

OZ/OPA 24-8 W11 AND 21T-M24-2 W11

OFFICIAL PLAN AMENDMENT, REZONING AND PLAN OF SUBDIVISION APPLICATIONS

120, 128, 142, 154, 158 Queen Street South and 169 Crumvie Street

DEZEN REALTY COMPANY LIMITED

RECOMMENDATION REPORT

OLT APPEAL FOR NON-DECISION

Planning and Development Committee

March 3, 2025

Milestones & Purpose of Report

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Community Meeting 1 – April 6, 2023
Community Meeting 2 – June 28, 2023
Open House Meeting – May 16, 2024



Community Consultation

Applications Deemed Complete – June 17, 2024
Comments Released – August 16, 2024
Appealed to OLT – October 31, 2024

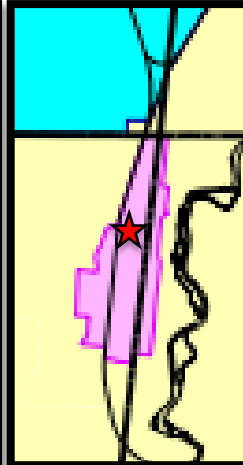
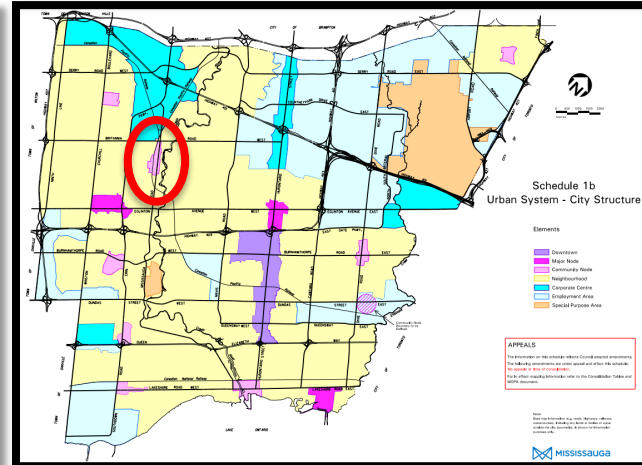
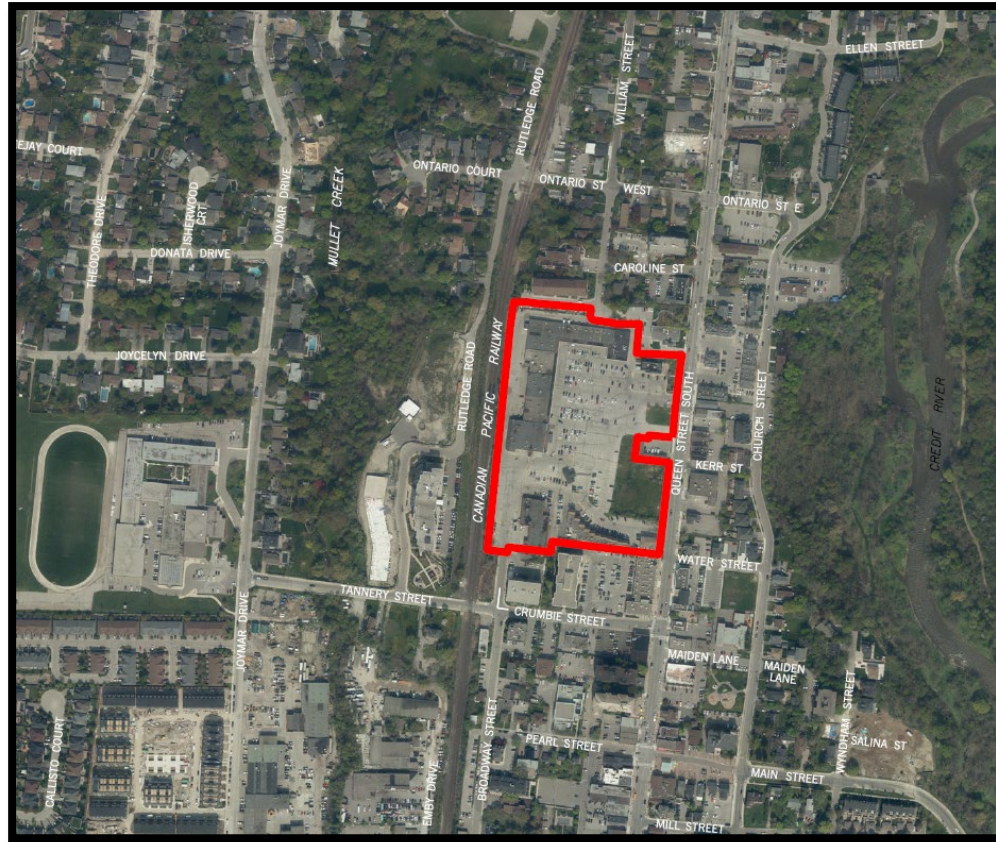
Planning and Development Committee – March 3, 2025

