

City of Mississauga
Corporate Report



Date: May 23, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, Commissioner of Planning and Building

Originator's file:
 OZ 17/014 W3

Meeting date:
 2018/06/11

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit a 15 storey apartment building and a 6 storey apartment building 1750 Bloor Street and 3315 Fieldgate Drive, Southeast corner of Bloor Street and Fieldgate Drive

Owner: TC Core GP Inc.

File: OZ 17/014 W3

Bill 139

Recommendation

That the report dated May 18, 2018, from the Commissioner of Planning and Building regarding the applications by TC Core GP Inc. to permit a 15 storey apartment building and a 6 storey apartment building under File OZ 17/014 W3, 1750 Bloor Street and 3315 Fieldgate Drive, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the official plan and zoning by-law
- Community concerns identified to date relate to the number of additional apartment units being proposed, vehicular access to the site, garbage on-site, property values, privacy, crime rate in area, potential for low income rental, location of play area and dog park, and parking of commercial motor vehicles
- Prior to the next report, matters to be addressed include: height and density, traffic, noise, and the satisfactory resolution of other technical requirements and studies related to the project

Background

The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	Bloor Street – 211 m (692.3 ft.) Fieldgate Drive – 130 m (426.5 ft.) Kirkwall Crescent – 96 m (314.9 ft.)
Depth:	107 m (351.0 ft.)
Gross Lot Area:	2.5 ha (6.2 ac.)
Existing Uses:	There are 2 existing 11 storey rental apartment buildings on the site.

The property is located at the southeast corner of Bloor Street and Fieldgate Drive within the Applewood Neighbourhood Character Area. Kirkwall Crescent borders the site along a portion of the southern property line. There are two existing 11 storey rental apartment buildings located on the property with surface parking and amenity areas located between the buildings.

The immediate neighbourhood contains a mixture of low, medium and high density residential buildings, with a gas station and commercial plaza to the northeast of the subject property.

Bloor Street is identified as a major collector road and Fieldgate is identified as a minor collector road, although it dead ends south of the site before reaching Dixie Road. An existing bus stop is located in front of the apartment building at 1750 Bloor Street. This location also includes a signalized pedestrian crossing. A City park is located to the south of the property on the southeast corner of Kirkwall Crescent and Fieldgate Drive.



Aerial photo of subject lands

The surrounding land uses are:

- North: A gas station, commercial plaza and a two 9 storey apartment buildings are located directly across Bloor Street
- East: A 6 storey apartment building
- South: Two storey townhouses abut a portion of the rear property, and a City park (Bethesda Common) is located on the south side of Kirkwall Crescent
- West: An 8 storey apartment building is located directly across Fieldgate Drive

Information regarding the history of the site is found in Appendix 1. An aerial photo of the property and surrounding area is found in Appendix 2.

DETAILS OF THE PROJECT

The applications are to permit a 15 storey rental apartment building and a 6 storey rental apartment building. The existing two 11 storey rental apartment buildings will remain. The 15 storey building will be located along Bloor Street, west of the existing building fronting onto Bloor Street (1750 Bloor Street). The 6 storey building is proposed to the rear of the property along Kirkwall Crescent, with its orientation parallel to Fieldgate Drive. The site currently has an outdoor swimming pool, which will be removed and outdoor grassed areas. The proposal would include an indoor swimming pool with adjacent outdoor patio, gym and amenity rooms, as well as an outdoor grassed playing field and a sport court area.

