

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 & 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

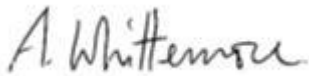
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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



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 ² (74,769.46 ft ²)
Proposed Gross Floor Area:	22,279.28 m ² (239,812.17 ft ²)
Combined Gross Floor Area:	29,225.59 m ² (314,581.63 ft ²)
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 ² (72,568 ft ²)
Anticipated New Population:	522* *Average household sizes for all units (by type) based on the 2016 Census
Existing Parking:	
resident spaces	88
visitor spaces	11
Total	99
Proposed Parking:	
resident spaces	241
visitor spaces	48
Total	289
Green Initiatives:	<ul style="list-style-type: none"> • Stormwater retention • Cool roof materials • Soft material landscape • Drought tolerant species • Exterior building design utilizing solar gain • Bird-friendly glazing • Tri-sorter waste chutes

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.

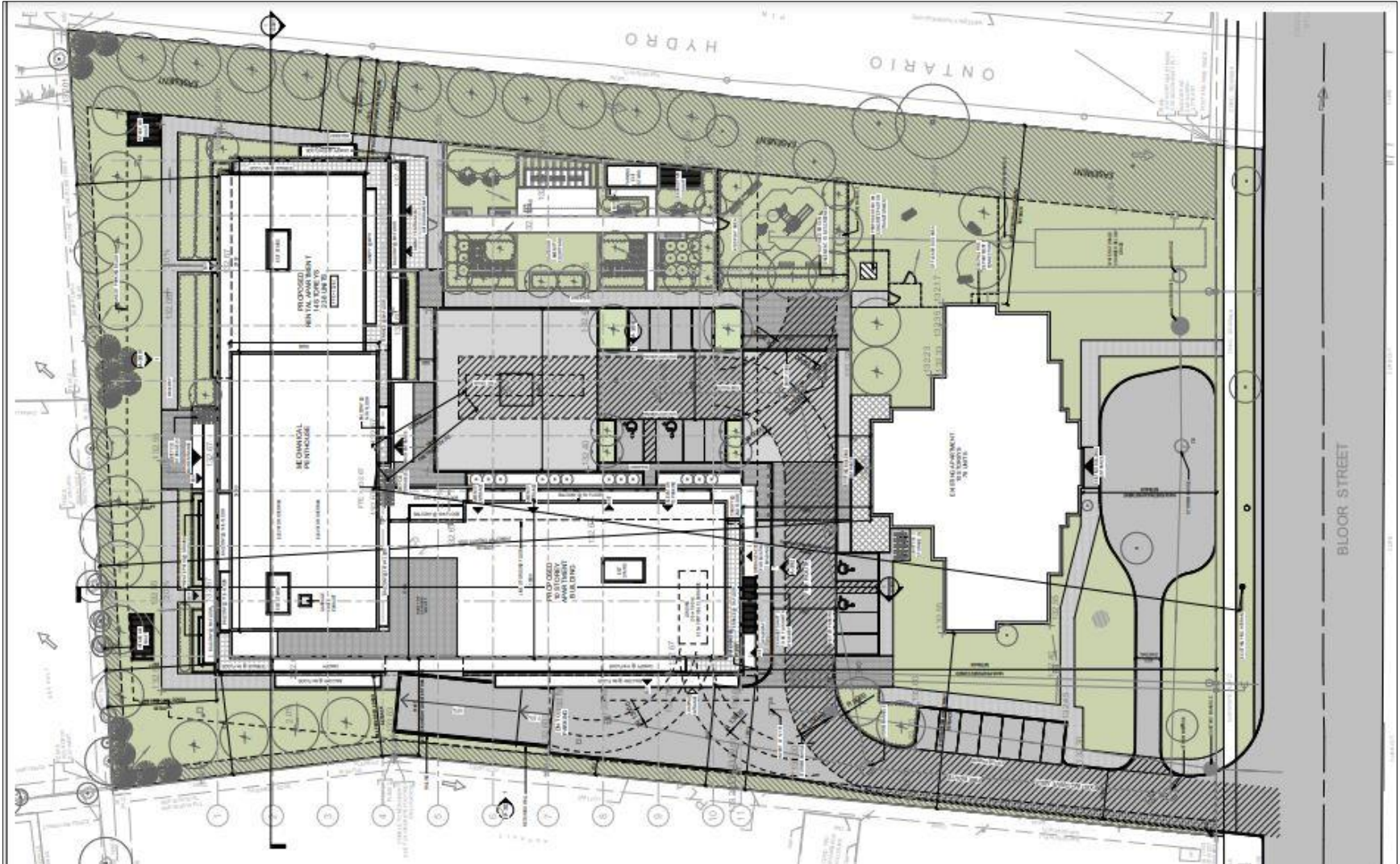


1 3D View 1

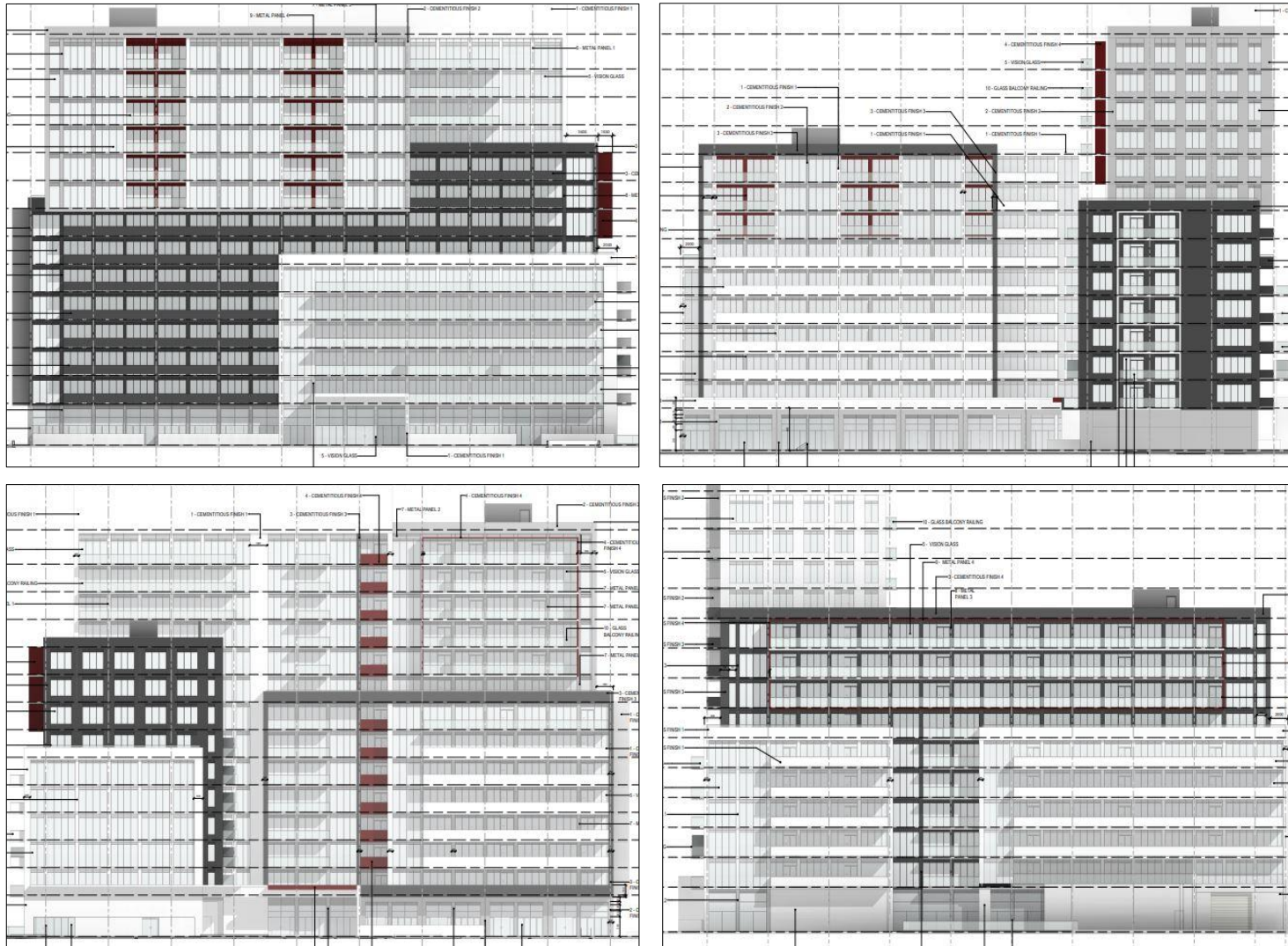


2 3D View 2

Applicant's Renderings



Site Plan



Elevations

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.



Aerial Photo of 1785 Bloor Street



Image of existing conditions facing north

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.

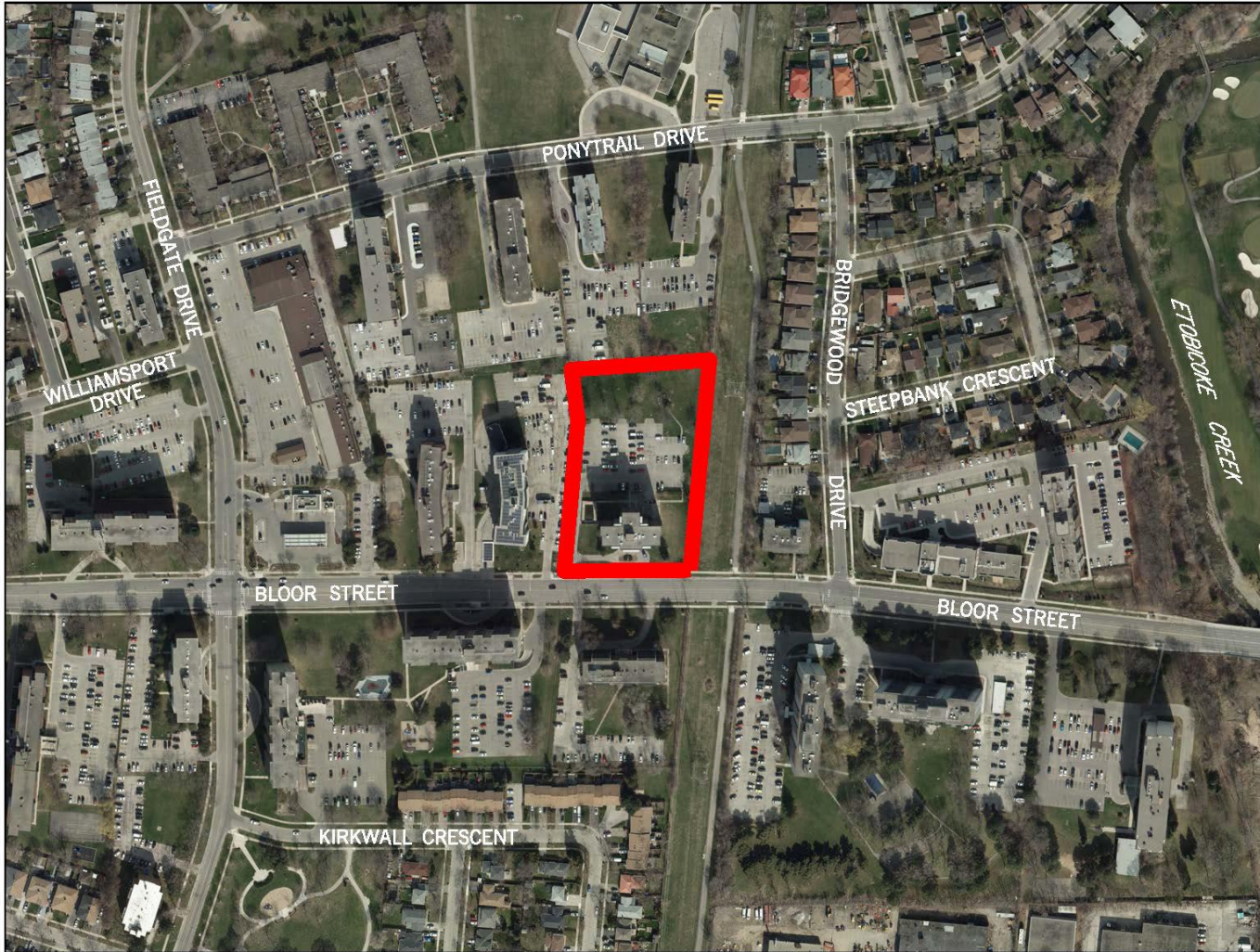
The surrounding land uses are:

- 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
Provincial Policy Statement (PPS)	<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
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>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>	<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>
Region of Peel Official Plan (ROP)	<p>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>	<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

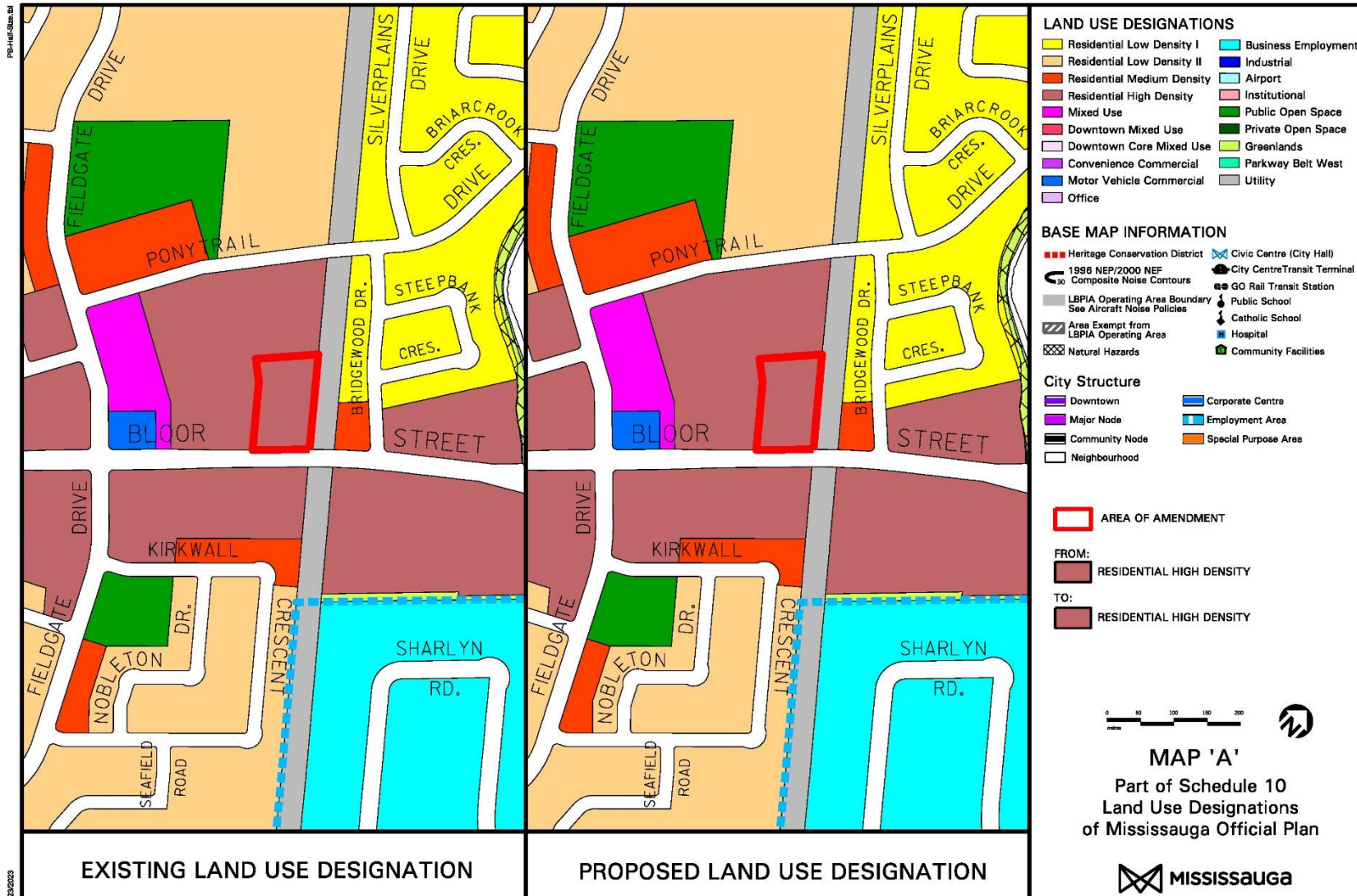
The lands are located within the Applewood Neighbourhood Character Area and are designated **Residential High Density**. The **Residential High Density** designation permits apartment dwellings.

