

OZ/OPA 22-14 W3

Official Plan Amendment
Zoning By-law Amendment

1785 Bloor Street

1785 Bloor Holdings Inc.

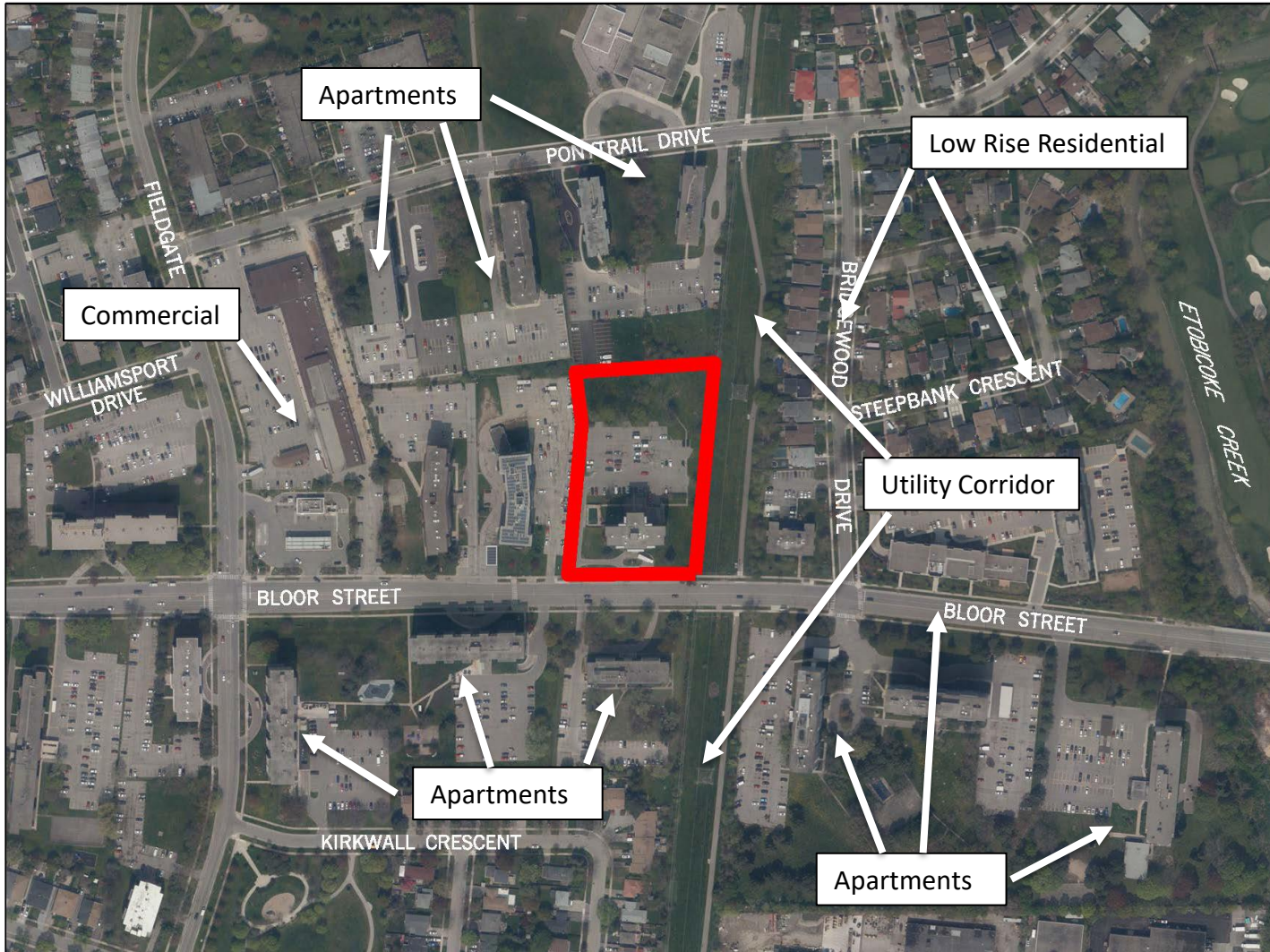
Recommendation Report



Planning and Development Committee
April 29, 2024

Subject Lands

