

# Planning and Development Committee

October 23, 2023

OZ/OPA 22-16 W7  
60 Dundas Street East

Recommendation Report

OLT Appeal – Non-decision within prescribed  
timelines required by Provincial legislation



# Subject Lands

60 Dundas Street East



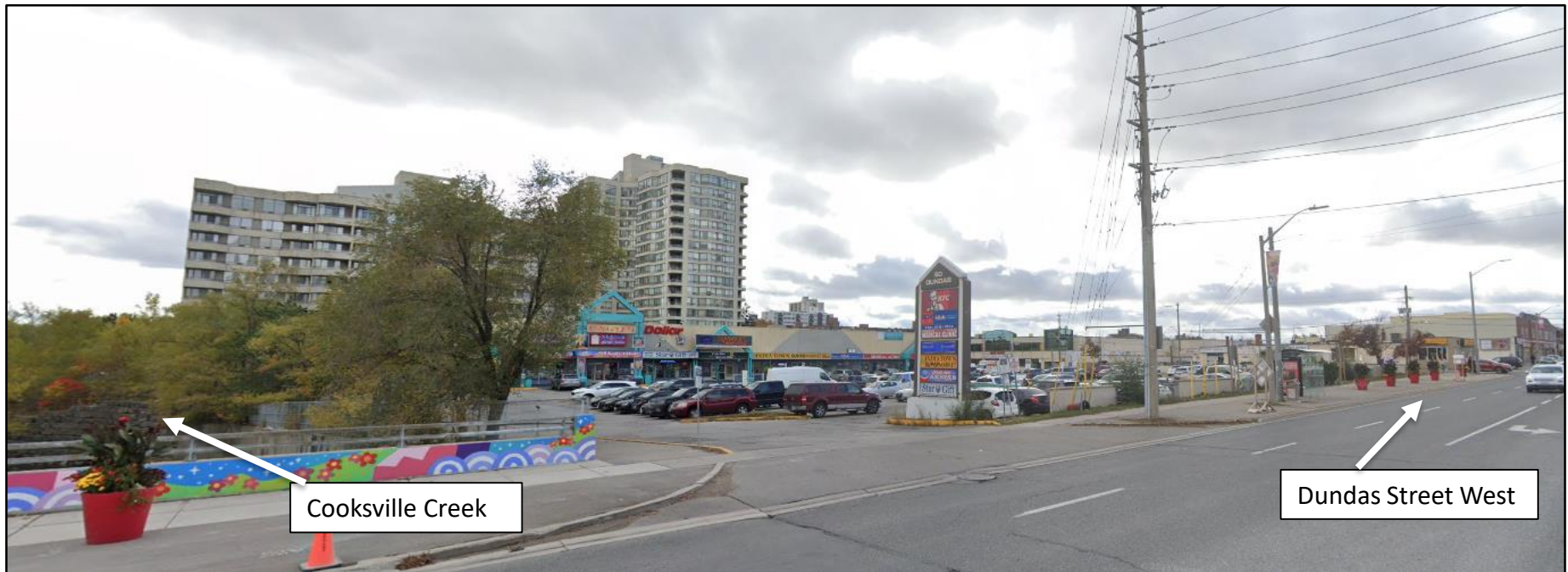


# Subject Lands



Looking southeast at the  
intersection of Dundas Street West  
and Shepard Avenue

# Subject Lands



Looking south from Dundas Street  
East



# Subject Lands



Looking northeast from  
Shepard Avenue

# Proposal



3 apartments (29, 27, and 16 storeys)

1,009 dwelling units

- 10.2% - studio
- 58.7% - 1 bdrm
- 29.2% - 2 bdrm
- 0.4% - penthouse
- 1.5% - townhouse

