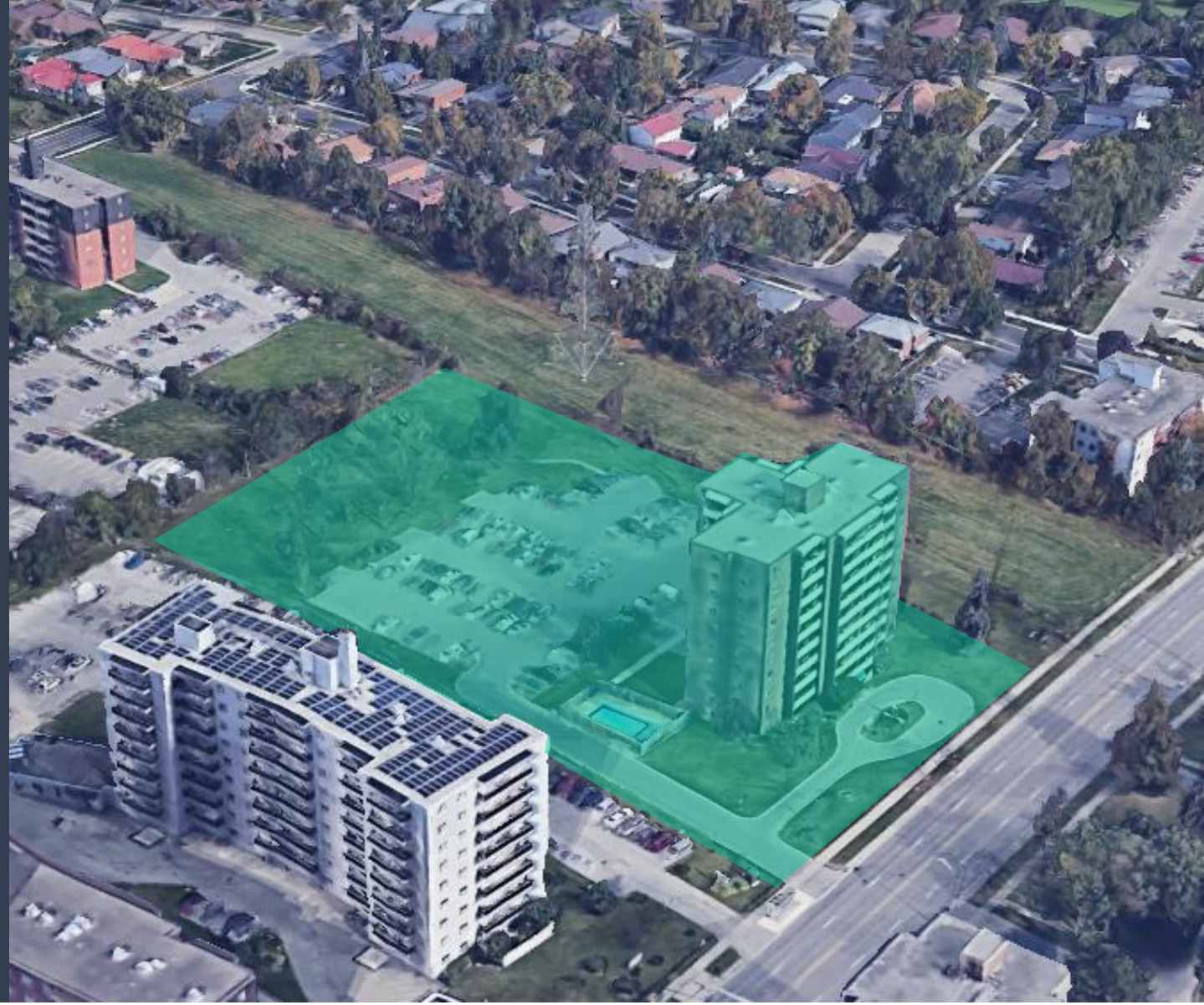
1785 Bloor Street
City of Mississauga

Planning and Development Committee
Monday March 6, 2023

Item 6.1, File: OZ/OPA 22-014 W3



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BACKGROUND

Process: How did we get here?

Development Application Review Committee (DARC) Meeting

March 24, 2021

Pre-Application Community Meeting

May 3, 2022

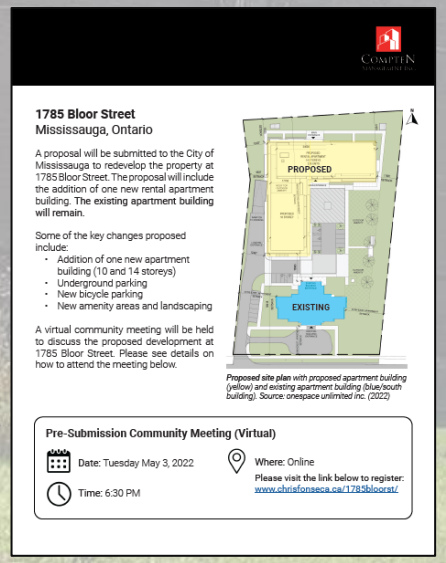
Application Deemed Complete

August 5, 2022

Today

Public Meeting
PDC

March 6, 2023



COMPTON

1785 Bloor Street
Mississauga, Ontario

A proposal will be submitted to the City of Mississauga to redevelop the property at 1785 Bloor Street. The proposal will include the addition of one new rental apartment building. The existing apartment building will remain.

Some of the key changes proposed include:

- Addition of one new apartment building (10 and 14 storeys)
- Underground parking
- New bicycle parking
- New amenity areas and landscaping

A virtual community meeting will be held to discuss the proposed development at 1785 Bloor Street. Please see details on how to attend the meeting below.

Proposed site plan with proposed apartment building (yellow) and existing apartment building (blue/south building). Source: onespace unlimited inc. (2022)

Pre-Submission Community Meeting (Virtual)

Date: Tuesday May 3, 2022

Time: 6:30 PM

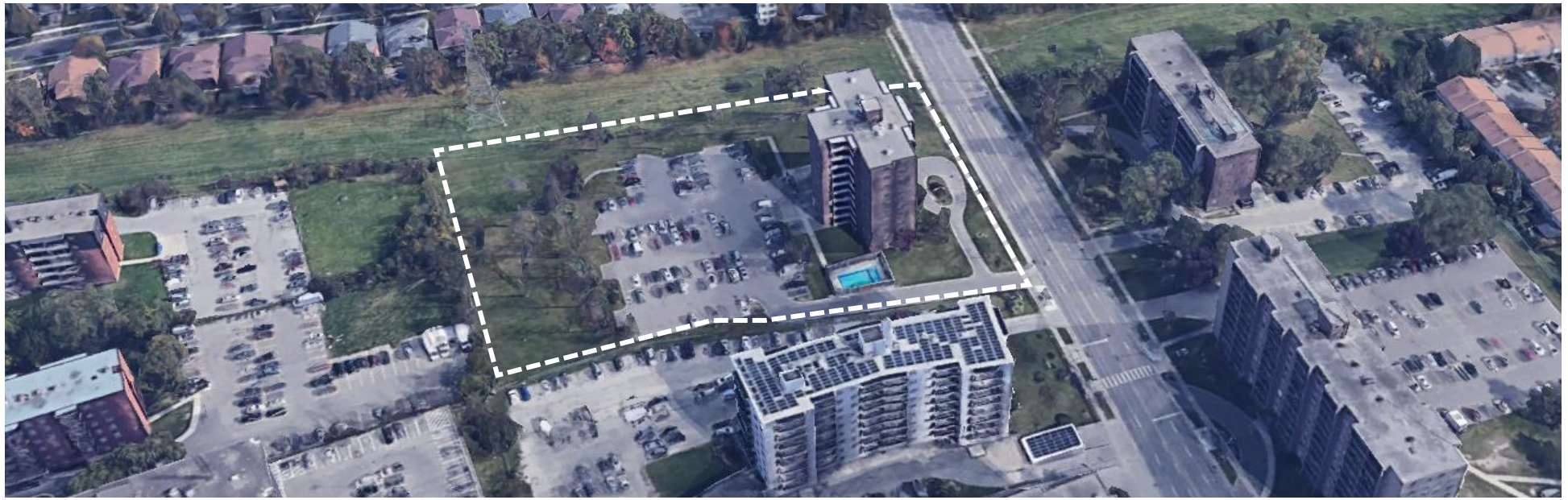
Where: Online

Please visit the link below to register:
www.chrisfonseca.ca/1785bloorst/

The Site

Views looking north of Bloor Street (front of building)

