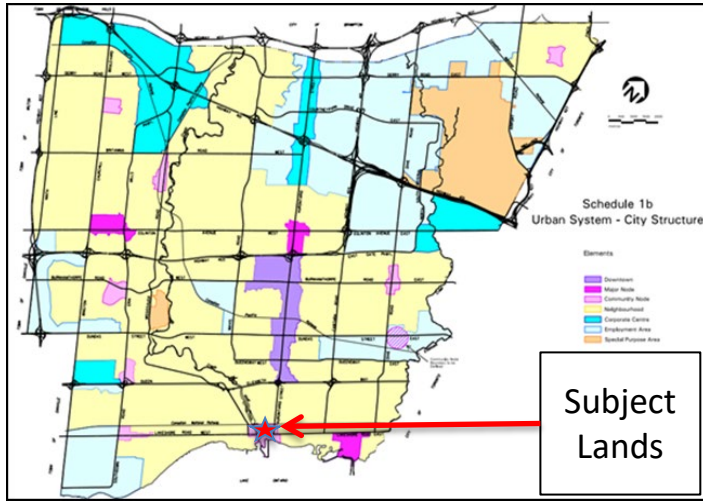


OZ/OPA 22-3 W1

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





Looking South From Park Street



Looking East From Ann Street

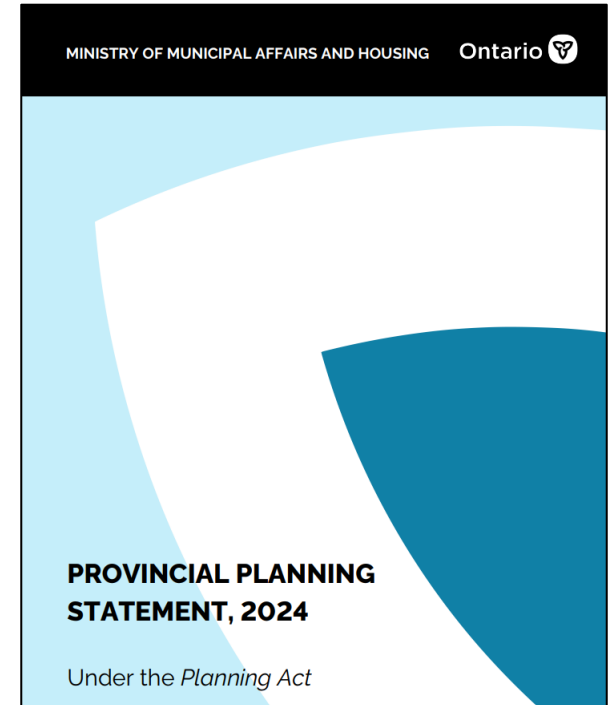


Looking West From Hurontario Street



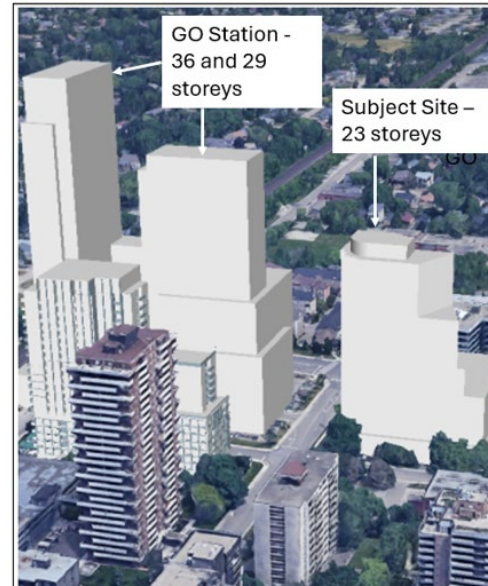
Provincial Planning Statement:

- ✔ 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





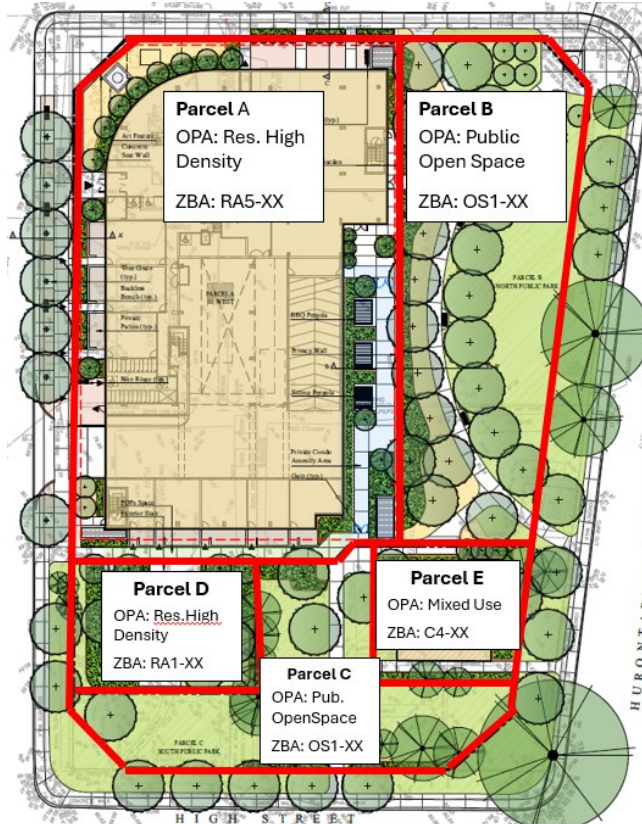
Built Form Reflects General Policy Direction



Built Form Respects Context

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



- 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