

1156 Dundas Street East

Former McCormick property
Planning and Environment Committee
November 26, 2015



Design Concept



Vision and Intent



Responses

1. Scale and Fit

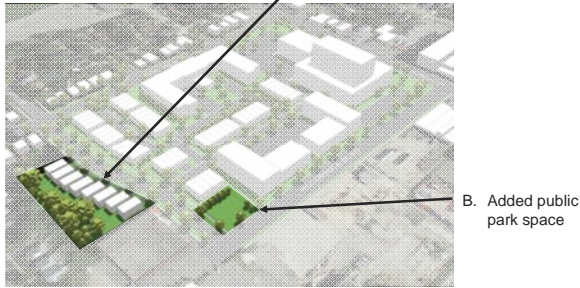


B. Reduced height and number of units



Responses

2. Greenspace



Responses

3. Dundas Commercial



Range of non-residential permitted uses:

- Restaurants
- Retail stores
- Convenience service
- Food stores
- Grocery stores
- Financial institutions
- Community centre
- Institutions



Responses

4. Chimney



Responses

5. Other Details

Submitted for OPA/ZBA:

- Planning Justification Report
- Urban Design Brief
- Heritage Impact Statement

Required for Public Site Plan Approval process:

- Traffic impact assessment
- Water and sanitary assessment
- Stormwater management assessment
- Grading and drainage plans
- Tree Preservation Plan
- Compatibility report
- Record of Site Condition



Requested Modifications

- (1) Modify maximum height in Zoning By-law Amendment to 15 metres (5 storeys) to match Official Plan Amendment policy
- (2) Modify definition in Zoning By-law Amendment for "Apartment Building, Senior Citizens" for the site to allow private ownership



Questions



Topography