1785 Bloor Street



Context



Looking northeast along Bloor Street,
towards the Subject Lands



Looking southeast along Bloor Street
from the Subject Lands

Context



Looking northwest towards the intersection of Bloor Street and Fieldgate Drive



Looking southwest along Bloor Street from the Subject Lands

Context



**View of Subject Lands Looking northwest
from Utility Corridor Trail**

Milestones

May 3, 2022

Pre-submission Community Meeting

August 5, 2022

Application Deemed Complete

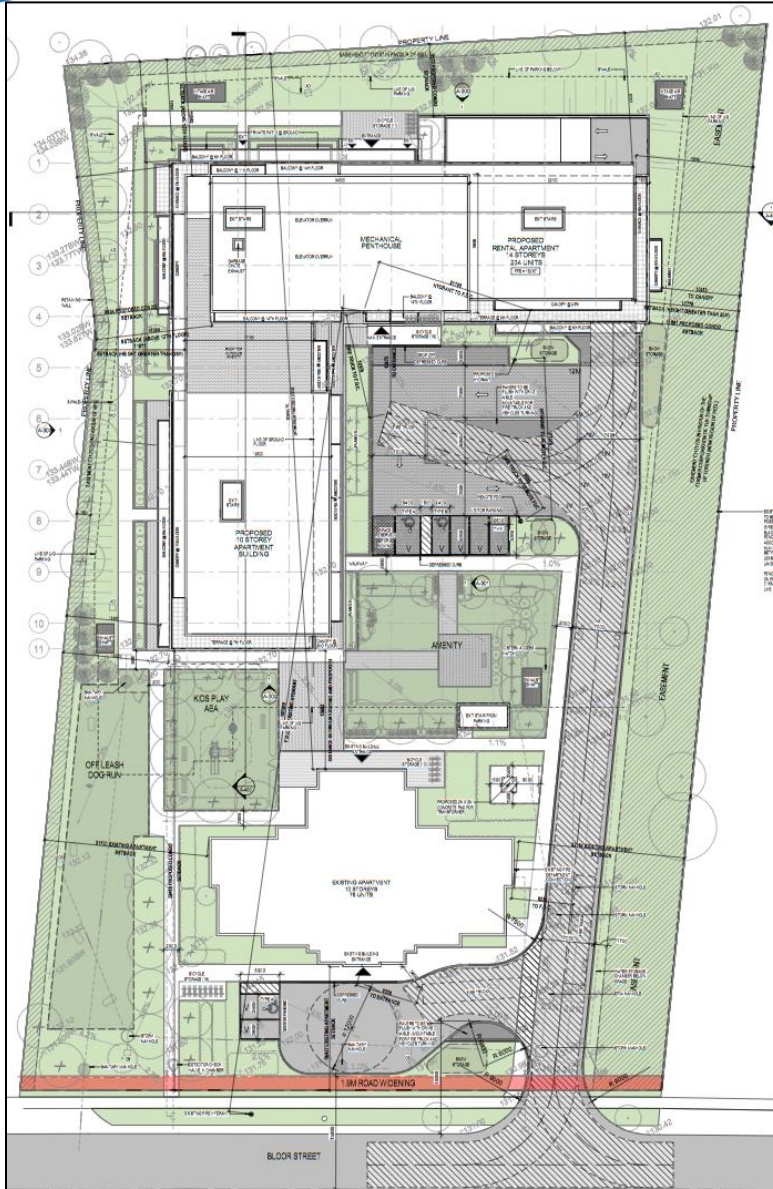
March 6, 2023

Information Report and Public Meeting

September 2023

Revised Submission Received

Proposal

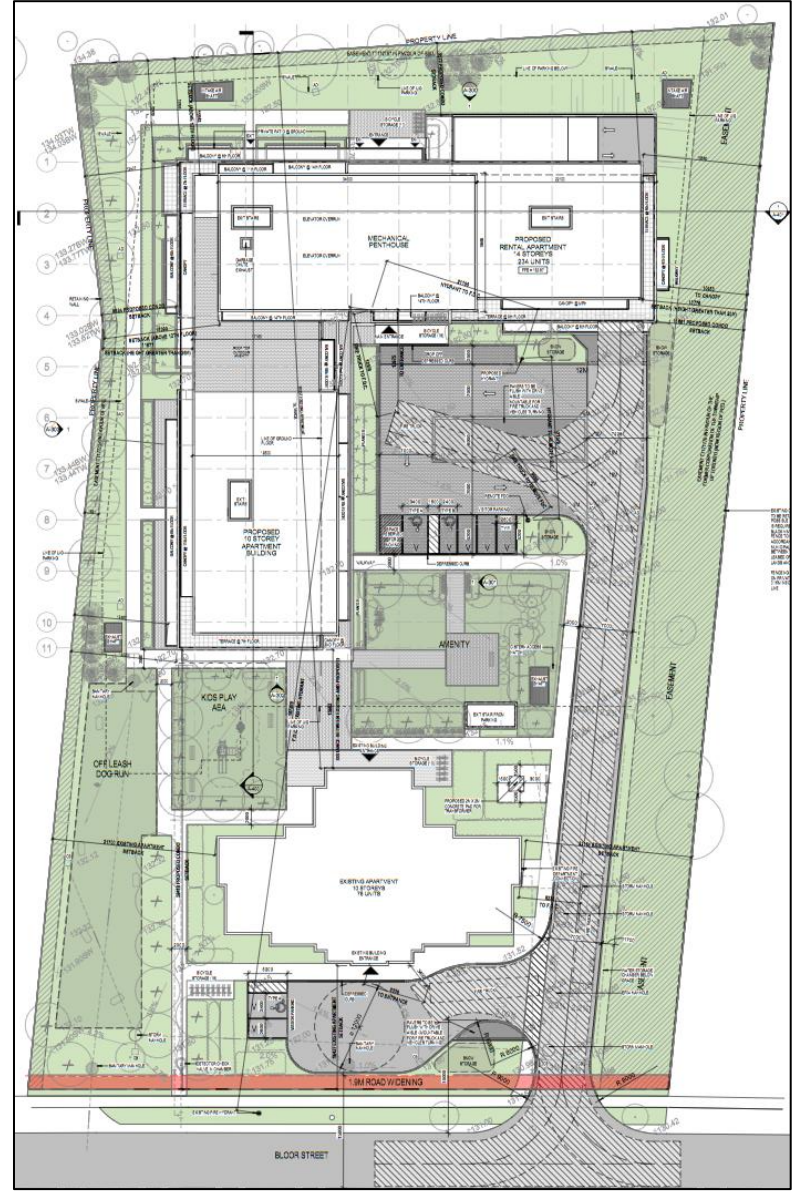
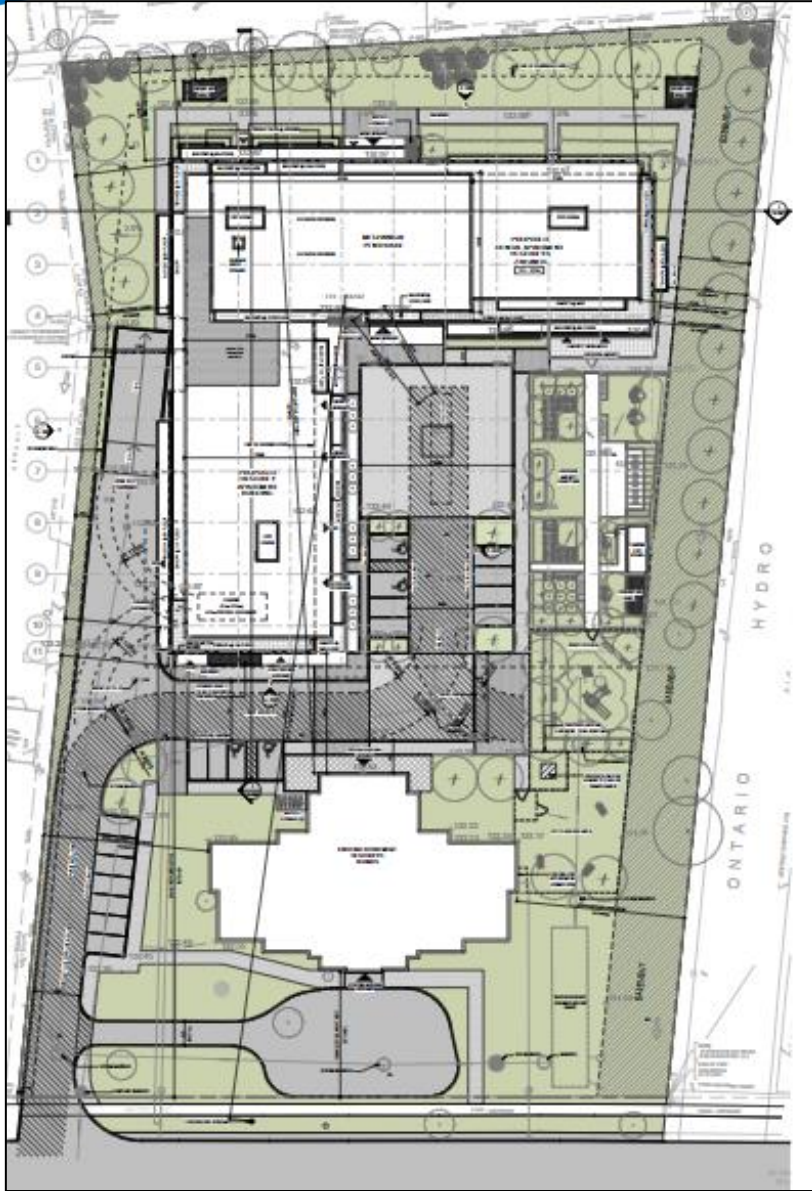