Ground floor commercial and 2<sup>nd</sup> storey 'flex' space

5 levels of underground parking

Proposed parkland dedication adjacent to creek

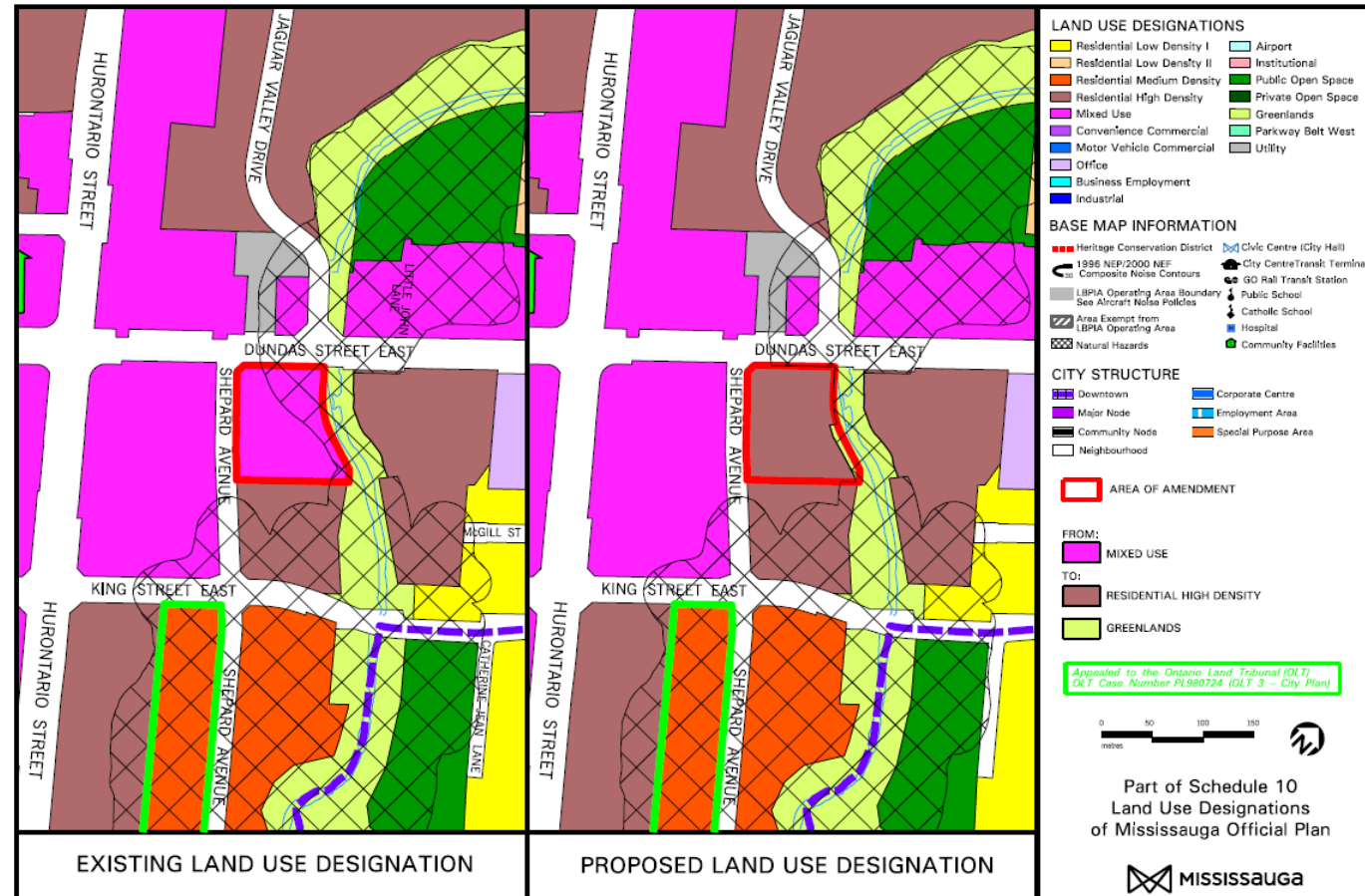
# Rendering



Rendering looking in a southerly direction



# Mississauga Official Plan



Downtown Cooksville

Mixed use with a Natural Hazard overlay

Official Plan Amendment to redesignate to Residential High Density and Greenlands to permit a maximum height of 29 storeys.