Views looking southwest (rear of building)



Aerial view, looking east

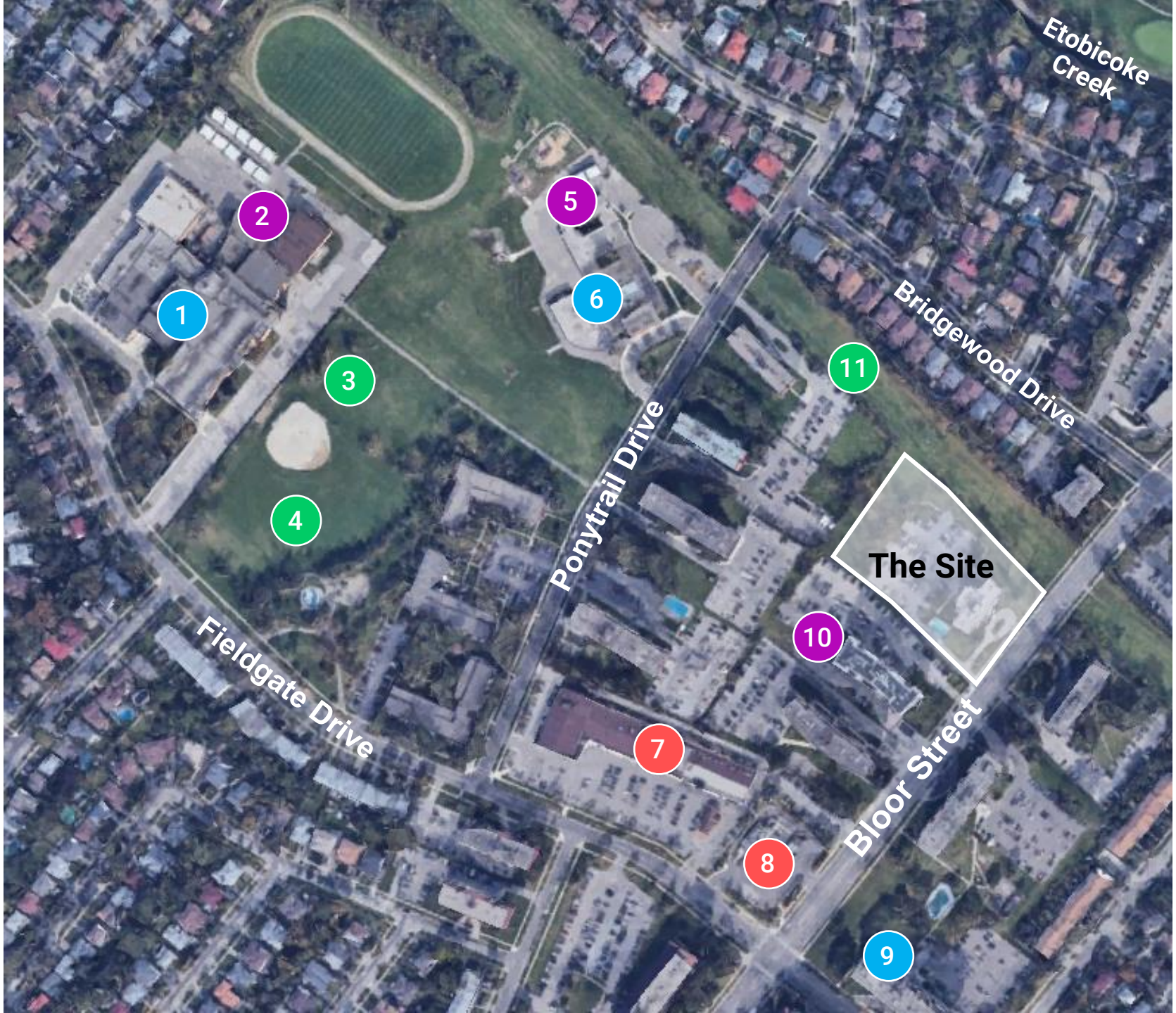
Existing

- 10-storey apartment building (76 units)
- Surface parking lot
- Adjacent to Hydro Corridor (east of site)

Context

1. Glenforest Secondary School
2. Glenforest Secondary School Pool
3. Forest Glen Community Gardens
4. Forest Glen Park
5. Day Care Centre
6. Forest Glen Public School
7. Fieldgate Plaza
8. Restaurant and Gas Station
9. Montessori / Pre-School
10. Place of Religious Assembly
11. Hydro Corridor Multi-use Trail

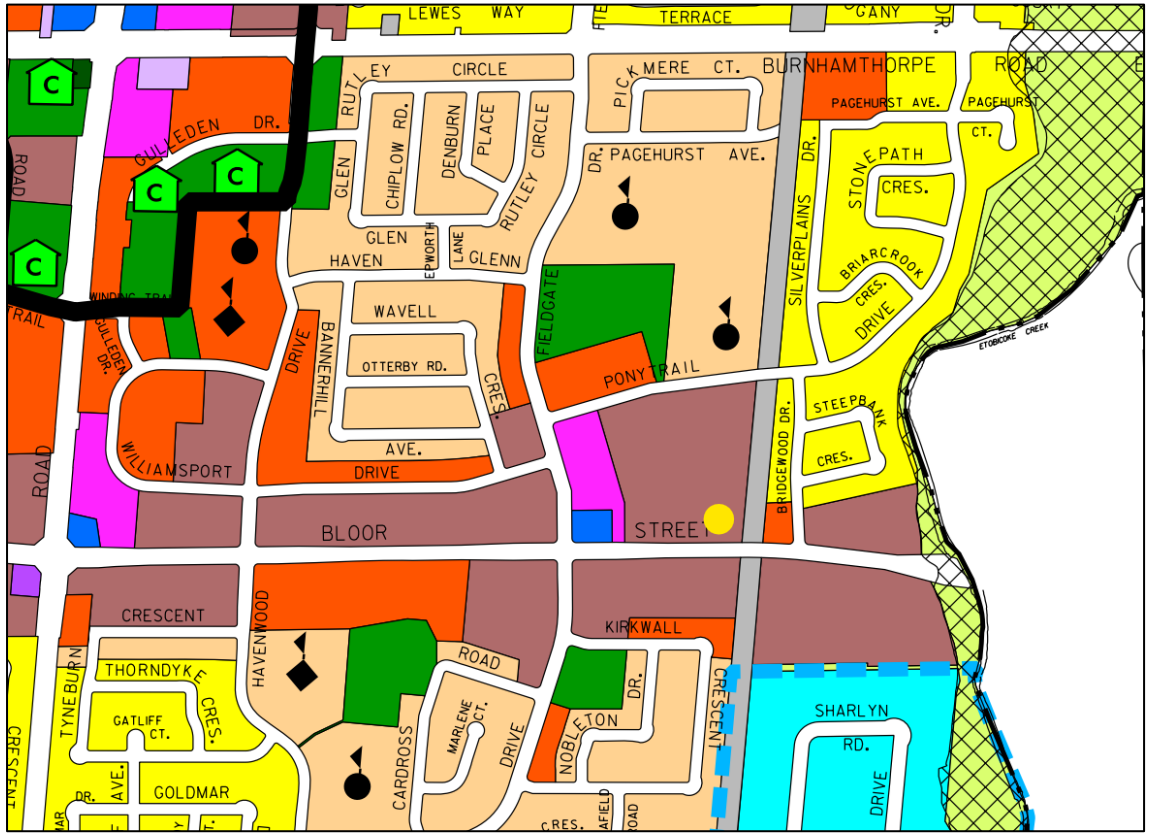
- School
- Community Facility
- Parks and Open Space
- Retail / Commercial Uses



