

**OZ/OPA 22-17 W7**  
**65-79 Agnes Street**

**65 Agnes Inc.**

Recommendation Report  
OLT Appeal – Non-decision



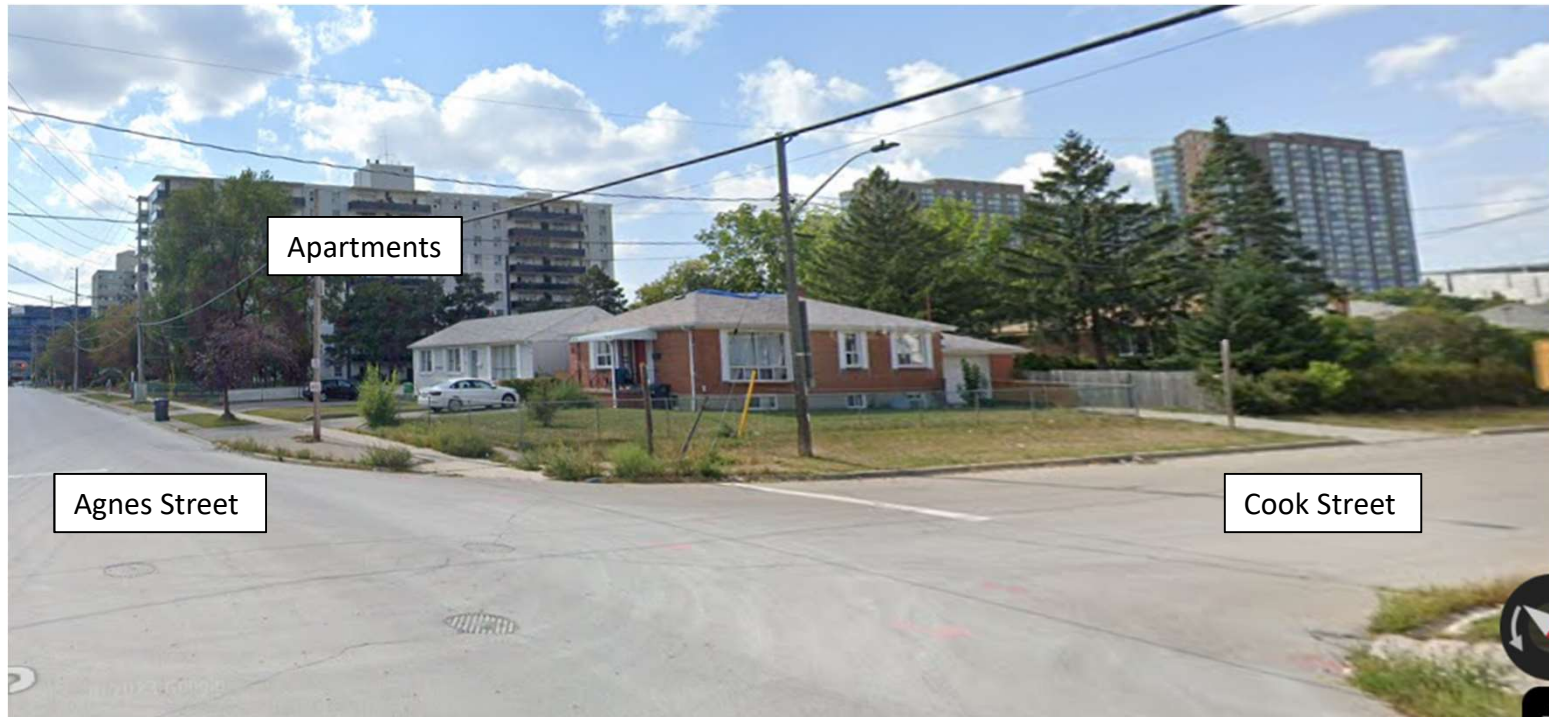
Planning and Development Committee – December 11, 2023

