

May 27, 2022

Planning and Building Department  
City of Mississauga  
300 City Centre Drive,  
Mississauga, ON, L5B 3C1

Attention: Tori Stockwell, Planner, City of Mississauga

Re: Official Plan Amendment and Zoning By-law Amendment Application  
1785 Bloor Street, City of Mississauga

---

On behalf of the property owner, 1785 Bloor Holding Inc., Sajecki Planning Inc. is pleased to submit the following Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for the property municipally known as 1785 Bloor Street in the City of Mississauga (“the subject property” or “site”).

The subject property is located in Ward 3 on the north side of Bloor Street between the intersection of Bloor Street and Bridgewood Drive and Bloor Street and Fieldgate Drive in Mississauga, Ontario. The total lot area is approximately 1.20 hectares (12,000 m<sup>2</sup>) with a frontage of approximately 85 metres along Bloor Street.

The property currently contains a 10-storey, rental apartment building on the south portion of the site. The proposal seeks to construct a 14-storey apartment building with a 10-storey wing in an L-shaped configuration to the northwest of the existing 10-storey apartment. The proposed building will have 238 residential units, in addition to the 76 residential units from the existing building (for a total of 314 residential units). The existing apartment building will be retained.

Presently, the subject site is designated “Residential High Density” in the City of Mississauga Official Plan (2021 office consolidation) and is zoned “RA3-21” in the City of Mississauga Zoning By-law 0225-2007. The OPA and ZBA applications seek to redesignate the subject site to “Residential High Density – Special Site X in Applewood Neighbourhood Character Area” and to rezone the subject site to amend the site-specific zoning to facilitate the proposed infill development having a maximum of 14-storeys plus mechanical penthouse on the subject site.

## **Enclosures**

Sajecki Planning Inc. met with the City’s Development Application Review Committee (DARC) on March 24, 2021, to identify the required submission materials for the OPA/ZBA application.

The enclosed materials in support of this application are listed in Table 1. Please note that several studies and reports identified in the Submission Requirements Checklist have been consolidated into a combined report.

Table 1: Submission Requirements Checklist – Document List


Submission Requirement	Document Name	Consultant	Date
Complete Application Form			
Submission Requirements Checklist			
Context Plan/Map	A-020 Drawing List, Site Statistics, OBC Matrix, Context Plan	onespace unlimited inc. ("onespace")	May 27, 2022
Concept/Site Plan	A-010 Cover Sheet	onespace	May 27, 2022
	A-011 Perspective Views	onespace	May 27, 2022
	A-040 Site Plan	onespace	May 27, 2022
	A-046 Area Plans- GFA	onespace	May 27, 2022
	A-047 Area Plans- GFA		
	A-102 Ground Level Overall Floor Plan	onespace	May 27, 2022
	A-103 Level 2 Overall Floor Plan	onespace	May 27, 2022
	A-104 Typ. 3rd-6th Overall Floor Plan	onespace	May 27, 2022
	A-105 Level 7th Overall Floor Plan	onespace	May 27, 2022
	A-106 Level 8th Overall Floor Plan	onespace	May 27, 2022
	A-107 Level 9th Overall Floor Plan	onespace	May 27, 2022
	A-108 Level 10th Overall Floor Plan	onespace	May 27, 2022
	A-109 Level 11th Overall Floor Plan	onespace	May 27, 2022
	A-110 Level 12th-14th Typical Floor Plan	onespace	May 27, 2022
	A-111 MPH Overall Floor Plan	onespace	May 27, 2022
	A-112 Roof Level Overall Floor Plan	onespace	May 27, 2022
Grading/Site Servicing Plan/ Cross Sections	A-400 Building Sections	onespace	May 27, 2022
	A-401 Building Sections	onespace	May 27, 2022
Functional Servicing Report C101-Preliminary Site Servicing Plan C102-Preliminary Site Grading Plan	A-400 Building Sections	onespace	May 27, 2022
	A-401 Building Sections		
Survey Plan	Plan of Survey	R-PE Surveying Ltd.	April 27, 2021
Building Elevations	A-300 North Building Elevation A-301 East Building Elevation A-302 South Building Elevation A-303 West Building Elevation	onespace	May 27, 2022
Draft Zoning By-law	Draft Zoning By-law	Sajecki Planning	May 2022
Draft Official Plan Amendment	Draft Official Plan Amendment	Sajecki Planning	May 2022

Draft Notice Sign Mock-up	Draft Notice Sign Mock-up	Sajecki Planning	May 2022
Underground Parking Plan	<b>A-100</b> P2 Overall Floor Plan <b>A-101</b> P1 Overall Floor Plan	onespace	May 27, 2022
Planning Justification Report	Planning Justification Report	Sajecki Planning	May 2022
Urban Design Study	Urban Design Study	Sajecki Planning	May 2022
List of Low Impact Design Features for Site and Building	List of Low Impact Design Features	Sajecki Planning	May 2022
Explanation on possible consolidation of driveways	<i>Please see:</i> Section 5.3 of the Traffic Impact Study and Parking Study Section 3.3 of the Planning Justification Report	Trans-Plan	May 2022
		Sajecki Planning	May 2022
Pre-Submission Community Engagement Meeting	<i>Please see:</i> Pre-Submission Community Consultation Invite Section 3.7 of the Planning Justification Report	Sajecki Planning	May 3 2022
			May 2022
Sun/Shadow Study	Shadow Study	onespace	May 27, 2022
Wind Study	Wind Study (Addendum Letter included)	Theakston Environmental	May 17, 2022
Acoustical Feasibility Study	Noise and Vibration Impact Study	J.E. Coulter	May 20, 2022
Arborist Report	Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.	May 27, 2022
Tree Inventory/Tree Preservation Plan			
Easements/Restrictions on Title	Easement Summary 13330-0247 PR1158186 TT171776 TT172757	Province of Ontario	March 25, 2021
Traffic Impact Study	Traffic Impact Study and Parking Study	Trans-Plan	May 2022
Parking Utilization Study			
Stormwater Management Report	Functional Servicing Report Stormwater Management Report <b>C104</b> -Drainage Area Plan	WSP	May 27, 2022
Functional Servicing Report			
Drainage Proposal/Plan			
Phase 1 Environmental Site Assessment	Phase 1 Environmental Site Assessment	Pinchin	January 14, 2022
Phase 2 Environmental Site Assessment	Phase 2 Environmental Site Assessment	Pinchin	March 11, 2022

Waste Feasibility Study	<b>A-085</b> Waste Management Plans	onespace	May 27, 2022
Utility Investigation	Utility Investigation	Urban X	March 9, 2022
Geotechnical Report	Preliminary Geotechnical Investigation Report	Pinchin	March 18, 2022
Hydrogeological Report	Hydrogeological Assessment	Pinchin	May 25, 2022
Indoor and Outdoor Amenity Concept Plan	<i>Please see:</i> L-1 Landscape Concept Plan L-2 11th Floor Amenity Landscape Plan A-102 Ground Level Overall Floor Plan A-109 Level 11th Overall Floor Plan	Alexander Budrevics + Associates Ltd.  onespace unlimited	March 16, 2022  May 27, 2022
Landscape Plan	L-1 Landscape Concept Plan L-2 11th Floor Amenity Landscape Plan	Alexander Budrevics + Associates Ltd.	March 16, 2022

We trust that the submission materials meet the City's requirements for a complete application. We look forward to working with the City and local community as we proceed through the review process. If you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 647-497-8000 ext. 4 or [michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com).

Sincerely,



Michi McCloskey  
MCIP, RPP  
Senior Planner  
Sajecki Planning Inc.