Surrounding Developments

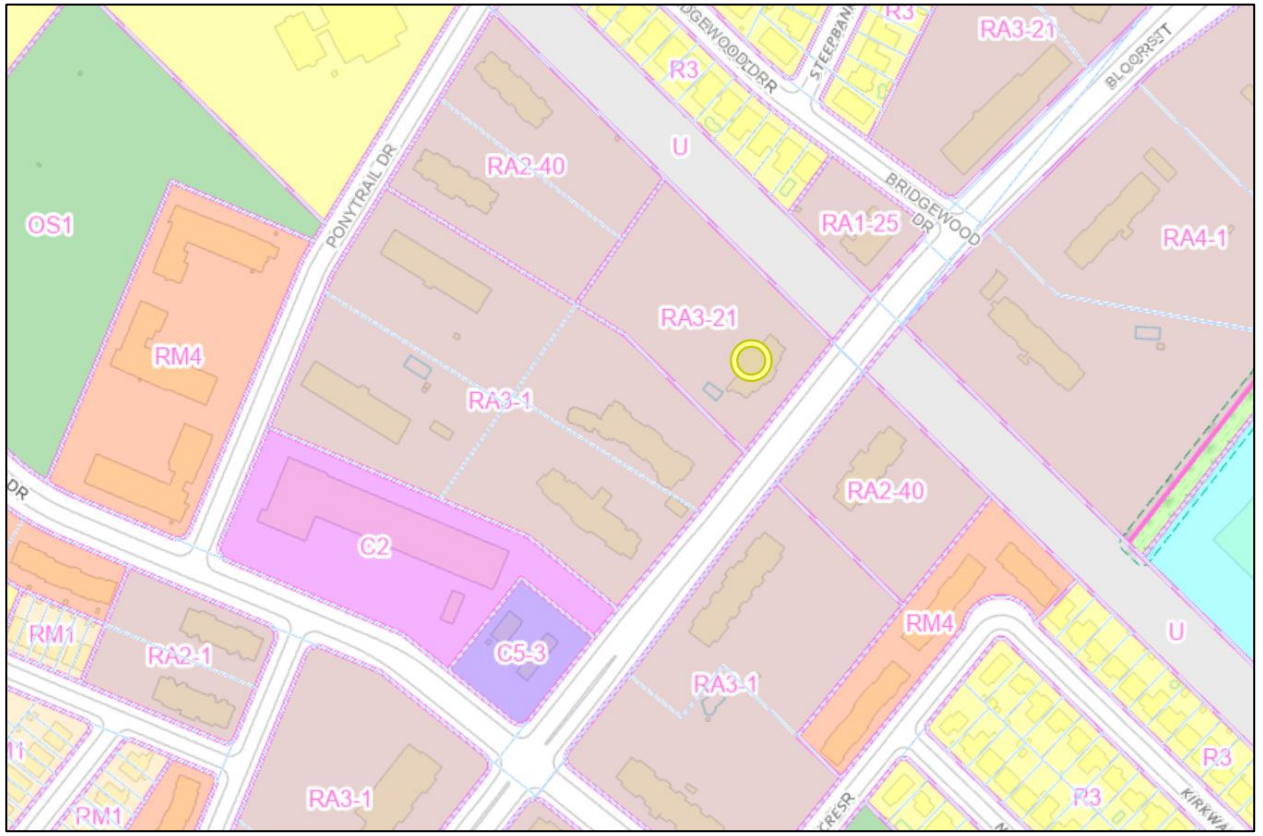
- **1750 Bloor Street and 3315 Fieldgate Drive**
  - **OPA and ZBA –** 17-storey apartment building, one-storey amenity building, retain two existing apartment buildings **(Approved, June 2022)**
- **1840-1850 Bloor Street**
  - **OPA and ZBA** – Two, 18-storey apartment buildings, retain two existing apartment buildings **(In Process)**

Official Plan and Zoning



Official Plan – Existing Land Use Designation
Residential High Density

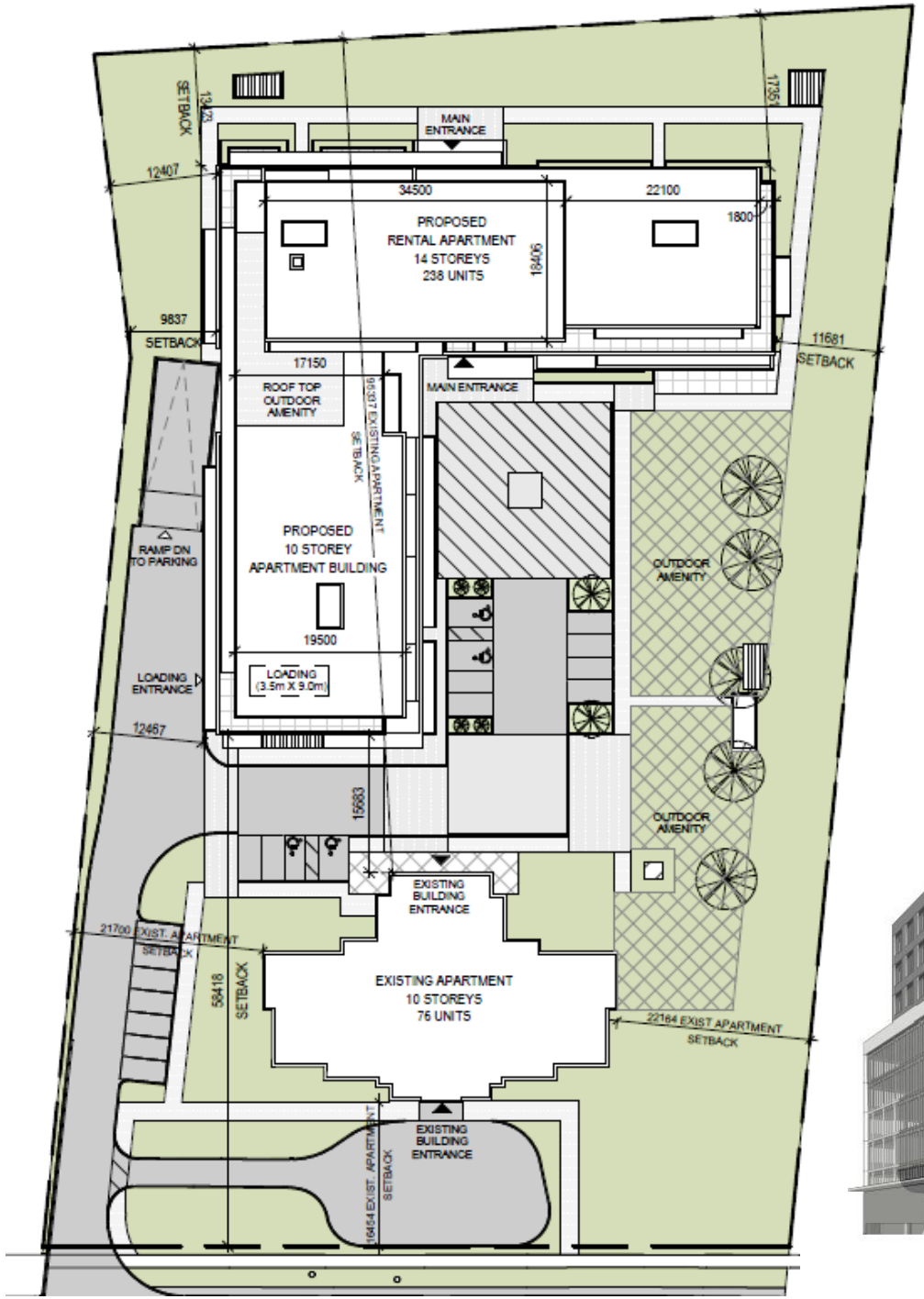
- Located within the Applewood Neighbourhood Character Area