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
<p>Chapter 5 Direct Growth</p>	<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>
<p>Chapter 7 Complete Communities</p>	<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"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) <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>

	General Intent
<p>Chapter 9 Build A Desirable Urban Form</p>	<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"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3) <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>
<p>Chapter 11 General Land Use Designations</p>	<p>Lands designated Residential High Density will permit the following use:</p> <ul style="list-style-type: none"> a. Apartment dwelling b. Uses permitted in a Residential Medium Density designation, accessory to apartment dwellings on the same property; and 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)
<p>Chapter 16 Neighbourhoods</p>	<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
Chapter 19 Implementation	<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"> • 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; • that a municipal comprehensive review of the land use designation or a five year review is not required; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • 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)

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.

Proposed Zoning Regulations

Zone Regulations	RA3 Zone Regulations	Existing RA3-21 Exception Regulations	Proposed RA3-21 Amended Exception Zone Regulations
Maximum Floor Space Index (FSI) – Apartment Zone	1.0	0.8	2.43
Maximum Height	38.0 m (124.67 ft.) and 12 storeys	-	45.1 m (147.97 ft.) and 14 storeys
Minimum Rear Yard For that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	15.0 m (49.21 ft.)	-	13.42 m (44.03 ft.)
Maximum projection 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 (3.28 ft.)	-	2.2 m (7.21 ft.)
Minimum setback from surface parking space or aisles to any other lot line	3.0 m (9.84 ft.)	-	0.49 m (1.61 ft.)
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment zone	4.5 m (14.76 ft.)	-	0 m (0 ft.)
Minimum depth of a landscaped buffer along any other lot line	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 loading spaces for apartment and/or retirement buildings	One loading space per apartment and/or retirement building containing a minimum of 30 dwelling units , 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 OS1 (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 G1 (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
Department (October 17, 2022)	<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"> • demonstrate the feasibility of the proposed storm sewer; • demonstrate that the 5 mm water balance through Low Impact Development (LID) will be achieved; and • demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site. <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"> • Provide an updated Traffic Impact Study addressing all traffic staff comments; • Review the driveway access to ensure it would operate safely and efficiently; • 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; • Address any traffic concerns from the Community related to the proposed development <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"> • a letter of reliance for the Phase One and Two ESA reports; • a Temporary Discharge to Storm Sewer Commitment Letter; and

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> a letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use. <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"> - Alectra - City of Mississauga, Fire Prevention - City of Mississauga, Public Art - City of Mississauga, Transit - Enbridge - Rogers Cable
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Bell Canada - Canada Post - City of Mississauga, Economic Development - City of Mississauga, Heritage - CS Viamonde

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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