# Subject Lands

65-79 Agnes Street

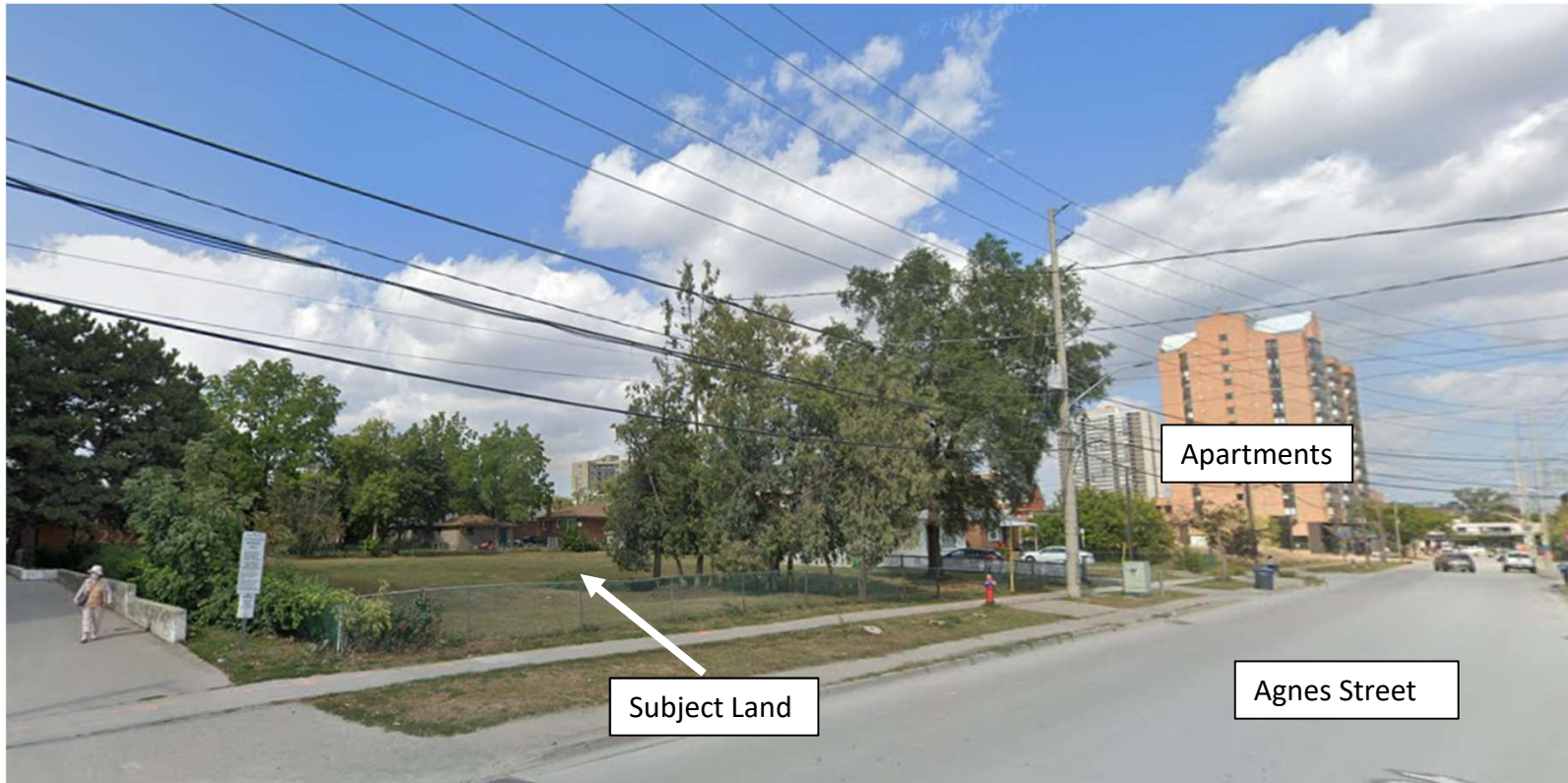


## Subject Lands



Looking northwest along Agnes Street

## Subject Lands



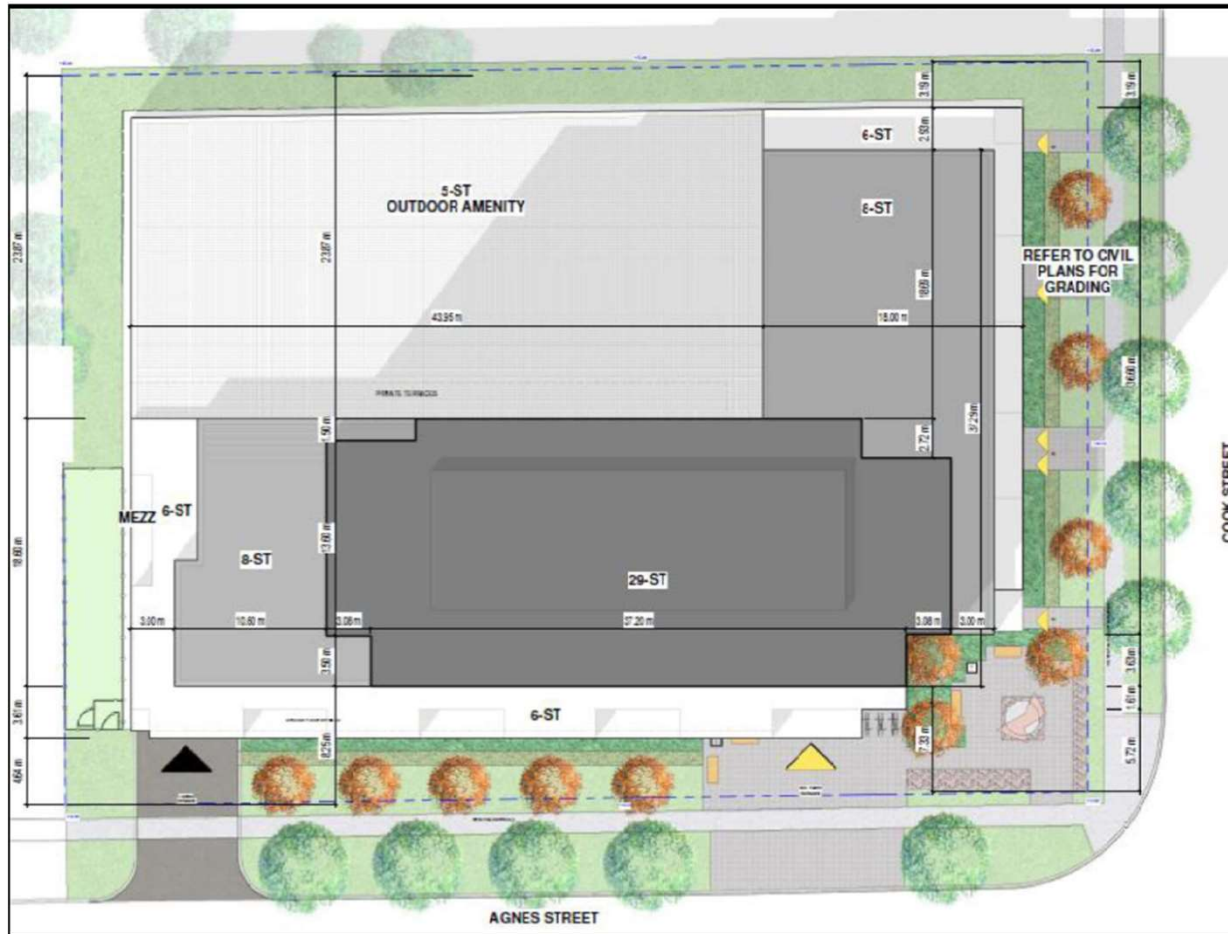