Development Proposal	
Application submitted:	Received: November 9, 2017 Deemed complete: December 11, 2017

Development Proposal	
Developer Owner:	TC Core GP Inc.
Applicant:	Bousefields Inc. (Peter Smith)
Apartment Units Proposed:	Tower C (Bloor) – 200 units Tower D (Kirkwall) – 92 units
Apartment Units Existing:	Tower A (1750 Bloor) – 153 units Tower B (3315 Fieldgate) – 149 units
Gross Floor Area Existing: Proposed: Total:	23 690.2 m ² (254,999.2 ft ²) 20 337.2 m ² (218,907.8 ft. ²) 44 027.4 m ² (473,906.9 ft. ²)
Height:	15 storeys and 6 storeys
Lot Coverage:	23.1%
Floor Space Index Proposed:	1.75
Landscaped Area:	48.3%
Anticipated Population:	639* *Average household sizes for all units (by type) based on 2016 Census
Parking:	Required Proposed
resident spaces	785 400
visitor spaces	124 80
Total	909 480

Proposed concept plan and elevations are found in Appendices 3 and 4.



Image of existing conditions



Applicant's rendering of the proposed apartment buildings from the east

LAND USE CONTROLS

The subject lands are located within the Applewood Neighbourhood Character Area and are designated **High Density** which permits apartment buildings with a floor space index (FSI) range of 0.5 to 1.2 (Appendix 5). A Mississauga Official Plan amendment will be required to increase the FSI on the subject property to 1.75 and to allow a building exceeding 11 storeys in height.

The lands are currently zoned **RA3-1** (Apartment Dwellings – Exception) (see Appendix 6) which permits apartment dwellings, long-term care dwellings and retirement dwellings with an FSI range between 0.5 and 1.2. A rezoning is proposed to **RA3-Exception** (Apartment Dwellings - Exception) to permit an increase in the FSI to 1.75.

Detailed information regarding the existing and proposed official plan policies and proposed zone standards is found in Appendices 7 and 8.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY

A community meeting was held by Ward 3 Councillor, Chris Fonseca on April 23, 2018.

Comments made by the community are listed below and are grouped by issue. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- Concern regarding the density and number of additional units/people in the area
- This development does not provide a benefit to the community
- Concerns with existing garbage on the site and overcrowding of the adjacent park
- Are proposed units low income housing; potential decrease in property values
- Concerns regarding location of entrance to underground parking, location of dog run, location of amenity area, and overall privacy issues
- Concern with existing crime in the area

In addition, a petition was received at the May 23, 2018 Council meeting that was signed by a number of area residents indicating concerns with the density, overcrowding of the schools, conditions of the existing buildings and potential for the increase in crime in the area.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 9 and school accommodation information is contained in Appendix 10. 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
- Are the proposed building heights, density and massing appropriate and compatible with the existing and planned Applewood Neighbourhood Character Area
- Are the proposed zoning regulations appropriate
- Is the proposed site access and internal driveway and parking lot configuration appropriate
- Have all other technical requirements and studies, including servicing, traffic impacts, noise and wind assessments, sun/shadow impacts, location of amenity areas and landscape areas been addressed and found to be acceptable

OTHER INFORMATION

The applicant has submitted the following information in support of the applications:

- Survey
- Context Plan
- Project Statistics and 3D Rendering
- Existing Conditions/Removals Site Plan
- Proposed Site Plan
- Grading Plan
- Site Servicing Plan
- Landscape Concept Plan
- Functional Servicing, Stormwater Management Report
- Hydrogeological Assessment
- Geotechnical Investigation
- Phase One Environmental Site Assessment
- Public Consultation Strategy
- Arborist Report and Tree Protection

- Tree Protection Plan
- Planning & Urban Design Rationale
- Pedestrian Wind Study
- Shadow Study
- Environmental Noise Feasibility Study
- Transportation Impact Study
- Plan
- Draft Official Plan Amendment
- Draft Zoning by-law
- Parcel Register
- Land Register Documents

Development Requirements

There are engineering matters including: grading, servicing, and stormwater management matters which 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.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

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.

