



**NOTICE OF PASSING OF  
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT**

Date of Notice	November 13, 2025
OPA Number	OPA 191 (By-law 0167-2025)
Zoning By-law Number	0168-2025
Date Passed by Council	November 5, 2025
Last Day to Appeal	December 3, 2025
File Number	OZ-OPA 22-14 Ward 3
Applicant	Sajecki Planning
Property Location	North side of Bloor Street, west of Bridgewood Drive. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.  1785 Bloor Street

**TAKE NOTICE** that on November 5, 2025 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 191 and Zoning By-law Amendment, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to add a Special Site to the Applewood Neighbourhood Character Area to permit an apartment building with a maximum height of 14 storeys and to delete the floor space index (FSI) range from the subject site.

The purpose of the Zoning By-law is to permit a 14 storey apartment. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA3-21" (Apartments - Exception) to "RA3-47" (Apartments - Exception). A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 191 is in full force and effect.**

**When the decision is final**

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**IF YOU WISH TO APPEAL**, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary-Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered

mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1 no later than 4:30pm on **December 3, 2025**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca) . An appeal will be processed once all fees are received.

### **Who can file an appeal**

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law amendment was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

### **The Notice of Appeal must:**

1. set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may [request a reduction of the filing fee](#) to \$400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$328.88 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

### **Additional Information**

A copy of the Official Plan Amendment and Zoning By-law Amendment in their entirety can be found on the City's website at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices).

Further information regarding these Amendments may be obtained from Michal Stolarczyk of the City Planning and Building Department at 905-615-3200 ext.5519.



Sacha Smith  
Manager/Deputy Clerk,  
Secretariat and Access & Privacy  
300 City Centre Drive, Mississauga ON L5B 3C1

**Amendment No. 191**

**to**

**Mississauga Official Plan**

By-law No. 0167-2025

A by-law to Adopt Mississauga Official Plan Amendment No. 191

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;


AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding adding a Special Site within the Applewood Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 191 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 5<sup>th</sup> day of November, 2025.

Signed   
MAYOR

Signed   
CLERK

**Amendment No. 191**  
**to**  
**Mississauga Official Plan**

The following text attached constitutes Amendment No. 191.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated April 10, 2024, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to add a Special Site to the Applewood Neighbourhood Character Area to permit an apartment building with a maximum height of 14 storeys and to delete the floor space index (FSI) range from the subject site.

## **LOCATION**

The lands affected by this Amendment are located on the north side of Bloor Street, west of Bridgewood Drive. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential High Density which permits apartment buildings.

An Official Plan Amendment is required to add a Special Site to the Applewood Neighbourhood Character Area, to permit higher density and height on the site relative to the Character Area.

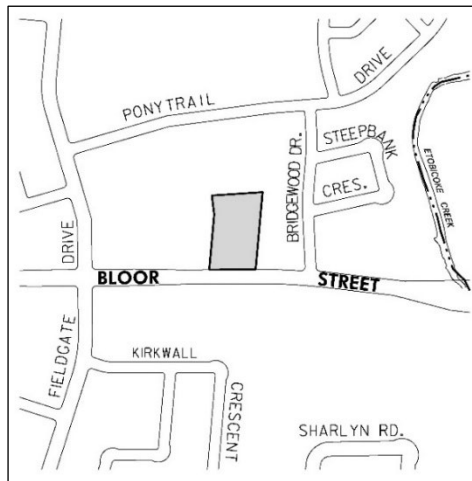
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal represents appropriate intensification to be built in conjunction with existing apartment sites.
2. The proposed development adds to the range of housing options in the area, demonstrating an appropriate unit mix to accommodate larger family-sized units.
3. The massing and scale of the proposed built form is compatible with the planned urban character and vision for the East Bloor Corridor.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.2, Applewood, of Mississauga Official Plan, is hereby amended by adding Special Site 14 to Map 16-2: Applewood Neighbourhood Character Area, in accordance with the Special Site Policies and by deleting the **floor space index (FSI)** range from the subject site.
2. Section 16.2.4, Special Site Policies, Applewood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

### 16.2.4.14 Site 14



16.2.4.14.1 The lands identified as Special Site 14 are located north of Bloor Street, west of Bridgewood Drive.

16.2.4.14.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. one apartment building with a maximum height of 14 storeys will be permitted, in addition to the existing 10 storey apartment building; and
- b. the maximum **floor space index (FSI)** for the entire site shall not exceed 2.5 times the site area.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated May 15, 2025.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



**APPENDIX I**  
**PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend Public Meetings of the Planning and Development Committee held on March 6, 2023 and April 29, 2024 in connection with this proposed Amendment.

Comments from the public were generally directed towards shadow impact, displacement of amenity space, proximity to a hydro corridor, and gentrification. These concerns were addressed at the meetings and in the Planning and Building Department report dated April 10, 2024 attached to this Amendment as Appendix II.

# City of Mississauga

## Corporate Report



<p>Date: April 10, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 22-14 W3</p> <hr/> <p>Meeting date: April 29, 2024</p>
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### Subject

#### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)**

**Official Plan Amendment and Rezoning applications to permit a 14 storey rental apartment with 234 units and retain the existing rental apartment building**

**1785 Bloor Street, north side of Bloor Street, east of Fieldgate Drive**

**Owner: 1785 Bloor Holdings Inc.**

**File: OZ/OPA 22-14 W3**

**Pre-Bill 109**

### Recommendation

1. That City Council amend Mississauga Official Plan to increase the permitted building height and Floor Space Index (FSI) while maintaining the existing **Residential High Density designation** for 1785 Bloor Street, in accordance with the provisions contained in the staff report dated April 10, 2024 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA3 - Exception** (Apartments – Exception) for 1785 Bloor Street, in accordance with the provisions contained in the staff report dated April 10, 2024 from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

## Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit a 14 storey rental apartment building with 234 units and retain the existing rental apartment building at 1785 Bloor Street
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
  - Increased the amount of amenity area
  - Increased the number of visitor and residential parking spaces
  - Modified the overall site layout, including relocating the site access to the easterly side of the Bloor Street frontage
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint and recommend that the applications be approved

## Background

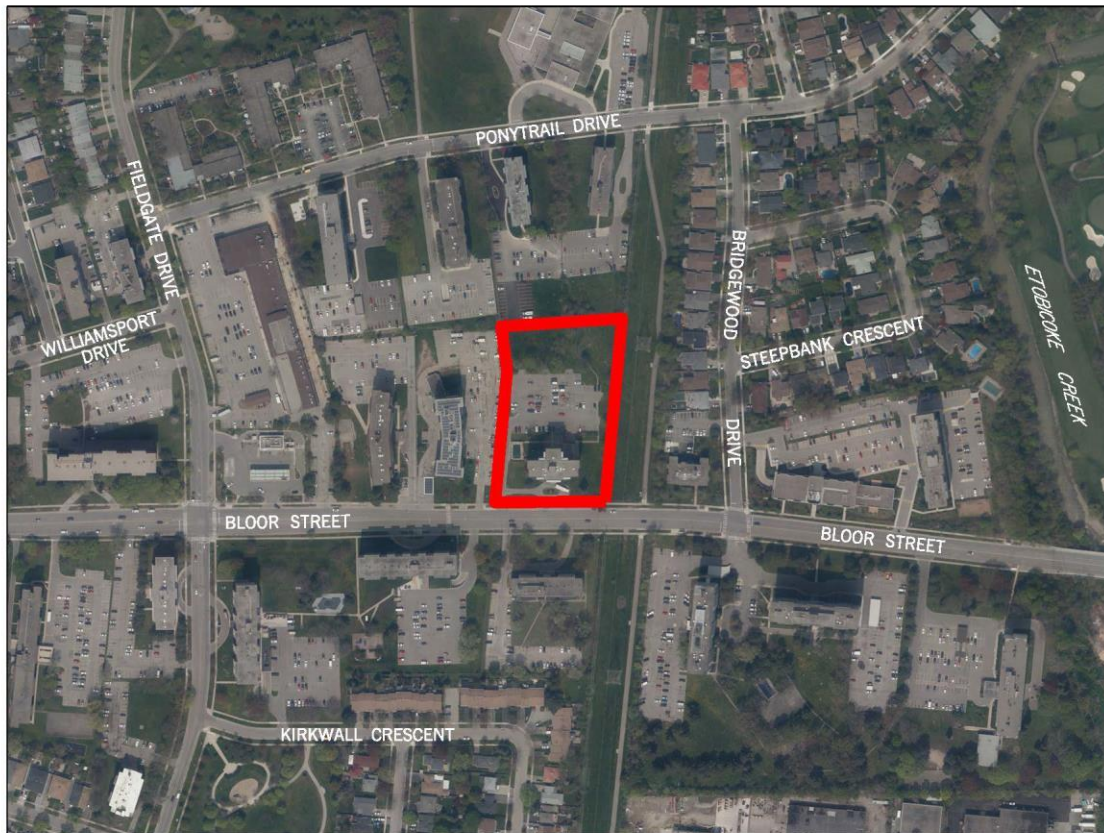
A public meeting was held by the Planning and Development Committee on March 6, 2023, at which time an Information Report

(<https://pub-mississauga.escrimemeetings.com/filestream.ashx?DocumentId=37738>)

was received for information. Recommendation PDC-0013-2023 was then adopted by Council on March 8, 2023.