Case Management Conference – March 18, 2025

The purpose of the report is to provide the Committee with an overview of the applications and present a staff position for the purpose of attending the Ontario Land Tribunal.

Location

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Proposed Development

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5 Buildings with heights between 2 to 15 storeys.

1808 dwelling units
1,721 parking spaces

New public park & new private open space.

New public roads connect William Street, Crumby Street & Queen Street South.

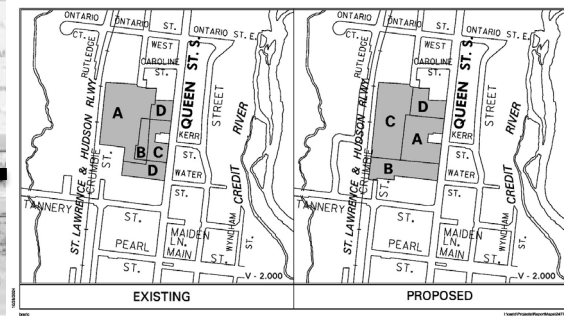
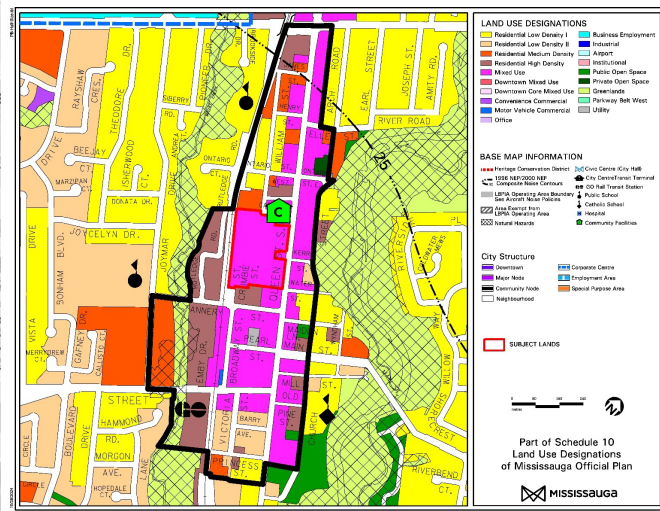
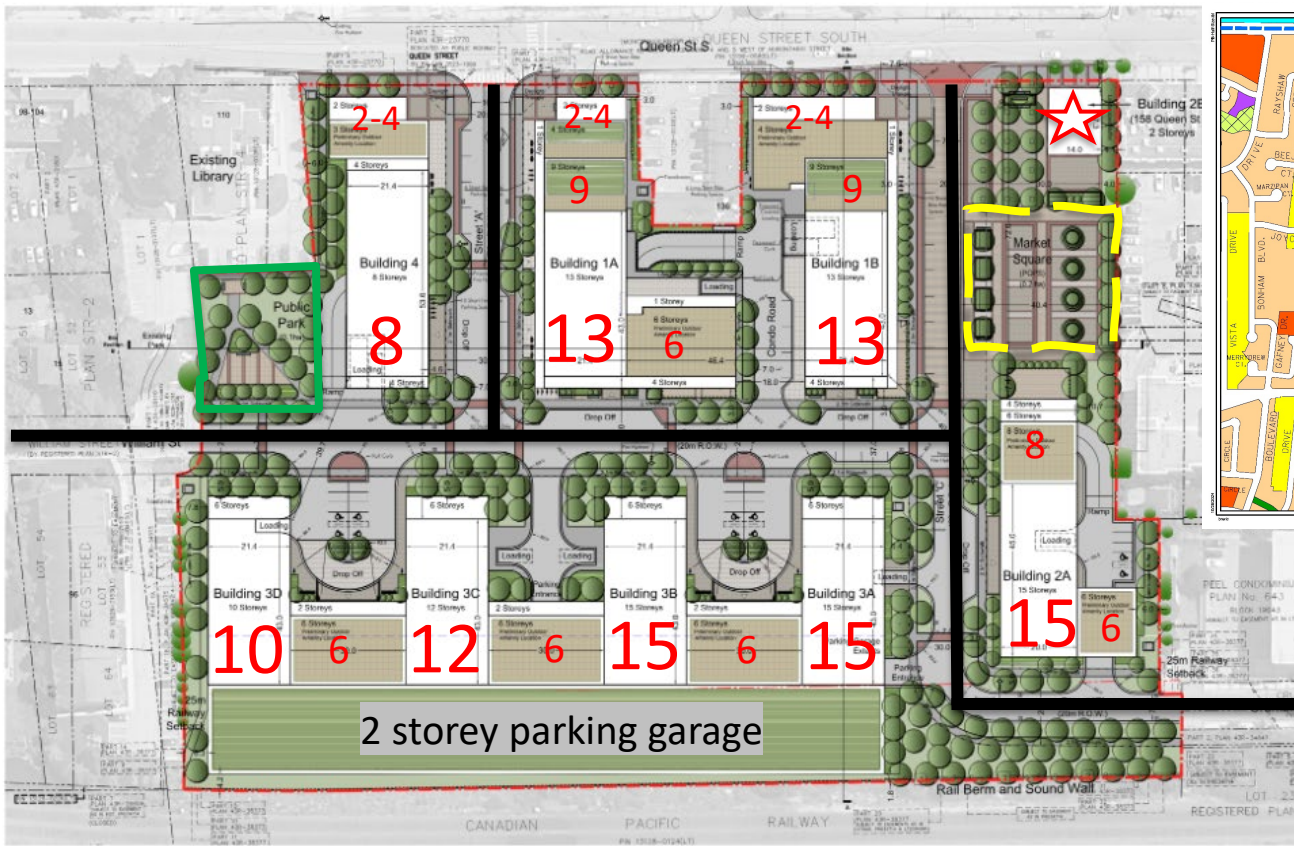
Applications Required:

OPA, Rezoning, and Plan of Subdivision



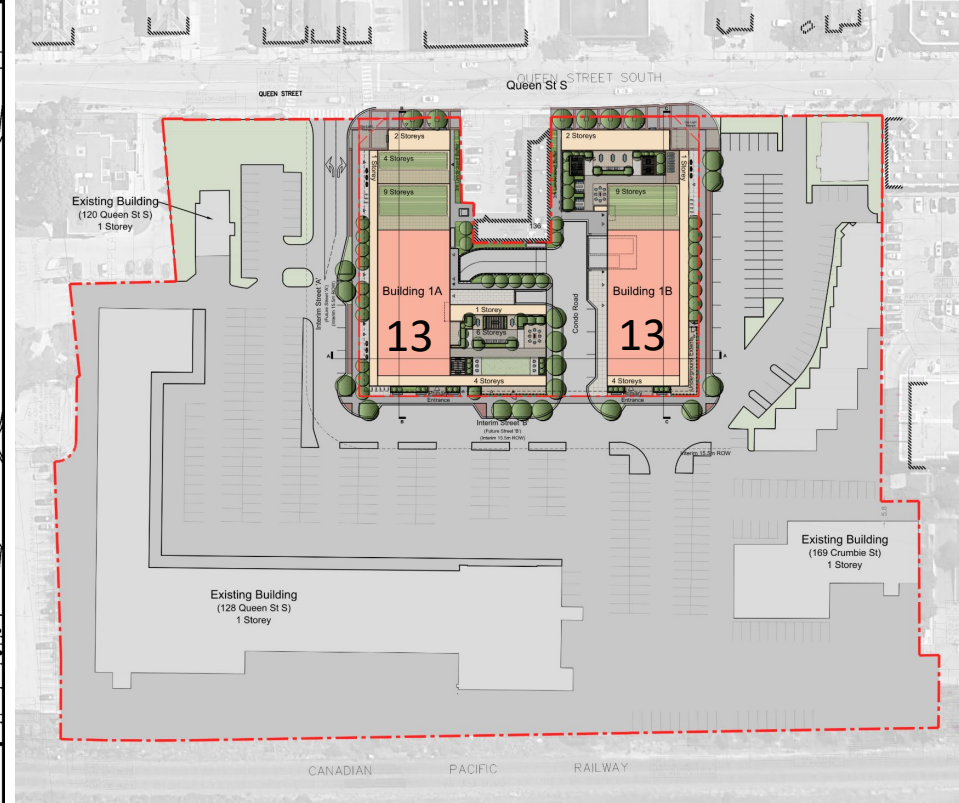
Official Plan Amendment

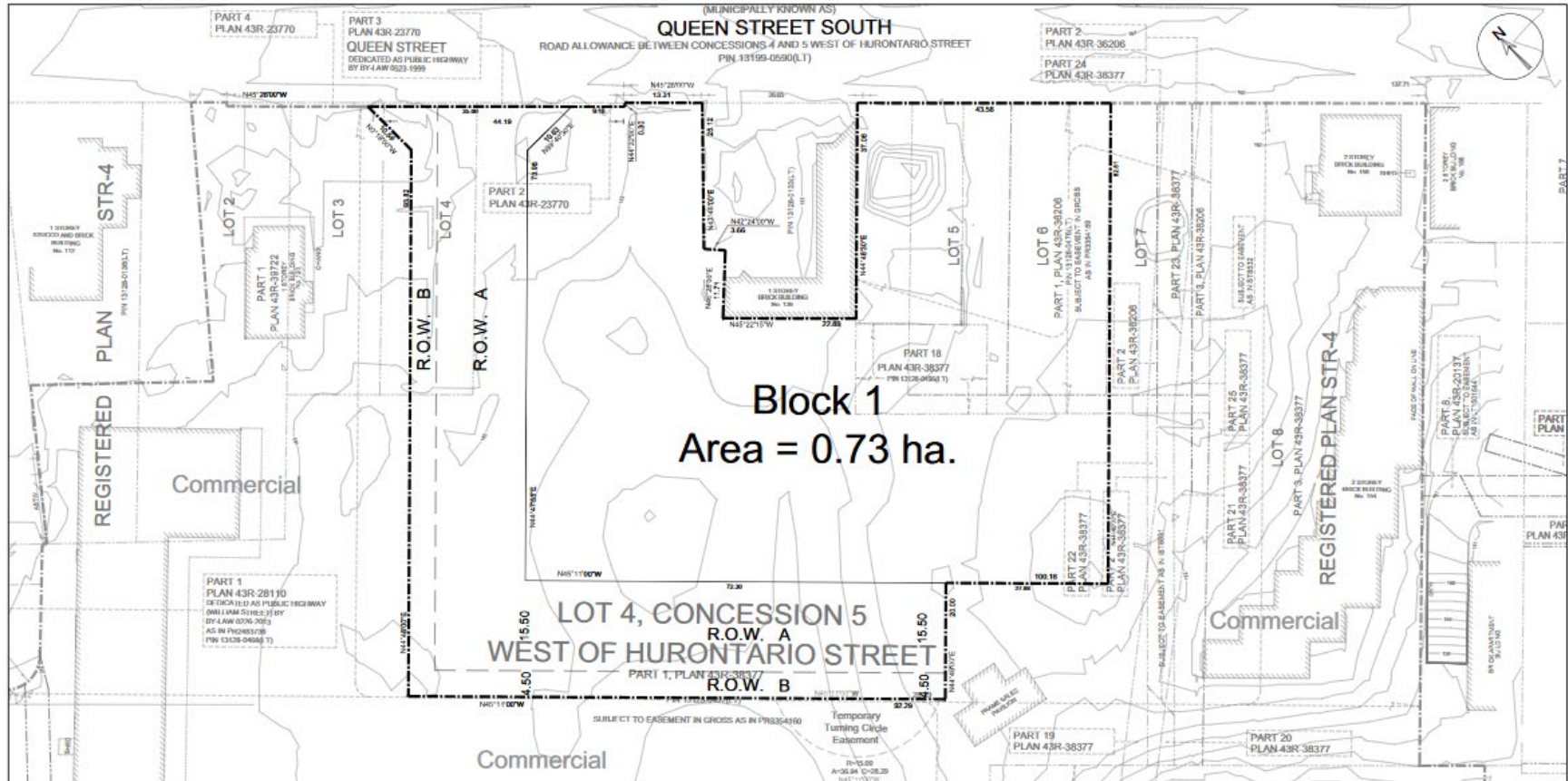
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Rezoning

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Directs growth within a strategic growth area and introduces new housing options close to existing and proposed transit.