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Proposed Concept Plan
- Appendix 4: Proposed Elevations
- Appendix 5: Excerpt of Applewood Character Area Land Use Map
- Appendix 6: Existing Zoning and General Context Map
- Appendix 7: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 8: Summary of Existing and Proposed Zoning Provisions
- Appendix 9: Agency Comments
- Appendix 10: School Accommodation



Andrew Whitemore, Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Development Planner

Site History

- By-law 5500, zoned the property **RM7D4 (Multiple Family Zones)** which permitted apartment buildings
- Building permit applications were issued in 1968 for the construction of 2 apartment buildings
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA3-1** (Apartment Dwellings) which permits apartment buildings, long-term care buildings and retirement buildings with a FSI range of 0.5 to 1.2
- November 14, 2012, Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of Mississauga Official Plan apply. The subject lands are designated **Residential High Density** in the Applewood Neighbourhood Character Area which permits a FSI range of 0.5 to 1.2



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017

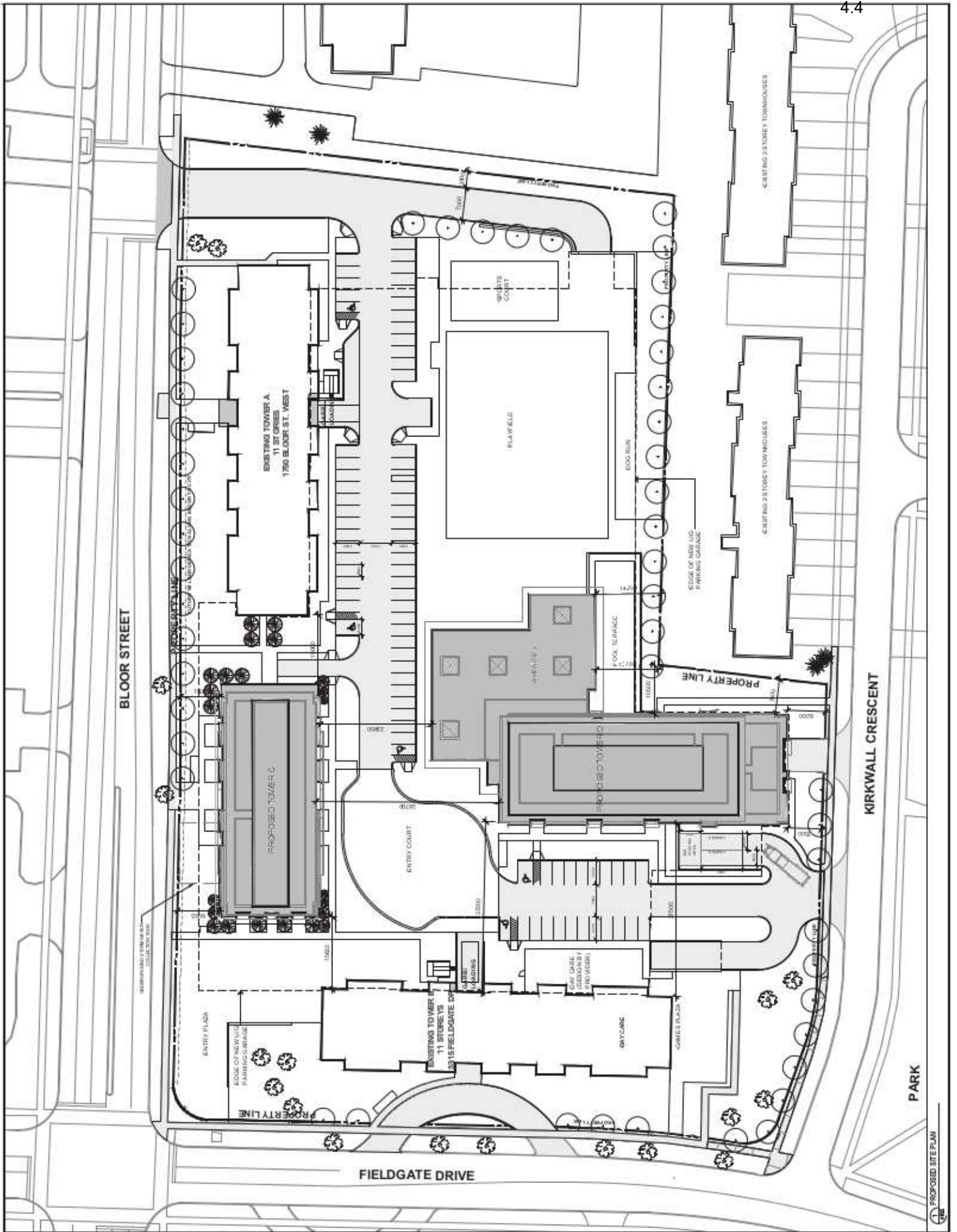


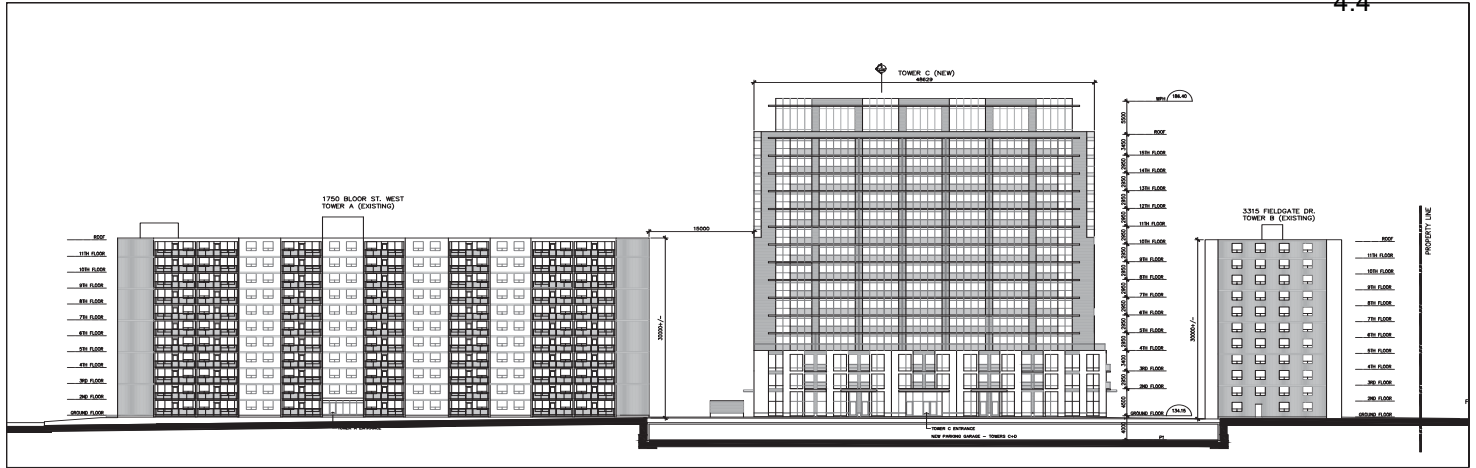
TITLE:	TC CORE GP INC.
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FILE NO:	OZ 17/ 014 W3
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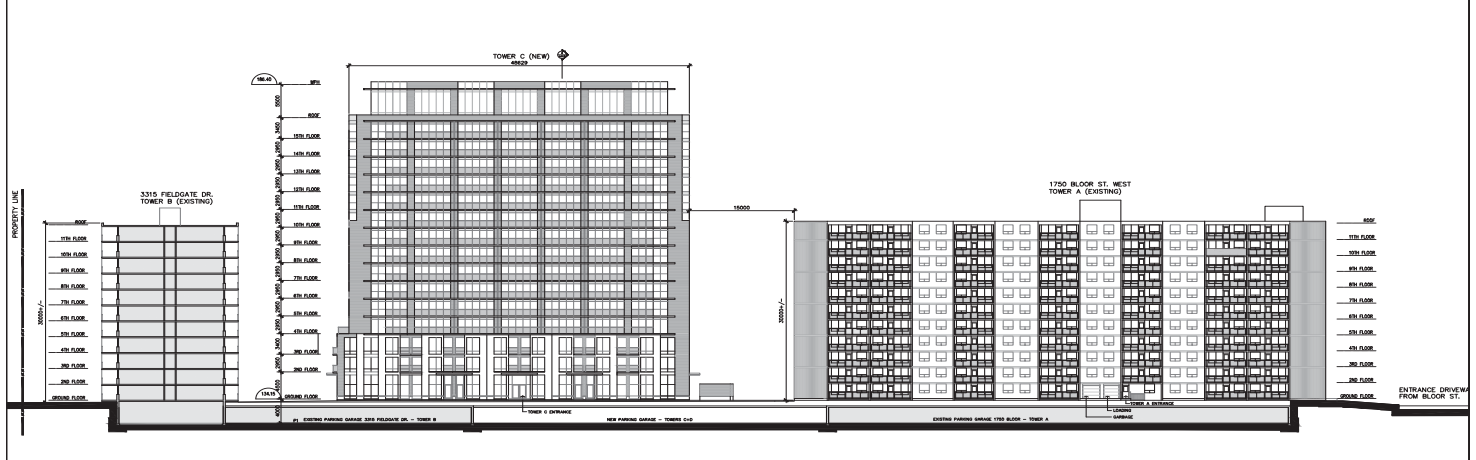