1. That the report dated February 10, 2023, from the Commissioner of Planning and Building regarding the applications by 1785 Bloor Holdings Inc. to permit one 14 storey rental apartment building, under File OZ/OPA 22-014 W3, 1785 Bloor Street, be received for information.
2. That one oral submission be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1785 Bloor Street

## Comments

### REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Increased the amount of amenity area
- Increased the number of visitor and residential parking spaces
- Modified the overall site layout, including relocating the site access to the easterly side of the Bloor Street frontage

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on February 9, 2023. A community meeting was held by Ward 3 Councillor, Chris Fonseca, on May 3, 2022. Seven people attended the meeting and one written submission was received. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on March 6, 2023. One member of the public made a deputation regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

## PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to permit a building with a height of 14 storeys and an FSI of 2.5, while maintaining the existing **Residential High Density** designation. Further, a Zoning By-law Amendment is required to change the zone from **RA3-21** to **RA3-Exception** to capture the site specific performance regulations required to achieve the proposed development.

The proposed development respects the existing neighbourhood in terms of scale and transition, demonstrating appropriate compatibility with the surrounding areas by aligning with the Bloor Street integrated road project, and provides in-demand housing options in the form of rental units.

## Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

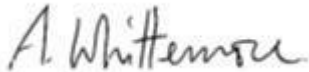
## Conclusion

In summary, the proposed development adds to the range of housing options in the area, demonstrates an appropriate unit mix to accommodate larger family-sized units, and offers a built form that is compatible with the surrounding neighbourhood. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Michal Stolarczyk, Development Planner

# City of Mississauga

# Corporate Report



<p>Date: February 10, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 22-014 W3</p>
	<p>Meeting date: March 6, 2023</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 3)**

**Official Plan Amendment and Rezoning applications to permit one 14 storey rental apartment building with 238 units and retain the existing rental apartment building 1785 Bloor Street, north side of Bloor Street, east of Fieldgate Drive**

**Owner: 1785 Bloor Holdings Inc.**

**File: OZ/OPA 22-014 W3**

**Pre-Bill 109**

## Recommendation

That the report dated February 10, 2023, from the Commissioner of Planning and Building regarding the applications by 1785 Bloor Holdings Inc. to permit one 14 storey rental apartment building, under File OZ/OPA 22-014 W3, 1785 Bloor Street, be received for information.

## Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

### **PROPOSAL**

The official plan amendment and rezoning applications are required to permit one 14 storey rental apartment building and retain the existing 10 storey rental apartment building. The applicant is proposing to amend the **Residential High Density** designation to increase the maximum floor space index from 1.2 to 2.43 and to permit a 14 storey apartment building, whereas the current height is limited to the existing 10 storey building height permission. The zoning by-law will also need to be amended from **RA3-21** (Residential Apartments - Exception)



Originator's file: OZ OPA 22-014 W3

to **RA3-Exception** (Residential Apartments - Exception) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

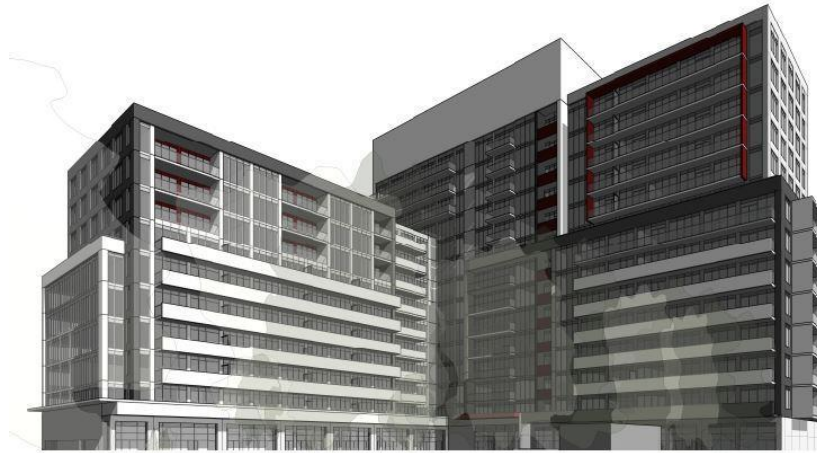
## Comments

The property is located on the north side of Bloor Street, east of Fieldgate Drive within the Applewood Neighbourhood Character Area. The site is currently occupied by a 10 storey apartment building.



Aerial image of 1785 Bloor Street





Applicant's rendering of the proposed apartment building

### LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

**AGENCY AND CITY DEPARTMENT COMMENTS**

Agency and department comments are summarized in Appendix 1, Section 7.

**Engagement and Consultation**

A pre-application community meeting was held by Ward 3 Councillor, Chris Fonseca, on May 3, 2022. Seven community members registered and one written submission has been received.

**Financial Impact**

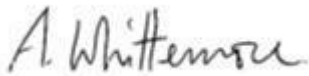
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

**Conclusion**

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of new buildings and community consultation and input (if applicable).

**Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Robert Ruggiero, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 1785 Bloor Holdings Inc.

1785 Bloor Street

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## 1. Proposed Development

The applicant proposes to develop the property with an additional 14 storey rental apartment building; the existing apartment building will remain. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal	
Applications submitted:	Received: June 30, 2022 Deemed complete: August 5, 2022
Developer/ Owner:	1785 Bloor Holdings Inc.
Applicant:	Sajecki Planning
Existing Number of Units:	76 units
Proposed Number of Units:	238 units
Existing Gross Floor Area:	6,946.31 m <sup>2</sup> (74,769.46 ft <sup>2</sup> )
Proposed Gross Floor Area:	22,279.28 m <sup>2</sup> (239,812.17 ft <sup>2</sup> )
Combined Gross Floor Area:	29,225.59 m <sup>2</sup> (314,581.63 ft <sup>2</sup> )
Existing Height:	10 storeys / approx. 27.5 m (90.22 ft.)
Proposed Height:	14 storeys / 45.1 m (147.97 ft.)
Existing Lot Coverage:	6 %
Proposed Lot Coverage:	18%
Combined Lot Coverage:	25%
Existing Floor Space Index:	0.58
Proposed Floor Space Index of new building:	1.85

Development Proposal	
Combined Floor Space Index:	2.43
Combined Landscaped Area:	6,741.8 m <sup>2</sup> ( 72,568 ft <sup>2</sup> )
Anticipated New Population:	522* *Average household sizes for all units (by type) based on the 2016 Census
Existing Parking: resident spaces visitor spaces Total	88 11 99
Proposed Parking: resident spaces visitor spaces Total	241 48 289
Green Initiatives:	<ul style="list-style-type: none"> <li>• Stormwater retention</li> <li>• Cool roof materials</li> <li>• Soft material landscape</li> <li>• Drought tolerant species</li> <li>• Exterior building design utilizing solar gain</li> <li>• Bird-friendly glazing</li> <li>• Tri-sorter waste chutes</li> </ul>

### Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

- Planning Justification Report
- Acoustic and Vibration Study

- Concept Plans and Elevations
- Draft Official Plan and Zoning By-law Amendments
- Functional Servicing Report
- Grading and Servicing Plans
- Hydrogeological Assessment
- Phase I & II Environmental Report
- Stormwater Management Report
- Sun/shadow Study
- Traffic Impact and Parking Study
- Tree Inventory and Preservation Plan Report
- Waste Management Plan
- Wind Study

### **Application Status**

Upon deeming the applications complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 7 of this appendix and are to be addressed in future resubmissions of the applications.