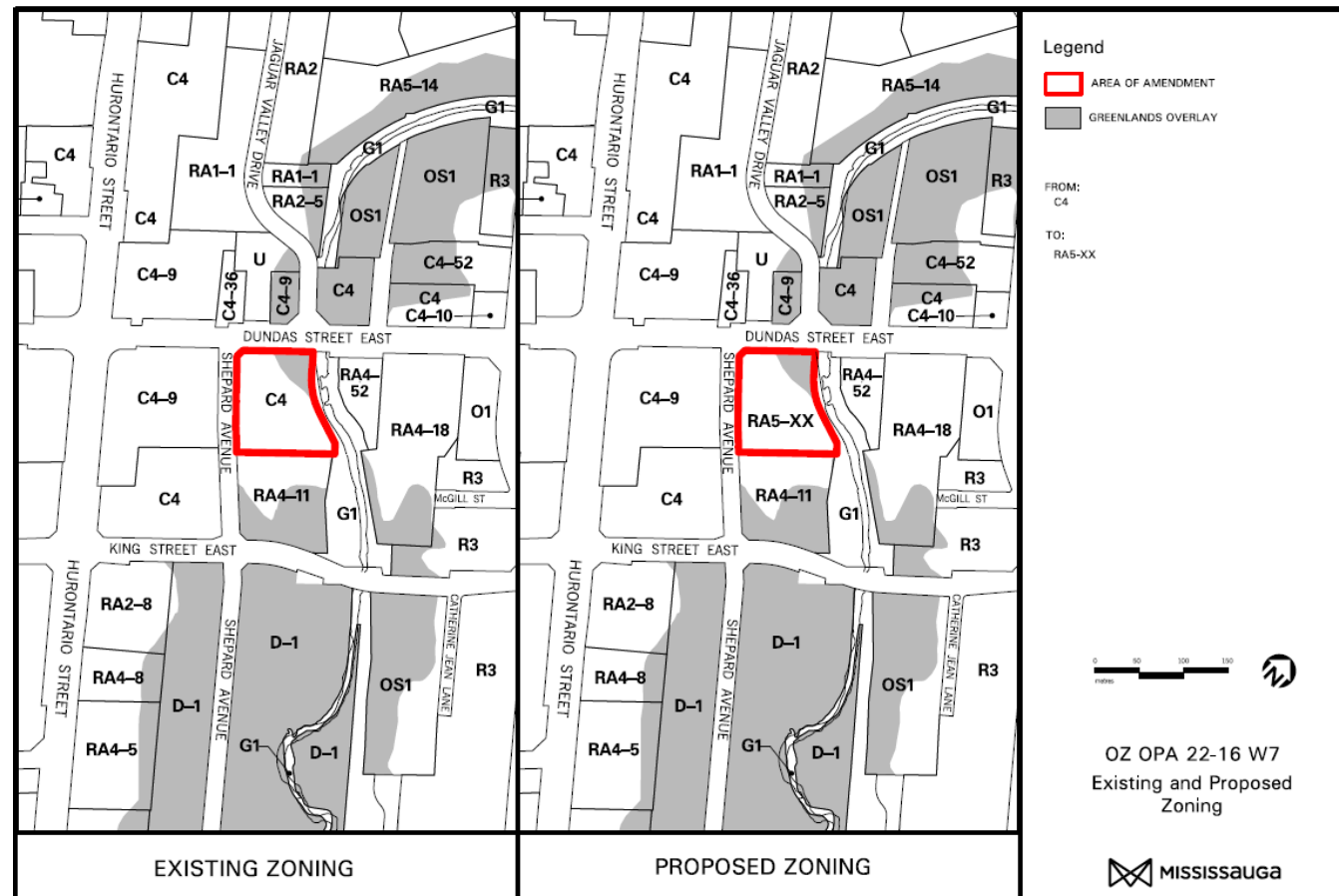
Excerpt from Downtown Cooksville Character Area



