

Detailed Information and Preliminary Planning Analysis

Owner: The Canada Life Assurance Company

185 Enfield Place

Table of Contents

1. Site and Neighbourhood Context	2
2. Project Details and Concept Plan.....	3
3. Land Use Policies, Regulations & Amendments.....	4

1. Site and Neighbourhood Context

Site Information

The property is located at the eastern portion of an existing block in between the north and south portions of Enfield Place. The site has public street frontage on three sides and is located directly across the street from Matthews Gate. The site currently contains a parking lot.



Image of existing conditions facing north
(Source: Google Maps)

Property Size and Use	
Approximate Frontages: Enfield PI (North)	48.0 m (157.48 ft.)
Enfield PI (South)	82.3 m (270.1 ft.)
Enfield PI (East)	79.1 m (259.5 ft.)
Approximate Depth:	100.0 m (328.1 ft.)
Gross Lot Area:	0.80 ha (1.98 ac.)
Existing Uses:	Parking lot

Surrounding Land Uses

The surrounding land uses are:

- North: Sussex Centre, Burnhamthorpe Road East
- East: 32 storey apartment building, office building, Hurontario Street
- South: 24 storey apartment building, 23 storey apartment building
- West: 19 storey apartment building, Kariya Drive and Kariya Park



Aerial Photo of 185 Enfield Place

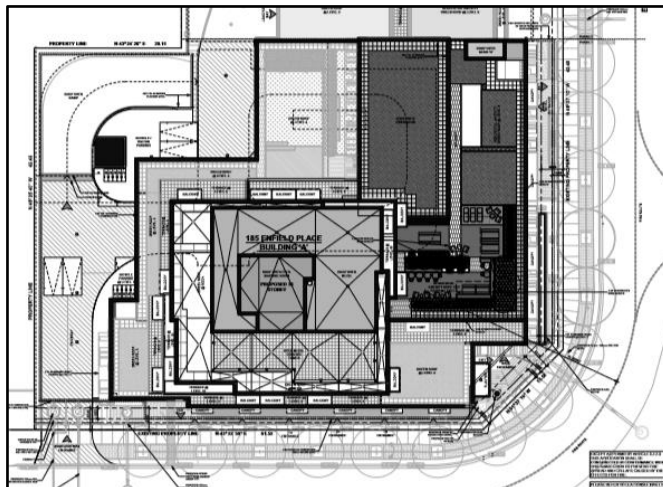
Infrastructure

The application will execute an amended boulevard streetscape treatment along Enfield Place in accordance with the City's Downtown standard detail.

2. Project Details and Concept Plan

Upon removal of the "H" holding provision, the lands will permit the development of the southern portion of the parcel for a 36 storey rental apartment building with 366 units.

Development Proposal		
Application submitted:	Received: August 17, 2018 Deemed complete: August 24, 2018	
Developer/ Owner:	The Canada Life Assurance Company	
Applicant:	Urban Strategies	
Number of units:	366 units	
Proposed Gross Floor Area:	23 788.4 m ² (256,058.18 ft ²) (256,056.2?)	
Height:	36 storeys	
Floor Space Index:	7.30 (Phase 1)	
Anticipated Population:	801* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	421	366
visitor spaces	73	55
Total	494	421



Site Plan of
Proposal



Applicant's rendering of proposed 36 storey rental
apartment building (phase 1)

