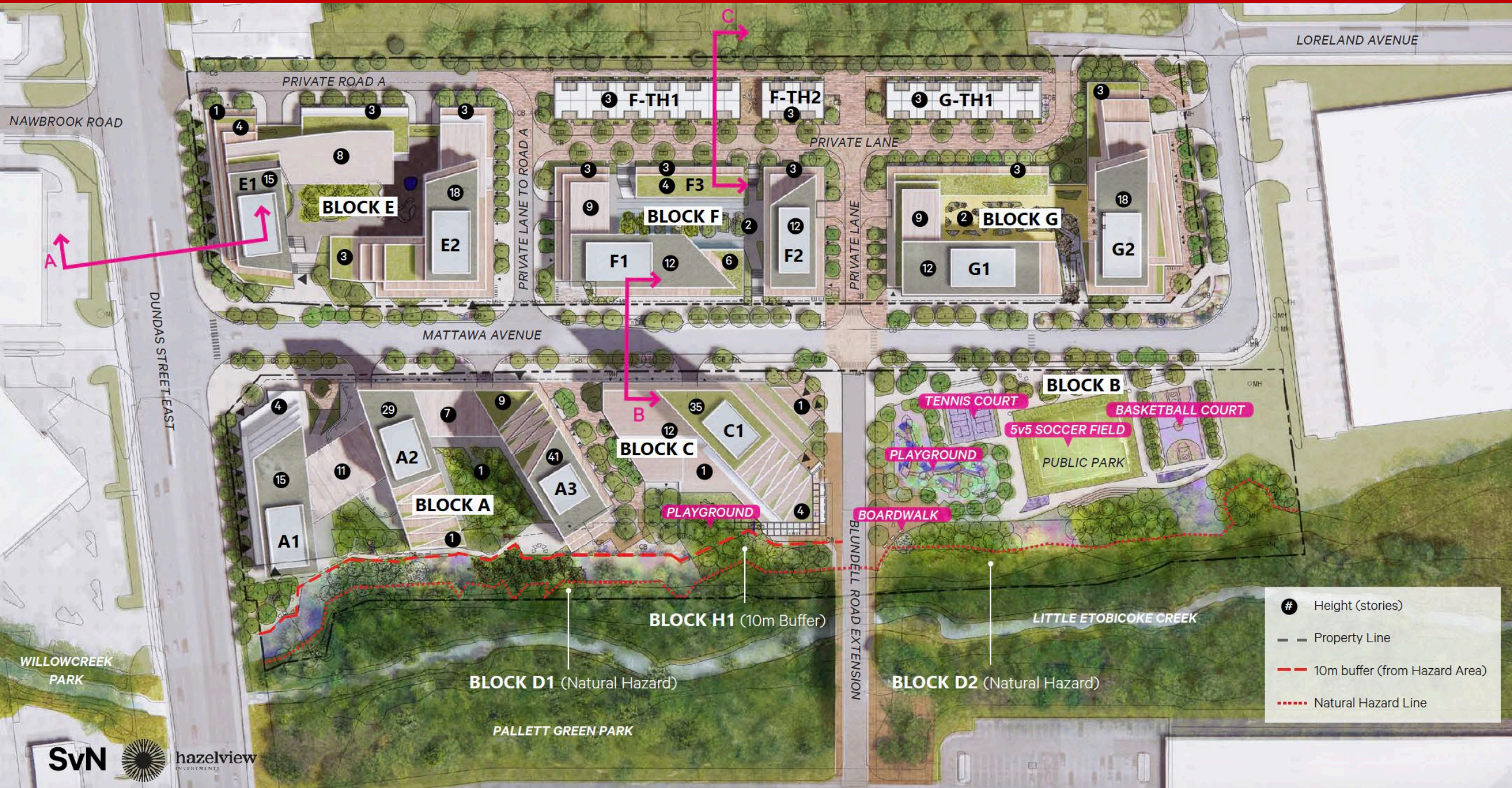
6. **Decrease Energy Use:** Orient buildings to *optimize* daylighting and employ high efficiency envelopes