Looking north along Agnes Street

## Subject Lands



Looking southwest along Cook Street

# Proposal



29 storey apartment

379 dwelling units

9 storey podium

2 level of below grade parking

5 levels of above grade parking

# Rendering

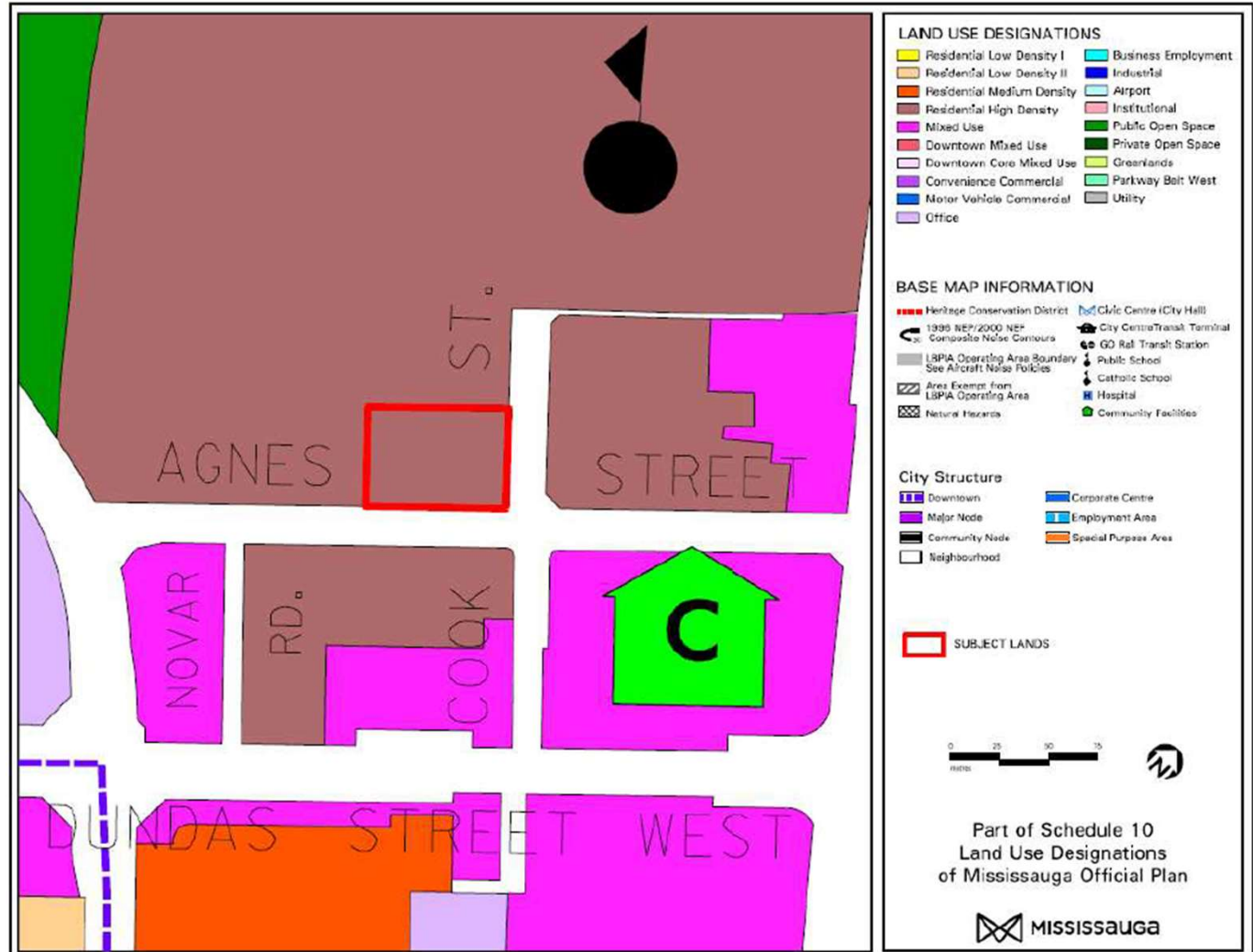


# Mississauga Official Plan

Downtown Cooksville

Designation: Residential High Density

Amend MOP to permit a maximum height of 29 storeys.

