

City of Mississauga Corporate Report



<p>Date: July 3, 2020</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 files: OZ 20/003 W3</p> <hr/> <p>Meeting date: July 27, 2020</p>
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Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Official Plan amendment and rezoning applications to permit two 18 storey rental apartment buildings with 433 residential and retain the two existing rental apartment buildings

1840-1850 Bloor Street

Owner: 1840-1850 Bloor E (MISS) Ltd.

File: OZ 20/003 W3

Recommendation

That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the applications by 1840-1850 Bloor E (MISS) Ltd. to permit two 18 storey rental apartment buildings, under File OZ 20/003 W3, 1840 and 1850 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).

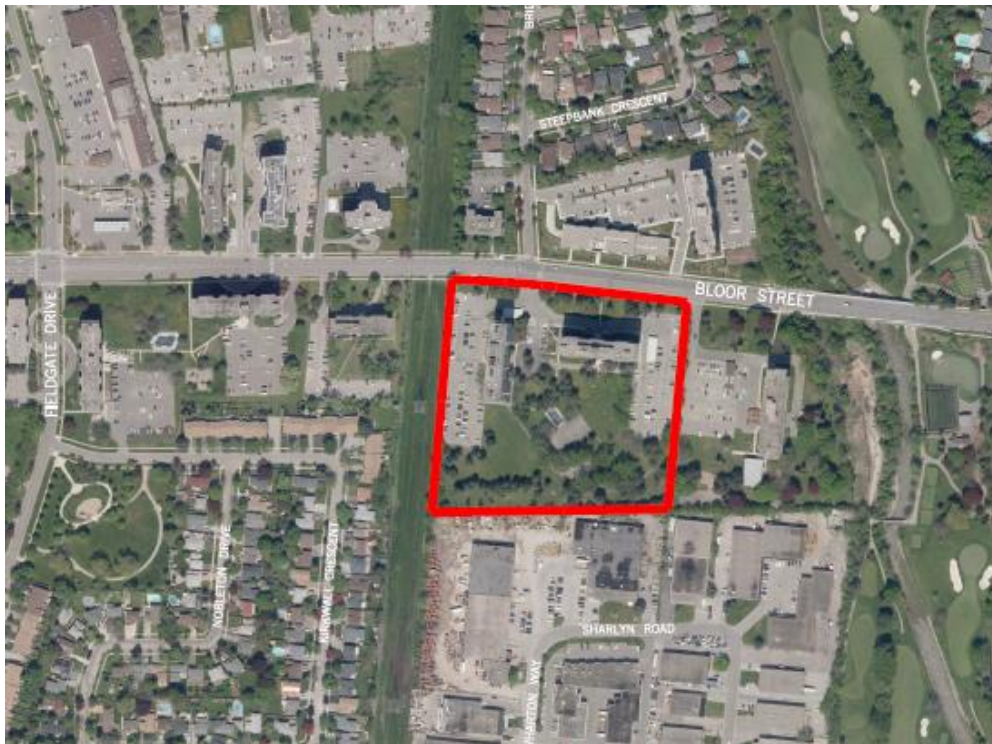
PROPOSAL

The official plan amendment and rezoning applications are required to permit two 18 storey rental apartment buildings with 433 dwelling units and retain the two existing rental apartment buildings. The applicant is proposing to amend the official plan **Residential High Density** designation to increase the maximum floor space index from 1.0 to 1.69 and the height from 4 storeys to 18 storeys. The zoning by-law will also need to be amended from **RA4-1** (Apartments - Exception) to **RA4-Exception** (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 south side of Bloor Street, west of Fieldgate Drive and east of the Etobicoke Creek within the Applewood Neighbourhood Character Area. The site is currently occupied by two 14 storey rental apartment buildings.



Aerial image of 1840-1850 Bloor Street



Applicant's rendering

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 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

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

Most 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: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 1840-1850 Bloor E (MISS) Ltd.

1840-1850 Bloor Street

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1. Site History

- 1967 – Two residential apartment buildings were constructed, each 14 storeys and containing 167 units
- November 14, 2012 – The subject lands are designated **Residential High Density** and **Greenlands** in the Applewood Neighbourhood Character Area; which permits apartment buildings and natural area
- June 20, 2007 – Zoning By-law 0225-2007 came into force; the subject lands were zoned **RA4-1** (Apartments - Exception) and **G2** (Greenlands) which permits apartments and natural area.
- March 13, 2020 – Applications for Official Plan Amendment and Rezoning, under File OZ 20/003 W3, were received from 1840-1850 Bloor E (MISS) Ltd.