Zoning By-law – Existing Zoning
Residential Apartment - Exception (RA3-21)

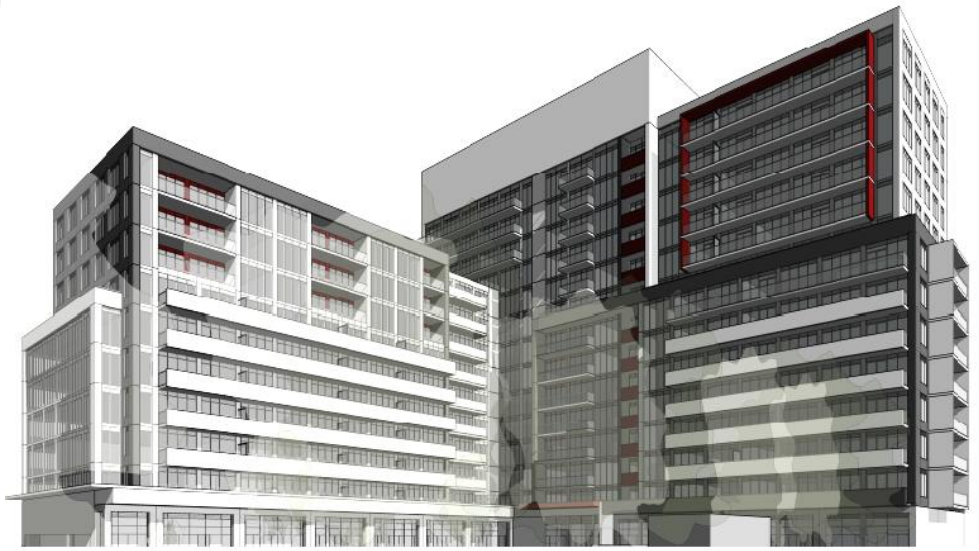
PROPOSAL

Proposal
Site Plan



An **integrated, compatible, infill development** that provides a mix of rental housing options and enhanced amenity areas.

Key Map



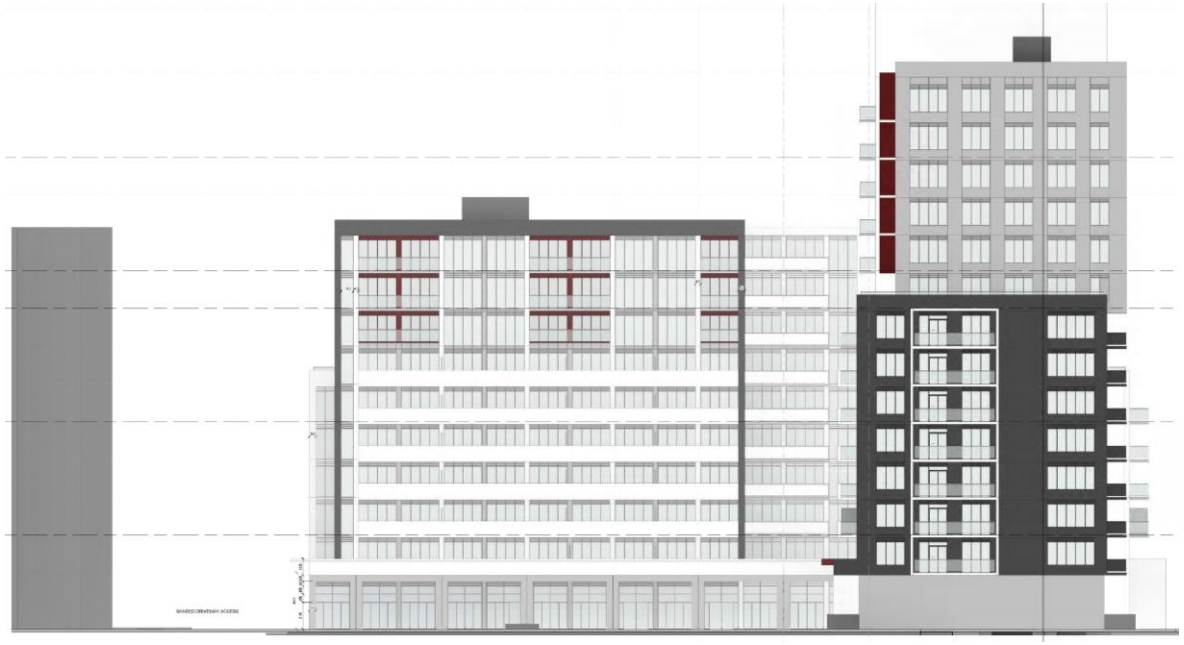
Source: onespace

Official Plan Amendment

Proposed Land Use Designation:

Residential High Density

- Maximum FSI (permitted = 1.2, proposed = 2.43)
- Maximum height (permitted = 10-storeys, proposed = 14-storeys)

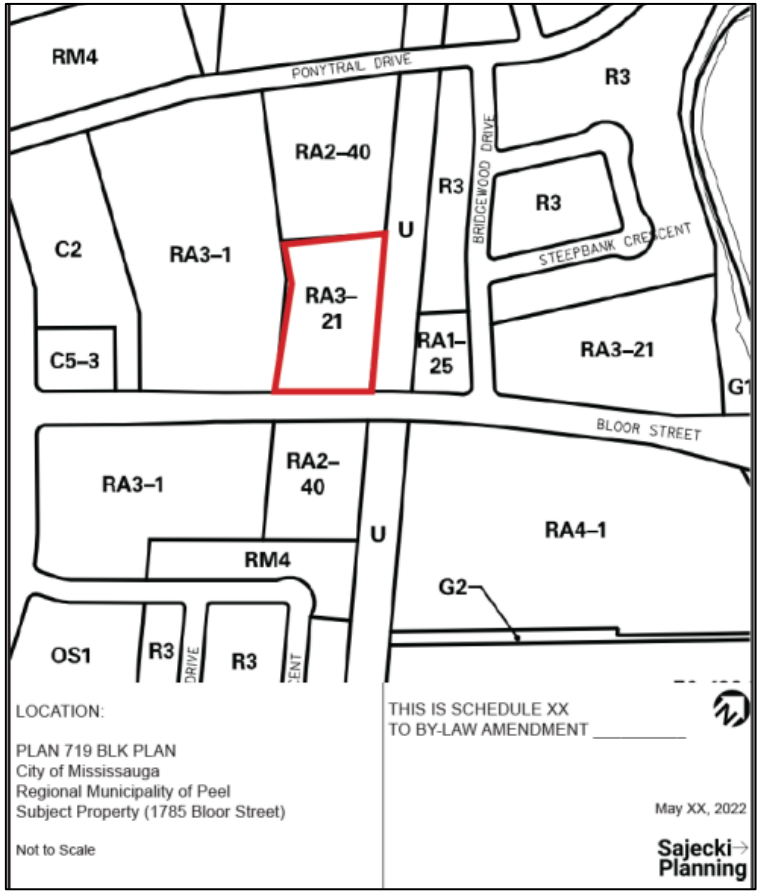


Source: onespace

Zoning By-law Amendment

Proposed Zoning:

Residential Apartment – Exception (RA3-XX)



Statistics
Highlights

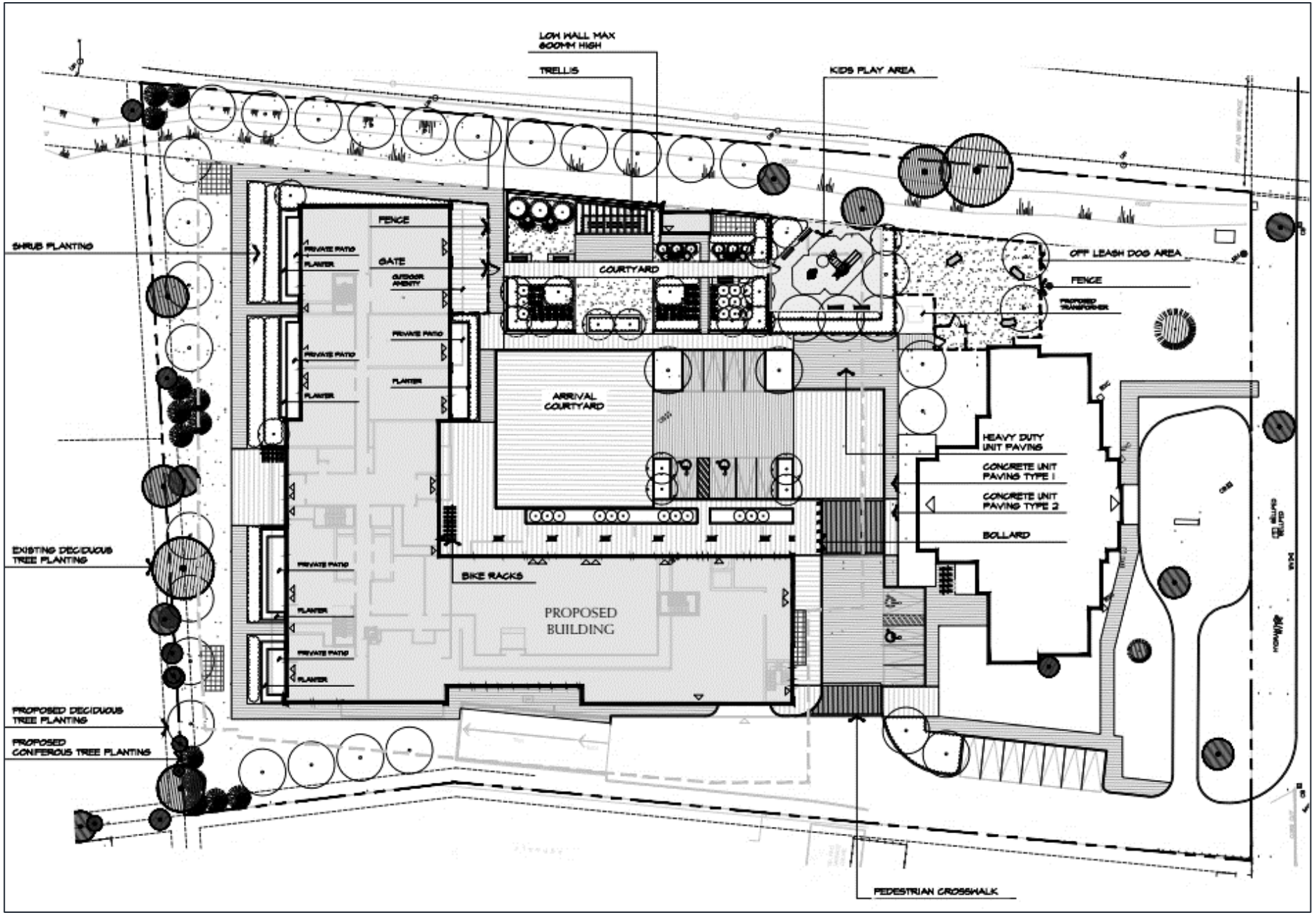
- **Mix of Unit Types**
  - Existing: Studio, 1 and 2-Bedroom
  - Proposed: 1, 2 and 3-Bedroom
- **Amenity Area Ratio**
  - 2.07 m²/unit → 5.6 m²/unit
- **Indoor Amenity Area**
  - None → 567 m²
- **Bike Parking**
  - 0 spaces → 206 spaces
- **Vehicle Parking**
  - Reduced surface parking → underground parking (2-levels)

Statistic	Existing	Proposed	Total
Site Area	1.2021 ha (12,021 m²)		
Gross Floor Area (GFA)	6,946.31 m²	22,279.28 m²	29,225.59 m²
Floor Space Index (FSI)	0.58	1.85	2.43
Building Height	10 storeys	14 storeys (45.1 m excluding MPH)	–
Residential Units			
Studio	20	0	20
One bedroom	18	73	91
Two bedroom	38	126	164
Three bedroom	0	39	39
Total	76 units	238 units	314 units
Amenity Areas			
Indoor	–	567 m²	567 m²
Outdoor	~158 m² (outdoor pool area)	1,192 m²	1,192 m²
Total		1,759 m²	1,759 m²
Amenity Area Ratio	2.07 m²/unit	7.39 m²/unit	5.6 m²/unit
Vehicle Parking			
Resident	88	241	241
Visitor	11	48	48
Total	99	289	289
Bicycle Parking			
Long Term	–	188	188
Short Term	–	18	18
Total	–	206	206

Proposal
Landscape Concept Plan

Highlights:

- Shrub planting
- Tree planting
- Gardens
- Off-leash dog area
- Arrival courtyard
- Kids play area
- Courtyard
- Paving treatments



Source: Alexander Budrevics & Associates Ltd.

Low Impact Development
Key Features

- Stormwater retention Erosion and sediment control
- Soft material landscape
- Pedestrian and cycling comfort
- Waste reduction / green site maintenance
- Sustainable building practices and exterior design

Source: onespace

Enhanced Pedestrian Connections (Example)

Source: onespace

Improved Landscaping and Outdoor Amenity Areas (Example)