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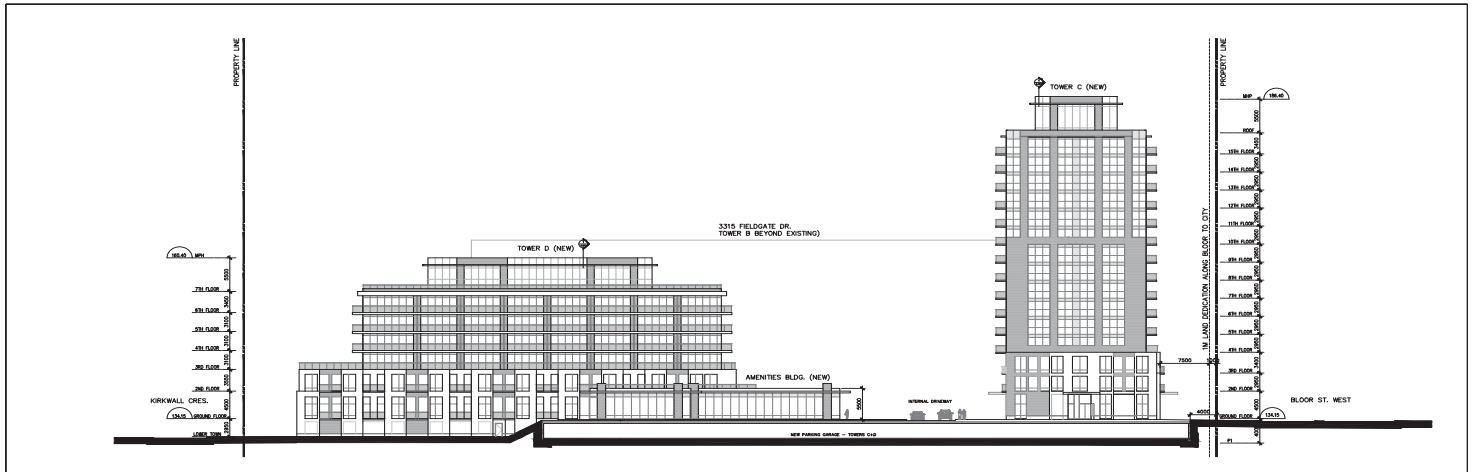




