

City of Mississauga Corporate Report



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| <p>Date: April 10, 2024</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 22-14 W3</p> |
| | <p>Meeting date: April 29, 2024</p> |

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a 14 storey rental apartment with 234 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 22-14 W3

Pre-Bill 109

Recommendation

1. That City Council amend Mississauga Official Plan to increase the permitted building height and Floor Space Index (FSI) while maintaining the existing **Residential High Density designation** for 1785 Bloor Street, in accordance with the provisions contained in the staff report dated April 10, 2024 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA3 - Exception** (Apartments – Exception) for 1785 Bloor Street, in accordance with the provisions contained in the staff report dated April 10, 2024 from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit a 14 storey rental apartment building with 234 units and retain the existing rental apartment building at 1785 Bloor Street
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
 - Increased the amount of amenity area
 - Increased the number of visitor and residential parking spaces
 - Modified the overall site layout, including relocating the site access to the easterly side of the Bloor Street frontage
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint and recommend that the applications be approved

Background

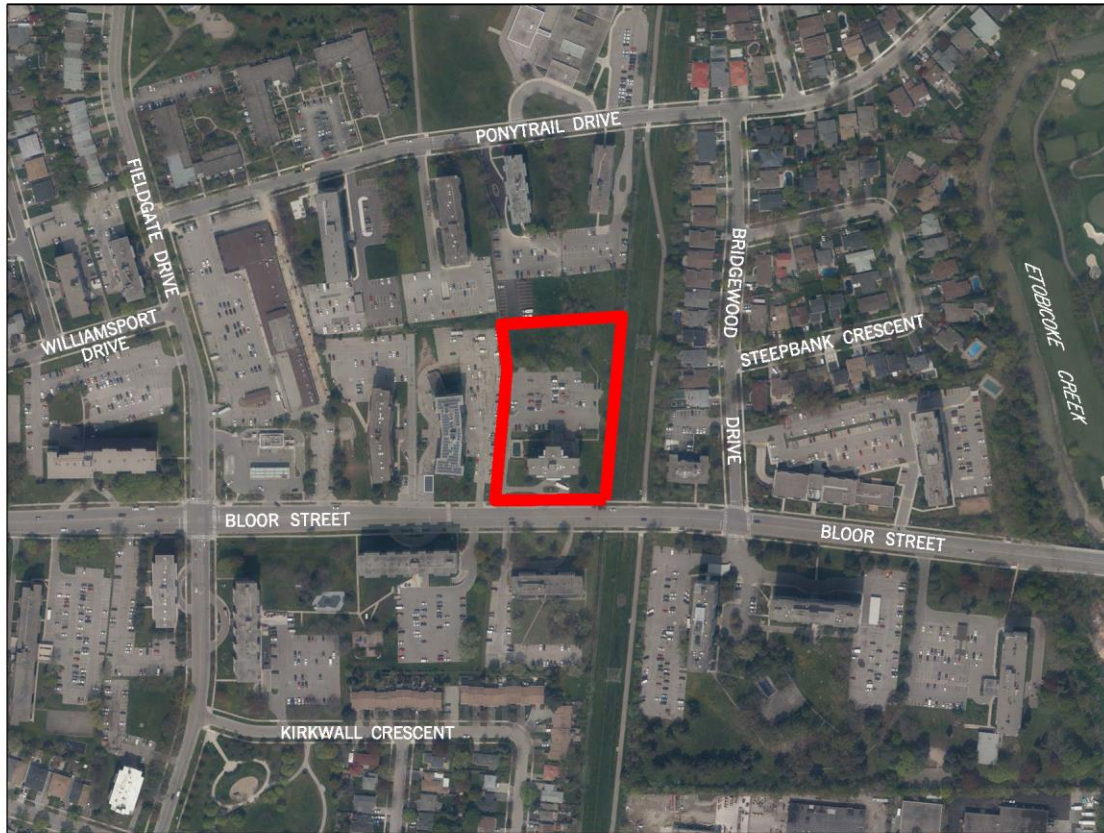
A public meeting was held by the Planning and Development Committee on March 6, 2023, at which time an Information Report

(<https://pub-mississauga.escrimemeetings.com/filestream.ashx?DocumentId=37738>)

was received for information. Recommendation PDC-0013-2023 was then adopted by Council on March 8, 2023.

1. 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.
2. That one oral submission be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1785 Bloor Street

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Increased the amount of amenity area
- Increased the number of visitor and residential parking spaces
- Modified the overall site layout, including relocating the site access to the easterly side of the Bloor Street frontage

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on February 9, 2023. A community meeting was held by Ward 3 Councillor, Chris Fonseca, on May 3, 2022. Seven people attended the meeting and one written submission was received. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on March 6, 2023. One member of the public made a deputation regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to permit a building with a height of 14 storeys and an FSI of 2.5, while maintaining the existing **Residential High Density** designation. Further, a Zoning By-law Amendment is required to change the zone from **RA3-21** to **RA3-Exception** to capture the site specific performance regulations required to achieve the proposed development.

The proposed development respects the existing neighbourhood in terms of scale and transition, demonstrating appropriate compatibility with the surrounding areas by aligning with the Bloor Street integrated road project, and provides in-demand housing options in the form of rental units.

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.

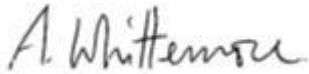
Conclusion

In summary, the proposed development adds to the range of housing options in the area, demonstrates an appropriate unit mix to accommodate larger family-sized units, and offers a built form that is compatible with the surrounding neighbourhood. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Michal Stolarczyk, Development Planner