A pre-application community meeting was held by Ward 3 Councillor, Chris Fonseca, on May 3, 2022. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.



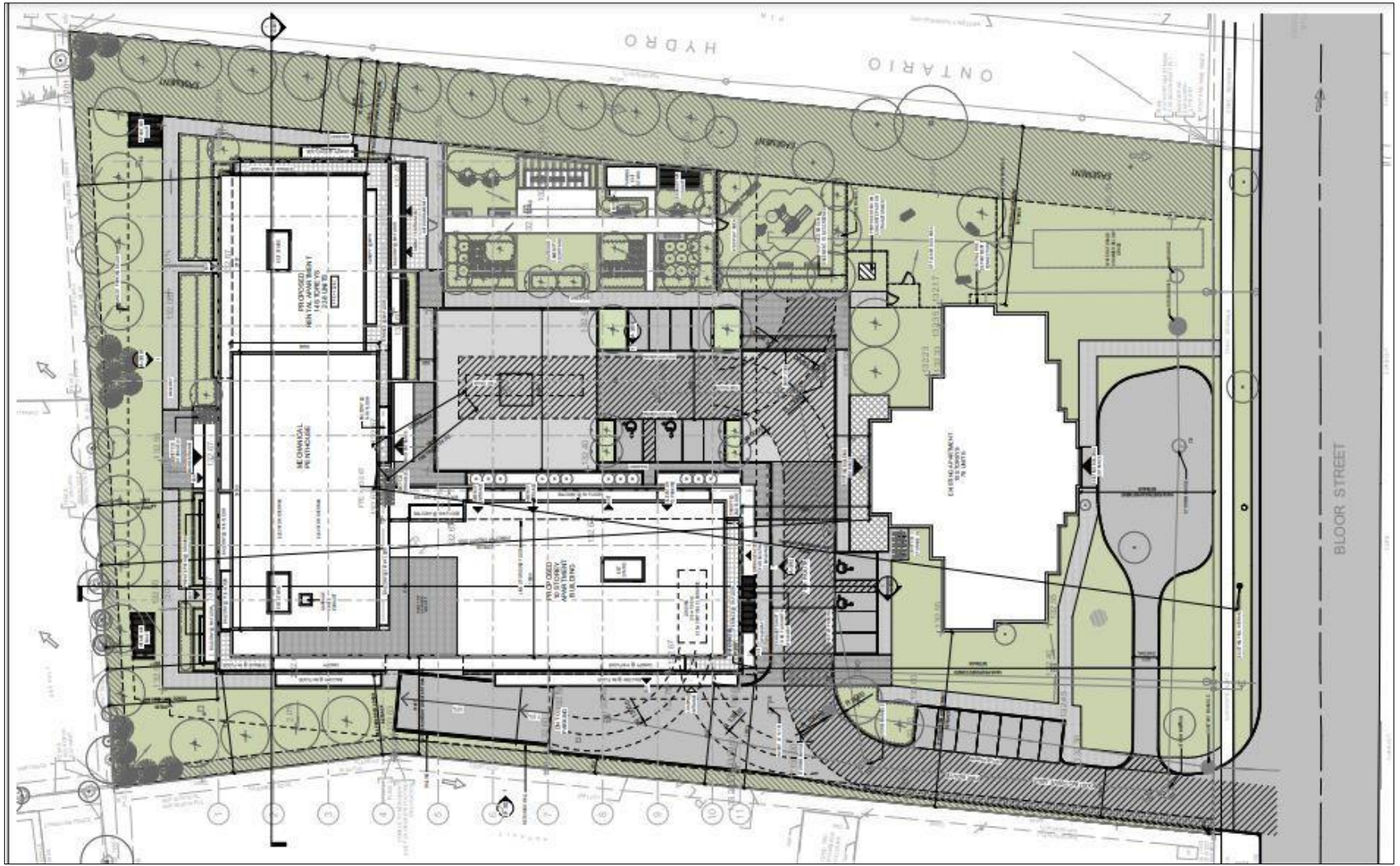
3D View 1



3D View 2

### Applicant's Renderings





Site Plan



Clockwise from top left: North Elevation, East Elevation, West Elevation, South Elevation



## 2. Site Description

### Site Information

The property is located at 1785 Bloor Street. The area is primarily residential and is located within the Applewood Neighbourhood Character Area Node. The site is currently occupied by a ten storey rental apartment building and surface parking. A hydro transmission corridor with a walking trail abuts the property on the east side.



Image of existing conditions facing north



Aerial Photo of 1785 Bloor Street

Property Size and Use	
Frontage:	85.34 m (280 ft.)
Depth:	140.61 m (461.32 ft.)
Gross Lot Area:	1.20 ha (2.97 ac.)
Existing Uses:	One 10 storey rental apartment building with 76 units

## Site History

- 1967 – A 10 storey rental apartment building with 76 units was constructed
- 2007 – Zoning By-law 0225-2007 came into force; the subject lands were zoned **RA3-21** (Apartments – Exception); which permits apartments
- 2012 – The subject lands were designated **Residential High Density** in the Applewood Neighbourhood Character Area; which permits apartment buildings.

## 3. Site Context

### Surrounding Land Uses

Immediately north, south and west of the property are apartment buildings of a similar vintage. Immediately east of the property is a hydro transmission corridor, and further east there is an apartment building and detached homes residential. Apartment buildings in the immediate area range in height from four storeys to 14 storeys.

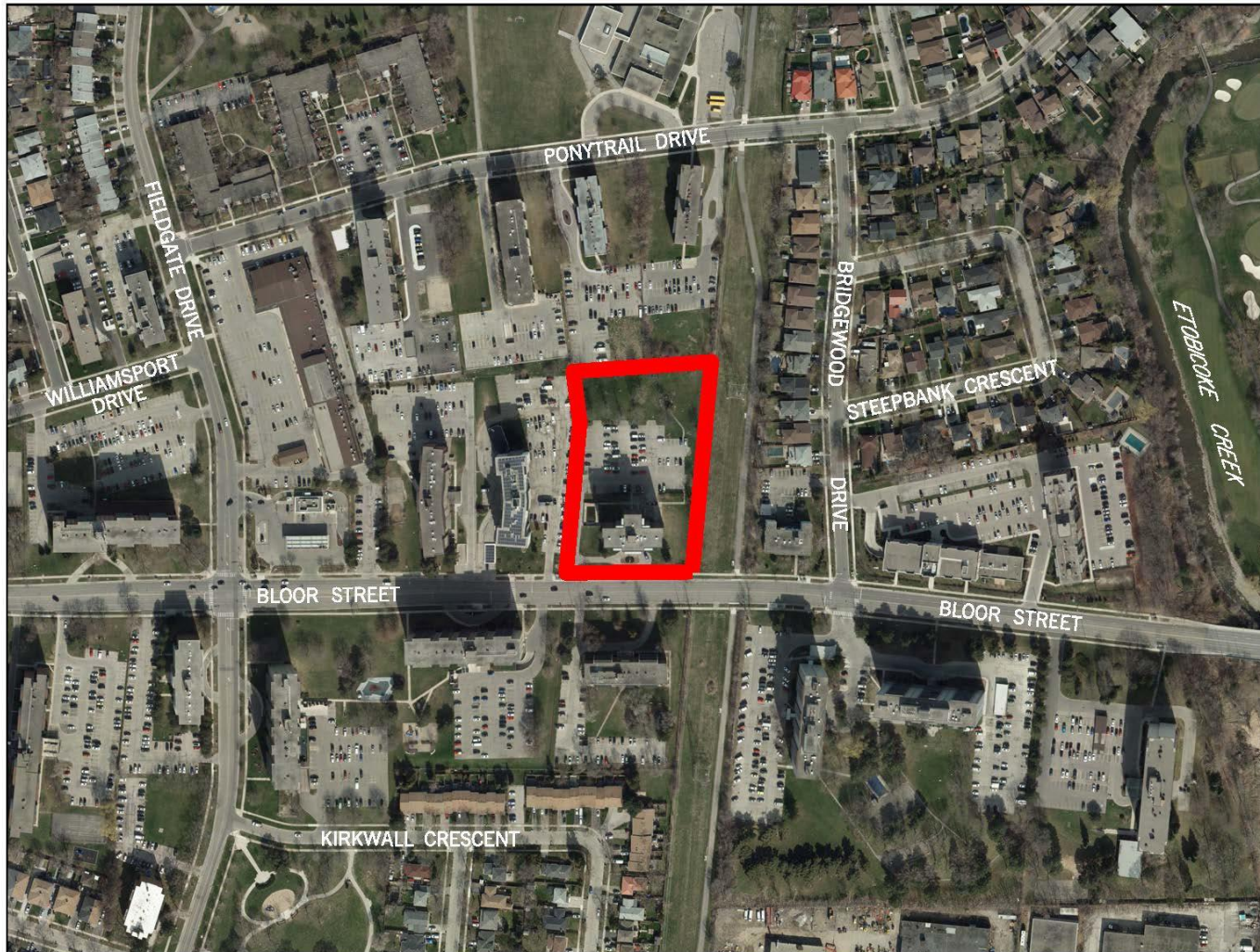
The surrounding land uses are:

North: Apartment buildings  
East: Hydro transmission corridor  
South: Apartment buildings  
West: Apartment buildings

### Neighbourhood Context

The subject property is located in the Applewood Neighbourhood Character Area. Bloor Street is characterized by “tower in the park” style apartment buildings on both the north and south sides of the street. The buildings were developed in the 1960s and 70s. There are also some townhouse developments and a commercial plaza in the vicinity. Detached and semi-detached homes, parks and schools are found on the nearby local roads.

Bloor Street is identified as a Major Collector Road in Mississauga Official Plan. The City has initiated a study for various road and public realm improvements to the Bloor Street corridor from Central Parkway East to Etobicoke Creek.



Aerial Photo of 1785 Bloor Street



## Demographics

Based on the 2016 census, the existing population of the Applewood Neighbourhood area is 36,655 with a median age of 41 (compared to the City's median age of 40). 66% of the neighbourhood population are working age (15 to 64 years of age), with 17% children (0-14 years) and 17% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 40,600 and 41,800 respectively. The average household size is 3 persons and 44% of people are living in apartment buildings that are five storeys or greater. The mix of housing tenure for the area is 7,535 units (56%) owned and 5,855 units (44%) rented with a vacancy rate of approximately 0.9%\*. In addition, the number of jobs within this Character Area is 2,237. Total employment combined with the population results in a PPJ for Applewood Neighbourhood of 56 persons plus jobs per hectare.

\*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the Northeast geography. Please also note that the vacancy rate published by CMHC is only for apartments.

## Other Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ 17/014 – 1750 Bloor Street and 3315 Fieldgate Drive – Official Plan amendment and rezoning applications approved in June 2022 to add a 17 storey residential apartment building and a one storey amenity building while maintaining the existing two apartment buildings
- OZ 20/003 – 1840-1850 Bloor Street – Official Plan amendments and rezoning applications in process to add two 18 storey apartment buildings while maintaining the existing two apartment buildings.

The additional residents that will be generated by these applications are well within the anticipated population forecasted for the node.

## Community and Transportation Services

This application will have minimal impact on existing services in the community.

The area is well served by parks including the Forest Glen Park north of Bloor Street on Fieldgate Drive which includes a playing field, splash pad and play equipment. Forest Glen Park is located approximately 550 m (1,804 ft.) from the site, which is a 7 minute walk. In addition, Fleetwood Park is 1 km (0.6 miles) from the site, which is a 12 minute walk. Forest Glen Park contains a play site, soccer fields, and ball diamond fields.

The site is within 3 km (1.86 miles) of the Dixie GO station, southwest of the site. Dixie GO operates service between Milton and Union Station during peak periods on weekdays.

Bloor Street is an east-west road that connects from Central Parkway to the Don Valley in Toronto. MiWay Bus Route 3 - Bloor currently services the site.

#### 4. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been

included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<b><i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i></b>	The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<b>Region of Peel Official Plan (ROP)</b>	The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p>

### **Mississauga Official Plan**

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

### **Existing Designation**

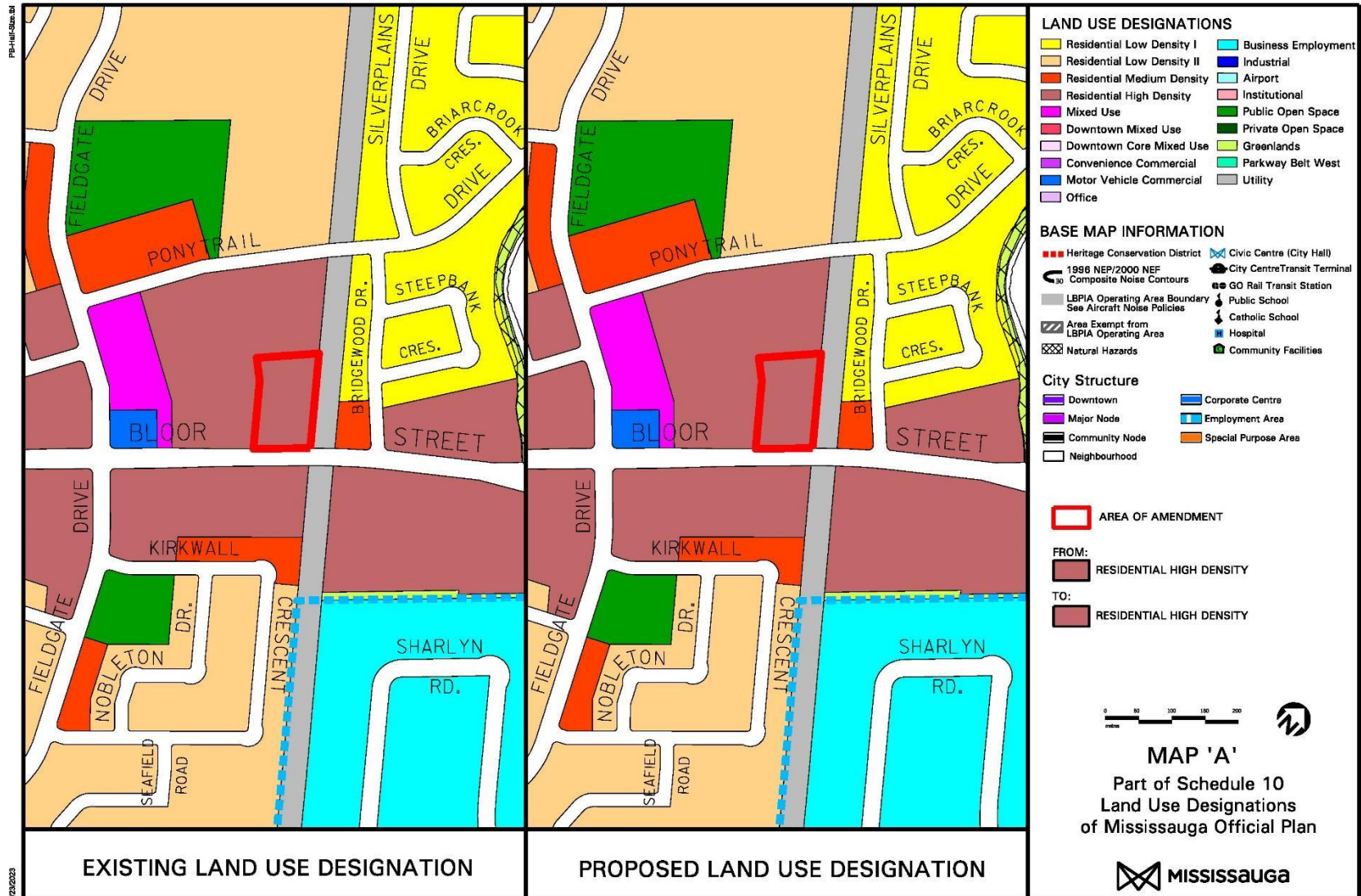
The lands are located within the Applewood Neighbourhood Character Area and are designated **Residential High Density**. The **Residential High Density** designation permits apartment dwellings.

The subject property is not located within a Major Transit Station Area (MTSA).

### **Proposed Designation**

The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.43 and increase the height to 14 storeys, whereas the current maximum FSI is 1.2 the maximum height is limited to the height of existing building on-site (10 storeys). The applicant will need to demonstrate consistency with the intent of MOP and shall have regards for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.