THANK-YOU

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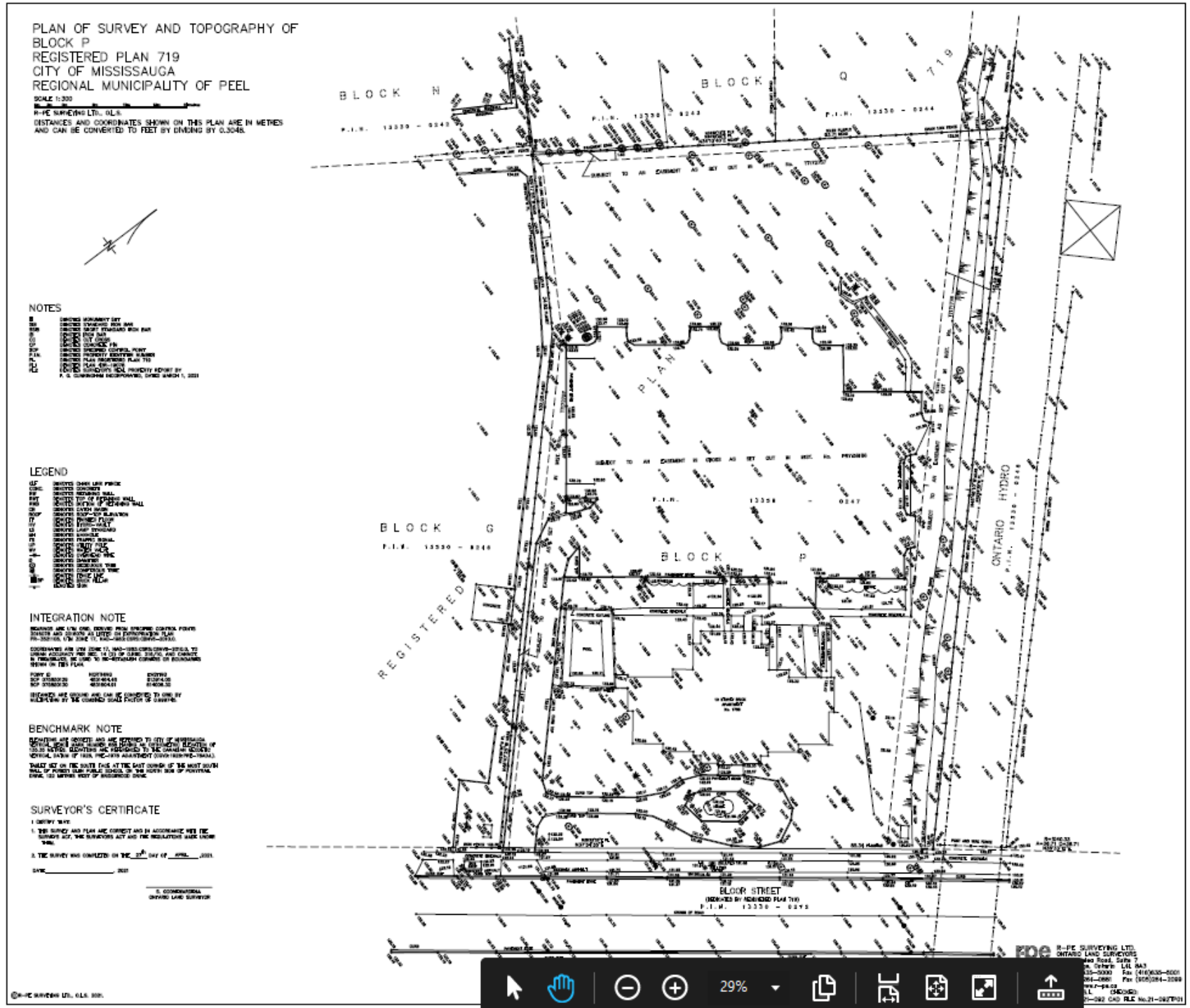
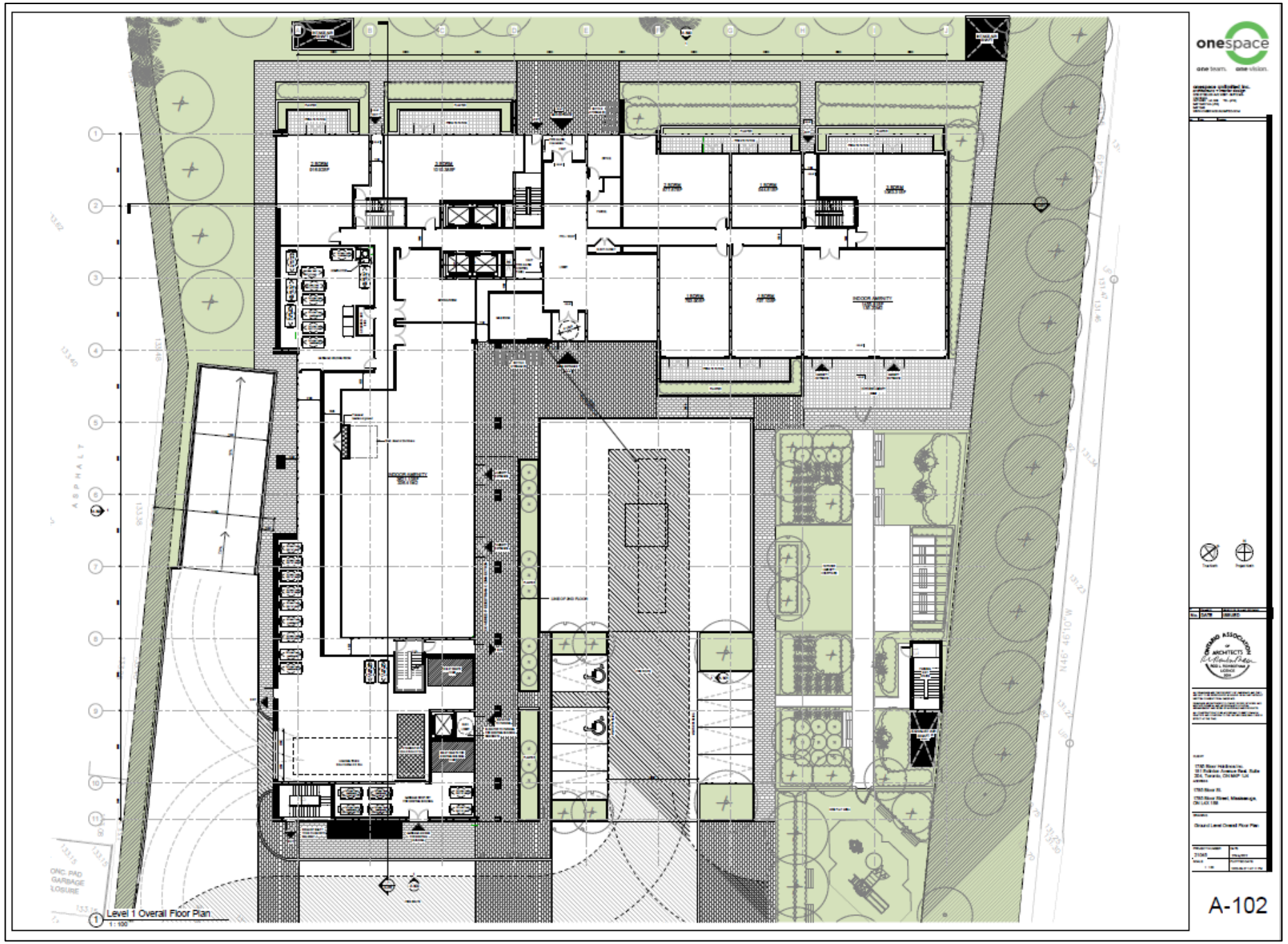
APPENDIX