Private and Public Road Network



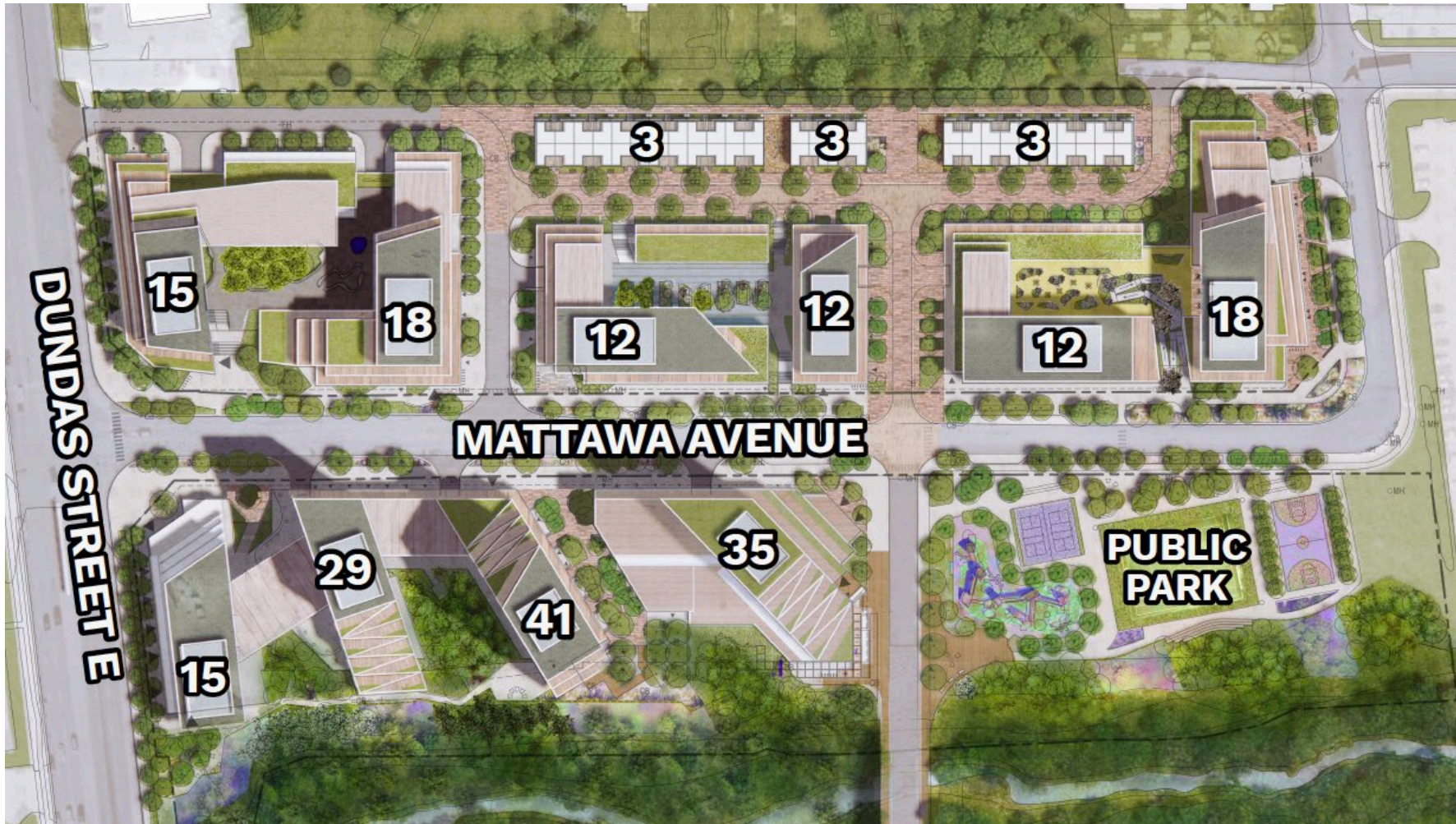
Public Realm Overview

7.2. Applicant Presentation 1580-1650 Dundas



Proposed Building Heights

7.2. Applicant Presentation 1580-1650 Dundas



Key Site Statistics

7.2. Applicant Presentation 1580-1650 Dundas

Standard	Proposed
Total Site Area	
Gross Area	73,888 square metres
Net Site Area	55,592 square metres
Net Developable Area	53,088 square metres
Gross Floor Area	
Residential GFA	220,302 square metres
Retail GFA	2,506 square metres
Community GFA	449 square metres
Total GFA	223,257 square metres
Floor Space Index	4.02
Building Height	
Minimum Building Height	3 Storeys / 10.5 metres including MPH
Maximum Building Height	41 Storeys / 138.6 metres including MPH
Unit Mix	
Bachelor	169 (5.5%)
One-Bedroom	1,706 units (56.3%)
Two-Bedroom	731 units (24.1%)
Three-Bedroom	236 units (7.7%)
Townhouses	185 units (6.2%)
Total Units	3,027 units (100.0%)
Amenity Space	
Indoor	10,382 square metres
Outdoor	7,991 square metres
Total Amenity Space	18,373 square metres
Total Vehicular Parking	2,447 spaces
Bicycle Parking	
Long-Term Spaces	2,338 spaces
Short Term Spaces	417 spaces
Total Bicycle Parking	2,755 spaces
Loading	
Type H Spaces	9 spaces



Development Proposal: Aerial view looking northeast

7.2. Applicant Presentation 1580-1650 Dundas

Height (stories)

Neighbourhood Walkthrough

Existing: Dundas Street East looking south

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Proposed: Dundas Street East looking southeast

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Existing: Looking north to Dundas Street East

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Proposed: Townhouses on private laneway looking north

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Existing: Mattawa Avenue streetscape looking northwest

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Proposed: Looking northwest toward Block C

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Existing: 1590 Dundas Street East parking lot looking north

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Proposed: Looking north to Block C & future road connection

7.2. Applicant Presentation 1580-1650 Dundas



Existing: 1590 Dundas Street East looking north

7.2. Applicant Presentation 1580-1650 Dundas



Proposed: Looking north along Public Park to Block C

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Questions?