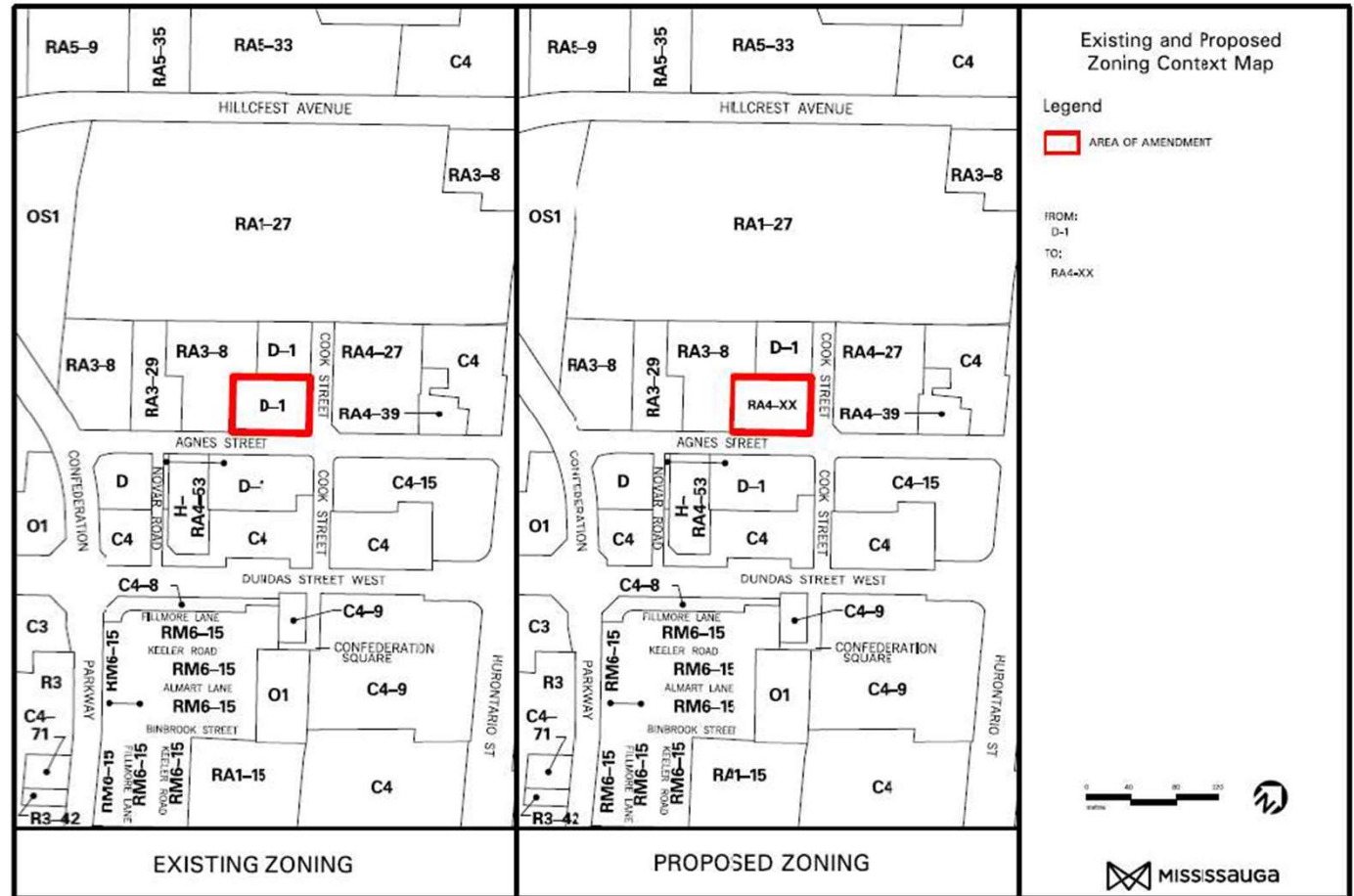




# Zoning By-law Amendment

Current  
Development (D-1)

Proposed  
RA4-xx (Apartments)