2. Site and Neighbourhood Context

Site Information

The property is located on the south side of Bloor Street, west of Fieldgate Drive and east of the Etobicoke Creek within the Applewood Neighbourhood Character Area. Along the rear portion of the property is a Greenlands designation which provides a separation between the residential and industrial

uses. The property has two existing rental residential apartments, each 14 storeys in height and containing 167 units each, which will remain on the site.



Image of existing condition of 1840 – 1850 Bloor Street looking east along Bloor Street

Property Size and Use	
Frontages:	217 m (712 ft.)
Depth:	202 m (662 ft.)
Gross Lot Area:	3.9 ha (9.7 ac.)
Existing Uses:	2 apartment buildings each 14 storeys in height and contain 167 units

Surrounding Land Uses

Immediately north of the property are 4 storey apartment buildings, east is an apartment building, then the Etobicoke Creek and City of Toronto border. West are apartment buildings and south are manufacturing and industrial uses.

The surrounding land uses are:

North: Apartment buildings
East: Apartment building
South: Industrial uses
West: Hydro corridor, apartment buildings and detached dwellings



Aerial Photo of 1840-1850 Bloor Street

The Neighbourhood Context

The subject property is located within the Applewood Neighbourhood. Bloor Street is characterized by 'tower in the park' apartment buildings on both the north and south sides of the street which were constructed in the late 1960s/70s. The Dixie Employment Area abuts the subject property to the south. This portion of the employment area was constructed in the 1960s and currently consists of a variety manufacturing and warehouse uses. To the east of the property is an

apartment building, the Etobicoke Creek and the border between Mississauga and Toronto. To the west is a hydro corridor, an apartment and detached homes.

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 of 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 with 44% of people living in apartment buildings that are five storeys or more. 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 ha.

*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

There is one active application in the immediate area:

- OZ 17/014 – 1750 Bloor Street and 1750 Fieldgate Drive – Official plan amendment and rezoning to add a 17 storey residential apartment building and a 1 storey amenity building, while maintaining the existing two apartment buildings

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 located north of Bloor Street on Fieldgate Drive which includes a playing field, splash pad and play equipment. Forest Glen Park is 1 km (0.6 miles) from the site, which is a 12 minute walk. In addition, a small neighbourhood park, known as Bethesda Common Park is located west on Kirkwall Crescent and Fieldgate Drive. This park is located approximately 700 m (2,297 ft.) from the subject site, which is an approximately 9 minute walk. The Burnhamthorpe Community Centre includes an ice rink, indoor pool, gymnasium and multi-purpose rooms. This Centre is located 1.8 km (1.1 miles) and is an approximately 22 minute walk or a 15 minute bus ride on Route 3 from the property.

The Dixie GO Station is located approximately 2 km (1.2 miles) southwest of the site and operates between Milton and Union Station during peak periods on weekdays.

Bloor Street is an east-west road which connects from Central Parkway to the Don Valley in Toronto. The following major MiWay bus route currently services the site:

- Route 3 – Bloor

3. Project Details

The applications are to permit two 18 storey apartment buildings with 433 residential units and retain the two existing apartment buildings.