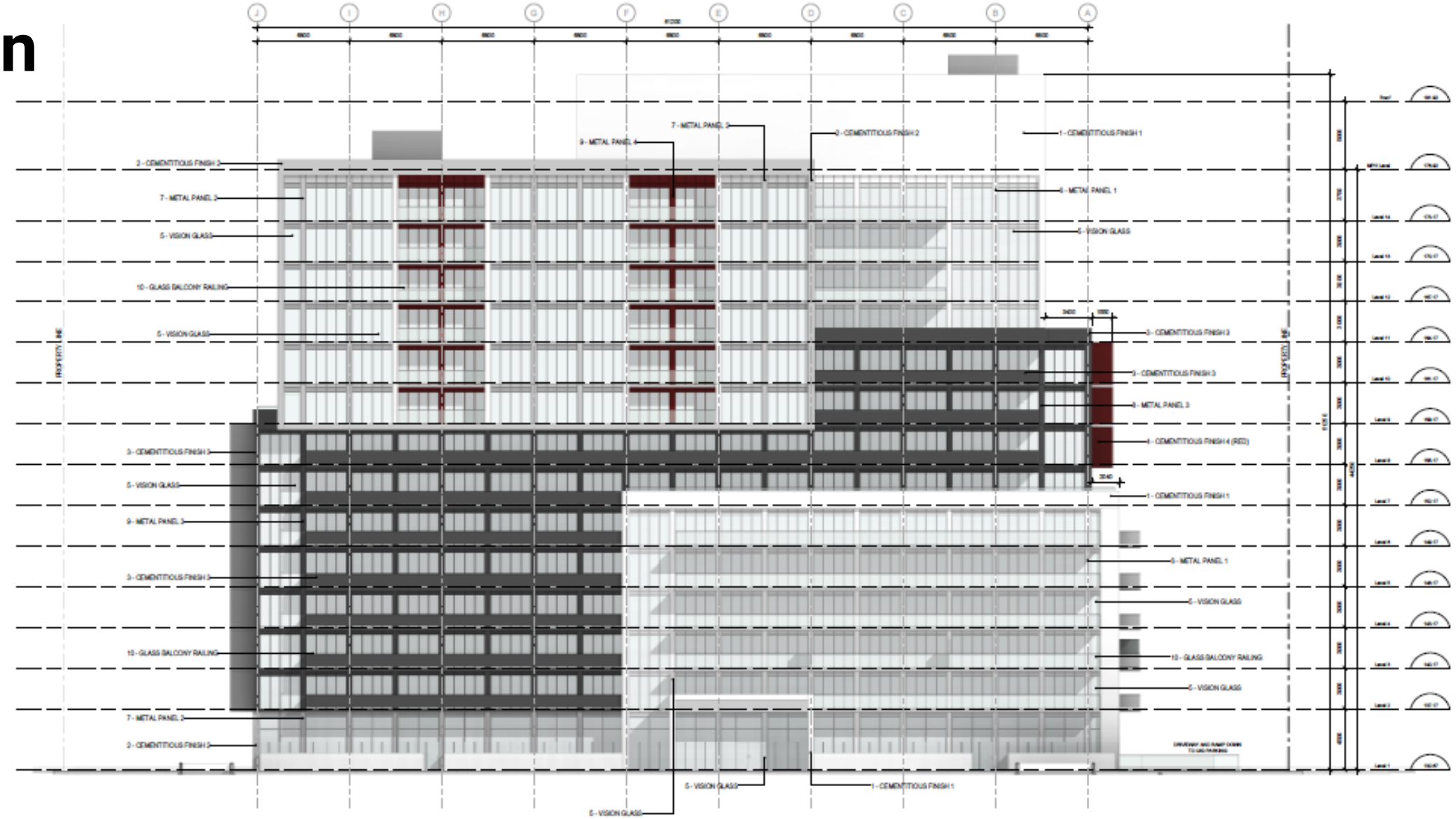
Survey


PLAN OF SURVEY AND TOPOGRAPHY OF
BLOCK P
REGISTERED PLAN 719
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:300
R-PE SURVEYING LTD., O.L.S.
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTES
LEGEND
INTEGRATION NOTE
BENCHMARK NOTE
SURVEYOR'S CERTIFICATE
BLOCK N
BLOCK Q
BLOCK G
BLOCK P
PLAN 719
REGISTERED
ONTARIO HYDRO
BLOOR STREET
29%