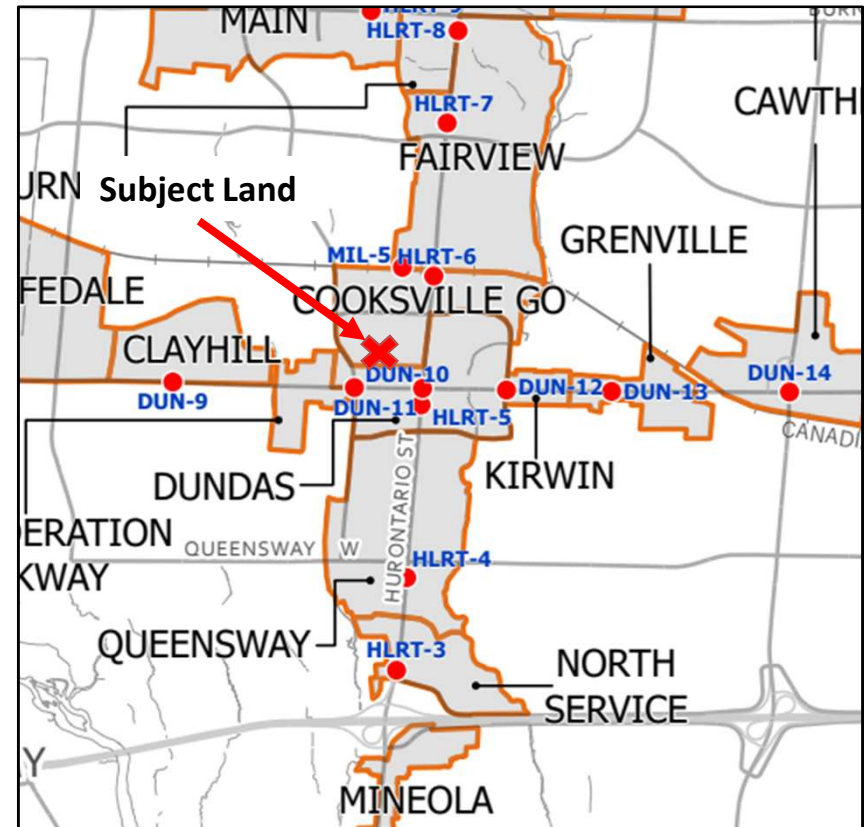
## Milestones

- January 2022 - DARC Meeting
- September 2022 - Application submission / Application Deemed complete
- January 2023 - Statutory Public Meeting
- July 2023 - Applicant appeal to Ontario Land Tribunal (non-decision)
- November 2023 - Case Management Conference - Ontario Land Tribunal
- January 2024 - 2<sup>nd</sup> Case Management Conference - Ontario Land Tribunal

## Evaluation – Policy Framework

### Growth Plan / Region of Peel Official Plan

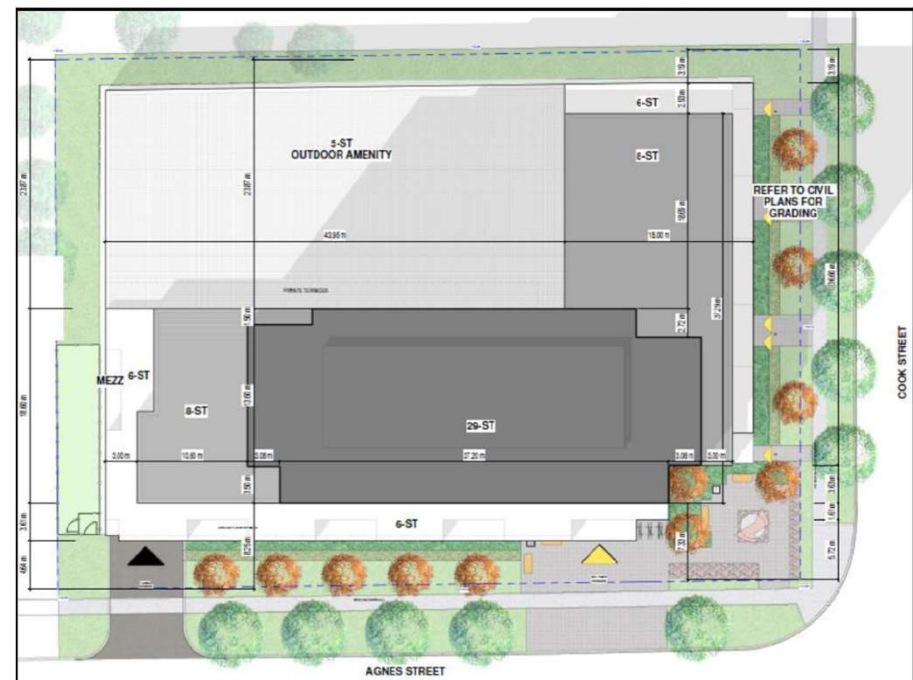
- Located in Downtown Cookville Character Area (Primary Major Transit Station Area) with minimum density targets (300 people and jobs / Ha).
- Will exceed minimum density targets required based on current density, active and approved applications.
- Generally conforms (intensifying within built up area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



Source: MOPA 144

## Concerns with Current Proposal

- Outstanding technical studies
  - Wind Study
  - Traffic Impact Study
  - Functional Servicing Report
- Dedication of sight triangle and resulting impacts to developable area
- Appropriateness of Zone standards
- Built form / Urban Design
  - Sun shadow
  - Exposed parking garage
  - Active uses along frontages



## Policy Framework – Built Form / Urban Design

### Mississauga Official Plan

25 storey max. height in Downtown Cooksville

Chapter 9 – policies for evaluating tall buildings

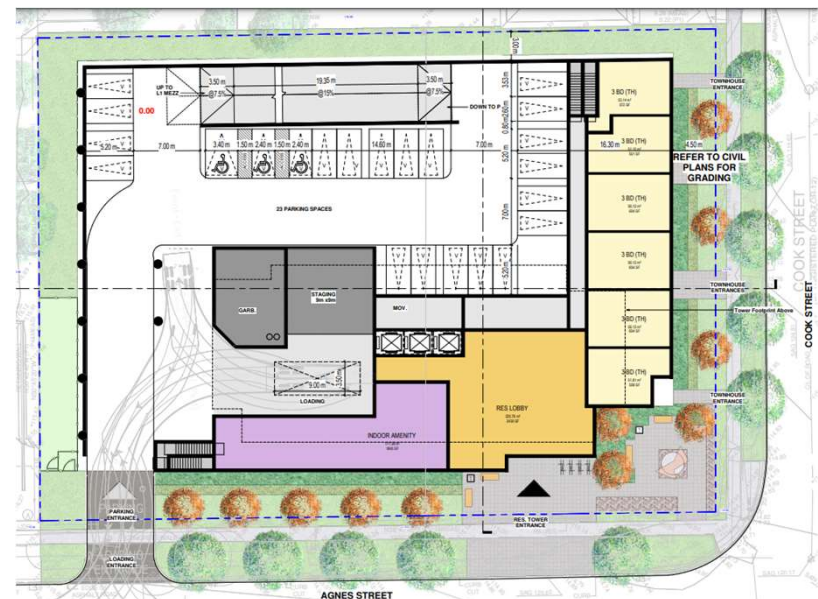
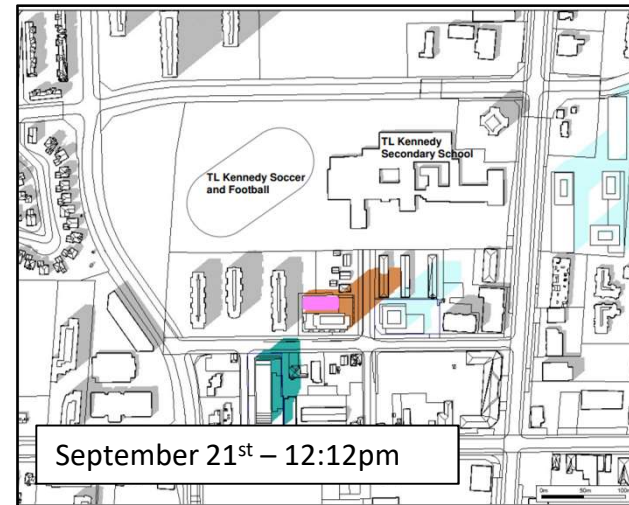
- Maximize sunlight on public realm

Standards for Sun Shadows (Council adopted)

