

# 1580 – 1650 Dundas Street East

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

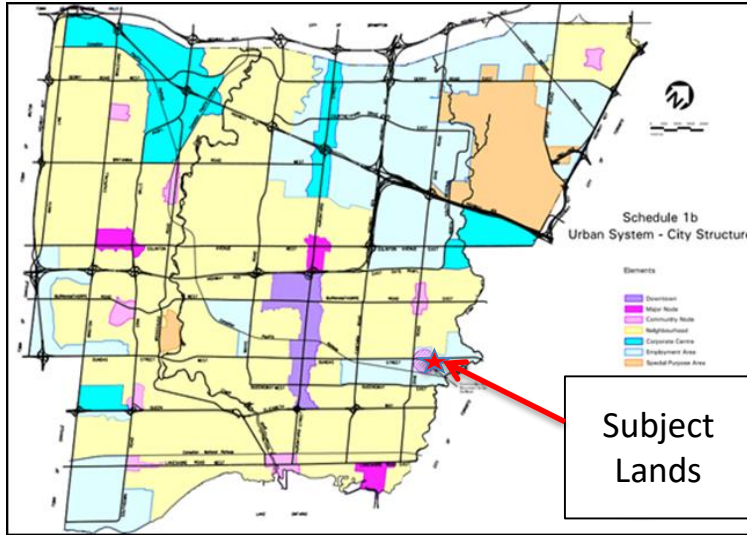
Recommendation Report

September 18, 2023

Planning and Development Committee

# Subject Lands: 1580 – 1650 Dundas Street East

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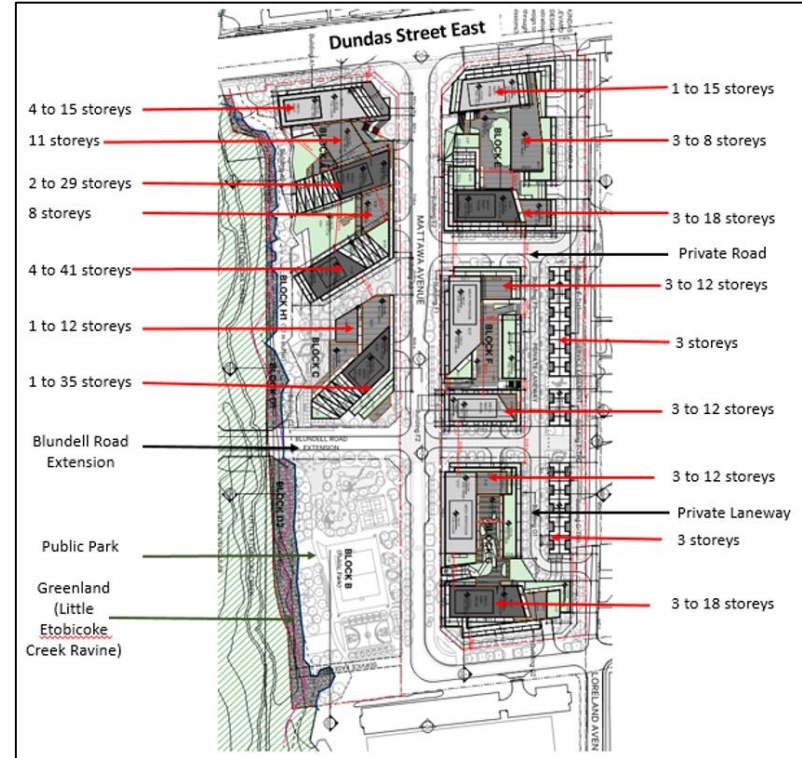


# Proposed Development

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Rendering



Concept Site Plan

## Provincial Policy Statement & Growth Plan:



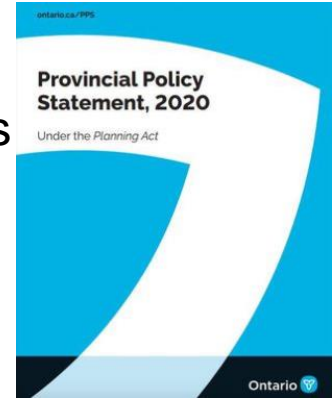
Opportunity to efficiently use land for intensification that is transit supportive and increases housing supply