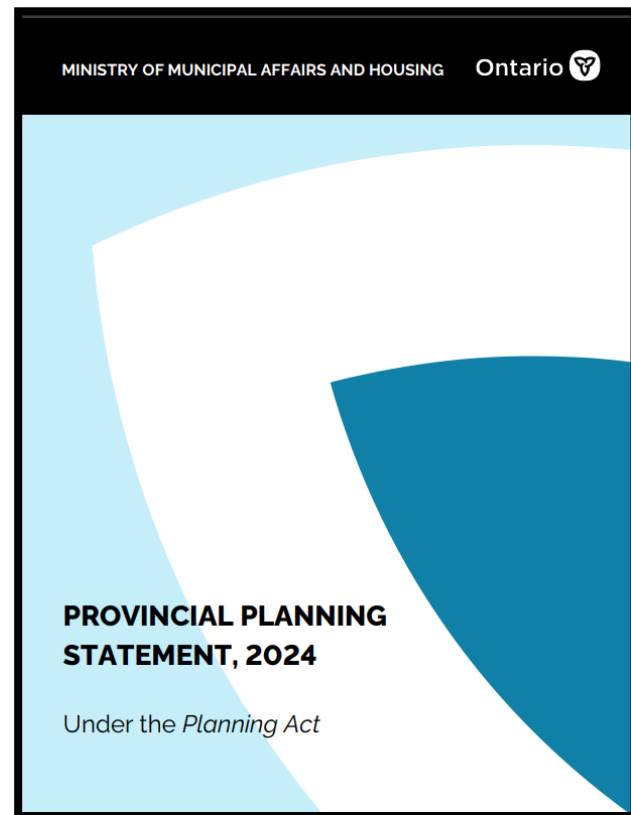
Intensification of an underutilized commercial site for residential use.



Does not allow for appropriate phasing or timely provision of infrastructure and public facility delivery.



Does not offer an appropriate scale or transition to adjacent areas.



Evaluation – Official Plan Amendment

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Streetsville Community Node is an intensification area in the OP.

The proposal introduces road connections and additional parkland, as required by the Official Plan.

However, questions remain:

- Feasibility of development?
- Are the heights and densities appropriate?
- Does the interface with the hold out property align with the goals of the OP?
- Is the amount of non-res GFA acceptable?
- Parkland dedication vs POPS