# Zoning By-law

Existing  
C4 (Mainstreet Commercial)

Proposed  
RA5-XX (Apartments -  
Exception)



Excerpt from Map 14

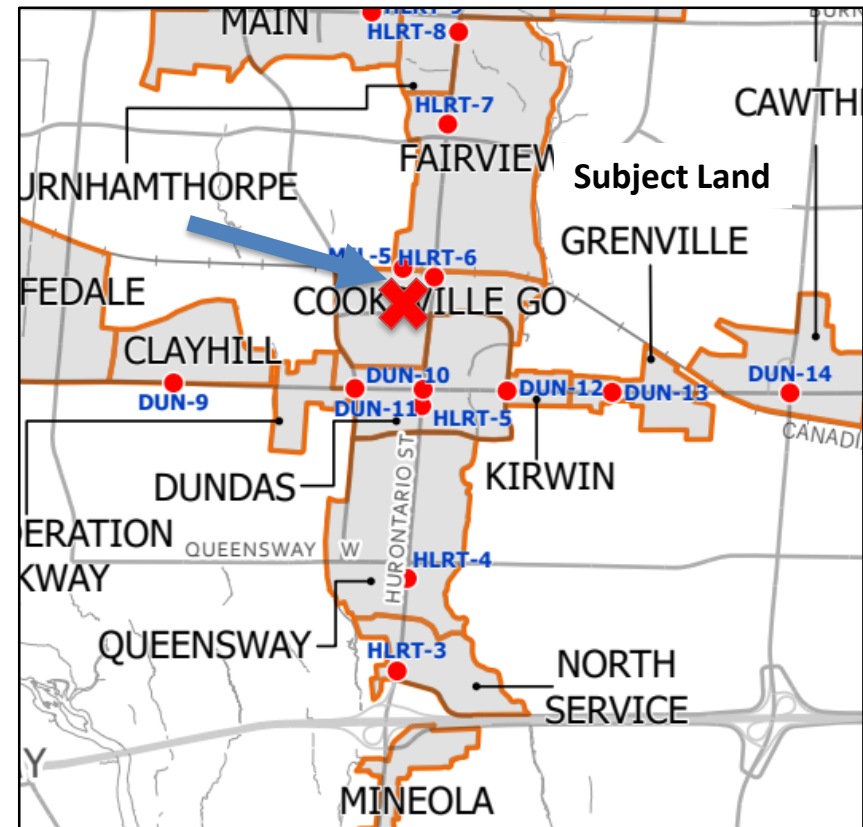
# Milestones

- December 2021 – DARC Meeting
- August 2022 – Application submission / Application deemed complete
- April 2023 – Applicant appeal to Ontario Land Tribunal (non-decision within prescribed timeline of Provincial legislation)
- September 2023 – Case Management Conference – Ontario Land Tribunal
- November 2023 – 2<sup>nd</sup> Case Management Conference – Ontario Land Tribunal
- August 2024 – Hearing – Ontario Land Tribunal

# Evaluation – Policy Framework

## Growth Plan / Region of Peel Official Plan

- Located in Downtown Cooksville Character Area (Primary Major Transit Station Area) with minimum density targets (300 people and jobs / Ha).
- Will exceed minimum density targets required based on current density, active and approved applications.
- Intensifying within built up area in proximity to transit, increasing housing supply