Modifications are required to reflect appropriate development standards



Compatibility between proposed residential uses and surrounding industry requires additional information



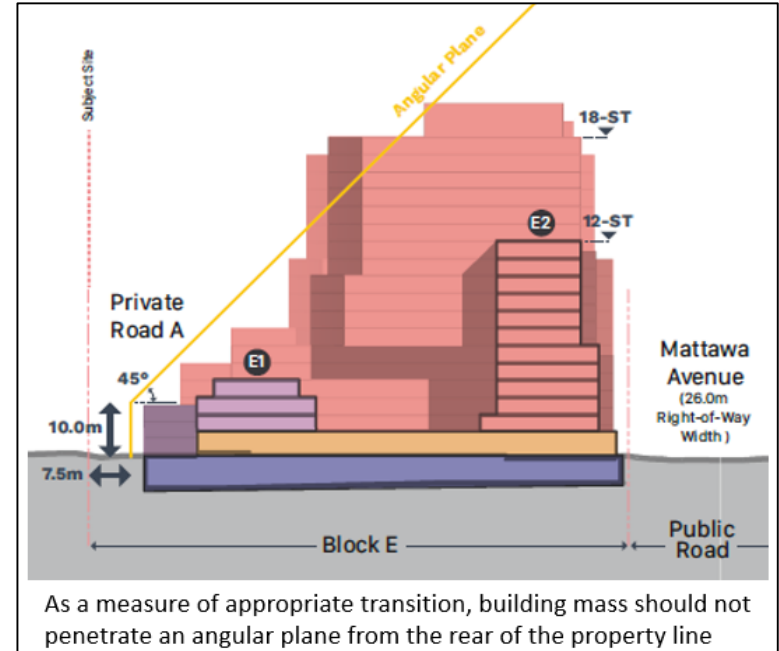
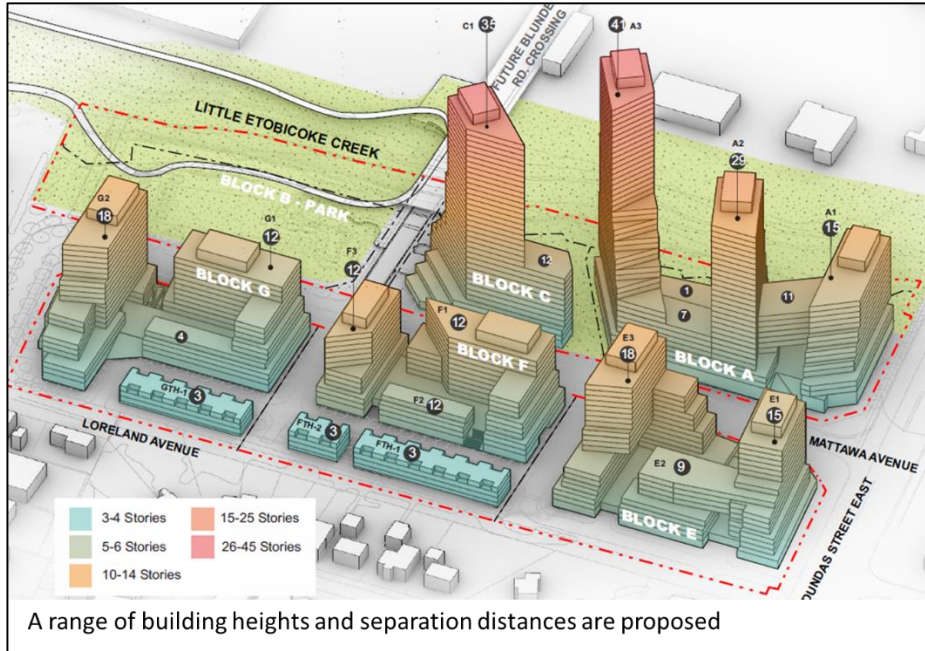
# Review Of Proposed Development Examined A Number Of Aspects