Excerpt of Applewood Neighbourhood Character Area



### Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	General Intent
<b>Chapter 5 Direct Growth</b>	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Section 5.1.6)</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. (Section 5.3.5.3)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands. (Section 5.4.5)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> <li>a. the development of a range of housing choices in terms of type, tenure and price;</li> <li>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ul> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>

	<b>General Intent</b>
<b>Chapter 9 Build A Desirable Urban Form</b>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> <li>a. Respect existing lotting patterns;</li> <li>b. Respect the continuity of front, rear and side yard setbacks;</li> <li>c. Respect the scale and character of the surrounding area;</li> <li>d. Minimize overshadowing and overlook on adjacent neighbours;</li> <li>e. Incorporate stormwater best management practices;</li> <li>f. Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ul> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p>
<b>Chapter 11 General Land Use Designations</b>	<p>Lands designated Residential High Density will permit the following use:</p> <ul style="list-style-type: none"> <li>a. Apartment dwelling</li> <li>b. Uses permitted in a Residential Medium Density designation, accessory to apartment dwellings on the same property; and</li> <li>c. Uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive-through facilities. (Section 11.2.5.6)</li> </ul>
<b>Chapter 16 Neighbourhoods</b>	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)</p> <p>For Medium and High Density Development, new development should not exceed the height of any existing buildings on the property, and should be further limited in height so as to form a gradual transition in massing when located adjacent to low density residential development. Buildings immediately adjacent to low density housing forms should be limited to three storeys. In situations where the low density housing forms are separated from the high density development by a public road, park, utility or other permanent open space feature, four to five storeys may be compatible. (Section 16.2.3.1)</p>

	General Intent
<b>Chapter 19 Implementation</b>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>that a municipal comprehensive review of the land use designation or a five year review is not required;</li> <li>the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1)</li> </ul>

## Mississauga Zoning By-law

### Existing Zoning

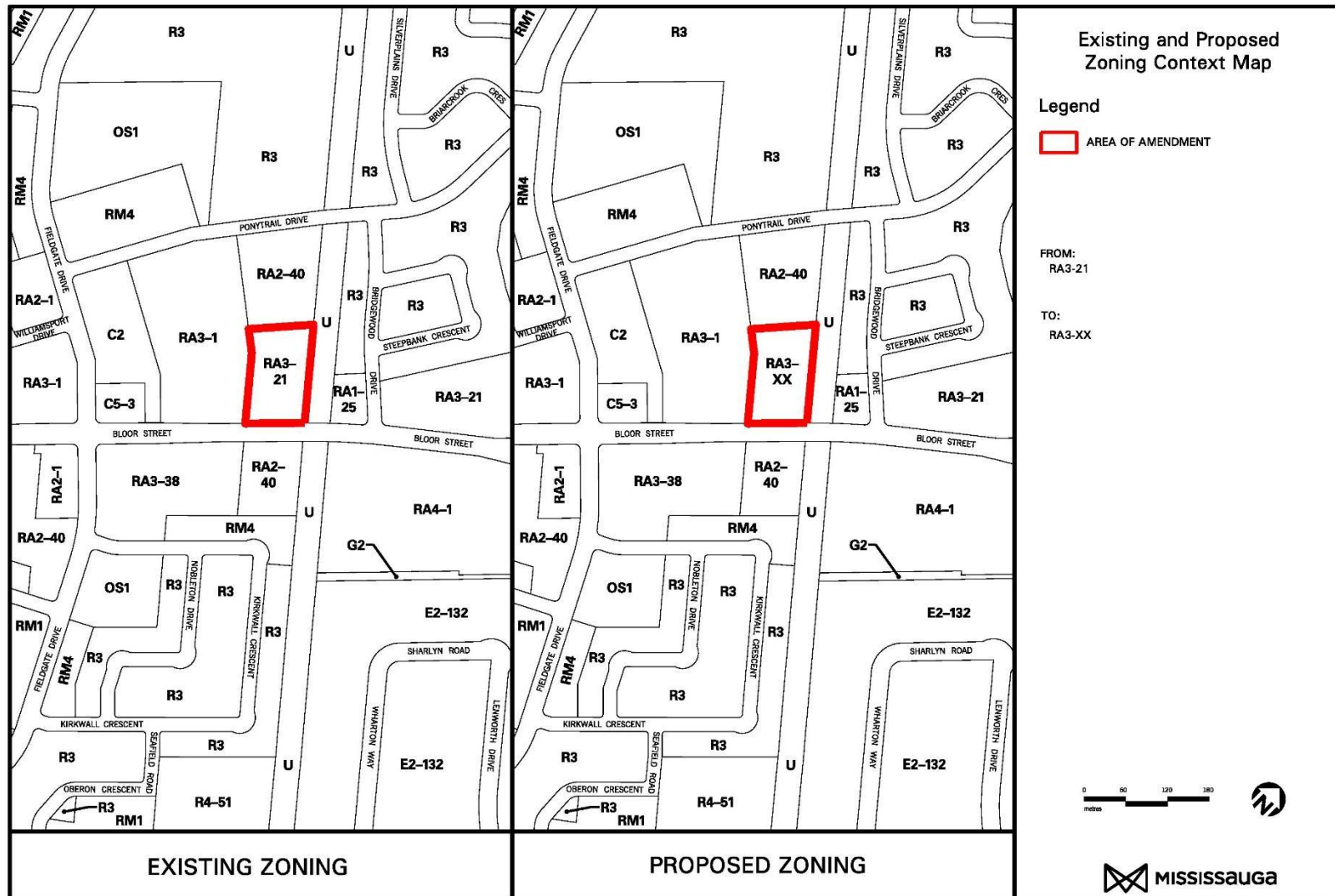
The subject property is currently zoned **RA3-21** (Residential Apartment – Exception), which permits apartment dwellings with a maximum FSI of 0.8 and a maximum height of 12 storeys.

### Proposed Zoning

The applicant is proposing to zone the property **RA3 – Exception** (Residential Apartments – Exception) to permit apartments dwellings

with a maximum FSI of 2.43 and a maximum height of 14 storeys.

Through the processing of the applications staff may recommend a more appropriate zone category for the development in the Recommendation Report.



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Excerpt of Zoning Map 19

### Proposed Zoning Regulations

Zone Regulations	RA3 Zone Regulations	Existing RA3-21 Exception Regulations	Proposed RA3-21 Amended Exception Zone Regulations
Maximum <b>Floor Space Index (FSI) – Apartment Zone</b>	1.0	0.8	2.43
Maximum <b>Height</b>	38.0 m (124.67 ft.) and 12 storeys	-	45.1 m (147.97 ft.) and 14 storeys
Minimum <b>Rear Yard</b> For that portion of the dwelling with a <b>height</b> greater than 26.0 m (85.3 ft.)	15.0 m (49.21 ft.)	-	13.42 m (44.03 ft.)
Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects	1.0 m (3.28 ft.)	-	2.2 m (7.21 ft.)
Minimum setback from surface <b>parking space</b> or <b>aisles</b> to any other <b>lot line</b>	3.0 m (9.84 ft.)	-	0.49 m (1.61 ft.)
Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b> and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an <b>Apartment zone</b>	4.5 m (14.76 ft.)	-	0 m (0 ft.)
Minimum depth of a <b>landscaped buffer</b> along any other <b>lot line</b>	3.0 m (9.84 ft.)	-	0.49 m (1.61 ft.)

Zone Regulations	RA3 Zone Regulations	Existing RA3-21 Exception Regulations	Proposed RA3-21 Amended Exception Zone Regulations
Required number of <b>loading spaces</b> for <b>apartment</b> and/or <b>retirement buildings</b>	One <b>loading space</b> per <b>apartment</b> and/or <b>retirement building</b> containing a minimum of 30 <b>dwelling units</b> , shall be required	-	1

### Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that

the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028

<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city. As this application is for rental housing, the requirement for affordable housing will not be applicable.

## 5. School Accommodation

### The Peel District School Board

Student Yield	School Accommodation		
27 Kindergarten to Grade 6 11 Grade 7 to Grade 8 6 Grade 9 to Grade 12	Forest Glen Public School	Glenhaven Senior Public School	Glenforest Secondary School
	Enrolment: 451 Capacity: 539 Portables: 0	Enrolment: 414 Capacity: 519 Portables: 0	Enrolment: 1055 Capacity: 1326 Portables: 3

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
4 Kindergarten to Grade 8 4 Grade 9 to Grade 12	St. Alfred Catholic Elementary School	Philip Pocock Catholic Secondary School
	Enrolment: 354 Capacity: 444 Portables: 6	Enrolment: 1118 Capacity: 1257 Portables: 5

## 6. Community Questions and Comments

A pre-application community meeting was held by Ward 3 Councillor, Chris Fonseca, on May 3, 2022. Seven community members registered and one written submission has been received.

