## OZ/OPA 22-3 W1 17 & 19 Ann St., 84 & 90 High St., and 91 Park St.

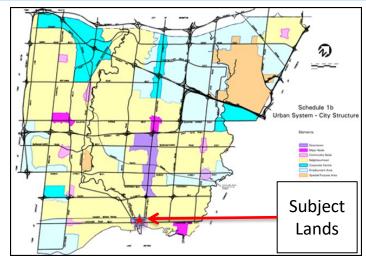
Recommendation Report

10 West GO GP Inc. and City of Mississauga

December 9, 2024 Planning and Development Committee



## Subject Lands: 1580 – 1650 Dundas Street East 6.2 - Staff Presentation













# Proposed High Density Residential Development 6.2 - Staff Presentation



Looking South From Park Street



Looking East From Ann Street



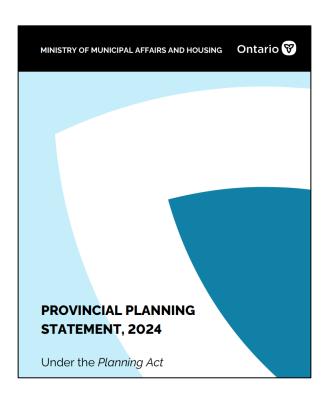
Looking West From Hurontario Street



## **Provincial Planning Statement:**

Promote efficient use of land and infrastructure

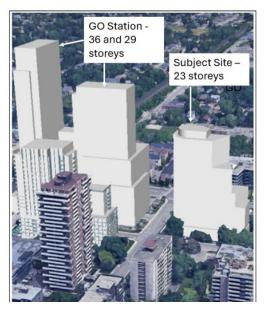
- Increases supply of residential units
- Respect heritage properties, provides publicly accessible open space and contributes to creating a sense of place



### **Evaluation Mississauga Official Plan**

#### Built form and Greatest height on setbacks are respectful of the block is heritage closest to buildings GO Station and tallest buildings in Reduced heights along Hurontario Commercial Street uses and public respect parks will help planned animate area character

**Built Form Reflects General Policy Direction** 



**Built Form Respects Context** 

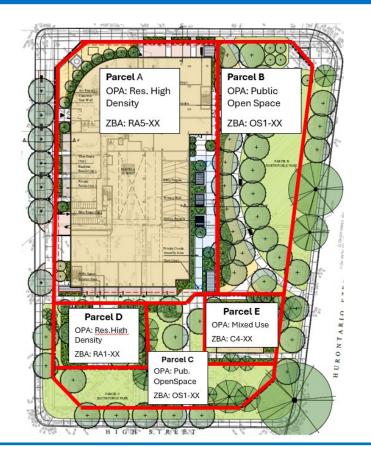
#### 6.2 - Staff Presentation

### **Key Findings**

- Area Of Intensification
- 23 Storeys Is Reasonable
- Built Form Reflects General OP Policy Direction
- Built Form Respects Context
- Commercial and Park Uses
   Will Help Animate Area
- Impacts Are Acceptable
- Services Are Available

### Recommendation

#### 6.2 - Staff Presentation



- Staff recommend approving amendments to the Official Plan and Zoning by-law given the proposal will:
  - Increase housing supply
  - Intensify within strategic growth area
  - Sensitive to character
  - Contributes to an enhanced public realm at a gateway location
- If approved OPA, ZBA and Development
   Agreement to be brought forward for Council
   approval at a later date.
- Next steps include
  - Site plan approval
  - Finalize land exchange
  - Heritage conservation plan approval
  - Park design



# Thank You