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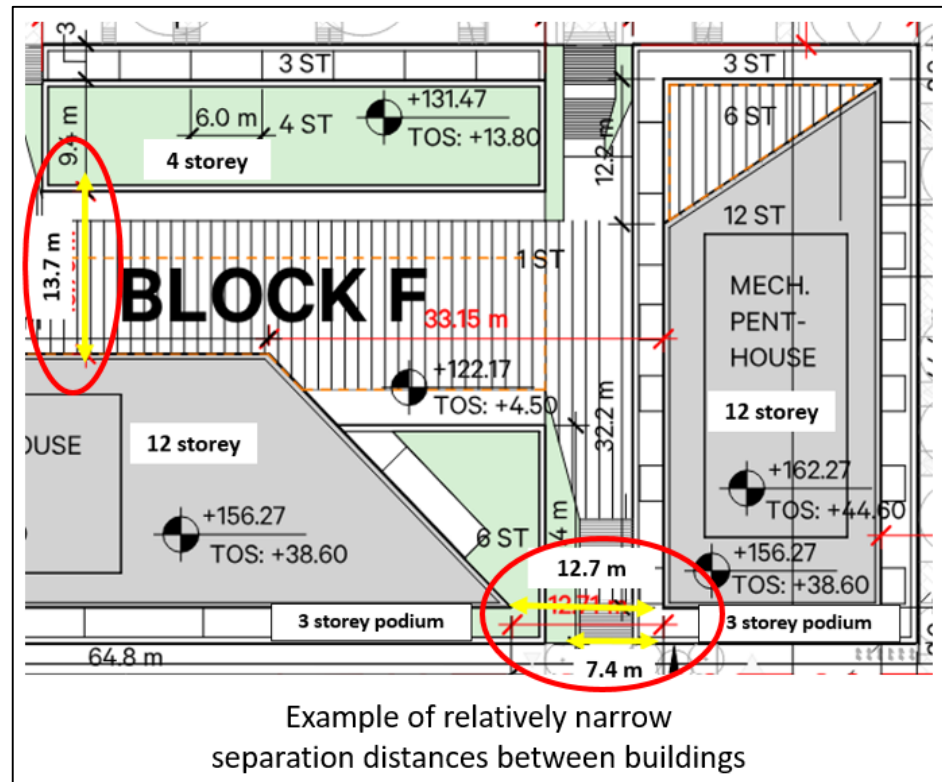
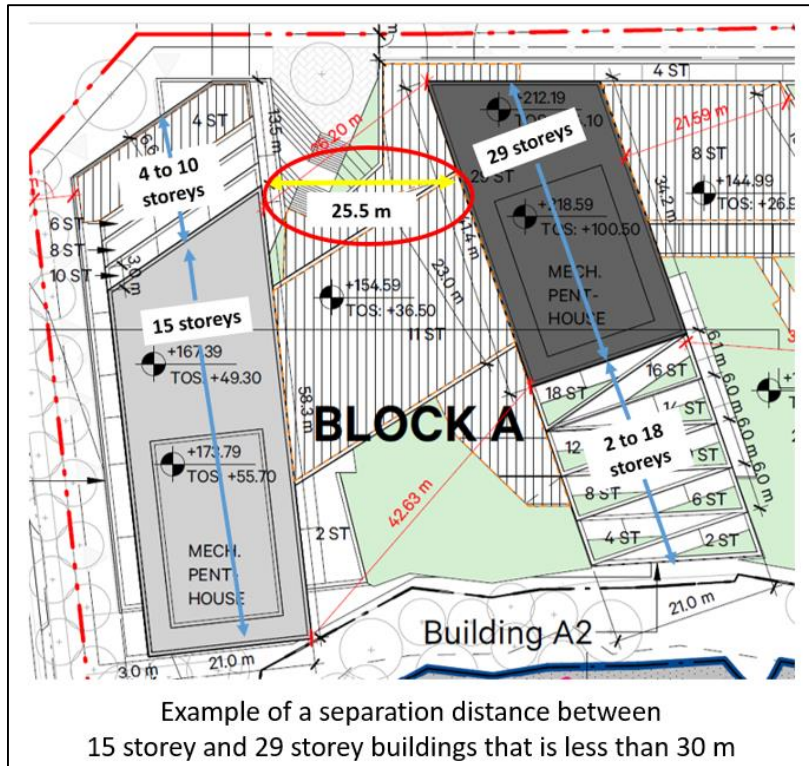
# Building Heights & Transition To Surrounding Areas

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# Building Separation Distances

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- 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



- 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