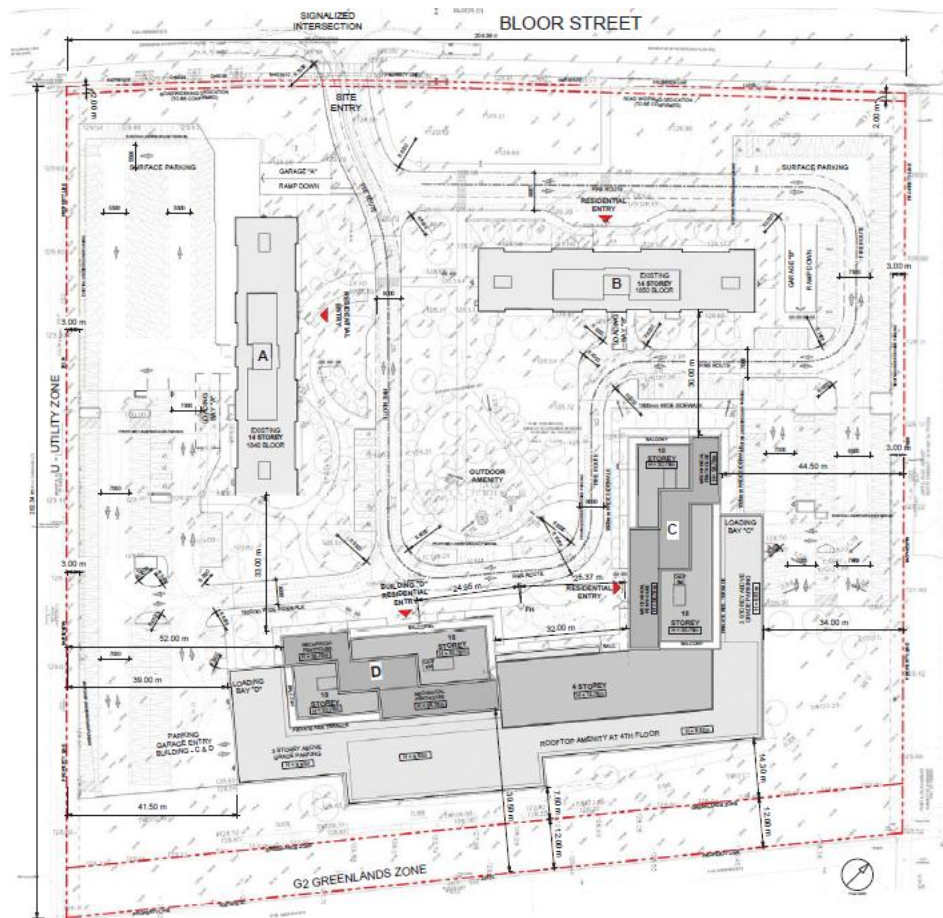
Development Proposal		
Applications submitted:	Received: March 13, 2020 Deemed complete: June 22, 2020	
Developer/ Owner:	1840-50 Bloor E (MISS) Ltd.	
Applicant:	Bousfields Inc.	
Number of units:		
Existing	334 dwelling units	
Proposed	433 dwelling units	
Total	767 dwelling units	
Height:	18 storeys	
Floor Space Index:	1.69	
Landscaped Area:	49 %	
Anticipated Population:	948* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	995	883
visitor spaces	153	153
Total	1,148	1,036
Green Initiatives:	<ul style="list-style-type: none"> • Stormwater management, including rainwater harvesting • Green roofs 	

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 and Urban Design Rationale
- Concept and Elevation Drawings
- Preliminary Environmental Noise Report
- Pedestrian Wind Study
- Shadow Study
- Urban Design Brief
- Tree Removal Inventory
- Geotechnical Investigation
- Phase I Environmental Assessment
- Functional Servicing & Preliminary Stormwater Management Report
- Urban Transportation Considerations Report
- Stage 1-2 Archaeological Property Assessment
- Draft Official Plan and Zoning By-law Amendments
- Grading and Servicing Plans

Concept Plan and Elevations



Site Plan



North – Top Perspective



Elevation Facing South



South East Bird's Eye Perspective



Eye Level of Building 'C'



Building 'D' Entry – Human Scale Perspective

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Excerpt of Applewood Neighbourhood