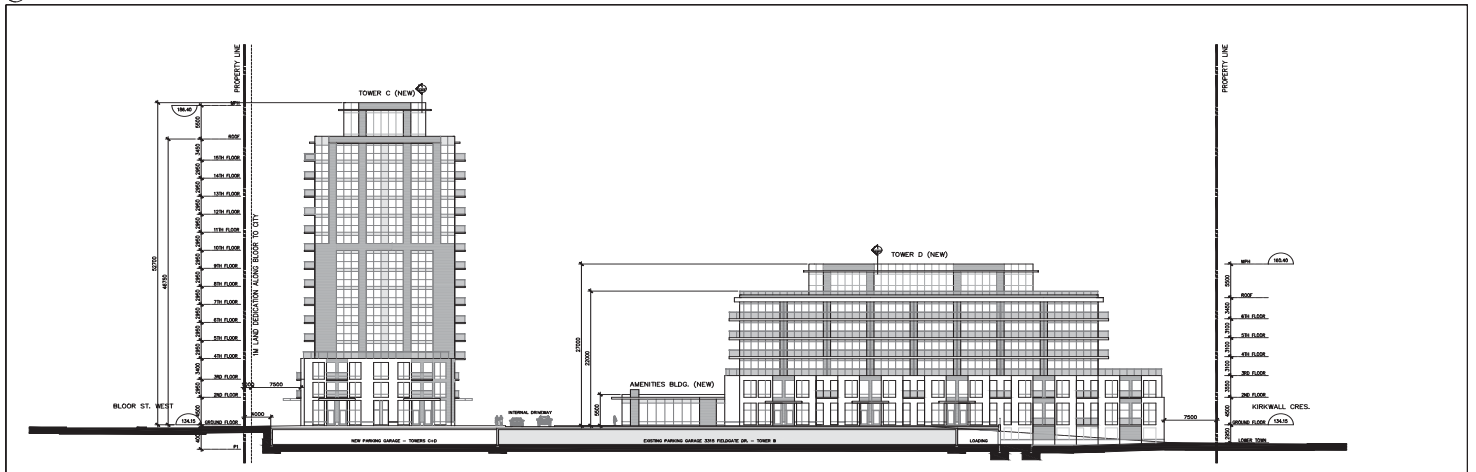
TOWER C - ELEVATION LOOKING SOUTH



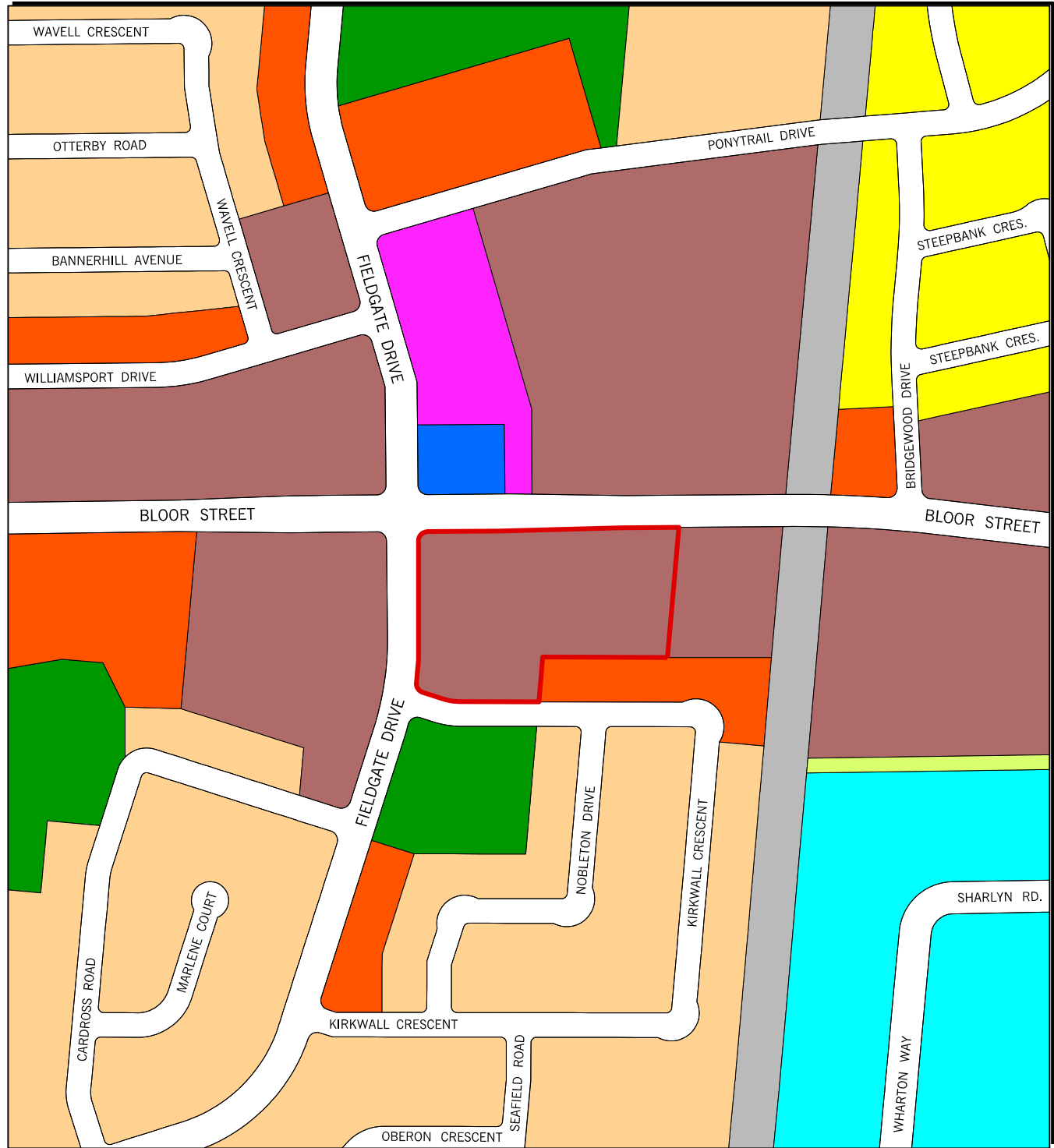
TOWER C - ELEVATION LOOKING NORTH



TOWER C & D - ELEVATION LOOKING EAST



TOWER C & D - ELEVATION LOOKING WEST



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

SUBJECT LANDS



TITLE: TC CORE GP INC.

FILE NO.: OZ 17/ 014 W3



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TP Core GP Inc.

File: OZ 17/014 W3

Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Current Mississauga Official Plan Designation

The subject property is designated **Residential High Density** which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Mississauga Official Plan Amendment

To amend the floor space index to permit the construction of a 15 storey apartment building and a 6 storey apartment building. The existing two apartment buildings will remain.

Relevant Mississauga Official Plan Policies

There are numerous policies that apply in reviewing these applications. An overview of some of these policies is found below.

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.3 Section 5.3.5.5	Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that compliments the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification. 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. 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 7 – Complete Communities	Section 7.2.2 Section 7.2.4 Section 7.2.7	MOP will ensure housing choices in terms of tenure, type, quality and quantity.

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	Specific Policies	General Intent
Other related policies	Public Realm Sections 9.3.1.4, 9.3.1.7 Site Development and Building Sections 9.5.1, 9.5.1.2, 9.5.1.5, 9.5.1.8 9.5.1.9 Site Development Sections 9.5.2.1, 9.5.2.2, 9.5.2.3 Buildings Section 9.5.3.9	Built form policies with respect to the public realm, site development and buildings, to provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm. Built form policies with respect to the arrangements of elements on the site, including massing and design, safe and comfortable environmental for pedestrians, and minimum undue physical and visual negative impacts of the development

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Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

RA3-1 (Apartment Dwellings - Exception), which permits apartment dwellings, long-term care dwellings and retirement dwellings with an exception for minimum and maximum floor space index.