The following comments made by the community as well as any others raised at the public meeting will be addressed in the

Recommendation Report, which will come at a later date.

Residents were concerned with:

- Construction noise
- Amenity space maintenance and access
- Height and character
- Sun shadow and air ventilation
- On-site parking conditions
- Cumulative impacts of developments in the area

## 7. Development Issues

The following is a summary of comments from agencies and departments regarding the applications:

Agency / Comment Date	Comments
Region of Peel (October 12, 2022)	<p>There is an existing 300 mm (11.8 in.) diameter water main and an existing 375 mm (14. 8 in.) diameter sanitary sewer located on Bloor Street.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p> <p>A Functional Servicing Report was submitted and is completed and has been forwarded for modeling. Further comments may be provided once completed.</p> <p>There is a Regional easement located on the subject property.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (August 9, 2022 and September 6, 2022)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements</p>
City Community Services Department – Park Planning Section (August 16, 2022)	<p>The proposed development is located approximately 542 m (1,778 ft.) to Forest Glen Park (P-050) which includes a play site and a community garden and is zoned <b>OS1</b> (Open Space Community Park). The development site is also approximately 323 m (1,060 ft.) from Fleetwood Park (P-077) which contains a play site, two ball diamond fields, soccer fields and is zoned <b>G1</b> (Greenbelt). Abutting the proposed development site to the east is the municipally leased Off-Road Trail (ORT) 11 within the hydro utility corridor.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
City Transportation and Works	Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to



Agency / Comment Date	Comments
<p>Department (October 17, 2022)</p>	<p>noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.  Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p><u>Stormwater</u>  A Functional Servicing Report and Stormwater Management Report, prepared by WSP, dated May 27, 2022, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls.</p> <p>The applicant is proposing to construct a new internal storm sewer to service the development lands, with an outlet to the City's infrastructure, as well as on-site stormwater management controls for the post development discharge.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> <li>• demonstrate the feasibility of the proposed storm sewer;</li> <li>• demonstrate that the 5 mm water balance through Low Impact Development (LID) will be achieved; and</li> <li>• demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site.</li> </ul> <p><u>Traffic</u>  A Traffic Impact Study (TIS), prepared by Trans-Plan Transportation Inc. dated June 6, 2022, was submitted in support of the proposed development. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided. The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> <li>• Provide an updated Traffic Impact Study addressing all traffic staff comments;</li> <li>• Review the driveway access to ensure it would operate safely and efficiently;</li> <li>• Provide the future property lines due required road allowance widening towards the ultimate 30.0 m (98.4 ft.) right-of-way of Bloor St as identified in the Official Plan;</li> <li>• Address any traffic concerns from the Community related to the proposed development</li> </ul> <p><u>Environmental Compliance</u>  A Phase One Environmental Site Assessment (ESA) report, dated January 14, 2022, and a Phase Two ESA report, dated March 11, 2022, both prepared by Pinchin Ltd., were submitted in support of the proposed development. The Phase Two ESA report indicates no further investigative work is recommended; however, the following are to be submitted for further review:</p> <ul style="list-style-type: none"> <li>• a letter of reliance for the Phase One and Two ESA reports;</li> <li>• a Temporary Discharge to Storm Sewer Commitment Letter; and</li> </ul>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> <li>a letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use.</li> </ul> <p><u>Noise</u>  A Noise and Vibration Impact Study prepared by J.E Coulter Associates Limited dated May 20, 2022, was received for review. The study evaluates the potential impact of environmental noise to and from the development and recommends mitigation measures to reduce any negative impacts. The evaluated noise source that may impact this development is minor road traffic noise from Bloor Street. The applicant is proposing to mitigate noise impacts through ventilation upgrades, in which all units will be supplied with forced-air heating with the provision for future central air conditioning. The applicant is required to revise the report as part of the next submission to address staff comments.</p> <p><u>Engineering Plans/Drawings</u>  The applicant has submitted a number of technical plans and drawings (i.e. grading and servicing plans), which are to be revised as part of subsequent submissions, in accordance with City standards. The above matters are to be resolved prior to the preparation of the Recommendation Report.</p>
City Transportation and Works - Parking (November 14, 2022)	<p>Staff recommended parking rates are outlined in City By-law 0117-2022; these new updated rates have been carefully researched and are tailored to Mississauga's context, reflecting the City's existing and most recent parking needs. Staff have concerns with the applicants proposed parking rates for the residential and visitor uses.</p> <p>The parking reduction that is being requested by the applicant is a 23% parking space deficiency; or in this case scenario equates to an 88 parking space deficiency. With a parking deficiency over the 10% threshold, a satisfactory Parking Utilization Study (PUS) is required to be submitted.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- Alectra</li> <li>- City of Mississauga, Fire Prevention</li> <li>- City of Mississauga, Public Art</li> <li>- City of Mississauga, Transit</li> <li>- Enbridge</li> <li>- Rogers Cable</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Bell Canada</li> <li>- Canada Post</li> <li>- City of Mississauga, Economic Development</li> <li>- City of Mississauga, Heritage</li> <li>- CS Viamonde</li> </ul>

Agency / Comment Date	Comments
	- Greater Toronto Airport Authority

## Development Requirements

There are engineering matters including: grading, environmental, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

## 8. Community Benefits Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the *Planning Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The

by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

As the subject proposal is more than 5 storeys and contains 10 or more residential units in total, the CBC is applicable and will be payable at the time of first building permit.

## 9. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department

will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.

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## Recommendation Report Detailed Planning Analysis

**Owner: 1785 Bloor Holdings Inc.**

**1785 Bloor Street**

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## 1. Community Comments

Comments from the public were generally directed towards the shadow impact of the building, displacement of amenity space, proximity to a Hydro corridor, and gentrification. Below is a summary and response to the specific comments heard.

### Comment

The proposed apartment building will cast a shadow on adjacent properties.

### Response

Shadow studies were prepared by the applicant's consultant in accordance with the City of Mississauga's standards. The studies indicated that the proposed building's shadow impact on the abutting residential private outdoor amenity spaces would be less than two consecutive hours. This meets the City's sun/shadow standards.

### Comment

The proposed apartment building will remove greenspace used by existing residents as amenity space.

### Response

The proposal includes 1,594 m<sup>2</sup> (17,158 ft<sup>2</sup>) of additional outdoor amenity space. This new amenity area will include a central courtyard, off-leash dog area, and children's playground.

### Comment

The proposed apartment building will be built near the Hydro corridor, potentially resulting in adverse health effects.

### Response

Health Canada reports that scientific evidence does not support the claim that long term exposure to extremely low frequency EMF found along Hydro corridors has adverse health effects. Hydro One will be circulated on the site plan application.

## 2. Updated Agency and City Department Comments

### UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on August 8, 2022. A second submission was made on October 3, 2023, a third was made on December 27, 2023, and finally a partial fourth submission was submitted on February 28, 2024. A summary of the comments is contained in the Information Report attached as Appendix 1. Below are updated comments.

### Transportation and Works Department

Comments updated on February 15, 2024 state that technical reports and drawings have been reviewed to ensure that engineering matters related to grading, servicing, noise, stormwater management, traffic, and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

### Noise

A Noise and Vibration Impact Study, prepared by J. E. Coulter Associates Limited, dated December 21, 2023 was submitted for review. The Noise Study evaluates the potential impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic. Noise mitigation will be provided in the form of forced air heating, the provision for air conditioning and standard building materials, the details of which will be confirmed through the site plan and building permit processes.

### Stormwater

The Functional Servicing and Stormwater Management Report, prepared by WSP dated December 15, 2023, indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

In general, the applicant has demonstrated a satisfactory stormwater servicing concept. There is an existing ditch located within a stormwater easement located at the northeast border of the site, as well as an existing 1350 mm (53 in.) diameter municipal storm sewer located on Bloor St which will be used as the drainage outlet. Water reuse onsite is being pursued via irrigation as a low impact development design feature. Further

information regarding the groundwater quality treatment will be reviewed at the site plan application stage.

