1580 – 1650 Dundas Street East

OZ/OPA 22-22 W1 & 21T-M22-4 W1

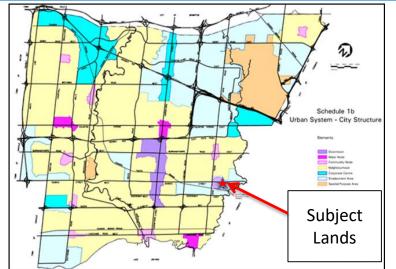
Recommendation Report

September 18, 2023

Planning and Development Committee



Subject Lands: 1580 – 1650 Dundas Street East 6.5. - Staff Presentation 1580 – 1650 Dundas Street East - Sept 18 2023







Proposed Development 6.5. - Staff Presentation 1580 – 1650 Dundas Street East - Sept 18 2023



Dundas Street East 1 to 15 storeys 4 to 15 storeys 11 storeys 3 to 8 storeys 2 to 29 storeys 8 storeys 3 to 18 storeys Private Road 4 to 41 storeys - 3 to 12 storeys 1 to 12 storeys 3 storeys 1 to 35 storeys 3 to 12 storeys Blundell Road Extension 3 to 12 storeys Private Laneway 3 storeys Public Park Greenland 3 to 18 storeys (Little Etobicoke Creek Ravine)

Rendering

Concept Site Plan

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 requires additional information

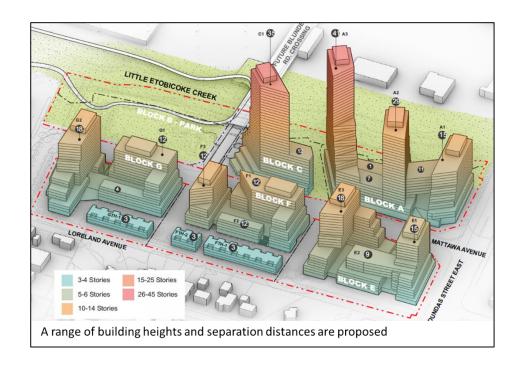


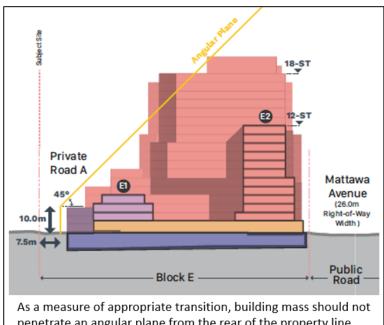


Review Of Proposed Development Examined A Number Of Aspects 6.5. - Staff Presentation 1580 – 1650 Dundas Street East - Sept 18 2023



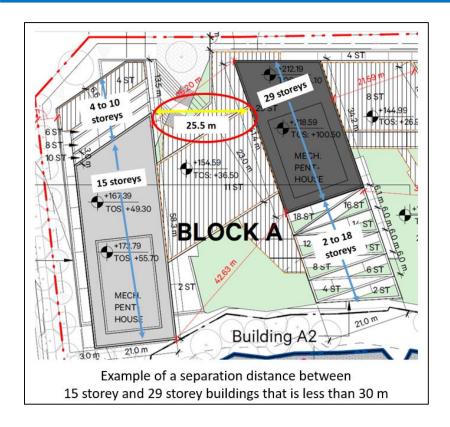
Building Heights & Transition To Surrounding Areas 6.5. - Staff Presentation 1580 – 1650 Dundas Street East - Sept 18 2023

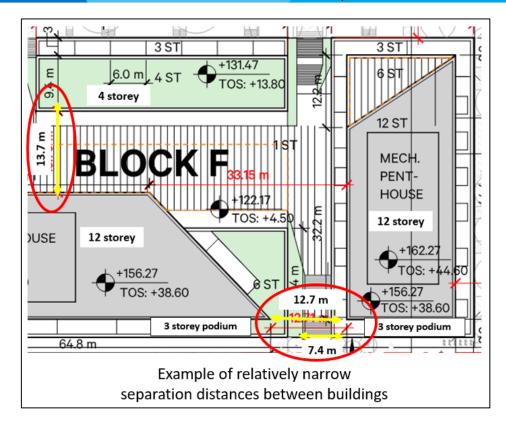




penetrate an angular plane from the rear of the property line

Building Separation Distances 6.5. - Staff Presentation 1580 – 1650 Dundas Street East - Sept 18 2023





- Provincial, Regional and City policies support intensification on the site given its location within a Major Transit Station Area and the Dixie/Dundas Community Node
- Additional information is required to confirm land use compatibility with surrounding employment uses and address onsite contamination
- Additional information and/or modifications are required to ensure an appropriate built form
- Proposed parking standards need to be revised or additional information provided
- There are outstanding issues associated with technical studies

Recommendation & Next Steps 6.5. - Staff Presentation 1580 – 1650 Dundas Street East - Sept 18 2023

- Staff recommend:
 - opposing the applications
 - authorizing Planning staff to instruct Legal Services on requesting mediation or settlement discussions
- Application has been appealed to Ontario Land Tribunal
- Case Management Conference call has been scheduled for October 31, 2023