Proposed Zoning Standards

Zone Standards	Required RA3-1 Zoning By-law Standards	Proposed RA3 - Exception Zoning By-law Standards (based on Concept Plan dated October 31, 2017)
Maximum Floor Space Index – Apartment Dwelling Zone	1.2	1.75
Maximum Height	38.0 m (124.6 ft.) and 12 storeys	48.0 m (157.48 ft.) and 15 storeys
Minimum exterior side yards	7.5 m (24.6 ft.) for that portion of a dwelling with a height less than or equal to 13.0 m (42.6 ft.)	7.4 m (24.2 ft.) for that portion of a dwelling with a height less than or equal to 13.0 m (42.6 ft.)
Minimum exterior side yards	9.5 m (31.1 ft.) for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	8.4 m (27.5 ft.) for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)
Minimum exterior side yards	10.5 m (34.4 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	9.4 m (30.8 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)
Maximum project of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m (3.2 ft.)	1.5 m (4.9 ft.)
Required number of parking spaces for a rental apartment dwelling	1.0 resident space per bachelor unit 2.0 1.18 resident spaces per one-bedroom unit 3.0 1.36 resident spaces per two-bedroom unit 4.0 1.5 resident spaces per three-bedroom unit	0.67 resident spaces for all types of apartment units
Required number of visitor parking spaces for a rental apartment dwelling	0.20 visitor spaces per unit	0.13 visitor spaces per unit

Note: The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 8, 2018)	A satisfactory Functional Servicing Report has been submitted and reviewed but is not satisfactory to determine the adequacy of the existing services. A single-use demand table is required. It should be noted that waste collection will be front-end collection and plans should show turning radii and turning movements and details of internal waste storage areas.
Dufferin-Peel Catholic District School Board (January 2, 2018) and the Peel District School Board (January 15, 2018)	<p>The Dufferin-Peel Catholic District School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>The Peel District School Board is satisfied with the current provision of education facilities at the elementary schools and the enrolment is slightly over the capacity for the secondary school for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 18, 2018)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>In comments dated January 18, 2018, Community Services notes that the proposed development is approximately 150m from Bethesda Common (P - 480) which contains a play site. The park is zoned "OS1" (Open Space - Community Park).</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.</p>
City Community Services Department – Culture Division (January 4, 2018)	The City of Mississauga strongly encourages the inclusion of public art in developments with greater than 10 000 m ² (107,642 sq.ft) in gross floor area, with the exception of non-profit organizations and social housing. Public art helps create vibrant public spaces and streetscapes, making the city a place people want to live in, work in and visit. Public art refers to artwork which is permanent or temporary, in any medium,

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Agency / Comment Date	Comment
	<p>material, media or combination thereof that is planned and executed with the specific intention of being sited or staged in the public realm and accessible to the public, in general. Such works are created, or managed, by a professional artist, environmentally integrated or installed, and can be acquired by the City through purchase, commission, or donation.</p> <p>The applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 22, 2018)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (March 20, 2018)</p>	<p>The applicant has been requested to provide additional technical details and reports in support of the application, as follows:</p> <ul style="list-style-type: none"> • Revisions to the Site Plan, Grading Plan, Servicing Plan and Turning Templates; • Revisions to the Noise Study, Functional Servicing Report, Phase I Environmental Site Assessment (ESA) and Traffic Impact Study; • A Letter of Reliance for the Phase I ESA; • A Phase II ESA; • A Dewatering Plan; and, • A Draft Reference Plan detailing the future road widening dedication. <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
<p>Other City Departments and External Agencies</p>	<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"> - Canada Post - Rogers Cable - GTAA

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Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Alectra- Enbridge Gas- City Realty Services- French School Board- GTAA- Trillium Health

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 6 22 Grade 7 to Grade 8 37 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Brian W. Fleming P.S. <ul style="list-style-type: none"> Enrolment: 504 Capacity: 813 Portables: 0 Glenhaven Senior P.S. <ul style="list-style-type: none"> Enrolment: 478 Capacity: 559 Portables: 0 Glenforest S.S. <ul style="list-style-type: none"> Enrolment: 1 115 Capacity: 1 023 Portables: 3 <p>Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 5 Junior Kindergarten to Grade 8 9 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Alfred Separate School <ul style="list-style-type: none"> Enrolment: 420 Capacity: 444 Portables: 6 Philip Pocock S.S. <ul style="list-style-type: none"> Enrolment: 1 024 Capacity: 1 257 Portables: 5