Ground Level Floor Plan



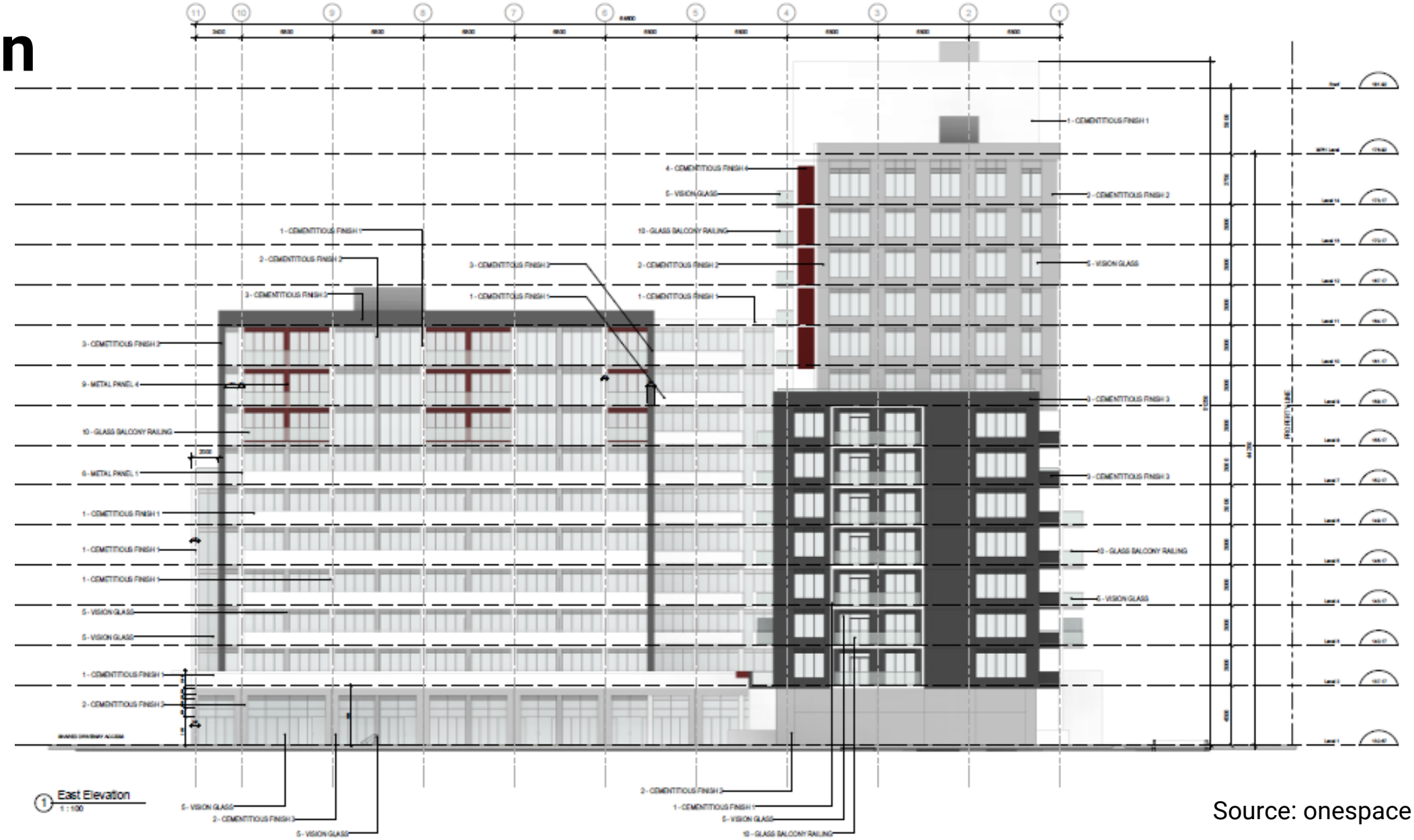
North Elevation



1 North Elevation
1 : 100

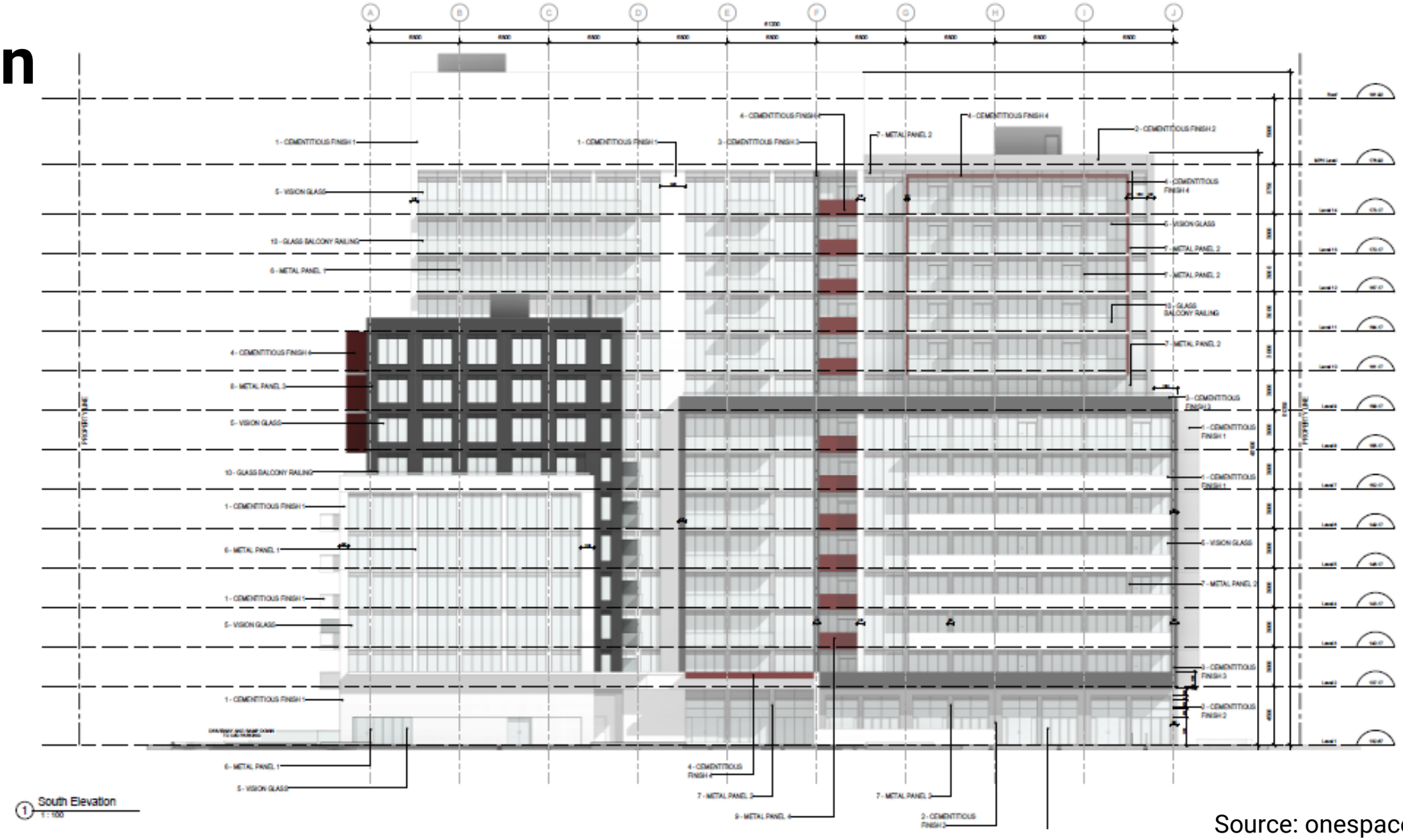
Source: onespace

East Elevation



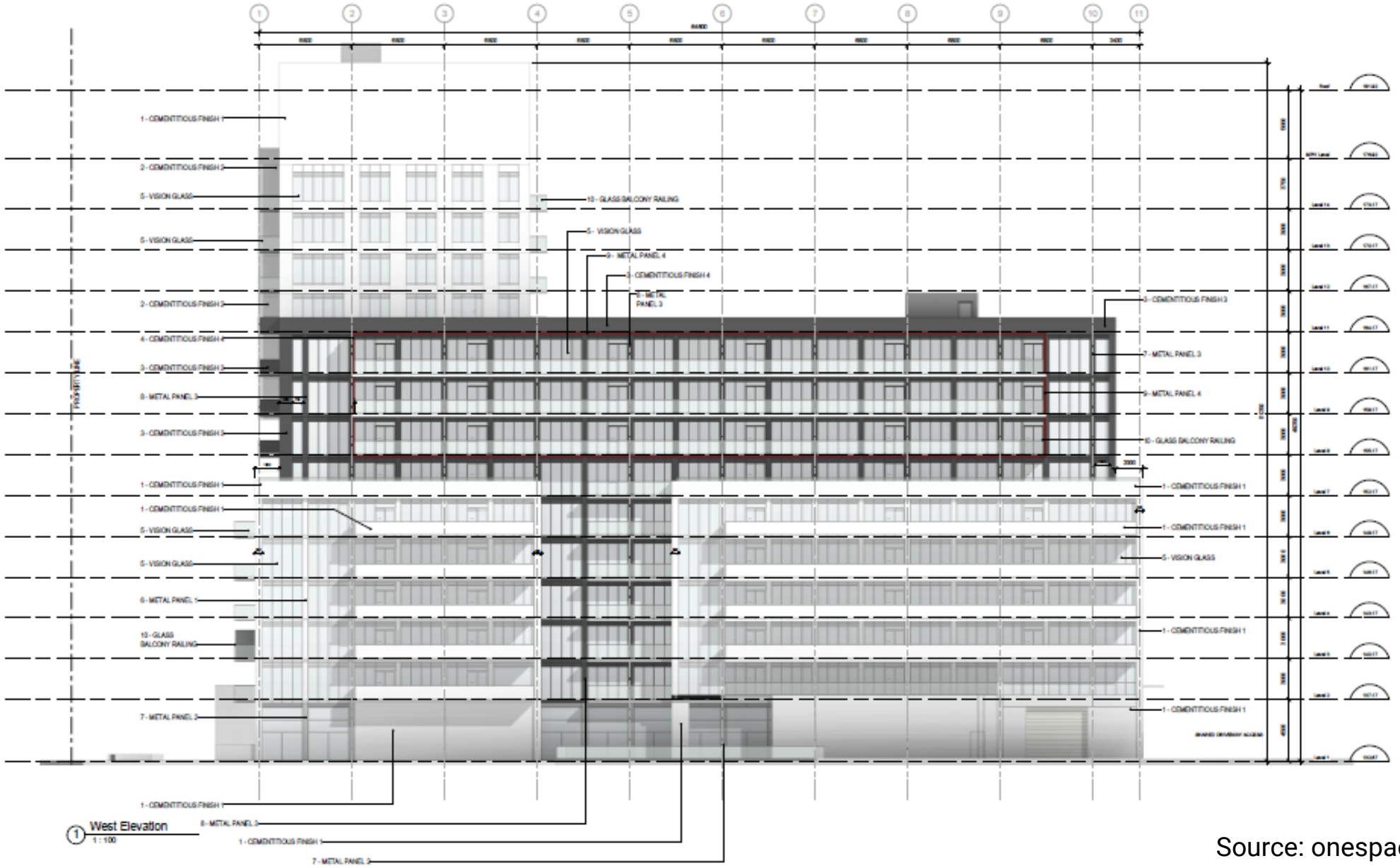
Source: onespace

South Elevation



Source: onespace

West Elevation



Source: onespace