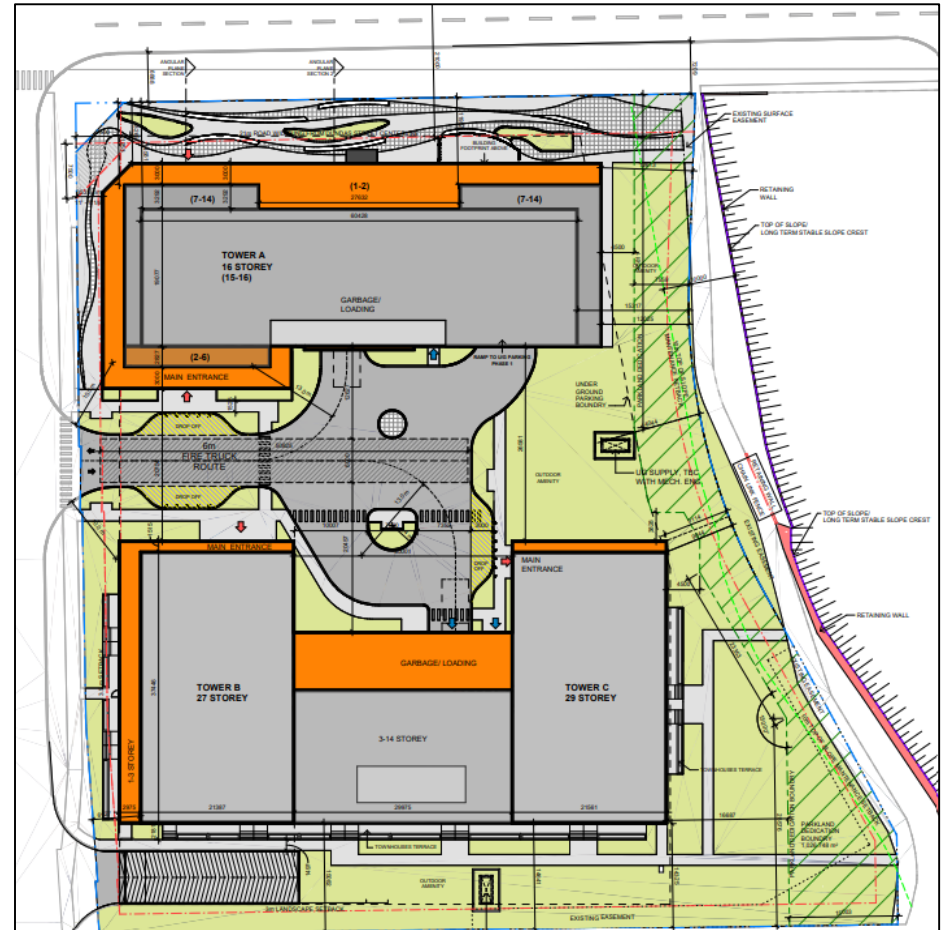


Source: MOPA 144



# Concerns with Current Proposal

- Flood plain / Erosion Hazard
- Appropriateness of Zone standards
  - parking
  - setbacks
  - zones (Open Space vs. Residential)
- Built form
  - Sun shadow
  - Transition
  - Floor plate sizes
  - Tower separation



# Evaluation – Policy Framework Natural Hazard Lands

## MOP - Natural Hazard overlay

- Probability of flooding, erosion and other risks associated with the proximity to a watercourse