Existing Designation

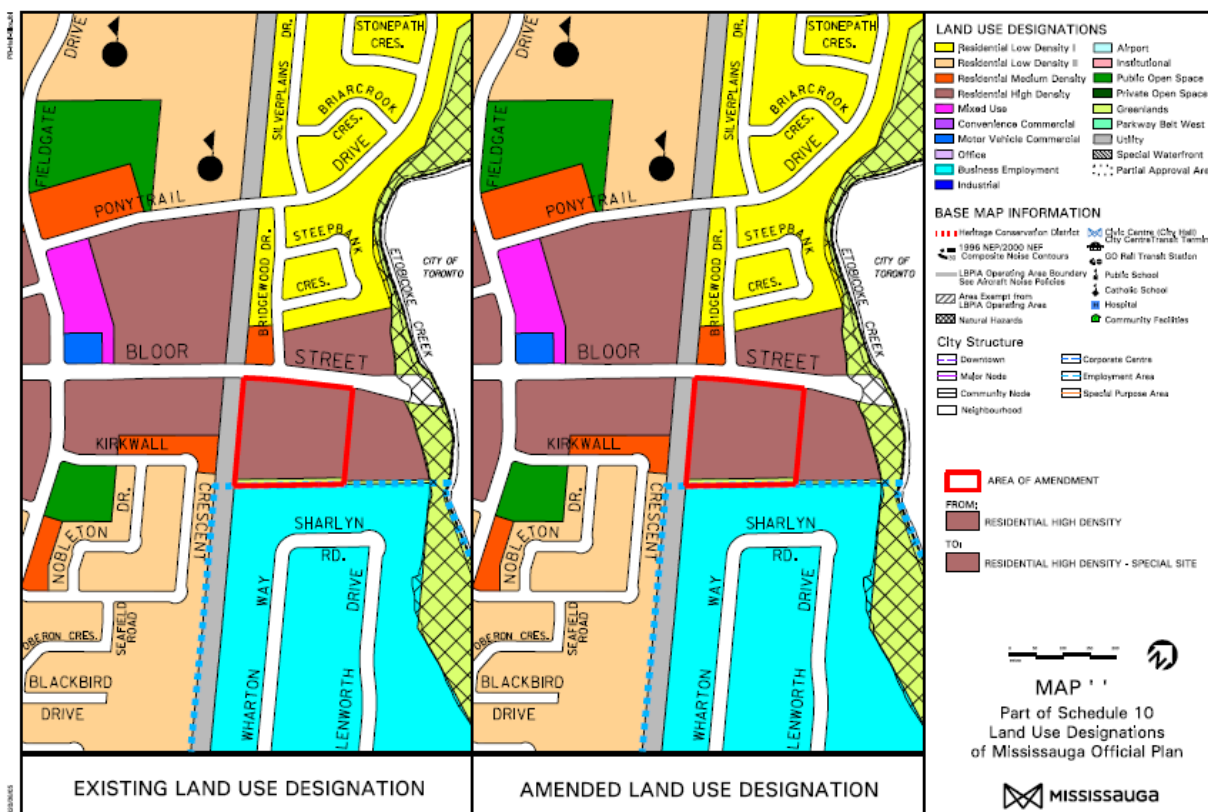
The site is designated **Residential High Density** and **Greenlands**. The **Residential High Density** designation permits apartment dwellings, long-term care dwellings and retirement dwellings. The **Greenlands** permits natural areas.

Proposed Designation

The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 1.69, whereas currently a maximum of 1.0 is permitted. The **Greenlands** designation will remain.

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

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.



Mississauga Zoning By-law

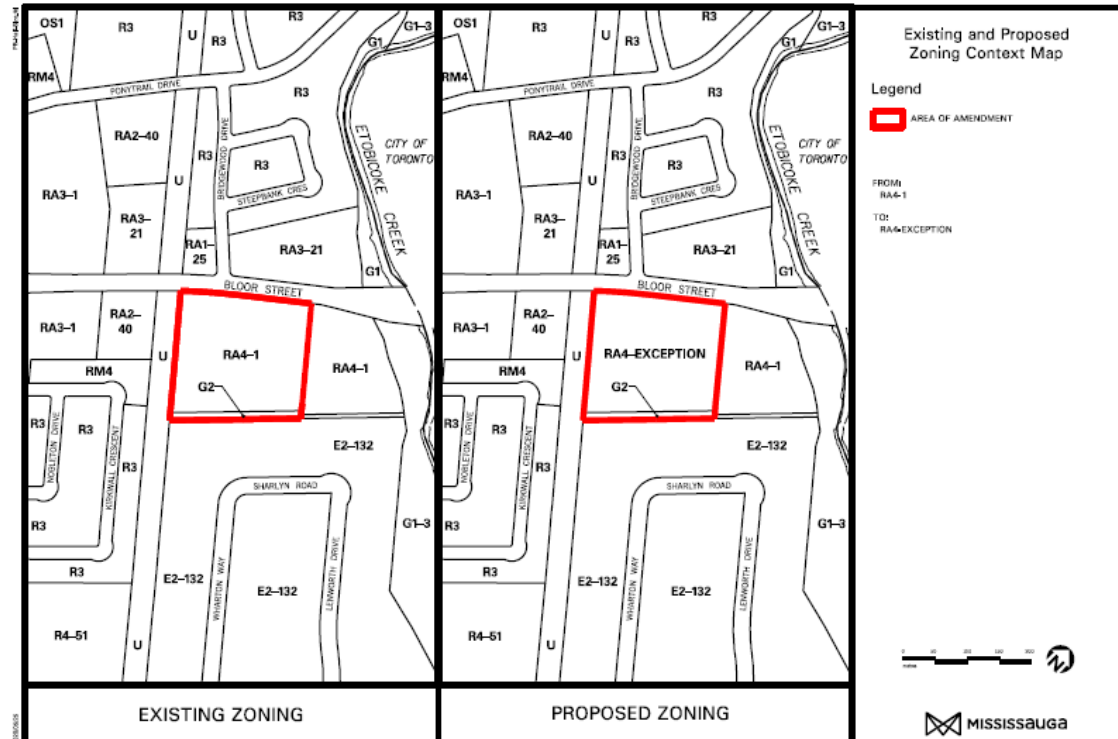
Existing Zoning

The portion of the site proposed for redevelopment is currently zoned **RA4-1** (Apartments-Exception), which permits apartment dwellings, long-term care dwellings and retirement dwellings with a maximum FSI of 1.0.