### Traffic

Two Traffic Impact Study (TIS) submissions and one Traffic Impact Study Addendum were provided by Trans-Plan in support of the proposed development. The most recent submission, dated December 2023, study complied with the City's TIS guidelines and is deemed satisfactory.

The study concluded that the proposed development is anticipated to generate 78 (20-in, 58-out) and 88 (54-in, 34-out) two-way site trips for the weekday AM and PM peak hours in 2027, respectively.

With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

### Environmental Compliance

A Phase One and Two Environmental Site Assessment (ESA) dated September 27, 2023, and Certification Letter dated September 28, 2023, both prepared by Pinchin Ltd., have been received in support of the proposed development. The documents indicate that the site is suitable for the proposed use and no further investigation is required at this time.



### Other Engineering Matters

Transportation and Works is satisfied that the information reviewed to date is satisfactory and is in accordance with City requirements. Additional requirements and clauses pertaining to development of the lands, including any land dedication, will be captured in the related development agreement, prior to by-law enactment. Any further outstanding items can be dealt with through the site plan application and building permit review processes.

### **Region of Peel**

Comments updated October 30, 2023 state that a Regional watermain project along Bloor Street will need to upgrade the existing 300 mm (11.8 in.) watermain for the site to a 400 mm (15.7 in.) watermain. The applicant provided an updated site servicing plan for detailed engineering review to be conducted during site plan review.

### **3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports

economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

### **4. Consistency with PPS**

The Public Meeting Report dated February 10, 2023 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development.

Section 1.1.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive.

Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.

Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

The subject site and proposal represent an opportunity to intensify and increase the range of housing in the area. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

## 5. Conformity with Growth Plan

The Growth Plan was updated August 28, 2020, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.

Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.

- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.
- Section 2.2.6.1 directs municipalities to support a diverse range of housing options, including rental housing.

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

The proposed development conforms to the Growth Plan as it is providing a well-suited built form along Bloor Street with appropriate transition to the neighbouring properties. It conforms to the Growth Plan as it is increasing the diversity and quantity of housing supply within the built-up area.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

## 6. Region of Peel Official Plan

As summarized in the public meeting report dated February 10, 2023 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.6 and General Policies in Section 5.6.11 direct development and redevelopment to the Urban System to achieve intensified and compact built form that appropriately and efficiently uses lands, services, infrastructure,

and public finances, accounting for the characteristics of the existing communities and services.

The proposed development conforms to the ROP as it contributes to the mix of housing options while achieving an appropriate compact built form, utilizing existing community infrastructure and services.

## 7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Applewood Neighbourhood Character Area, to permit a 14 storey rental apartment building, retain the existing 10 storey rental apartment building, and permit a site Floor Space Index (FSI) of 2.5. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***

- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

### *Directing Growth*

The subject site is located in the Applewood Neighbourhood Character Area. Although Neighbourhoods are generally not appropriate areas for significant intensification, MOP acknowledges that Neighbourhoods will not remain static, and that new development should be sensitive to the existing and planned character.

The subject site is designated **Residential High Density**, which permits apartment dwellings. A 10 storey rental apartment building with surface parking currently occupies the site. The property is accessed through the western portion of the frontage from Bloor Street.

MOP's policies regarding growth direct infill development and intensification within Neighbourhoods to sites with existing apartment buildings, provided the redevelopment creates an

appropriate transition and is compatible with the surrounding context. The following policies are applicable:

5.3.5.3 Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.

5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

5.3.5.7 Transportation planning within Neighbourhoods will give priority to active transportation modes.

The proposed development is consistent with the policies of MOP in that it will intensify an existing apartment site. While the new building will exceed the height of neighbouring apartment buildings, appropriate setbacks and the general building massing and layout are such that an appropriate transition in built form and scale is achieved. Based on this, staff are of the opinion that the subject site is appropriate for residential intensification and higher density uses, which is achieved through the proposed development.

#### *Compatibility with the Neighbourhood*

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. A range of uses are permitted in the Applewood Neighbourhood Character Area including residential, commercial, retail and institutional uses. The surrounding lands on the north and south sides of Bloor Street near the subject site are designated **Residential High Density**, which permits apartment dwellings. Directly west of the subject site is a 9 storey residential apartment building. To the north is a 6 storey apartment. South of Bloor Street, south of the subject site are 6 and 11 storey apartment buildings. East of the subject property is the Hydro One utility corridor and a trail system. Further east are lower density properties consisting of residential mid-rise apartments and detached dwellings.

The proposed amendment would maintain the existing **Residential High Density** designation, while increasing the maximum building height to 14 storeys and increasing the maximum Floor Space Index (FSI) to 2.5 on the subject lands.

Mississauga Official Plan requires that infill and redevelopment within Neighbourhoods respect the existing and planned character (Section 9.1.3). Furthermore, MOP identifies that while new development in Neighbourhoods need not mirror existing development, it should respect the scale and character of the surrounding area (Section 9.2.2.3 (c)); minimize overshadowing and overlook on adjacent neighbours (Section 9.2.2.3 (d)); and be designed to respect the existing scale, massing, character and grades of the surrounding area (Section

9.2.2.3 (g)). Section 16 of MOP includes policies to help shape future development in established Neighbourhoods. Additional development on lands with existing apartment buildings will recognize and provide appropriate transition to adjacent low density residential uses (Section 16.1.2.4). The Applewood Neighbourhood Character Area is recognized as a mature and well-established neighbourhood with a mix of detached, semi-detached, townhouse and apartment dwellings, with apartments being predominantly located along arterial and major roads. Bloor Street is identified as one of these roads where high density residential development should relate to the street (Section 16.2.2.1(a)), with emphasis on forming a gradual transition in massing to low density residential development (Section 16.2.3.1).

Apartment buildings are the predominant built form in the immediate area and the proposal introduces an additional building consistent with that context, albeit at a higher height than what exists today. Despite the greater height, the proposal has been designed to mitigate any adverse impacts on adjacent properties and the utility corridor to the east of the property provides a sufficient buffer zone to the lower density residential dwellings on Bridgewood Drive.

Staff are of the opinion that the proposal creates an appropriate transition and respects the existing character of the area.

### *Services and Infrastructure*

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit routes:

- Route 3 – Bloor
- Route 307 – Philip Pocock – Bloor West

The subject lands are serviced by an existing bus route (Route 3), an existing bus route exclusively serviced high school students (Route 307), both operated by Mississauga Transit (Miway). Transit stop #1342 with a concrete bus pad and shelter is located along Bloor Street, west of Bridgewood Drive, near the subject site.

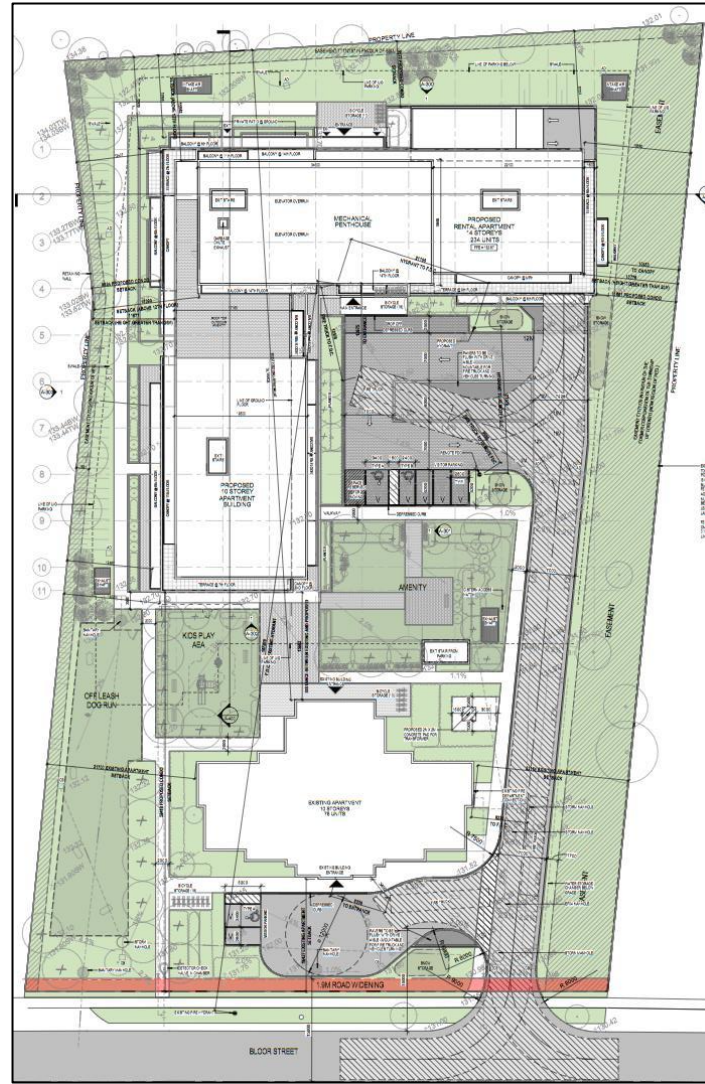
The property is also served by a number of recreational and commercial amenities. There are several parks located within walking distance of the site, including Forest Glen Park, Fleetwood Park, and an off-road trail within the Hydro utility Corridor. The Site is also located within a 500 metres (0.3 mile) Fieldgate Plaza. This shopping mall includes a diversity of retail uses which support the day-to-day needs of residents.