- Rental Apartment
 - 14 storeys
 - 234 additional residential units
 - 1 bedroom: 69 (30%)
 - 2 bedroom: 125 (53%)
 - 3 bedroom: 40 (17%)
 - Indoor Amenity GFA: 626 m²
 - Outdoor Amenity GFA: 1,594 m²
- } 7.16 m² per unit
- 302 parking spaces
 - 0.92 resident spaces per unit
 - 0.05 visitor spaces per unit

Rendering



Original vs. Revised Proposal

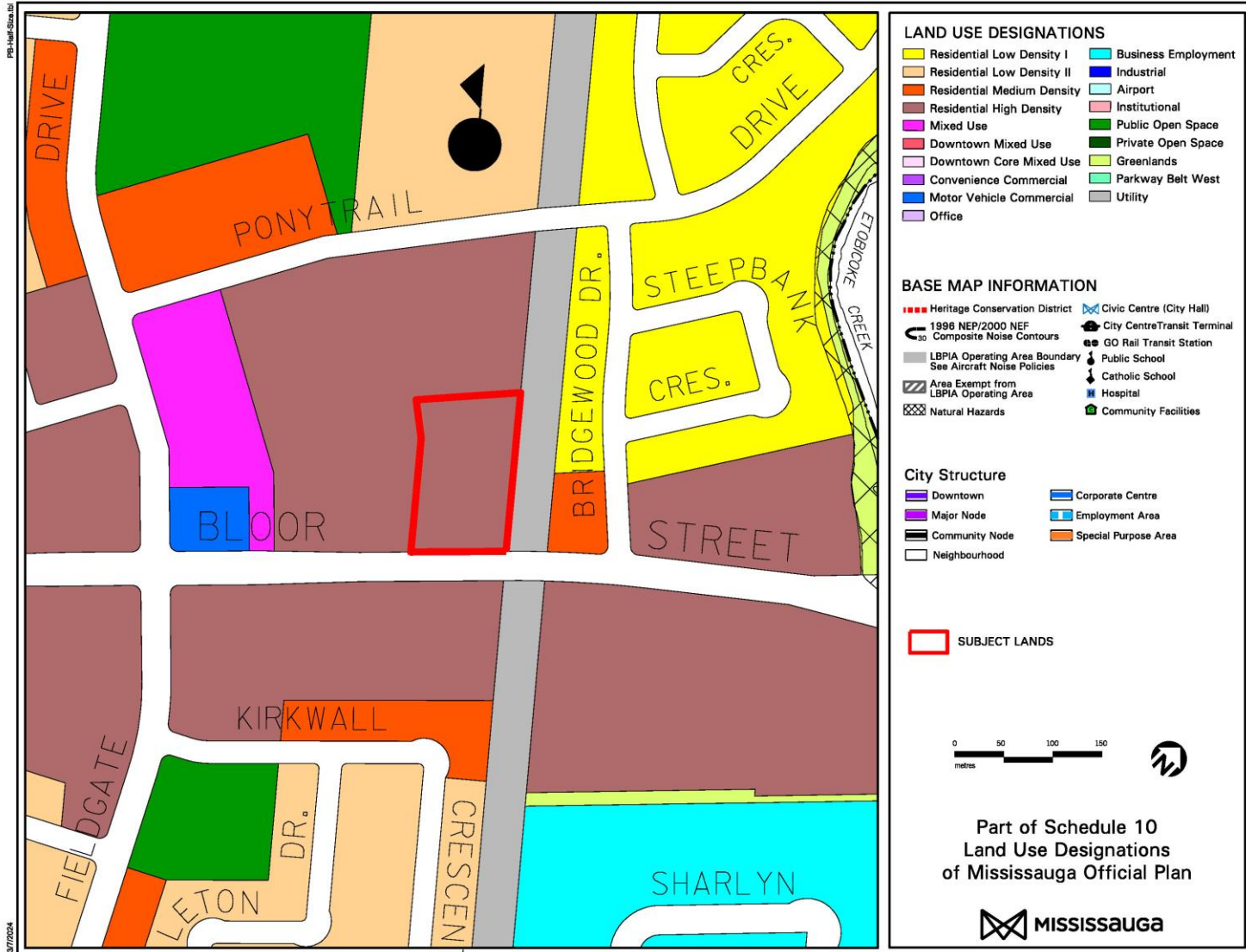


Mississauga Official Plan Amendment

Applewood
Neighbourhood
Character Area

Maintain Residential
High Density
Designation

Amend MOP to
permit a maximum
height of 14 storeys
and FSI of 2.5



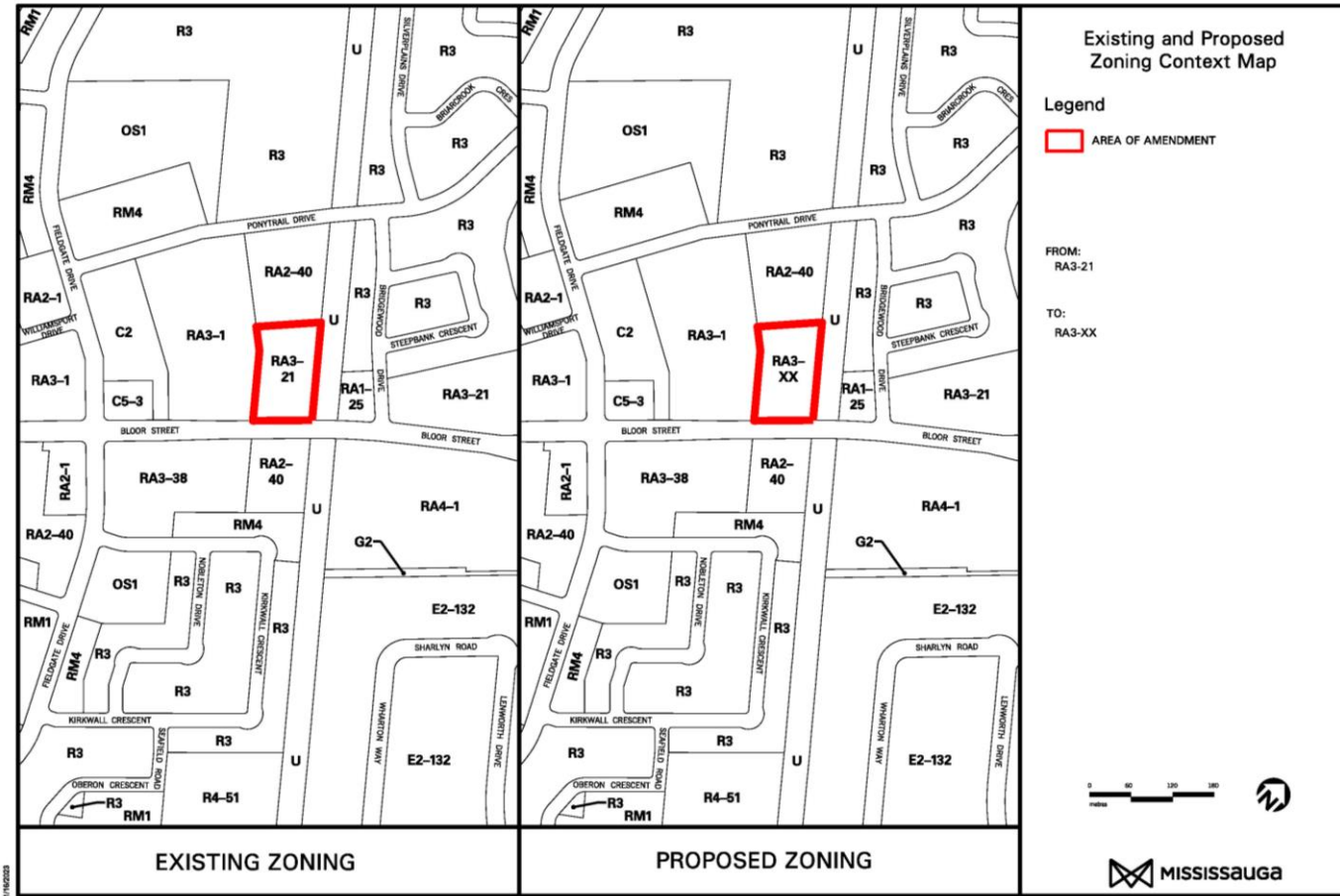
3/7/2024
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Zoning By-law Amendment

Current
RA3-21 (Apartments)

Proposed
RA3-Exception
(Apartments)

- FSI: 2.5
- Maximum height of 14 storeys (45.6 m)
- Parking:
 - 0.92 resident spaces per unit
 - 0.05 visitor spaces per unit
- site-specific development standards



Evaluation – Policy Framework

Conforms to applicable Provincial Policies and Region of Peel Official Plan:

- Efficiently utilizes land, resources, existing servicing and community infrastructure
- Compact form of intensification at an appropriate scale that transitions to adjacent areas
- Increases the quantity and diversity of housing in the City, including additional purpose built rental

Evaluation - Official Plan

Consistent with the Applewood Neighbourhood Character Area Policies of Mississauga Official Plan:

- Higher density uses directed to existing apartment sites in Neighbourhoods
- Intensification to be compatible with and sensitive to surrounding development
- Appropriate transition to adjacent uses to be achieved
- Property is served by existing transit, community uses and within walking distance of a range of retail and service commercial uses

Conclusion

- The proposal is compatible in height, density and scale with adjacent uses and is designed to mitigate adverse impacts
- The addition of a new rental apartment contributes to the City's housing stock and supports a mix of housing types and tenures
- Staff are of the opinion that the applications are consistent with and conform to Provincial, Regional and City planning policies and should be approved

Thank you!