The remaining portion of the site is zoned **G2** (Greenlands), which permits natural heritage protection and conservation, flood and stormwater management related uses.

Proposed Zoning

The applicant is proposing to zone the site **RA4-Exception** to permit apartments with an increased floor space index (FSI) of 1.69, whereas 1.0 is permitted. The **G2** zone will remain.



Proposed Zoning Regulations

Zone Regulations	RA4-1 Zone Regulations	Proposed Amended Zone Regulations
Maximum Floor Space Index (FSI)	1.0	1.69
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 (3.2 ft.)	1.8 m (6.0 ft.)
Minimum number of resident parking spaces per apartment dwelling unit	1.00 resident space per studio unit 1.18 resident spaces per one-bedroom unit 1.36 resident spaces per two-bedroom unit 1.50 resident spaces per three-bedroom unit	1.15 resident parking spaces per all sizes of units
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

5. Summary of Applicable Policies

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> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p>
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>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		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)
Greenbelt Plan	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.</p> <p>The portion of the lands which forms part of the Credit River and associated valleylands is captured within the Urban River Valleys designation of the Greenbelt Plan.</p> <p>Until such time as the portion of the lands within the Urban River Valleys designation come into the City's ownership, the policies of the Greenbelt Plan do not apply.</p>	Only publicly owned lands are subject to the policies of the Urban River Valley designation. Any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation. (Greenbelt Plan 6.2.1)
Parkway Belt West Plan (PBWP)	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p> <p>The portions of the lands that contain the valleylands associated with the Credit River are designated Public Open Space and Buffer Area in the PBWP.</p>	The Parkway Belt West Plan does not apply to this site.
Region of Peel Official Plan (ROP)	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	<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>

Policy Document	Legislative Authority/Applicability	Key Policies
	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.	

Relevant Mississauga Official Plan Policies

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.

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

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 applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 1.69 and increase the height to 18 storeys, whereas currently a maximum FSI of 1.2 and a maximum height of 4 storeys is permitted. The applicant will need to demonstrate consistency with the intent of MOP and shall have regard for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

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

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5 Direct Growth	Section 5.1.6 Section 5.1.7 Section 5.2.1 Section 5.3.5.1 Section 5.3.5.3 Section 5.3.5.5 Section 5.3.5.6 Section 5.4.4 Section 5.4.5	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System.</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.</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.</p>

	Specific Policies	General Intent
		<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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</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.</p>
Chapter 6 Value The Environment	Section 6.1.8	<p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands. Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority.</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership.</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority.</p> <p>Sensitive land uses will not be permitted adjacent to existing major facilities such as the airport, transportation corridors, wastewater treatment plants, waste sites and industrial and aggregate activities, if adverse effects from these facilities cannot be mitigated.</p>
Chapter 7 Complete Communities	Section 7.1.6 Section 7.2.1 Section 7.2.2 Section 7.2.3	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</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.</p>

	Specific Policies	General Intent
		<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. <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.</p>
Chapter 9 Build A Desirable Urban Form	<p>Section 9.1.1 Section 9.1.3 Section 9.1.5 Section 9.2.2 Section 9.2.2.3 Section 9.2.2.6 Section 9.2.4 Section 9.3.1.6 Section 9.3.1.10 Section 9.3.3.11 Section 9.5.1.5 Section 9.5.1.9 Section 9.5.1.12 Section 9.5.2.4</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.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</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.</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. <p>Heritage properties, districts and landscapes create a unique sense of place and local identity.</p> <p>Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resource and makes them focal points for the community.</p> <p>Development and open spaces adjacent to significant cultural heritage resources will:</p> <ul style="list-style-type: none"> a. Contribute to the conservation of the heritage attribute of the resource and the heritage character of the area; b. Emphasize the visual prominence of cultural heritage resources; and

	Specific Policies	General Intent
		<p>c. Provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources.</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</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.</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged.</p> <p>Where direct vehicular access to development is not permitted from major roads, buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from a side street, service road or rear laneways.</p>
Chapter 11 General Land Use Designations	11.2.5.6	<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.
Chapter 16 Neighbourhoods	16.1.1.1	For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements.
Chapter 19 Implementation	Section 19.5.1	<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; • 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.