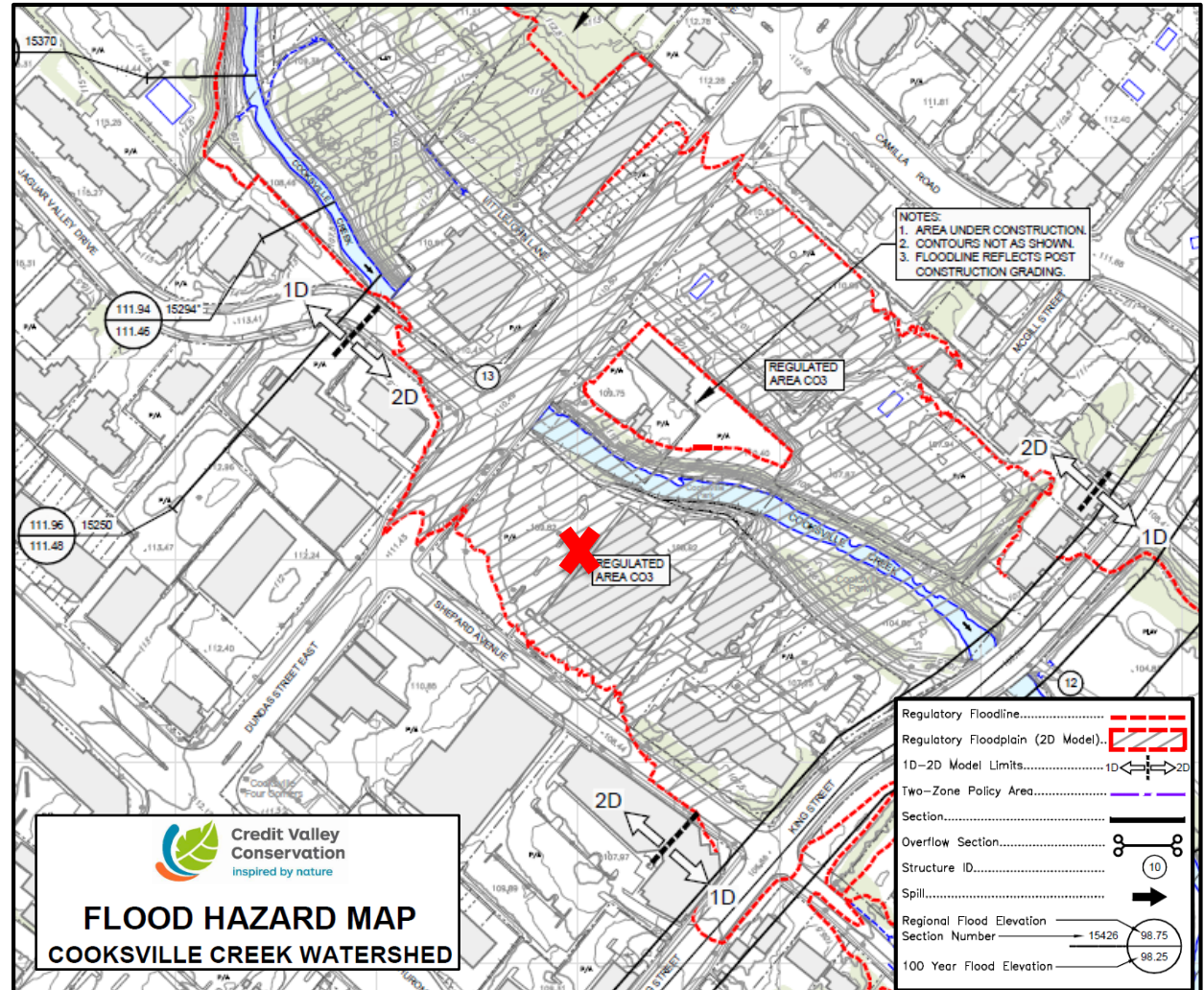
## Provincial Policy Statement

- Development to be directed to areas outside of hazardous lands
- Development not permitted within areas that would rendered inaccessible during times of flooding hazards and erosion hazards

## Credit Valley Conservation

- Located within regulatory floodplain and erosion hazard lands

Applicant has not addressed outstanding comments of CVC or City in order to delineate the developable area of the property.



Source: Flood Hazard Map – Sheet 5 of 14

## Evaluation – Policy Framework Sun Shadow Impact

### Mississauga Official Plan

25 storey maximum height in Downtown Cooksville

#### Chapter 9 – policies for evaluating tall buildings

- Maximize sunlight on public realm
- Compatibility and integration with the public realm by ensuring adequate sunlight
- Minimize undue physical and visual negative impact relating to sun, shadow and wind.

#### Standards for Sun Shadows (Council adopted)

- Residential Private Amenity Spaces
- Public Realm
- Communal Outdoor Amenity Area

Proposal does not meet standards





## Conclusion

- Staff support residential intensification on this site.
- Developable area has not been delineated, taking into account floodplain and erosion hazard lands.
- Development could be redesigned to conform to MOP criteria for tall buildings.
- The applicant has not justified requested zone standards.
- The development, as currently proposed, is not acceptable from a planning standpoint and should not be approved.
- Staff recommend that City Council direct Legal Services to attend the OLT hearing in support of the recommendation.

# Thank you!