3. Land Use Policies, Regulations & Amendments

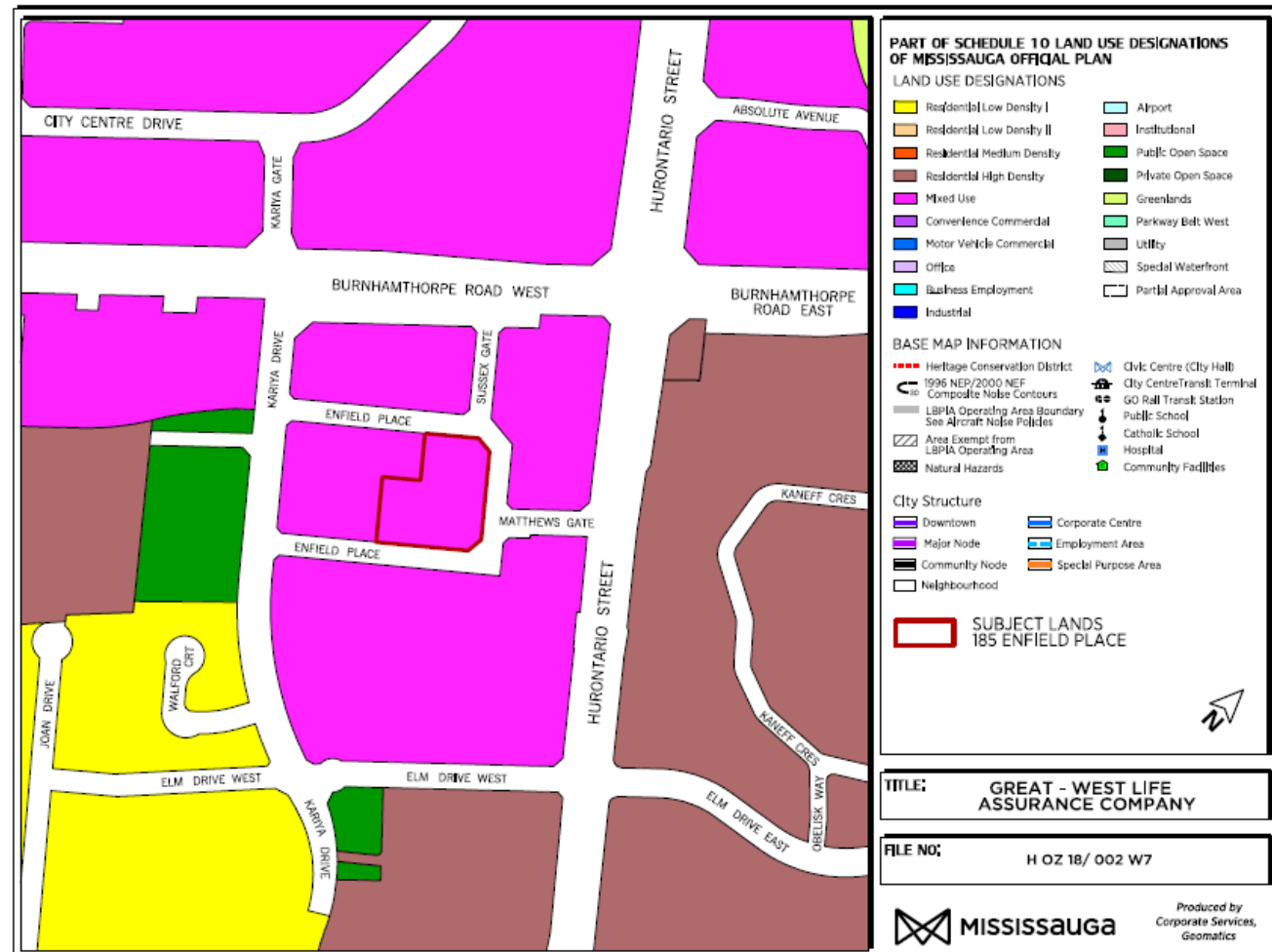
Mississauga Official Plan

Existing Designation

Downtown Mixed Use which permits all forms of high density residential development, offices, retail commercial uses, civic and cultural facilities, hotel and conference facilities, restaurants, entertainment facilities, community infrastructure and parkland.

(Note: There is no change to the Official Plan or designations)

Excerpt of Mississauga Official Plan



Existing and Proposed Zoning

Once the "H" holding provision is lifted, CC2(2) permits apartment dwellings, long-term care dwellings and retirement dwellings, offices, medical offices, restaurants and retail commercial uses. The zoning map will be updated to remove the H provision from the zone category and map.

LEGEND

 AREA OF PROPOSAL

FROM:

 H-CC2(2)

TO:

 CC2(2)

MAP 18/002 W7
Existing and Proposed Zoning

0 50 100 150
METERS

EXISTING

PROPOSED