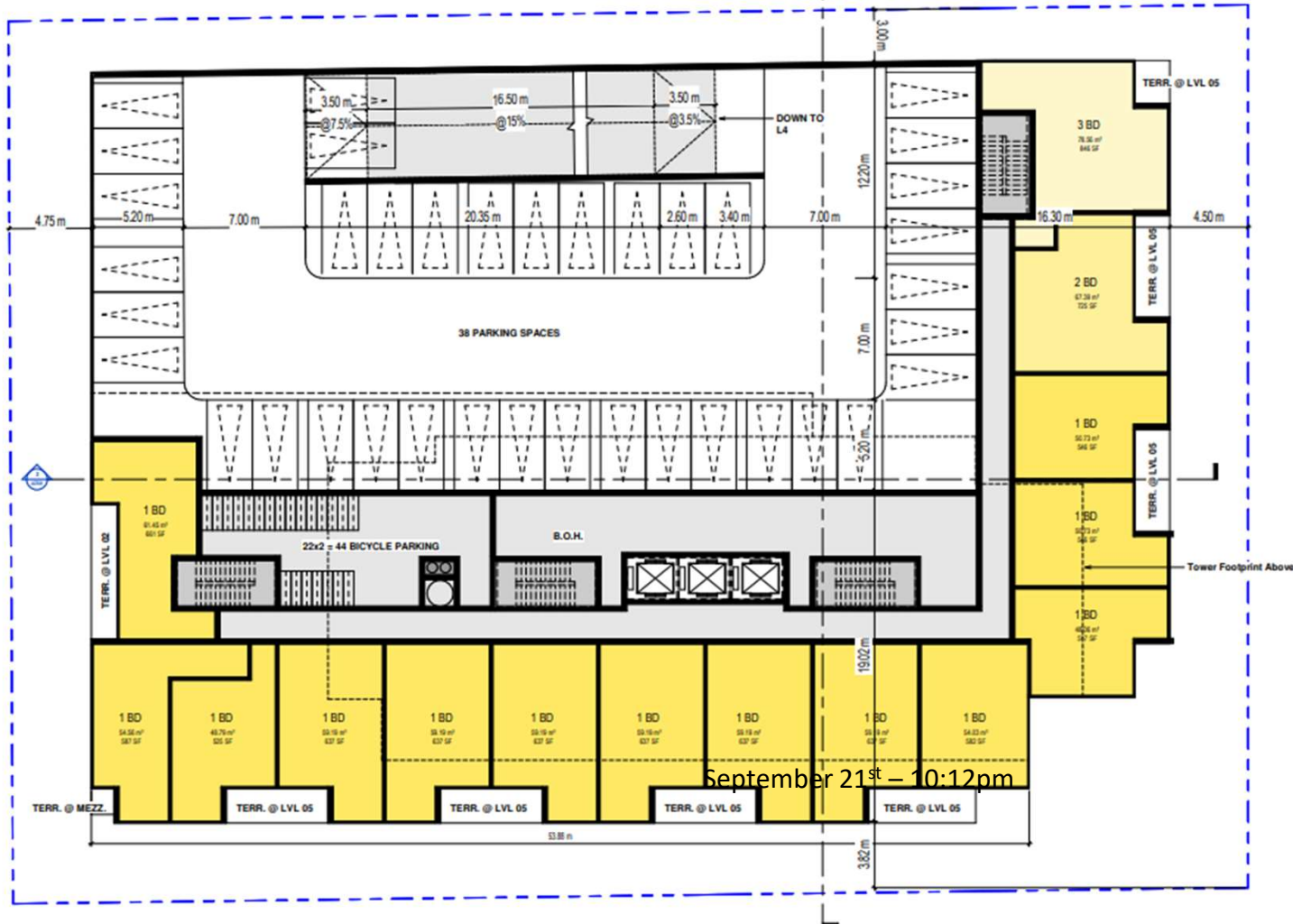
- Public Realm

7.5 m x 7.5 m sight triangle at intersection of Agnes Street and Cook Street

Active uses along road frontages



# Evaluation - Policy Framework Exposed Parking



Level 6

## Conclusion

- Staff support residential intensification on this site.
- Tall buildings are appropriate in this location of the City.
- Development could be reconfigured to conform to MOP criteria for tall buildings.
- The applicant has not justified the appropriateness of the development.
- Feasibility needs to be demonstrated through technical studies.
- 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!**