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), *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.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>45 Kindergarten to Grade 5 16 Grade 6 to Grade 8 9 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Forest Glen P.S.</p> <p>Enrolment: 501 Capacity: 539 Portables: 0</p> <p>Glenhaven Senior P.S.</p> <p>Enrolment: 477 Capacity: 559 Portables: 0</p> <p>Glenforest Secondary School</p> <p>Enrolment: 1,063 Capacity: 1,023 Portables: 8</p>	<p>Student Yield:</p> <p>8 Kindergarten to Grade 8 1 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>St. Alfred Elementary School</p> <p>Enrolment: 416 Capacity: 444 Portables: 0</p> <p>Philip Pocock Catholic Secondary</p> <p>Enrolment: 1,059 Capacity: 1,257 Portables: 5</p>

7. Community Comments

A pre-application community meeting was held by the owner, 1840-50 Bloor E (MISS) Ltd., on August 14, 2019. No residents attended the community meeting.

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:

- The proposed height of the apartment building
- Increased traffic along Bloor Street

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (April 27, 2020)	<p>There is an existing 300 mm (11.8 in.) diameter watermain located on Bloor Street. There is an existing 375 mm (14.8 in.) diameter sanitary sewer located on Bloor Street and an existing 825 mm (32.5 in.) diameter sanitary sewer located within an easement. Connections to the 825 mm (32.5 in.) sanitary sewer will not be permitted.</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 have been forwarded for modeling. Further comments may be provided once completed..</p>
Dufferin-Peel Catholic District School Board (April 22, 2020) and the Peel District School Board (May 6, 2020)	<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	<p>Community Services notes that the subject site is located northeast of Bethesda Common (P - 480) which contains a play site. The park is zoned "OS1" (Open Space - Community Park). The site is also located west of Fleetwood park (P-077)</p>

Agency / Comment Date	Comments
Section (May 26, 2020)	<p>which contains a lit baseball and softball diamond, picnic area, play site, parking lot, mini and senior soccer fields and a washroom. The Park is zone "G1" (Greenland).</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 Department (June 15, 2020)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to 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.</p> <p>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>Stormwater A Functional Servicing Report (FSR) and Preliminary Stormwater Management Report by C.F. Crozier & Associates Inc., dated February 19, 2020, 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 new infrastructure and/or on-site stormwater management controls.</p> <p>The applicant is proposing to construct a private storm sewer to service the development lands, with a connection to the City of Mississauga'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; and • Demonstrate that there will be no impact on the existing drainage system. <p>Traffic A traffic impact study (TIS), prepared by BA Consulting Group Ltd. and dated February 2020, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> • An updated Traffic impact Study addressing all staff comments; • The future property line due to the road allowance widening towards the ultimate 30.0 metre right-of-way of Bloor Street as identified in the Official Plan; and, • Address any traffic concerns from the Community related to the proposed development.

Agency / Comment Date	Comments
	<p>Environmental Compliance A Phase I ESA, dated November 8, 2010, prepared by TRY Environmental Services Inc., was submitted in support of the proposed development. The report was prepared 10 years ago. Some of the information and resultant conclusions of this report are time sensitive, and could alter the recommendations of the report. Therefore, a new Environmental Site Assessment Report must be prepared and submitted to the City for review.</p> <p>Noise The Noise Study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and stationary sources from adjacent buildings and facilities. Noise mitigation will be required. The applicant is required to update the report with additional information to further evaluate the feasibility of any proposed mitigation measures to address noise from the stationary sources.</p> <p>Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings, which are to be revised as part of subsequent submissions, in accordance with City standards.</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"> - City of Mississauga, Transit - City of Mississauga, City Planning Strategies - City of Mississauga, Heritage - City of Mississauga, Public Art - City of Mississauga, Fire Prevention - Enbridge - Rogers Cable - Greater Toronto Airport Authority (GTAA) - Hydro One Network - Trillium Health Partners
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - City of Mississauga, Community Services Landscape Planner - City of Mississauga, Economic Department - Alectra Utilities - Bell Canada - Canada Post - Enbridge Pipelines Inc. - City of Toronto

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?
- What are the expected traffic impacts?
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues