

# **OZ/OPA 23-1 W3**

## **799, 801, 803 and 805 Dundas Street East**

Recommendation Report  
Planning and Building Department  
KJC Properties Inc.



## **Application Timeline:**

**March 20, 2023**      Notice of the Application

**April 19, 2023**      Community Meeting

**June 26, 2023**      Public Meeting – Information Report

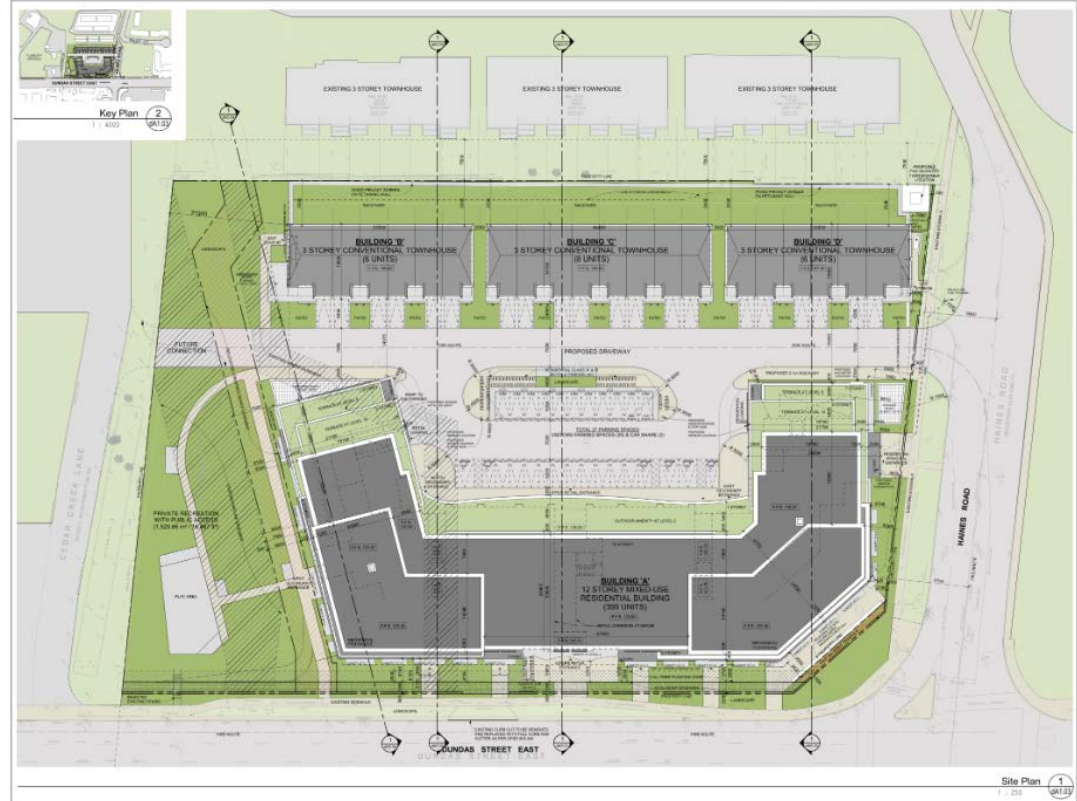
- Concerns were generally regarding:  
Height, Traffic, Access and the loss of the existing Retail

**January 22, 2024**      Recommendation Report



## Development Proposal

- 12 storey condominium apartment (399 units) with ground floor commercial
- 3 storey condominium townhomes (20 units)
- 486 parking spaces
- FSI of 3.0





## Proposed Apartment



## Proposed Townhomes



## **Amendments requested:**

- An Official Plan Amendment to permit a height of 12 storeys for the apartment
- A Zoning By-law Amendment to rezone the lands from the current C2 (Neighbourhood Commercial) zone to the RA3 – Exception (Apartment Building Zone category) to allow the residential with commercial on the ground floor

## Provincial Policies



- The Provincial Policy Statement requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive
- The Growth Plan requires that growth be focused to delineated built up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities
- Both allow for the Municipality to determine appropriate development standards to facilitate intensification, redevelopment and a compact built form to achieve an appropriate transition of built form to adjacent areas



## Region of Peel

- The subject lands are designated Primary Major Transit Station Area
- Objectives include:
  - Encourage a balance mix of transit-supportive uses such as residential, retail, offices, open space, and public uses
  - Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate.

### Subject Site

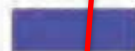


#### Legend

- Station or Stop Locations
- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Planned Major Transit Station Area
- Growth Plan Priority Transit Corridors

## Dundas Connects Master Plan

Subject Site



Minimum 3 Storeys, Maximum 25 Storeys



Minimum 3 Storeys, Maximum 20 Storeys



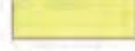
Minimum 3 Storeys, Maximum 12 Storeys



Minimum 3 Storeys, Maximum 9 Storeys



Minimum 3 Storeys, Maximum 8 Storeys



Minimum 3 Storeys, Maximum 6 Storeys



Natural Hazard Lands



Proposed BRT Stop Location

## Conclusion

The subject site is located along an Intensification Corridor and Higher Order Transit Corridor and the compact development is transit supportive.

The proposal is compatible with adjacent uses and provides for a built form that supports a mix of housing types, tenures while providing an appropriate transition to the adjacent uses.

Staff are of the opinion that the applications are consistent with and conform to Provincial, Region and City planning instruments.

The proposal represents good planning and should be approved.