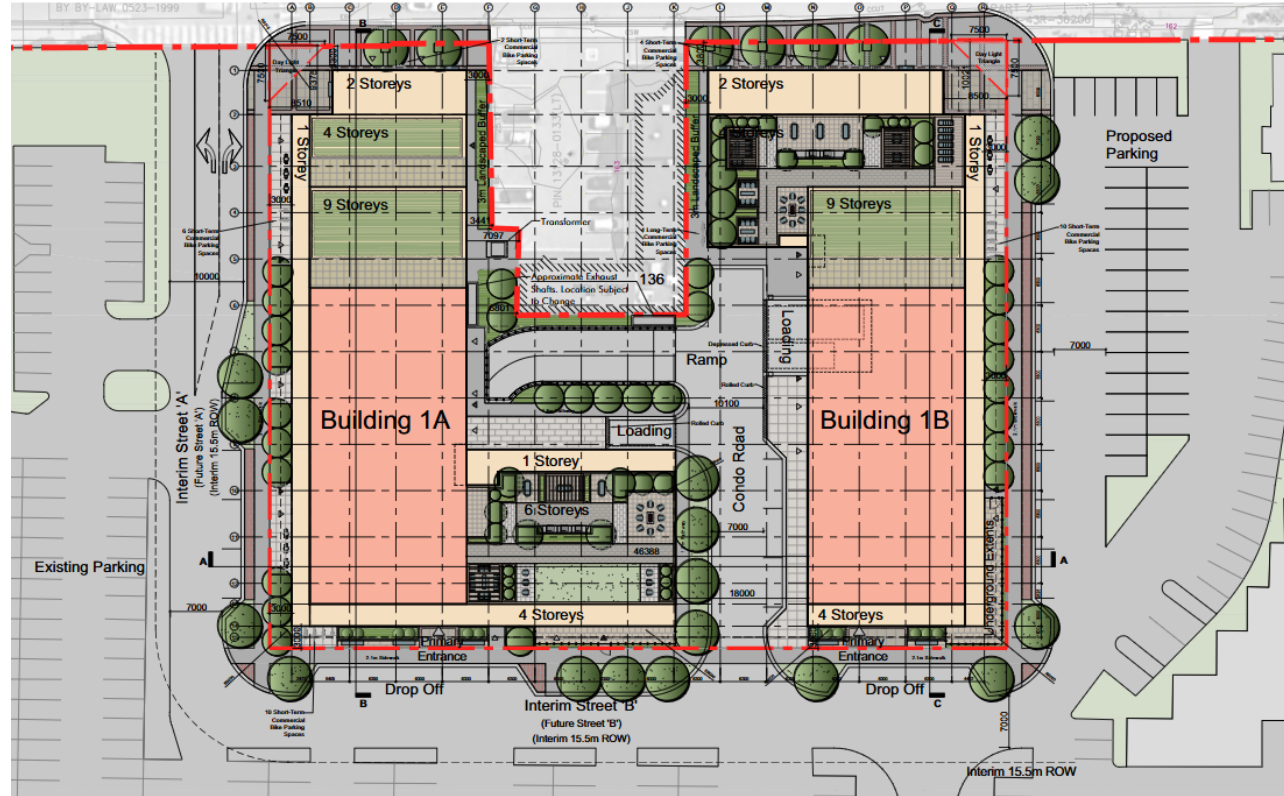


Evaluation - Rezoning

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The rezoning application presents several planning challenges:

- Is the proposal feasible?
- Heights and densities
- Zoning standards
- Provision on non-res GFA
- Streetscape and public realm
- Interface with hold out property
- Interface with remainder of the commercial plaza



Evaluation – Plan of Subdivision

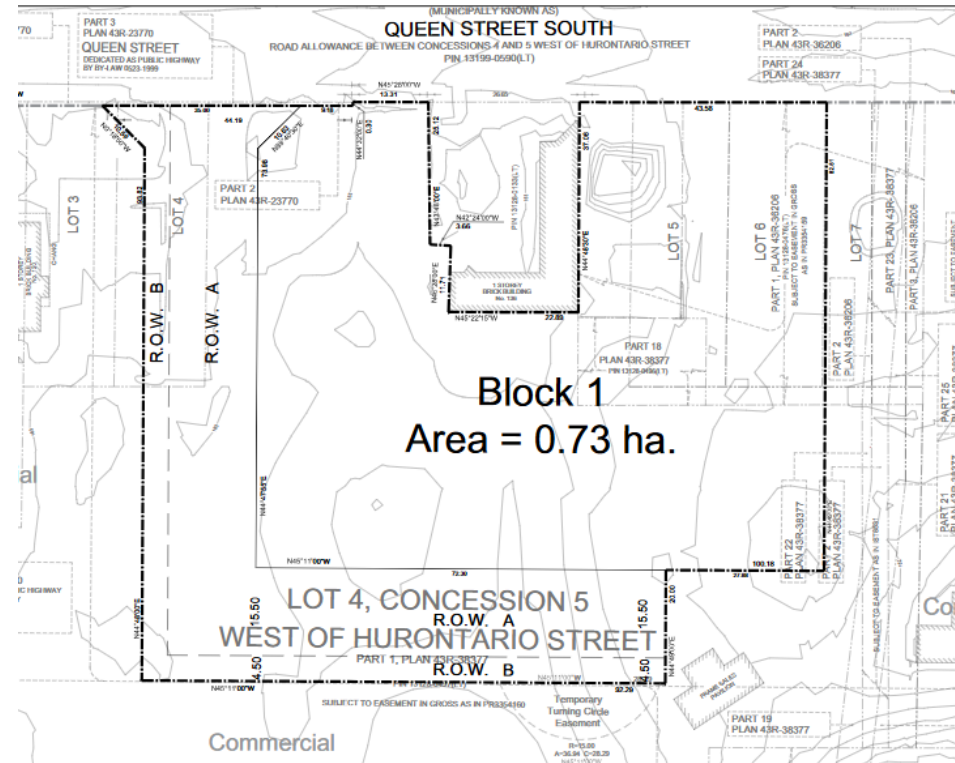
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The plan of subdivision does not meet basic City standards, including:

- Turning circle requirements
- Reserves
- Phased delivery of R.O.W.
- Servicing (interim vs ultimate, capacity issues).

The scope of the application should be expanded to include the entire site so that consideration can be given to:

- The road network
- A comprehensive servicing strategy including milestones for delivery of municipal infrastructure
- Phasing
- Parkland dedication





Introduction of new roads and new public space



Provides new housing



Scope of Applications



Outstanding technical information



Height, density and built form



Interface with plaza and hold out property

A case management conference has been scheduled for Tuesday, March 18, 2025.

Staff require direction from the Committee prior to attending the OLT.

Thank you