Multimodal transportation options are currently being developed as part of the Bloor Street integrated road project. This includes a bike lane and a signalized pedestrian crossing proposed directly west of the subject property.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

## 8. Revised Site Plan and Elevations

The applicant has provided a revised site plan as follows:

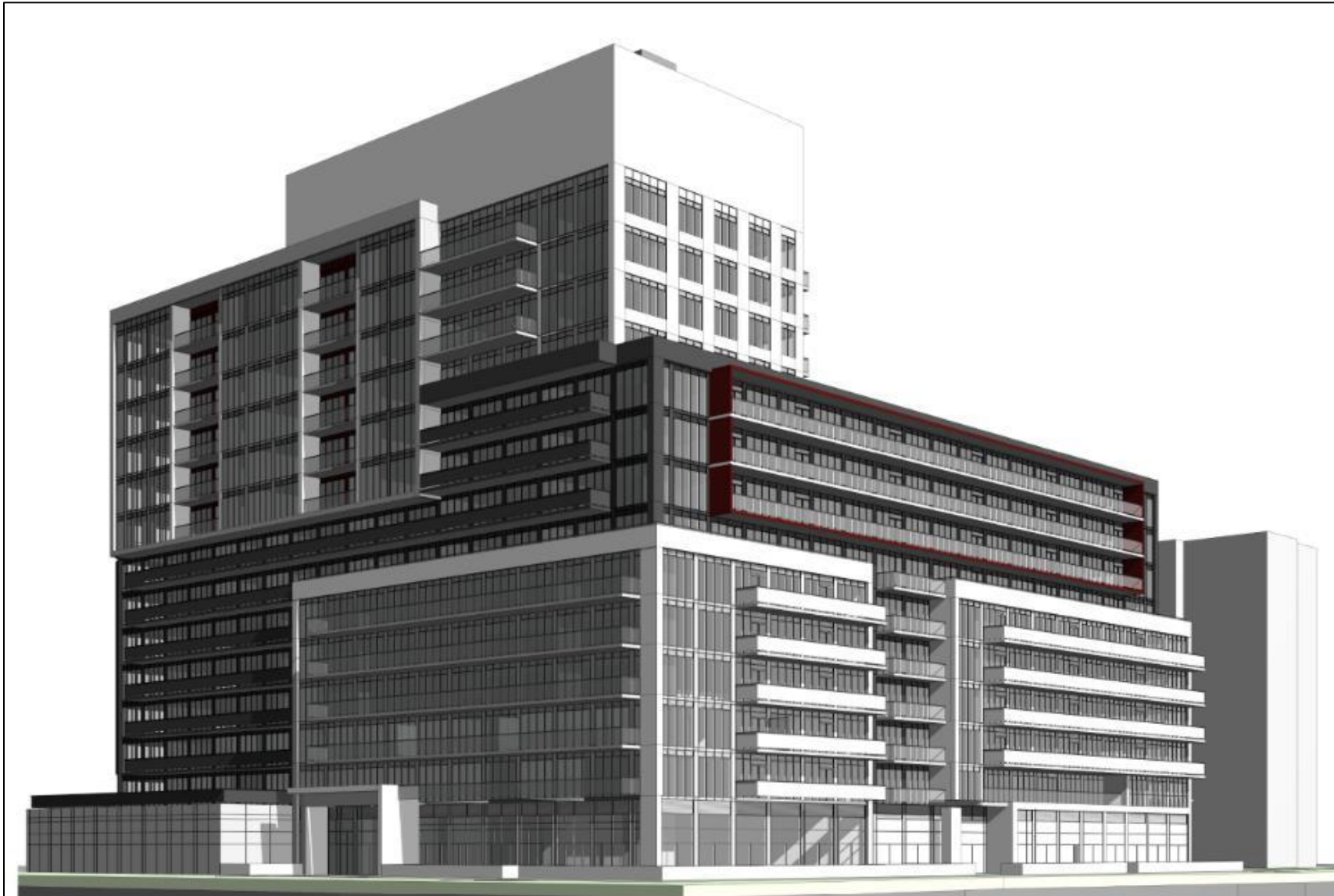




The applicant has also submitted revised perspective drawings:



Perspective of new apartment building from interior of site



Perspective of new apartment building from from northwest



Perspective of new apartment building from interior of site looking north

## 9. Zoning

The proposal requires the creation of a new **RA3 - Exception** (Apartments - Exception) zone to accommodate the proposed 14 storey infill rental apartment building with an FSI of 2.5.

Below is an updated summary of the proposed site specific zoning provisions:

### Proposed Zoning Regulations

Zone Regulations	Existing RA3-21 Exception Zone Regulations	Amended RA3-21 Exception Zone
Maximum <b>Floor Space Index (FSI)</b>	0.8	2.5
Maximum <b>Height</b>	38.0 m (124.7 ft.) and 12 storeys	45.1 m (148 ft.) and 14 storeys
Minimum <b>Rear Yard</b> for that portion of the dwelling with a <b>height</b> greater than 26.0 m (85.3 ft.)	15.0 m (49.2 ft.)	13.4 m (44.0 ft.)
Maximum project of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from	1.0 m (3.3 ft.)	2.2 m (7.2 ft.)

Zone Regulations	Existing RA3-21 Exception Zone Regulations	Amended RA3-21 Exception Zone
which the <b>balcony</b> projects		
Required Number of <b>Parking Spaces</b>	1.0 resident spaces per unit  0.2 visitor spaces per unit	0.92 resident spaces per unit  0.05 visitor spaces per unit
Required Number of <b>loading spaces for apartment and/or retirement buildings</b>	One <b>loading space per apartment</b> and/or <b>retirement building</b> containing a minimum of 30 <b>dwelling units</b> , shall be required	1.0
Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to <b>street line</b>	4.5 m (14.8 ft.)	0.4 m (1.3 ft.)
Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b>	4.5 m (14.8 ft.)	0.0 m (0.0 ft.)
Minimum depth of a <b>landscaped buffer</b> along west <b>lot line</b>	3.0 m (9.8 ft.)	0.4 m (1.3 ft.)
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

## 10. Bonus Zoning

Schedule 17 of Bill 197, COVID-19 Economic Recovery Act, 2020, amended the Planning Act. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the Planning Act now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

The subject proposal meets the minimum threshold of both 5 or more storeys and 10 or more residential units to qualify for CBC.

## 11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as landscaping, noise mitigation efforts, stormwater management system and the registration of applicable easements.

## 12. Conclusions

In conclusion, City staff has evaluated the applications to permit a 14 storey rental apartment building and retain the existing 10 storey rental apartment building at 1785 Bloor Street against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The application is seeking to provide an infill residential development within the Applewood Neighbourhood Character Area in accordance with the **Residential High Rise** designation of MOP. The subject site is located along an arterial road where several other apartment dwellings are present within the neighbourhood. The MOP has identified this area as meeting the criteria for intensification. The proposal is compatible with adjacent uses and provides for a built form that supports a mix of housing types while providing appropriate transition to adjacent uses.

Staff are of the opinion that the applications are consistent with and conform to Provincial, Region and City planning instruments. Staff has no objection to the approval of these official plan and rezoning applications subject to the recommendations provided in the staff report.